

December 11, 2018

Via Electronic Mail

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063
smonowitz@smcgov.org
tfox@smcgov.org

**Re: Public Records Act Request
Highlands Estates Project**

Dear Mr. Monowitz:

Abbott & Kindermann, Inc. (“A&K”) continues to be retained to monitor, examine and pursue County of San Mateo (“County”) actions and those actions of the developer and builder of the Highland Estates Project (“Project”) located in the County. The purpose of this correspondence is three-fold and it is organized as follows: Responses to Prior Public Records Act Requests; New Public Records Act Request; and Abbott & Kindermann, Inc. Direct Contact.

Responses to Prior Public Records Act Requests

Numerous Public Records Act requests have been submitted by A&K to obtain information from the public record regarding the ongoing activities of the County and the applicant and builder of this Project. Some documents were produced after the last request dated November 1, 2018, but there are significant gaps in the documentation, including but not limited to the absence of the requests submitted by A&K, the County’s responses thereto, and other file materials. We are certain that this is just an inadvertent oversight by the County, so we request that you revisit your files to fully respond to the last request submitted by A&K. A copy of that request is attached hereto for your convenience. Moreover, there appear to be possible missing documents or gaps in production in past County responses as well. Again, I’m sure this is just an oversight. It would be much appreciated if any public records not produced in prior requests are now produced by the County. These may be produced separately from the current request in this letter, and need not hold up the production timeline for the current request. As a

Mr. Steve Monowitz
Planning and Building Dept.
County of San Mateo
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reminder, if the County chooses not to provide plans, then any emails to which plans may have been attached, or cover letters, or other correspondence or documents referencing said plans must still be produced. Moreover, there appear to be numerous members of staff participating in the planning of this project, and therefore PRA responses should reflect the emails or other correspondence for all involved members of staff. Thank you for your consideration in this matter.

New Public Records Act Request

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), we are now requesting copies of the following public records:

Any and all documents (including, but not limited to any written material, facsimile, e-mail, photograph, map, data, report, videotape, audiotape, note of telephone call or meeting, factual or legal analyses, and any and all correspondence and memoranda in any written form) relating to the Highlands Project (PLN2006-00357), sent, received or created on or after November 1, 2018 through the date of production, including, but not limited to any approval, action or decision on any related permit, modification or other similar approval, action or decision.

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

If the County is unable to have all copies available within 10 calendar days of the date of the receipt of this request, please notify me with the reasons for the need for an extension and an estimated date and time when the records will be made available. (Government Code, § 6253(c).)

If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

Please notify me if the response to this request may include one or more large documents over 50 pages in length.

Mr. Steve Monowitz
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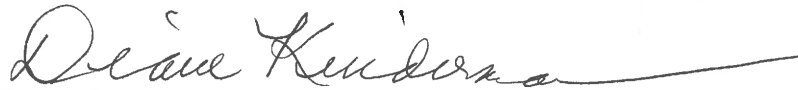
If you have any questions about the scope of this request, please do not hesitate to contact me for further clarification.

Abbott & Kindermann, Inc. Direct Contact

Dan Cucchi an associate with A&K, has been the primary contact on this file and he has laid an excellent foundation building a record for this matter. At this time, the matter has been elevated to me going forward and I will be the primary contact. I appreciate the opportunity to work with you and will be sending supplemental correspondence within the next week or so to move this matter forward to its appropriate procedural status.

Thank you in advance for your cooperation.

Very Truly yours.



Diane G. Kindermann
dkindermann@aklandlaw.com

DKH/wj

Enclosure

Cc: Camille Leung

November 1, 2018

Via Electronic Mail

Mr. Steve Monowitz
Community Development Director
San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063
smonowitz@smcgov.org
tfox@smcgov.org

Re: Public Records Act Request

Dear Mr. Monowitz:

Pursuant to the California Public Records Act (Government Code section 6250 *et seq.*), I am requesting copies of the following public records:

Any and all documents (including, but not limited to any written material, facsimile, e-mail, photograph, map, data, report, videotape, audiotape, note of telephone call or meeting, factual or legal analyses, and any and all correspondence and memoranda in any written form) relating to the Highlands Project (PLN2006-00357), sent, received or created on or after August 30, 2018, through the date of production, including, but not limited to any approval, action or decision on any related permit, modification or other similar approval, action or decision.

Pursuant to Government Code section 6253(b), the copies are to be exact copies unless it is impractical to do so.

Pursuant to Government Code section 6253(b), the County may charge the "direct costs" of making the copies. Please send an invoice to our office for any such expenses. In the event that the County requires a deposit, please fax or email to me the County's adopted procedures for deposits and for charging for copies under the Public Records Act along with the requested deposit.

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Mr. Steve Monowitz
Planning and Building Dept.
County of San Mateo
November 1, 2018
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extension and an estimated date and time when the records will be made available.
(Government Code, § 6253(c).)

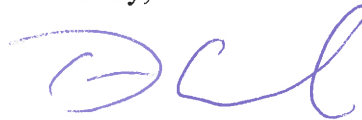
If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

Please notify me if the response to this request may include one or more large documents over 50 pages in length.

If you have any questions about the scope of this request, please do not hesitate to contact me for further clarification.

Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DKH', is written over a faint, larger signature that appears to be 'DCH'.

Diane G. Kindermann Henderson
dkindermann@aklandlaw.com
Daniel S. Cucchi
dcucchi@aklandlaw.com

DKH/wj

TECHNICAL MEMORANDUM

Date: September 20, 2018

BKF Job Number: 19950158-20

Deliver To: Mr. Steve Monowitz
Director of Building and Planning
San Mateo County
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

cc: Jack Chamberlain
Pete Bentley, SMCo. Bldg.
Camille Leung, SMCo. Planning
Scott Fitinghoff, CEG
Jonathan Tang, BKF

RESUBMITTAL

From: Roland Haga, PE, PLS, Leed®AP
Vice President, BKF Engineers

SEP 25 2018

San Mateo County
Building Inspection

Subject: Highland Estates Lots 5-11 Response to County Comments

The purpose of this memorandum is to present of responses to the County of San Mateo comments received on September 9, 2018 via email for Highland Estates Lots 5 through 11. BKF responses to comments are in bold text.

LOT 11

1. *In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.*

Response: Please see response memo by Cornerstone Earth Group.

2. *In the Civil Plans, please show that the riprap for the outfall will be keyed into the bedrock, as stated in the Geo letter of 8/10/2018. Please show the location of sandstone (an alternative to bedrock) in plan-view relative to location of outfall.*

Response: Please see revised sheets C11.40 and C11.71 for outlet rock riprap keyed into the sandstone. Please also see revised sheets C11.30 and C11.40 for approximate location of sandstone in plan-view relative to the location of outfall.

LOT 5-8

1. *Please explain "slope mitigation export credit". Why are these cut volumes subtracted from other cut volumes? Also, the total excavation volumes for Lots 5-8 for slope repair do not match estimate*

provided in 7/8/2018 letter from Cornerstone. Please clarify. Additionally, the volume of imported fill needed for slope repairs needs to be added to overall grading calculations. The values shall be consistent with the 7/8/2018 letter from Cornerstone, or an explanation of the discrepancies must be provided, along with evidence that Cornerstone has reviewed and approved the associated changes.

Response: The export credit is earthwork cut material associated with site strippings and shrinkage factors associated with the slope mitigation requirement on Lots 5 through 8 and as identified and referenced in the July 8, 2017 Geotechnical letter from Cornerstone Earth Group¹. The following is a summary of the unsuitable materials from site strippings and earthwork shrinkage for lots 5-8:

	Lot 5	Lot 6	Lot 7	Lot 8	5-8 Total
Slope Mitigation Cut (CY) from Site Stripping and Shrinkage	520 Export	580 Export	660 Export	1,220 Export	2,980 Export

Taking lots 5-8 grading and the slope mitigation cut from site stripping and shrinkage factors, the resulting grading for lots 5-8 are as follows:

	Lot 5	Lot 6	Lot 7	Lot 8	5-8 Total
Cut (CY)	1,740	2,030	2,170	2,080	8,020
Slope Mitigation Cut (CY) from Site Stripping and Shrinkage	520	580	660	1,220	2,980
Fill (CY)	0	0	40	90	130
Net (CY)	1,220 Export	1,450 Export	1,470 Export	770 Export	4,910 Export

The total earthwork export from Lots 5-8 is 4,910 cubic yards, equivalent to approximately 409 total truck trips. Taking into consideration unsuitable materials associated with slope mitigation site strippings and shrinkage, the total earthwork export from Lots 5-8 is 7,890 cubic yards, equivalent to approximately 658 total truck trips.

The total earthwork export from Lots 9-11 is 800 cubic yards (per Improvement Plans dated May 10, 2018), equivalent to approximately 67 total truck trips.

The associated truck trips and off-haul weekly durations for Lots 5-11 with and without the unsuitable materials associated with slope mitigation site strippings and shrinkage are as follows:

	Lots 5-11 5,710 CY Export (without unsuitable material from slope mitigation) Off-Haul Truck Duration	Lots 5-11 8,690 CY Export (with unsuitable material from slope mitigation) Off-Haul Truck Duration
5 Trucks Per Day	19 to 20 weeks	28 to 29 weeks
10 Trucks Per Day	9 to 10 weeks	14 to 15 weeks
15 Trucks Per Day	6 to 7 weeks	9 to 10 weeks
20 Trucks Per Day	4 to 5 weeks	7 to 8 weeks

At 20 trucks per day, the off-hauling associated with the Lots 5-11 export is less than the traffic volumes of 68 daily project operations (prorated from twelve lots for seven lots, Lots 5-11) trips per day² and is significantly less than the project traffic volumes from the daily project operations over a 7-8 week period. This is consistent with what was analyzed as part of the Recirculated Draft EIR Section 2.3 Environmental Analysis, Transportation³.

LOT 9-11 (outfall riprap)

- The stormwater outfall rock riprap uses CASQA's EC-10 as guidance. EC-11, "Slope Drains", is also relevant, given the hillside on which this feature will be located. However, we note that EC-9, 10, and 11 are for "Temporary concentrated flow conveyance controls", as stated in CASQA's Handbook. As the proposed drainage infrastructure is for permanent use, alternative design guidance must be followed.*

Response: The CASQA EC-10 Velocity Dissipation Devices is a design standard for outlet protection based on flow discharge for sediment and erosion control. The basis and standards of CASQA are established and reference equivalent design standards for permanent flow discharge, these include:

- **Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), May 1995⁴.**
- **Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000⁶.**

CASQA EC-10 Velocity Dissipation Devices is consistent with permanent concentrated flow discharge conveyance controls and is consistent with the ABAG Standards and Caltrans BMPs for sediment and erosion control. BKF calculations and design are based on and exceed these standards in accordance with our professional recommendations. In addition, San Mateo County Public Works Department has reviewed, commented and approved our calculations and design in May 2018.

LOT 8-11

1. *The Civil plans must show the extent of earth work required to ensure the stability of all affected areas, as discussed by Sherry and Scott F. during that last round of comments. To this end, a simplified geologic plan overlaid on the proposed site plan, showing all areas where fill may need to be removed, must be provided.*

Response: Please see sheets C5.91, C5.92, C6.91, C6.92, C7.91, C7.92, C8.91 and C8.92 for site plan extents of earthwork required as part of the slope mitigation on Lots 5-8. See sheets C9.91, C9.92, C10.91 and C10.92 for site plan extents of earthwork required as part of the slope mitigation on Lots 9-11.

- Enclosures:
1. Summary of Estimated Soil/Bedrock Earthwork, Quantities Related to Geotechnical Mitigation, Highland Estates (Lots 5 to 8) Ticonderoga Drive, San Mateo, California, prepared by Cornerstone Earth Group, dated July 8, 2017.
 2. Transportation Impact Assessment for Highland Estates, by Fehr & peers, dated September 2008.
 3. Revisions to the Recirculated Draft Environmental Impact Report Section 2.3 Environmental Analysis, Transportation, dated December 2009.
 4. Appendix G Design of Outlet Protection of the Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG).
 5. Cover Sheet for Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), dated November 2000.

Date: July 8, 2017
Project No.: 230-1-9
Prepared For: Mr. Jack Chamberlain
TICONDEROGA PARTNERS, LLC
655 Skyway, Suite 230
San Carlos, California 94070
Re: Summary of Estimated Soil/Bedrock Earthwork
Quantities Related to Geotechnical Mitigation
Highland Estates (Lots 5 to 8)
Ticonderoga Drive
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents our summary of estimated soil/bedrock earthwork quantities related to geotechnical mitigation for Lots 5 to 8 of the Highland Estates project in the County of San Mateo, California. Our services were performed in accordance with our proposal and agreement, dated July 1, 2017. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. Prior to our 2015 report, over the decades there have been several geotechnical and geologic related investigations and analysis of the soil and bedrock conditions and recommendations made to mitigate the shallow landsliding occurring at Lots 5 to 8 and these documents are summarized in the above report and incorporated into the letter by reference. The project Civil Engineer has prepared design level grading plans for Lots 5 to 8 and these are presented on Sheets C5.3, C6.3, C7.3, and C8.3 of the plan sets for each lot.

Discussion of Earthwork and Estimated Quantities Related to Geotechnical Mitigation

As identified in the previous geotechnical and geologic reports and project EIR, shallow landsliding has been identified as a geologic/geotechnical condition that needs to be addressed during the site development. Cornerstone and other geotechnical engineers and engineering geologists have concluded that development of these lots is feasible and have provided geotechnical recommendations to mitigate the shallow landsliding.

Grading will be performed at Lots 5 to 8 to establish the building pads, retaining walls, driveways, street improvements along Ticonderoga Drive including construction of the retaining wall required by the public works department, and mitigation of shallow landsliding. Grading will be performed at the same time for Lots 5 to 8. In general, the mitigation work will consist of performing earthwork (grading) to excavate or remove the landslide materials down to undisturbed bedrock materials to establish keyways and benches, installation of subsurface

drains to control ground water, and replacement with suitable excavated soils as compacted fills.

The earthwork related to this geotechnical mitigation is estimated to include up to 25,000 cubic yards for excavation below the design grades shown on the project grading plans to excavate the landslide materials and establish keyways and benches in the undisturbed ground. Some of this excavated material will not be suitable for reuse because it will have too much organics or will not meet the target shear strength properties for reuse at the project site. The unsuitable material will be identified during grading by our staff and will be stockpiled for off-haul. Based on our observations at the site and experience on similar projects, we estimate the upper 1 to 2 feet of the graded surface area of the site below the site proposed site grades will be unsuitable for re-use because of high organic content. Based on discussions with BKF, we understand this corresponds to about 1,000 to 2,000 cubic yards. During excavation below the surficial unsuitable material, we anticipate that small pockets of additional unsuitable material will be encountered the either has too much organics and/or does not meet the target soil shear strength properties; the volume of material for this portion of the excavated material is estimated to be on the order of 500 yards corresponding to about 1/2 of a percent of the 25,000 cubic yards of excavation of the landslide materials. When the suitable excavated material is reused and compacted to backfill the excavation resulting from removal of the landslide material, it will "shrink" which means that at least 10 percent or more material will have to be used to restore the grades back to the original ground surface or structural excavation grades for the residences. The earthwork quantity for "shrinkage" is estimated to be on the order of 2,500 yards for this project. In summary, we estimate that 4,000 to 5,000 yards of suitable material will be needed to balance the above items related to geotechnical earthwork mitigation for Lots 5 to 8.

Closure

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the Highland Estates Lots 5 to 8 project in San Mateo County, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied. The estimated volumes described above are based on our experience with similar projects with similar geologic conditions but the actual quantities will be determined in the field during grading and we recommend that you carry a contingency in the project budget to cover any variations. The limitations described in our report are incorporated into the letter by reference.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.

Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer

SEF:sef

Addressee (1 by email)

EXECUTIVE SUMMARY

This report presents the findings, conclusions, and recommendations of the transportation impact study conducted by Fehr & Peers for the Highland Estates project, an eleven-unit single family residential development proposed in unincorporated San Mateo County, California. The proposed project would subdivide an approximately 99-acre parcel into eleven lots, with the remaining 92.46-acre parcel to be designated as common open space. The residential units would range in size from 2,800 to 3,600 square feet.

STUDY APPROACH

This study analyzed traffic conditions at three existing intersections, as shown on Figure 3. The intersections, as well as the transit, bicycle, and pedestrian networks were analyzed under four scenarios:

1. Existing Conditions
2. Existing With Project Conditions
3. Cumulative (Year 2030) No Project Conditions
4. Cumulative (Year 2030) with Project Conditions

These scenarios were compared against each other using the significance criteria identified by governing documents to determine project impacts. Near-term conditions were qualitatively discussed to address the influence of the three San Francisco Public Utilities Commission (SFPUC) construction projects in the vicinity of the study area.

SUMMARY OF FINDINGS

The proposed project would generate 108 daily, 13 AM peak hour, and 15 PM peak hour total vehicle trips. This equates to approximately 0.5% of all vehicle trips on local streets in the study area, while it would represent about half of that under Cumulative (Year 2030) conditions.

The project's contribution to projected traffic growth at each study intersection between Existing and Cumulative conditions would be low, representing an average contribution of less than 1% of overall cumulative growth.

According to the significance criteria, the proposed project would have a **less-than-significant** impact on the study intersections and surrounding transportation network under Existing and Cumulative conditions.

(3)

the project under this design has decreased from 2,200 cubic yards to 700 cubic yards (not including 200 cubic yards of drain rock).

None of the other attributes of the project, including project footprint, locations of the home sites, and staging, have changed.

**Table 2.0-1
Changes to Proposed Earthwork**

Area	Originally Proposed Cut (cy)	Revised Cut (cy)	Change	Originally Proposed Fill (cy)	Revised Fill (cy)	Change
Lots 1-4	500	500	0	200	2,300	+2,100
Lots 5-8	1,000	4,700	+3,700	1,000	700 ¹	-300
Lots 9 and 10	900	300	-600	2,900	2,900	0
Lot 11	1,300	1,200	-100	1,300	1,000	-300
TOTAL	3,700	6,700	+3,000	5,900	7,600	+1,700
Import	2,200	900	-1,300			

¹Includes 200 cubic yards of drain rock.

2.3 ENVIRONMENTAL ANALYSIS

The changes to the proposed development project described above are evaluated below to determine whether they would result in a new significant impact or increase the severity of previously disclosed impacts of the project. As the analysis shows, the changes to the grading quantities would not result in additional significant environmental impacts not addressed in the recirculated draft EIR or increase the severity of previously identified environmental impacts. No new mitigation measures are required.

Aesthetics

Although the cut and fill quantities provided in the recirculated draft EIR have been revised, the base elevations and locations of the home sites and all other subdivision improvements discussed and evaluated in the recirculated draft EIR remain unchanged. Therefore, Impacts AES-1 through AES-4, which are based on home elevations and locations, remain unchanged and the same mitigation and improvement measures apply to the proposed project.

Biological Resources

The changes to the cut and fill quantities do not alter the project footprint as presented in the recirculated draft EIR. Therefore, Impacts BIO-1 through BIO-11 remain unchanged and the same mitigation measures still apply to the proposed project.

Geology and Soils

The analysis of impacts related to geology and soils provided in the recirculated draft EIR focuses on the locations of the proposed homes and subdivision improvements relative to landslides, unstable geologic units, and other potential geologic hazards. As the locations of the proposed homes and subdivision improvements remain unchanged, Impacts GEO-1 through GEO-6 remain unchanged and the same mitigation measures apply to the proposed project.

Other Resource Topics

Global Climate Change

The changes in grading quantities do not affect the project's estimated construction greenhouse gas emissions as the emissions that were estimated using URBEMIS2007 are based on the amount of total disturbed acreage which has not changed. Therefore, Impact GCC-1 remains unchanged.

Air Quality

The changes in grading quantities do not affect the project's estimated construction emissions as the emissions that were estimated using URBEMIS2007 are based on the amount of total disturbed acreage which has not changed. Therefore, Impact AQ-1 remains unchanged.

Noise

If all the proposed homes are constructed concurrently, the change in grading quantities would reduce project noise impacts as less imported fill would be required than previously analyzed (about 1,300 cubic yards less than before of fill would be imported). Approximately 75 truck trips would be involved in the transport of 900 cubic yards of imported fill compared to 183 truck trips for the transport of 2,200 cubic yards of imported fill analyzed in the recirculated draft EIR. Assuming that five truck trips to import fill could be completed daily, the total site import process could be completed within three weeks rather than four to five weeks as previously analyzed. Therefore, the noise impacts from truck traffic associated with site grading would be less than previously analyzed.

If the proposed home sites are constructed one at a time, the homes on lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed in the recirculated draft EIR by approximately 18 percent, and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR. However, this small increase in truck traffic (34 truck trips) would not substantially increase the noise impact because typically it takes a substantial increase in traffic to increase noise levels by a perceptible amount (such as a doubling of traffic volumes for a 3 decibel increase). Furthermore, the additional 34 truck trips would occur over the course of several weeks during grading activities. Mitigation Measure NOI-1 would still apply to the proposed project, which would reduce Impact NOI-1 to a less than significant level with mitigation.

Hazards and Hazardous Materials

The changes in cut and fill quantities do not alter the project footprint as presented in the recirculated draft EIR or increase the risk of exposure to hazardous materials. Therefore, Impacts HAZMAT-1 and HAZMAT-2 remain unchanged and the same mitigation measures apply to the proposed project.

Transportation

If all of the homes are constructed concurrently, the change in grading quantities would reduce construction-related traffic impacts as less imported fill would be required than previously analyzed. Approximately 75 truck trips would be involved in the transport of 900 cubic yards of imported fill compared to 183 truck trips for the transport of 2,200 cubic yards of imported fill. Assuming that five truck trips to import fill could be completed daily, the total site import process could be completed within three weeks rather than four to five weeks as previously analyzed. Therefore, the number of daily truck trips would remain the same but the duration of truck activity would be shorter and the less than significant traffic impacts from truck traffic associated with site grading would be experienced over a shorter period of time than previously analyzed.

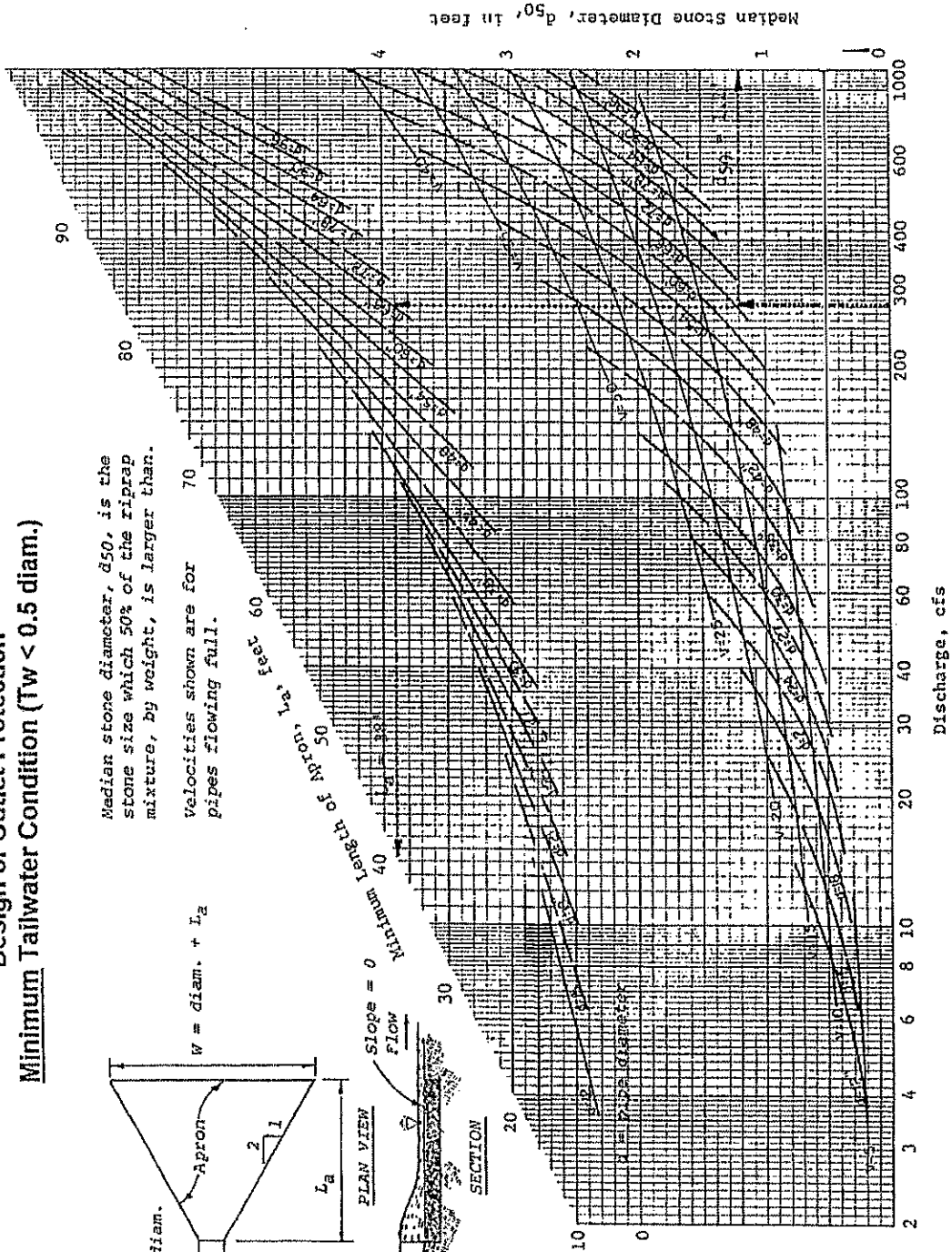
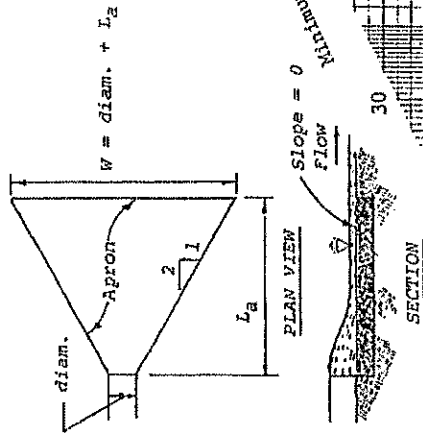
If the homes were constructed one at a time, lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed by approximately 18 percent and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR. However, this small increase in truck traffic (34 truck trips) does not present a substantial increase in the traffic impact from what was previously analyzed. Even with this increase, the project's daily construction truck trips would be substantially less than the daily vehicle trips from project operation, and as the analysis in the recirculated draft EIR shows, project operations would not result in a significant traffic impact. Improvement Measure TRANS-1 would still apply to the proposed project such that truck trips would not occur during peak traffic hours and Impact TRANS-1 would still be less than significant.

APPENDIX G SAMPLE DESIGN OF OUTLET PROTECTION

Design of Outlet Protection Minimum Tailwater Condition ($T_w < 0.5$ diam.)

Median stone diameter, d_{50} , is the stone size which 50% of the riprap mixture, by weight, is larger than.

Velocities shown are for pipes flowing full.





State of California
Department of Transportation

Storm Water Quality Handbooks

Project Planning and Design Guide

Storm Water Pollution Prevention Plan (SWPPP)
and Water Pollution Control Program (WPCP) Preparation Manual



***Construction Site
Best Management Practices (BMPs) Manual***

November 2000

Date: September 21, 2018
Project No.: 230-1-6
Prepared For: Mr. Jack and Noel Chamberlain
TICONDEROGA PARTNERS, LLC
655 Skyway, Suite 230
San Carlos, California 94070
Re: Response to County of San Mateo
Planning Comments Dated September 5, 2018 on Lots 5 to 11
San Mateo Highlands
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents our response to the County of San Mateo, Planning and Building Department comments received in an email from Ms. Camille Leung on September 5, 2018 for the above referenced project. Our services were performed in accordance with our proposal and agreement, dated April 20, 2016. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. Additionally, our firm has provided many follow-up letters on this project as requested by the Planning Department. The most recent comments are reiterated below with a response to each one of them.

Response to Comments

Comment #1: LOT 11 - 1. In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.

Response: Based on our review, we have made an estimate on the volume of fills removal during the mitigation grading and fill that will be required to backfill the over-excavations in the table below. This table also includes our estimate of NEF (None Expansive Fill) to be placed beneath the driveway and garage slabs-on-grade areas. The volume estimates were made by dividing the driveway and garage areas into sublots and projecting the depth of fill from the geotechnical exploration data from the project geotechnical report. It is noted that the actual over-excavation depths (and volumes) will be determined in the field by our representative during grading based on the soil/bedrock conditions observed and they may vary from the estimates summarized below. The estimates below relate to geotechnical mitigation of the undocumented fill and expansive soil conditions and are somewhat independent of the earthwork summary provided on Sheet C11.10 of the project plans.

Lot 11 – Summary of Earthwork Volumes for Driveway & Garage Over-Excavation and Re-Compaction of Undocumented Fill and Add NEF						
Area: Driveway (D) or Garage (G)	Over- excavation (OX) Existing Fill from E.G. to Bottom of Fill [yd ³]	Re-Use Soil from Bottom of OX to Bottom of NEF [yd ³]	Add More Soil to Adjust for ~15% compaction shrinkage of Undocumented Fill [yd ³]	Add Soil to get to Bottom of NEF [yd ³]	Off-haul Extra Soil (-) or Import (+) [yd ³]	Import (+) NEF (8" AB) [yd ³]
D-1	83	62	9	0	-12 (off- haul)	14
D-2	129	64	10	0	-55 (off- haul)	22
D-3	98	61	9	0	-28 (off- haul)	16
D-4	57	43	7	0	-7 (off-haul)	4
G-1	152	152	23	13	+36 (import)	6
Total [yd³]	519	382	58	13	-66 (off- haul)	+62(import)

Comment #2: LOT 11 - 2. In the Civil Plans, please show that the riprap for the outfall will be keyed into the bedrock, as stated in the Geo letter of 8/10/2018. Please show the location of sandstone (an alternative to bedrock) in plan-view relative to location of outfall.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #3: LOT 5-8 - 3. Please explain "slope mitigation export credit". Why are these cut volumes subtracted from other cut volumes? Also, the total excavation volumes for Lots 5-8 for slope repair do not match estimate provided in 7/8/2018 letter from Cornerstone. Please clarify. Additionally, the volume of imported fill needed for slope repairs needs to be added to overall grading calculations. The values shall be consistent with the 7/8/2018 letter from Cornerstone, or an explanation of the discrepancies must be provided, along with evidence that Cornerstone has reviewed and approved the associated changes.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #4: LOT 9-11 (outfall riprap) - 4. The stormwater outfall rock riprap uses CASQA's EC-10 as guidance. EC-11, "Slope Drains", is also relevant, given the hillside on which this feature will be located. However, we note that EC-9, 10, and 11 are for "Temporary concentrated flow conveyance controls", as stated in CASQA's Handbook. As the proposed drainage infrastructure is for permanent use, alternative design guidance must be followed.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #5: LOT 8-11 - 5. The Civil plans must show the extent of earth work required to ensure the stability of all affected areas, as discussed by Sherry and Scott F. during that last round of comments. To this end, a simplified geologic plan overlaid on the proposed site plan, showing all areas where fill may need to be removed, must be provided.

Response: Please see response memo by BKF dated September 20, 2018.

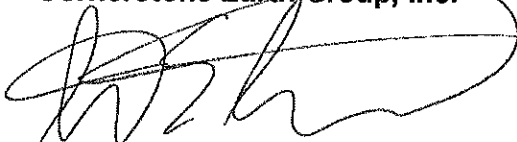
Closure

We hope this provides the information you need at this time. Information and opinions presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the properties at Lots 5 to 11 of the Highland Estates project in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.



Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer



SEF:sef

Addressee (1 by email)



Camille Leung

From: Camille Leung
Sent: Wednesday, September 05, 2018 12:48 PM
To: Jack Chamberlain; Scott Fitinghoff; 'Roland Haga'
Cc: Sherry Liu; Pete Bentley; Steve Monowitz; 'Jonathan Tang'; John Nibbelin
Subject: RE: Lot 11, The Highlands

Hi Jack, Roland and Scott,

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LOT 5-8

1. Please explain "slope mitigation export credit". Why are these cut volumes subtracted from other cut volumes? Also, the total excavation volumes for Lots 5-8 for slope repair do not match estimate provided in 7/8/2018 letter from Cornerstone. Please clarify. Additionally, the volume of imported fill needed for slope repairs needs to be added to overall grading calculations. The values shall be consistent with the 7/8/2018 letter from Cornerstone, or an explanation of the discrepancies must be provided, along with evidence that Cornerstone has reviewed and approved the associated changes.

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

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Sent: Friday, August 10, 2018 1:30 PM
To: Jack Chamberlain <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; 'Jonathan Tang' <jtang@BKF.com>
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GEO: 6/19/2018 XL: comments from in house and CSA sent to the geotechnical consultant. email saved in DOC of BLD2016-00158

SEWER: Fees payment required BV ; Final Submittal (see Docs) 3/19/18 BV (Please pay fee)

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Thanks

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-1826
cleung@smcgov.org

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Friday, August 10, 2018 10:19 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Lot 11, The Highlands

Camille,

We have decided to move forward with Lot 11 because it has no grading issues. We believe that we will have satisfied all of the other County Departments and need to know if there are any other issues relating to the subject house that would preclude Plannings approval.

Cordially,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Monday, September 10, 2018 2:27 PM
To: 'Jonathan Tang'; 'Roland Haga'
Cc: Jack Chamberlain
Subject: RE: Civil Plans dated 8/21/18

Hi Jonathan and Roland,

Have not heard back, so trying again. Please send me digital files of Civil Drawings dated 8/21/18.

Thanks

From: Camille Leung
Sent: Monday, August 27, 2018 9:42 AM
To: 'Jonathan Tang' <jtang@BKF.com>
Cc: 'Jack Chamberlain' <jtuttlec@aol.com>
Subject: Civil Plans dated 8/21/18

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Camille Leung

From: Deke & Corrin Brown <d.cbrown@comcast.net>
Sent: Monday, September 10, 2018 2:42 PM
To: Camille Leung
Subject: Re: Lot 11, The Highlands

Thank you !!!

From: [Camille Leung](#)
Sent: Monday, September 10, 2018 2:28 PM
To: [Deke & Corrin Brown](#)
Subject: FW: Lot 11, The Highlands

FYI - County sent this email in response to the letters provided on 8/21/18.

Thanks

From: Camille Leung
Sent: Wednesday, September 05, 2018 12:47 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>
Cc: Sherry Liu <xliu@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; 'Jonathan Tang' <jtang@BKF.com>; John Nibbelin <jnibbelin@smcgov.org>
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From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Friday, August 10, 2018 10:19 AM
To: Camille Leung <cleung@smcgov.org>
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Cordially,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Tuesday, September 11, 2018 12:36 PM
To: Sherry Liu; Steve Monowitz
Cc: Miles Hancock; Janneth Lujan
Subject: RE: Highlands Lots 5-11

Sorry Steve I would come in on my flex day, but I actually have a conflict at that time.

From: Sherry Liu
Sent: Tuesday, September 11, 2018 9:40 AM
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: Miles Hancock <mhancock@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>; Camille Leung <cleung@smcgov.org>
Subject: RE: Highlands Lots 5-11

Hi Steve,

Sorry I cannot make it.

Thank you!

All the best,
Sherry

From: Steve Monowitz
Sent: Tuesday, September 11, 2018 9:39 AM
To: Camille Leung <cleung@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Cc: Miles Hancock <mhancock@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>
Subject: FW: Highlands Lots 5-11

Hi Camille and Sherry,
Are you available to join me for this meeting (Friday at 1:30)?
Thanks,
Steve

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Tuesday, September 11, 2018 9:12 AM
To: Steve Monowitz <smonowitz@smcgov.org>
Subject: Re: Highlands Lots 5-11

Steve,

We can all can make it; say 1:30.

Thanks,

Jacki

In a message dated 9/10/2018 2:20:25 PM Pacific Standard Time, smonowitz@smcgov.org writes:

Hi Jack,

I am booked this Thursday morning. Might Friday afternoon work for you and your team?

Thanks,

Steve

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]

Sent: Monday, September 10, 2018 10:25 AM

To: Steve Monowitz <smonowitz@smcgov.org>

Cc: dbyers@landuselaw.net

Subject: Re: Highlands Lots 5-11

Steve,

Is there any chance of a meeting with you on Thursday September 13 in the morning 9 AM thru 11 AM to discuss the grading issues? Roland Haga , Scott Fitinghouse, the geologist, and myself. are available then.

Cordially,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Monday, September 24, 2018 2:03 PM
To: Steve Monowitz
Cc: Sherry Liu
Subject: RE: Lot 11, The Highlands

Just to clarify, the latest resubmittal were Civil Plans for Lots 5-8 only.

From: Camille Leung
Sent: Monday, September 24, 2018 1:58 PM
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: Sherry Liu <xliu@smcgov.org>
Subject: RE: Lot 11, The Highlands

Hi Steve – Sherry and I met regarding resubmittal of Civil Plans on 9/13/18. Here’s our comments:

1. BKF has added slope repair cut volumes to the overall grading calculations. Cross sections for slope repair excavation has also been added to plans. In reviewing these, the slope repair cut volumes appear low. In addition, as requested in the County’s 9/5/18 email, please explain the discrepancy between your slope repair estimates and Cornerstone’s estimate as provided in the 7/8/18 letter, as BKF’s estimates are much lower. In addition, as requested in the County’s 9/5/18 email, please provide a simplified geologic plan overlaid on the proposed site plan, showing all areas where fill may need to be removed, must be provided for all Lots (Lots 5-11), as this information will help to explain slope repair cut volume quantities.
2. Per Comment #1 on Lots 5-8 of the County’s 9/5/18 email, BKF subtracts slope repair cut volumes from the cut volumes for home construction, instead of adding the cut volumes. Per our previous comment, please explain the “slope mitigation export credit”.
3. Please provide key and bench dimensions for each step of slope repair in the cross section.

Please let us know if you have edits. Thanks ☺

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Cc: Sherry Liu <xliu@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; 'Jonathan Tang' <jtang@BKF.com>

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3. Please provide a separate analysis of grading and truck trips for Lots 9-11 and Lots 5-8, as there is a potential for rough grading on Lots 9-11 to be completed far in advance of grading on Lots 5-8. Please describe the estimated truck trips under a concurrent grading scenario for Lots 5-11 and under a separate grading phases (Lots 9-11 then Lots 5-8) scenario.

4. For Lots 9-11, please correct the net volume of material from 800 cu. yds. import to 800 cu. yds. export. Additional comments on the Drainage Plan and Grading Plan for Lots 9-11 will be provided to you by the County’s Geotechnical Section in a separate letter.

GEO: 6/19/2018 XL: comments from in house and CSA sent to the geotechnical consultant. email saved in DOC of BLD2016-00158

SEWER: Fees payment required BV ; Final Submittal (see Docs) 3/19/18 BV (Please pay fee)

PLANNING: 8/10/18 CML - For issuance of Grading Permit Hard Card:

1. Steve M approval of Grading Moratorium Exception (not needed if dry season: 5/1 – 9/30)

2. WDID# and SWPPP – Please confirm that the submitted NOI applies to Cowpens site (project address is listed as Ticonderoga)
3. Biological Reports (see Mitigation Measures for timing)
 - a. Woodrat survey
 - b. Bird Survey
 - c. Bat Survey
 - d. CA Red legged Frog – Lot 11
 - e. Willow scrub – Lot 11
 - f. Need biological review of erosion control plan for Lot 11 – Make any adjustments to Plan and resubmit
4. Once all review agencies sign off: Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t

Thanks

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-1826
cleung@smcgov.org

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Friday, August 10, 2018 10:19 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Lot 11, The Highlands

Camille,

We have decided to move forward with Lot 11 because it has no grading issues. We believe that we will have satisfied all of the other County Departments and need to know if there are any other issues relating to the subject house that would preclude Plannings approval.

Cordially,

Jack Chamberlain

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Monday, October 01, 2018 4:37 PM
To: Camille Leung
Subject: RE: Highlands memo documenting biology measure compliance

Sounds good, Camille 😊 Thank you for the update. No rush on my end, just wanted to make sure I didn't let it fall through the cracks.

Hope all is well,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, October 1, 2018 4:32 PM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Highlands memo documenting biology measure compliance

Hi Kristen! I was just thinking of you 😊 It'll be another month at the earliest....But will let you know when the permits are about to issue....

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Monday, October 01, 2018 12:37 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highlands memo documenting biology measure compliance

Hello Camille,

I hope this email finds you well. It has been a while since we last spoke, so I thought I check in on the status of this project. Let me know if you've received any updates from the contractor, and/or if this project still plans to go to construction this year.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, June 14, 2018 3:01 PM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Highlands memo documenting biology measure compliance

Hi Kristen,

FYI, the project is delayed a couple weeks due to additional Geo review..... Will provide more info as it comes in 😊

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor

Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Monday, June 11, 2018 8:26 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highlands memo documenting biology measure compliance

Sounds great, thanks Camille.

Talk to you soon,
Kristen

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, June 11, 2018 9:39 AM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Highlands memo documenting biology measure compliance

Hi Kristen,

Wonderful! So glad this works with your schedule!

How's this?

Kristen Outten, Senior Biologist, SWCA Environmental Consultants
County –Contracted Environmental Compliance Coordinator
P 650.440.4160 x 6404 | C 831.331.5264
Email: koutten@swca.com

I'm putting this on the construction notices that will go out today to neighbors within 200 feet of Lots 9-11.

I sent the June 20 and 21st dates to the applicant. Those dates work for me too. Will let you know.

Thanks

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Thursday, June 07, 2018 6:14 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highlands memo documenting biology measure compliance

Hi Camille,

What great timing...I was actually just thinking about this project earlier today. Glad to hear things are moving forward again.

Please use the following for my contact information:

Kristen Outten

Project Manager / Senior Biologist
P 650.440.4160 x 6404 | C 831.331.5264
Email: koutten@swca.com

If it makes more sense, we can list my title as "Environmental Compliance Coordinator" for this project. This may prevent confusion as to who's the project manager for the actual project. Let me know your thoughts. As for the kick-off meeting/EC site visit, I am available June 20th or 21st. Let me know if these dates work for you and the others.

Also, just a heads up that I am currently scheduled to work in Paso Robles June 11-17, and will be returning to the office June 18. I will be checking emails and taking calls during this time, but will be less available than usual. Once I get back from this trip, I can change gears and focus on the Highland Estates Project.

Thanks,
Kristen

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Thursday, June 07, 2018 5:12 PM
To: Kristen Outten <koutten@swca.com>
Subject: FW: Highlands memo documenting biology measure compliance
Importance: High

Hi Kristen!

Hope you are well, and also that you have been paid 😊

Work is going to start on Lots 9-11 in 1-2 weeks! Please see the attached Bio Survey. We received this from the Project Biologist, but they missed Mitigation Measure Bio-5a. I requested the missing info in the mail below.

I plan to send a Construction Notice to the neighbors by Monday. Can you send me contact info (Name, Title, phone, email) at your earliest convenience. Not sure if we should use your personal email or a general email box.

Also, please send me available dates for a Kick-off meeting/EC Site Visit (we probably combine these) in the week of June 18.

Thanks!

From: Camille Leung
Sent: Thursday, June 07, 2018 4:21 PM
To: 'tpeterson@migcom.com' <tpeterson@migcom.com>
Cc: 'Jack Chamberlain' <jtuttlec@aol.com>; Steve Monowitz <smonowitz@smcgov.org>
Subject: FW: Highlands memo documenting biology measure compliance

Hi Tay,

I received the memo of 6/5/18. As Lot 11 is the subject of the memo, please also address Mitigation Measure Bio-5a.

Thank you

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]

Sent: Wednesday, June 06, 2018 9:33 AM

To: Camille Leung <cleung@smcgov.org>

Subject: Fwd: Highlands memo documenting biology measure compliance

From: tpeterson@migcom.com

To: jtuttlec@aol.com

Cc: ralph@ralphosterling.com

Sent: 6/6/2018 8:49:07 AM Pacific Standard Time

Subject: Highlands memo documenting biology measure compliance

Hi Jack,

Here is a memorandum documenting that we completed the pre-construction mitigation measures for lots 9, 10, 11.

If you are going to proceed with Lot 8 this year we should complete the bunchgrass survey now, because it is the right time of year. Please let me know if you would like us to do that.

Thanks,

Tay

Taylor Peterson

Director of Biological Analysis

MIG, Inc.

2635 North First Street, Suite 149

San Jose, California 95134

Cell: (650) 400-5767

Camille Leung

From: Roland Haga <RHAGA@BKF.com>
Sent: Wednesday, October 03, 2018 4:25 PM
To: Camille Leung; Sherry Liu; Steve Monowitz
Cc: Roland Haga; Jack Chamberlain (jtuttlec@aol.com); Scott Fitinghoff (sfitinghoff@cornerstoneearth.com); Jonathan Tang
Subject: Highlands Estates Meeting
Attachments: 390508718grading ordinance.pdf

Camille and Sherry,

Per our meeting yesterday it was apparent that we had a disagreement as to the definition and intent of cut and fill numbers as shown on the lots 5 -11 improvement plans and what they are based upon. I have gone back to San Mateo County Standards to determine the definition of depth of cut and fill.

Please refer to the attached copy of Section 8600 is the County of San Mateo, Environmental Services Agency, Planning and Building Division, Regulations for Excavating, Grading, Filling and clearing on lands in Unincorporated San Mateo County. Please pay particular attention to specific **definition Section 8601.16: "Depth of Cut and Fill – Shall be the vertical distance between existing natural ground and the finished elevation at any location."**

This is consistent on the way BKF has calculated our volumes for cut/fill and related export and import to date based on the difference between existing natural grade and finished grade. This is consistent with San Mateo County regulation associated with for Excavating, Grading, Filling and clearing based upon that specific definition Section 8601.16: "Depth of Cut and Fill. They do not include grading volumes associated with work required below existing natural ground, work associated with scarifying, re-compaction, remedial grading, and benching/keyway grading, which are all activities that occur below existing natural grade and are not required to be included in earthwork volumes for cut/fill and related export and import quantities. However, we do agree that this work below existing natural grade still needs to be done in conjunction with the Geotechnical Report and Geotechnical on-site grading observations during construction as required in the project Conditions of Approval.

The following is list of the remaining issues as discussed at yesterday's meeting. BKF will revise drawings to reflect and address issues related to the following two remaining issues:

1. Revise the details for the rock rip-rap on lots 9, 10 and 11 and add sub-drainage piping at the rock-rip-rap keyways.
2. Add additional sheet to the Lots 9, 10 and 11 improvement plans depicting the geotechnical information from the Cornerstone Earth Group Geotechnical Report onto a site plan with the proposed grading. This sheet will also be added to the each set of plan sets for lots 5 through 8.

Pending resolving the above remaining items, we do not see any other issues that have brought forth to date, specifically to lots 9, 10 and 11 that would allow San Mateo County from issuing Building Permits for lots 9, 10 and 11.

In regards to lots 5 through 8, other than incorporating item 2, above, we are waiting for the determination from the County as to the disposition of the Grading and EIR issues. We seem to be at an impasse at this date in time with no clear direction as to where we go from here.

Please respond with your confirmation to the above information provided.

Roland Haga



ROLAND HAGA, PE, PLS, LEED AP
Vice President

BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065

d 650.482.6407
m 650.619.6030
rhaga@bkf.com
www.bkf.com



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Camille Leung

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Wednesday, October 17, 2018 10:05 AM
To: Sherry Liu
Cc: Camille Leung; rhaga@bkf.com; Jack Chamberlain
Subject: RE: Highlands Lots 9-11

Thank You.

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Sherry Liu <xliu@smcgov.org>
Sent: Wednesday, October 17, 2018 9:49 AM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Cc: Camille Leung <cleung@smcgov.org>; rhaga@bkf.com; Jack Chamberlain <jtuttlec@aol.com>
Subject: RE: Highlands Lots 9-11

Hi Scott,

What we have agreed is that:

1. I will review the resubmittal, if I don't have major comments, I will send the copies to CSA for their review and see if they have additional comments.
2. Jack mentioned that he would take care of CSA so maybe it would be of no necessity for CSA review.

Up till today, CSA is still one of the reviewers for this project.

Thank you!

All the best,
Sherry

From: Scott Fitinghoff [<mailto:sfitinghoff@cornerstoneearth.com>]
Sent: Wednesday, October 17, 2018 9:46 AM
To: Sherry Liu <xliu@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>
Cc: Camille Leung <cleung@smcgov.org>; rhaga@bkf.com
Subject: RE: Highlands Lots 9-11

Sherry,

As I recall our discussion, you were going to review and sign off on the geotechnical aspects of the project independent of any review from CSA. So Jack is trying to figure out if you have any further comments or have we satisfied your comments?

Scott

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Sherry Liu <xliu@smcgov.org>
Sent: Wednesday, October 17, 2018 9:36 AM
To: Jack Chamberlain <jtuttlec@aol.com>
Cc: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; Camille Leung <cleung@smcgov.org>; rhaga@bkf.com
Subject: RE: Highlands Lots 9-11

Hi Jack,

We have reviewed the Lot 9-11 resubmittals and sent Cotton Shires a copy for their review.

Thank you!

All the best,
Sherry

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Wednesday, October 17, 2018 9:34 AM
To: Sherry Liu <xliu@smcgov.org>; rhaga@bkf.com
Cc: sfitinghoff@cornerstoneearth.com
Subject: Highlands Lots 9-11

Sherry,

Have you finished with your review of the last revisions to our documents made at your request.?

If so, does it meet with your approval? And, if so, have you signed off on the Project?

Cordially,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Thursday, October 18, 2018 12:24 PM
To: Jack Chamberlain
Cc: Steve Monowitz
Subject: Grading Haul Routes
Attachments: Chamberlain Traffic.pdf

Hi Jack,

Can you provide the Haul Route(s) for dump trucks for Lot 9-11. Best to indicate the route on a Thomas Bros map or something similar. Routes locations should consider where you are importing the rock/fill from and where you are dumping the unsuitable materials from the sites. I attached what you gave us on school proximity, but I don't believe we have the routes yet.

Thanks!

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

Camille Leung

From: Camille Leung
Sent: Tuesday, October 30, 2018 4:30 PM
To: Scott Fitinghoff
Subject: FW: Geo Review of Lots 9-11

Chamberlain's landline is [650-595-5582](tel:650-595-5582) or 5584

From: Camille Leung
Sent: Tuesday, October 30, 2018 3:47 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: 'Roland Haga' <RHAGA@BKF.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Jonathan Tang' <jtang@BKF.com>; John Nibbelin <jnibbelin@smcgov.org>; John Brennan <jbrennan@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: Geo Review of Lots 9-11

Hi Jack,

Steve, Sherry, and I discussed additional comments we received from Cottonshires (CSA) today. For Lots 9-11, the only remaining comment concerns the rip-rap on Lot 9 which is located in a shared storm drainage easement between Lots 9 and 10.

As the slope below the riprap is 2:1 as shown on BKF Sheet C9.71 for Lot 9 (dated 10-8-18), if water must be discharged across the face of a steep fill slope, then County requires the implementation of one of the following measures:

1. Construction of a type of impermeable barrier utilized to isolate the surface waters from the fill material. NOTES: This measure will need to be shown on the civil plans and require another round of revision and review. If earth materials for fill construction are of a type that creep at a 2:1 slope, then a hard grouted rock channel may not be a good solution.

OR

2. Implementation of an Annual Monitoring requirement over 5 years, specifically for year 1, 2 and 5, that would allow visual detection and mandatory correction of any problems that become evident with this proposed drainage system design. NOTES: As drainage is shared between Lots 9 and 10, cost of monitoring could also be shared by the 2 homeowners. This measure will not require another round of plan revision or review but a legal mechanism will need to be applied prior to sale OR at the time of Final Inspection, whichever is earliest.

Please let us know which measure you intend to implement to proceed with permits for these lots.

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

Camille Leung

From: Camille Leung
Sent: Wednesday, October 31, 2018 1:53 PM
To: DAVID BROWN
Subject: Requested files since 8/21/18
Attachments: Sept 20 and 21 Letters_Chamberlain.pdf

Hi Deke and Corinne,

Since 8/21/18, the applicant submitted 2 letters (see attached PDF) and revised civil plans for Lots 5-11.

For Lots 9-11, revised civil plans were submitted on 9/25/18 and 10/10/18 (which replaced the 9/25/18 set). For Lots 5-8, revised civil plans were submitted on 9/13/18. I attached my email below with my request to the project engineer to provide the electronic files. Hard copy files are available now at our office during business hours (7:30-5pm M-F).

Hang in there with the moms 😊 It's a labor of love 😊

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

From: Camille Leung
Sent: Wednesday, October 31, 2018 1:22 PM
To: 'Jonathan Tang' <jtang@BKF.com>
Cc: 'Roland Haga' <RHAGA@BKF.com>
Subject: RE: Electronic Files of plans submitted on 10-10-18 for Lots 9-11

Hi Jonathan,

Can you also send an electronic copy of latest civils (dated 9-11-18) for Lots 5-8?

From: Camille Leung
Sent: Tuesday, October 30, 2018 2:07 PM
To: 'Jonathan Tang' <jtang@BKF.com>
Cc: 'Roland Haga' <RHAGA@BKF.com>
Subject: Electronic Files of plans submitted on 10-10-18 for Lots 9-11

Hi Jonathan,

Can you send me Electronic Files of plans submitted to the County on 10-10-18 for Lots 9-11 (plans are dated 10-8-18). It would be great to have this at your earliest convenience 😊

Thanks!

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

Camille Leung

From: Camille Leung
Sent: Thursday, November 01, 2018 11:02 AM
To: Jack Chamberlain; 'Noel Chamberlain'
Subject: Truck Routes for Lots 9-11
Attachments: Transportation Plan_031814.pdf

Hi Jack and Noel,

Please provide truck routes for Lots 9-11. I attached what you provided for Lots 1-4 for your reference. Please send by the end of the week if possible.

Thanks

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

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Friday, November 02, 2018 3:07 PM
To: Camille Leung
Cc: Jack Chamberlain
Subject: Traffic Plan for Ticonderoga
Attachments: dane@nexgenbuilders.com_20181102_141734.pdf

Hi Camille,

Please find attached the traffic and truck route plan for the last 7 homes in the Highlands. I included the old plan that we did for Bunker Hill for reference.

Please feel free to contact me at (650) 444-3089 with any questions or comments that you may have.

Have a great weekend,
Noel

Camille Leung

From: Jonathan Tang <jtang@BKF.com>
Sent: Monday, November 05, 2018 3:34 PM
To: Camille Leung; Roland Haga
Cc: Jack Chamberlain
Subject: RE: Clarification re: Drain Rock

Camille,

The drain rock quantities are minimal and are included in the grading quantities for lots 9-11.

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065

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o 650.482.6300
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From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 02, 2018 10:39 AM
To: Roland Haga <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>
Subject: Clarification re: Drain Rock

Hi Roland and Jonathan,

Do these grading amounts on the BLD permit plans (for foundation work, not slope repair) for Lots 9-11 include drain rock?

How much drain rock for Lots 9-11? Also we will need the drain rock amount for Lots 5-8 too, so if you can provide that it would be great ☺

Lots 9-11	Cut	Fill
9	140	1,800
10	770	310
11	470	70
	1,380	2,180

Thanks!

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

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COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY
PLANNING AND BUILDING DIVISION

**REGULATIONS FOR EXCAVATING, GRADING, FILLING AND
CLEARING ON LANDS IN UNINCORPORATED SAN MATEO COUNTY**
[From Chapter 8, Division VII, San Mateo County Ordinance Code]

SECTION 8600. SCOPE AND PURPOSE. It is the declared intent of the County of San Mateo to promote the conservation of natural resources, including topography and vegetation, as well as to protect health and safety, which includes the reduction or elimination of the hazards of earth slides, mud flows, rock falls, undue settlement, erosion, siltation, and flooding, or other special conditions. To achieve these goals, the adverse effects of grading, cut and fill operations, land clearing, water runoff, and soil erosion must be minimized. Therefore, the following regulatory provisions of this chapter shall apply for the purpose of stringent control of all aspects of grading and clearing operations and to establish procedure for issuance, administration and enforcement of a permit.

SECTION 8600.1. APPLICATION OF CHAPTER. This chapter shall apply to all grading and excavating operations conducted in the unincorporated portions of the County, unless such operations are specifically excepted or unless a permit for such operations is required in accordance with Sections 6501 and 6502 of this ordinance code.

SECTION 8601. DEFINITIONS. For the purposes of this chapter, the following definitions shall apply.

SECTION 8601.1. ARCHITECT shall mean a professional architect registered in and by the State of California.

SECTION 8601.2. AS-GRADED is the surface conditions extant on completion of grading.

SECTION 8601.3. BEDROCK is in-place solid rock.

SECTION 8601.4. BENCH is a relatively level step excavated into earth material on which fill is to be placed, or within a cut or fill slope.

SECTION 8601.5. BEST MANAGEMENT PRACTICES HANDBOOK is a compilation of erosion and sediment control measures which is maintained by the County Planning and Building Division.

SECTION 8601.6. BLENDING is a term for the intermixing and compaction of natural site soils (such as materials from two natural soil horizons), or for the intermixing of natural site soils with imported soil or other materials.

SECTION 8601.7. BORROW is earth material acquired from on- or off-site locations for use in grading on a site.

SECTION 8601.8. BUTTRESS FILL shall mean a compacted fill placed in such a manner as to buttress and retain weak or unstable materials.

SECTION 8601.9. CERTIFICATION shall mean a written engineering or geological opinion concerning the progress and completion of the work.

SECTION 8601.10. CIVIL ENGINEER shall mean a professional engineer registered in and by the State of California to practice in the field of civil works (see Section 8606.2).

SECTION 8601.11. CIVIL ENGINEERING shall mean the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works.

SECTION 8601.12. CONTOUR ROUNDING is the rounding of cut and fill slopes in the horizontal and vertical planes to promote stability, to blend with existing contours or to provide horizontal variation, and to eliminate the artificial appearance of slopes.

SECTION 8601.13. COMPACTION is the densification of a fill by mechanical or other means.

SECTION 8601.14. COMPETENT MATERIAL shall mean earth material capable of withstanding the loads or forces which are to be imposed upon it without failure or detrimental settlement as certified by the appropriate geotechnical consultant.

SECTION 8601.15. COUNTY, where referring to approvals, denials or waivers, shall mean the County of San Mateo, or its designees.

SECTION 8601.16. DEPTH OF CUT OR FILL shall be the vertical distance between existing natural ground and the finish elevation at any location.

SECTION 8601.17. DRAINAGE WAY is a natural or manmade channel which collects and intermittently or continuously conveys stormwater runoff.

SECTION 8601.18. DUST CONTROL PLAN is a written procedure describing the method, equipment, and materials to be used in minimizing and controlling dust arising from the construction activities.

SECTION 8601.19. EARTH MATERIAL is any rock, or natural soil or any combination thereof.

SECTION 8601.20. ENGINEERING GEOLOGIST shall mean a professional engineering geologist certified in and by the State of California to practice in the field of engineering geology (see Section 8606.3).

SECTION 8601.21. ENGINEERING GEOLOGY shall mean the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

SECTION 8601.22. EROSION is the wearing away of the ground surface as a result of the movement of wind, or water.

SECTION 8601.23. EROSION CONTROL PLAN is a written report describing the measures, materials and implementation schedule proposed for erosion control on a grading site, as per Performance Standards for Erosion and Sediment Control Plans described in the Grading Permit Performance Standards Handbook.

SECTION 8601.24. EXCAVATION is the mechanical removal of earth material.

SECTION 8601.25. FILL is a deposit of earth or waste material placed by artificial means. (Engineered fill is material placed according to the recommendations and under the observation of a geotechnical consultant.)

SECTION 8601.26. GEOTECHNICAL CONSULTANT shall mean soil engineer or engineering geologist.

SECTION 8601.27. GRADE shall mean the vertical location of the ground surface.

SECTION 8601.28. GRADE, EXISTING is the grade prior to grading.

SECTION 8601.29. GRADE, FINISH is the final grade of the site which conforms to the approved plan.

SECTION 8601.30. GRADE, ROUGH is the stage at which the grade approximately conforms to the approved plan.

SECTION 8601.31. GRADING is any excavating, filling, or placement of earth materials or combination thereof.

SECTION 8601.32. GRADING PERMIT PERFORMANCE STANDARDS is a handbook to be used by the applicant which details requirements for Erosion and Sediment Control Plans, Grading Standards, Geotechnical Report Guidelines and Dust Control Plan Guidelines.

SECTION 8601.33. HEIGHT OF CUT AND FILL SLOPES shall be the finish vertical distance from the top to toe of slope.

SECTION 8601.34. **KEY** is a trench (or bench) excavated in competent earth material beneath a proposed fill for placement of engineered fill.

SECTION 8601.35. **LAND CLEARING** is the removal of vegetation down to the duff or bare soil by any method.

SECTION 8601.36. **LAND CLEARING PERMIT** is a permit granted by the Planning Director or Planning Commission which authorizes the permittee to carry out land clearing.

SECTION 8601.37. **LAND DISTURBANCE/LAND DISTURBING ACTIVITY** is clearing, grading or other manipulation of the terrain.

SECTION 8601.38. **MINIMUM STANDARDS FOR GEOTECHNICAL REPORTS** is a handbook which details the information to be included in a geotechnical report.

SECTION 8601.39. **NESTING** is the placement of large rocks such that voids in the fill are created and that proper compaction becomes difficult or impossible.

SECTION 8601.40. **REPLACEMENT** is the removal and wasting of soil materials as judged unsuitable for the support of dwellings or other site improvements, and their replacement with suitable soil materials properly engineered.

SECTION 8601.41. **REWORKING** is the removal, or processing and subsequent mechanical densification or consolidation of existing soil material for reasons of deficiency in one or more respects.

SECTION 8601.42. **SIGNIFICANT** shall mean any detrimental effect on the physical or natural state which cannot be adequately mitigated and as identified by Sections 21,000 et seq. of the California Public Resources Code.

SECTION 8601.43. **SITE** is any lot or parcel of land or continuous combination thereof, where grading is anticipated.

SECTION 8601.44. **SLOPE** is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SECTION 8601.45. **SOIL** is the highly weathered top layer of the earth's surface, excluding bedrock, but including any otherwise unconsolidated earth materials.

SECTION 8601.46. **SOIL ENGINEER** shall mean a civil engineer experienced and knowledgeable in the practice of soil engineering (see Section 8606.3).

SECTION 8601.47. **SOIL ENGINEERING** shall mean the application of the principles of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection and testing of the construction thereof.

SECTION 8601.48. STABILIZATION is a term for any procedure that will result in increased shear strength in a soil.

SECTION 8601.49. STRUCTURE shall mean something constructed or built, as a building, a wall, a bridge, a road, a dam, etc.

SECTION 8601.50. TERRACE is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

SECTION 8601.51. VARIABLE SLOPE is the variation of a cut or fill slope in the vertical plane to blend with existing contours and vertical undulation to eliminate the artificial appearance of slopes or to take advantage of inherent characteristics of the slope material.

SECTION 8601.52. WASTE MATERIAL is non-hazardous useless or discarded material.

SECTION 8601.53. WATERCOURSE is a blue line perennial or intermittent stream as shown on USGS topographic 7 1/2 minute quadrangle series maps.

SECTION 8602. PERMIT REQUIREMENTS. For the purpose of this chapter and to establish an orderly procedure for excavating, grading, filling and clearing, land disturbing activities shall be handled in two distinct phases.

SECTION 8602.1. GRADING. A grading permit shall be required for activities involving grading except as exempted in Section 8603 of this chapter.

SECTION 8602.2. CLEARING. A land clearing permit for the removal of vegetation shall be required when:

- (a) The land area to be cleared is 5,000 sq. ft. or greater, within any two-year period except in County Scenic Corridors where vegetation removal is greater than 1,000 sq. ft.
- (b) Existing slopes are greater than 20 percent.
- (c) The land area to be cleared is in any sensitive habitat or buffer zone as identified in the County General Plan.

SECTION 8603. EXEMPTIONS. The following exemptions shall not apply to land disturbances within natural drainage channels.

No person shall do any grading or land clearing without first having obtained a permit from the County required by this chapter, except for the following:

SECTION 8603.1. An excavation below finished grade for basements and footings of a building, retaining wall, swimming pool, or other structure authorized by a valid building permit. This statement shall not exempt from permit requirement under this chapter, any fill made with the material on- or off-site from such excavation nor exempt any excavation having an unsupported height greater than 5 feet after the completion of such structure, nor when any single purpose excavation exceeds 250 cubic yards.

SECTION 8603.2. Cemetery graves.

SECTION 8603.3. Approved grading in conjunction with a timber harvest permit issued by the County of San Mateo.

SECTION 8603.4. Excavations for water wells or utilities.

SECTION 8603.5. Mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay, provided a valid surface mining and reclamation permit issued by the County of San Mateo is in effect.

SECTION 8603.6. Exploratory excavations under the direction of soils engineer or engineering geologists. Such excavations are not to result in an erodible, hazardous, or unstable state. The County Geologist shall be informed of such explorations at least two (2) working days prior to commencement of work.

SECTION 8603.7. An excavation which is less than 2 feet in maximum vertical depth made on competent natural terrain with a slope flatter than five horizontal to one vertical and which creates slopes no steeper than two horizontal to one vertical and removes less than 150 cubic yards of material.

SECTION 8603.8. A fill less than 2 feet in depth, placed on natural terrain with a slope flatter than five horizontal to one vertical, not intended to support structures, and which does not exceed 150 cubic yards on any one parcel, and does not obstruct a drainage course or affect structural integrity of adjacent property.

SECTION 8603.9. Work conducted in any County street, public right-of-way or easement when the work is for a public facility, public utility or other public purposes, or is controlled by other permits.

SECTION 8603.10. Emergency work as authorized by the Planning Director necessary to protect life, limb or property; or to maintain the safety, use or stability of a public way or drainage way.

SECTION 8603.11. The land area to be cleared is for fire protection purposes as required by the San Mateo County Fire Ordinance, Chapter 15, Fire Protection Regulations.

SECTION 8603.12. The land area to be cleared is for routine agricultural activities including but not limited to plowing, harrowing, disking, ridging, listing, leveling, and similar operations to prepare a field for a crop, or the land area to be cleared is for resource management such as brush clearing, erosion control or other resource management programs carried out under the purview of the Resource Conservation District.

SECTION 8603.13. Gardening for home use.

SECTION 8603.14. Agricultural use of land that is operated in accordance with a conservation plan approved by and implemented according to the practices of the Resource Conservation District (RCD) or when it is determined by the RCD that such use will not cause excessive erosion or sediment losses, based on applicable soil loss tolerance values.

SECTION 8603.15. Grading projects for purposes of soil conservation that have been approved by the San Mateo County Resource Conservation District (RCD) when plans for such project have been filed by the RCD with the Planning Division and the Department of Public Works and with the submittal of a certificate of exemption from the Resource Conservation District.

SECTION 8603.16. Agricultural water impoundments not exceeding the minimum limitations of the State Dams and Reservoir Act of 1967 (Sections 6000 et seq. of the Water Code) when approved by the San Mateo County Resource Conservation District and with the submittal of a certificate of exemption from the RCD and provided plans are to be filed with the Planning Division and the Department of Public Works by the RCD.

SECTION 8603.17. The land area to be cleared is to be carried out under an approved Forest Improvement Program or Chaparral Management Program under the purview of the California Department of Forestry when plans for such projects have been filed with the Planning Division.

SECTION 8603.18. Repair of storm damage consisting of slide repair, debris removal and water impoundment replacement on agricultural lands carried out under the purview of the ASCS or RCD provided that such activity does not create hazards to other lands.

SECTION 8604. PROCEDURE.

SECTION 8604.1. APPLICATION REQUIREMENTS.

- (a) Grading Permit Application Requirements. To obtain a grading permit, the applicant shall first file a written application with the Planning and Building Division on a form provided by the Planning Director.

The application shall be accompanied by the following material:

- (1) Where applicable, a letter from the property owner authorizing the property owner's representative to sign the application.
- (2) Fees as set by resolution of the Board of Supervisors.
- (3) A civil engineer's estimate of the quantity of materials to be moved.
- (4) A geotechnical report except when waived by the Director of Public Works. The applicant must comply with the Uniform Building Code and the County of San Mateo Minimum Standards for Geotechnical Reports.
- (5) Two sets of grading plans. When the permit is to be heard by the Planning Commission, seven sets of plans are required. The plans shall be prepared and signed by a civil engineer and shall be 24" x 36" and in a form approved by the Director of Public Works. Where a geotechnical report has been required, the geotechnical consultant shall certify on the San Mateo County Geotechnical Consultant Approval Form that applicable portions of the plans have been prepared in accordance with the recommendations contained in the geotechnical report. The plan shall contain at least the following items (additional material may be required to show conformance of the proposed grading with the requirements of this division and other related ordinances).
 - a) A vicinity map or other means of adequately indicating the site location.
 - b) Boundary lines of the site.
 - c) If there is a proposed subdivision, each lot or parcel of land into which the site is proposed to be divided.
 - d) The location of any existing buildings, structures, easements, or underground utilities on the property where the work is to be performed, and the location of any buildings or structures on adjacent land within 50 feet of the proposed work.
 - e) Accurate contours showing the topography of the existing ground extending at least 10 feet outside all boundary lines of the project site, based on elevations taken on adjacent property or other means approved by the Director of Public Works. The contour lines shall be at intervals sufficient to show the configuration of the ground before grading relative to a bench mark established at or adjacent to the grading site.
 - f) All of the proposed uses for which the proposed grading is necessary.

- g) Elevations, locations, extent and slope of all proposed grading shown by contours, or other acceptable means, and location of any rock disposal areas, buttress fills, subdrains, or other special features to be included in the work. Contours of the finished surface of all proposed grading shall also be included.
- h) A statement of the quantities of material to be excavated and/or filled and the amount of such material to be imported to, or exported from, the site. Approved disposal sites must be used.
- i) Location and nature of known or suspected soil or geologic hazard areas.
- j) Approximate boundaries of any areas with a history of flooding.
- k) Location, width, direction of flow and approximate location of top and toes of banks of any watercourses.
- l) General location and character of vegetation covering the site and the locations of trees with a trunk diameter of 12 inches or more, measured at a point 4 1/2 feet above average ground level, within 12 feet of the area to be disturbed by the proposed grading.
- m) A detailed plan for erosion and sediment control, both during construction and permanent, unless the site has no slopes greater than 2 percent or unless waived or modified by the Director of Public Works (see Erosion and Sediment Control Plan, Grading Permit Performance Standards Handbook).
- n) A plan for dust control (see Dust Control Plans, Grading Permit Performance Standards).
- o) Name and signature of the registered civil engineer (when required) under whose direction the grading plan is prepared.
- p) Specifications, and cross-sections, profiles, elevations, dimensions and construction details based on accurate field data.
- q) Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, gabion walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps.
- r) Such other information as the Director of Public Works or Planning Director may require.

- (b) Agricultural Water Impoundments Permit Requirements. Plans and profiles not under the purview of the RCD and therefore not exempt under Section 8603.18 shall be prepared by a licensed engineer as required by the Director of Public Works and be subject to permits and approvals from the Planning Division. All construction must be in accordance with approved plans and specifications and, when required, is to be done in the presence of and certified by a licensed soils engineer or engineering geologist as appropriate.

- (c) Land Clearing Permit Application Requirements. To obtain a land clearing permit, the applicant shall first file a written application with the Planning and Building Division on a form provided by the Planning Director.

The application for a land clearing permit shall be accompanied by the following materials:

- (1) Where applicable, a letter from the property owner authorizing the property owner's representative to sign the application.
- (2) Fees as set by resolution of the Board of Supervisors.
- (3) An Erosion Control Plan (as specified in the Performance Standards Handbook).
- (4) Plan for the removal of vegetation. The plan shall include at a minimum:
 - a) A vicinity map or other means of adequately indicating the site location.
 - b) Boundary lines of the site.
 - c) Location of area to be cleared.
 - d) Location of existing structures on the site.
 - e) A plan for disposal of the removed vegetation.
 - f) Purpose of removal.

SECTION 8604.2. REVIEW, REFERRAL AND REPORT.

- (a) Prior to acceptance, the application shall be reviewed by the Planning Division and the Department of Public Works for compliance with Section 8604.1(a) or 8604.1(b). Additional information may subsequently be required to demonstrate compliance with this chapter.

- (b) The Planning Division shall refer the application to the Department of Public Works and other interested departments and agencies for comment and recommendation.

In reviewing the application and plans and making his recommendations, the Director of Public Works shall report whether the grading as proposed complies with the standards as detailed in Section 8605 and shall recommend conditions to assure such compliance.

- (c) It shall be the duty of the Planning Director to forward the application together with recommendations thereon to the appropriate body specified in Section 8604.3 for its action.

SECTION 8604.3. DECISION MAKING AUTHORITY. The following person or body shall grant the indicated permits as required by this chapter:

The Planning Commission: All grading and land clearing permits in State or County Scenic Road Corridors.

Planning Director: Land clearing permits outside State or County Scenic Road Corridors; grading permits for agricultural water impoundments which do not qualify for exemption under Section 8603.16 and which are located outside State and County Scenic Road Corridors; and grading permits involving cut or fill not to exceed 1,000 cubic bank yards.

Zoning Hearing Officer: All other grading permits.

SECTION 8604.4. PUBLIC HEARING AND COMMENT.

- (a) The Zoning Hearing Officer, Planning Commission or Board of Supervisors shall hold a public hearing before taking action on any grading or land clearing permit which is before them.
- (b) A public hearing on a grading or land clearing permit may be held concurrently with any other public hearing on the project held by the appropriate person or body specified in Section 8604.3.
- (c) In addition to testifying at a public hearing, any person may submit written comment on an application for a grading or land clearing permit, or on a permit appeal, at any time prior to the close of the applicable public hearing. If no public hearing is required, written comments may be submitted prior to the decision date specified in any notice required by Section 8604.5. Written comments shall be submitted to the Planning Director who shall forward them to the appropriate person, commission or board.

SECTION 8604.5. NOTICE REQUIREMENTS. Where a public hearing is required, notice shall be given as required for use permits in Section 6503 of the San Mateo County Ordinance Code, Zoning Annex, if in the opinion of the Planning Director the grading activity may affect properties beyond 300 feet from the property line, additional notice may be required as deemed appropriate. In addition, ten (10) days prior to action by the Planning Director, notice of grading permits required for agricultural water impoundments shall be given in the same manner; such notice shall specify the date on which a decision will be made.

SECTION 8604.6. FINDINGS, CONDITIONS AND ACTION.

- (a) The decision making authority will review the report submitted by the Planning Division regarding the permit and make the following findings in any action to approve the permit:
 - (1) That the granting of the permit will not have a significant adverse effect on the environment.
 - (2) That the project conforms to the criteria of this chapter, including the standards referenced in Section 8605.
 - (3) That the project is consistent with the General Plan.
- (b) Approval of a permit required by this chapter shall be conditioned as necessary to ensure conformance with this chapter. For agricultural water impoundments, the permit may be conditioned as appropriate to include such requirements as having adequate evidence of water rights provided by the State Division of Water Rights in advance of construction. The approving authority may require modification and resubmittal of project plans, drawings and specifications. When modification and resubmittal of plans is required, action shall be deferred for a sufficient period of time to allow the Planning Director to prepare his recommendation on the modified project.
- (c) After reviewing the evidence regarding the application for permit, the decision making authority shall either grant or deny the permit based on the conditions and findings described in Section 8604.6(a) and (b).

SECTION 8604.7. APPEALS. The action of the decision maker in authorizing or denying a permit may be appealed by the applicant, or any other person who is aggrieved by issuance of or non-issuance of the permit or any conditions thereof.

Permits considered and acted upon by the Planning Director or Zoning Hearing Officer may be appealed to the Planning Commission, by filing a written notice of appeal with the Planning Division within ten (10) calendar days from issuance or denial of said permit. The Planning Commission shall hear such appeal and render a decision following such hearing. The decision of the Planning Commission is appealable to the

Board of Supervisors in the manner described above. The decision of the Board of Supervisors shall be final. The action taken by the decision maker shall be reported to the affected parties.

SECTION 8604.8. DURATION OF PERMIT. If a substantial amount of work authorized by any permit is not commenced within eight (8) months of the date of issuance or as otherwise indicated on the face of the permit, or on the improvement agreement, or if said work is not completed within one (1) year of commencement or as otherwise indicated on the permit or the improvement agreement, the permit shall expire and become void.

SECTION 8604.9. RENEWAL. The renewal of an expired permit in accordance with subsection (a) may be administratively approved by the Planning Director providing no changes to the plans have been made. An application for such renewal must be made in writing no later than one month prior to the expiration date, in the same manner as specified for in the original application. The fees for such renewal will be one half (1/2) the original fee. Two renewals may be granted. Extensions beyond two renewals require a complete new application and must be submitted with full fees.

SECTION 8604.10. PERMIT AMENDMENT. Upon application by the permittee, the permit required by this chapter may be amended by the approving authority. Application for and action on an amendment shall be accomplished in the same manner specified by this chapter for initial approval of the permit. All sections of this chapter shall apply to the permit amendment.

SECTION 8604.11. SECURITIES. The County may require the applicant, as a condition of issuing a permit required by this chapter, to post a security in an amount as determined by the County. The security shall be of sufficient amount to ensure compliance with the conditions of the permit, this chapter, and to repair any damage that may result from the land disturbing activity. Release of the security shall occur one year after installation of the measures and be conditioned on the faithful performance of the conditions of the permit.

Securities will be released only upon satisfactory completion of the work and completion of a one-year warranty period required by the County. When landscaping or erosion control measures are required, a separate security shall be posted for a period of two-growing seasons. The security shall be based upon the cost of placement or replacement of the landscaping or the work performed, whichever is greater.

SECTION 8605. STANDARDS. The following standards delineate levels of design and control to be met during the project. Their purpose is to assure that development is accomplished so as to minimize adverse effects on the existing terrain and to minimize the potential for erosion.

SECTION 8605.1. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan and subsequent implementation shall be required except where an

environmental assessment by the County Planning Division of the site shows that such plan is not necessary. Plans shall conform to standards as detailed in the Grading Permit Performance Standards Handbook.

SECTION 8605.2. GRADING. Performance standards, as detailed in the Grading Permit Performance Standards Handbook, are to apply to all aspects of the proposed grading and are intended to be operational during all stages of development.

SECTION 8605.3. GEOTECHNICAL REPORTS. When it is determined by the Department of Public Works that conditions on the project site warrant a geotechnical report (see 8604.1(a) – Grading Permit Application Requirements), the report shall be prepared by a professional geotechnical consultant under the direction of a soils engineer and an engineering geologist in accordance with the current Minimum Standards for Geotechnical Reports and the Grading Permit Performance Standards Handbook.

SECTION 8605.4. DUST CONTROL PLANS. All projects must submit dust control plans as detailed in the Grading Permit Performance Standards Handbook.

SECTION 8605.5. FIRE SAFETY. All equipment used in grading operations shall meet spark arrester and fire fighting tool requirements as specified in the California Public Resources Code.

SECTION 8605.6. TIME RESTRICTIONS. The period from October 15 to April 15 has been determined to be the period in which heavy rainfall normally occurs in the County. During said period, no land disturbing activity shall be authorized on any single site under a permit if the Planning Director determines that such work will endanger the public health or safety or cause excessive erosion.

SECTION 8606. RESPONSIBILITIES DURING PROJECT IMPLEMENTATION.

SECTION 8606.1. RIGHT OF INSPECTION. All land disturbing activities for which a permit is required shall be subject to inspection by the County. In addition to the inspections specified in Sections 8606.2 and 8606.3, the County may make such other inspections as it deems necessary to determine that the work is being performed in compliance with the requirements of this chapter.

SECTION 8606.2. RESPONSIBILITIES OF CIVIL ENGINEER.

- (a) For engineered grading, it shall be the responsibility of the civil engineer who prepares the approved grading plan to incorporate all recommendations from the geotechnical reports into the grading plan. The civil engineer shall also be responsible for the inspection and certification of the grading within the engineer's area of technical specialty. This responsibility shall include, but need not be limited to, inspection and certification as to the establishment of line, grade and drainage of the development area. The civil engineer shall act as the

coordinating agent in the event the need arises for liaison between the other professionals, the contractor and the County. The civil engineer shall also be responsible for the preparation of revised plans and the submission of as-graded grading plans (see Section 8606.6) upon completion of the work.

- (b) Prior to foundation work, the permittee's engineer shall certify that the building pad elevations do not vary more than two-tenths (0.2) of a foot from the approved pad elevations.
- (c) When work has been completed, the civil engineer shall certify that all grading, lot drainage and drainage facilities have been completed and the slope planting installed in conformance with the approved plans and the requirements of this chapter.

SECTION 8606.3. RESPONSIBILITIES OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.

- (a) During grading, all necessary reports, compaction data, and geotechnical recommendations shall be submitted to the permittee's civil engineer and the Department of Public Works by the soils engineer and the engineering geologist.
- (b) The soils engineer's area of responsibility shall include, but need not be limited to, the professional inspection and certification concerning the preparation of ground to receive fills, testing for required compaction, stability of all finish slopes and design of buttress and replacement fills, and the design and need for subdrains and other groundwater control devices, where required, incorporating data supplied by the engineering geologist.
- (c) The engineering geologist's area of responsibility shall include, but need not be limited to, professional inspection and certification of the adequacy of natural ground for receiving fills and the stability of cut slopes with respect to geological matters. Applicable findings shall be reported to the soils engineer and the civil engineer for engineering analysis.
- (d) During grading, periodic density tests shall be made by the geotechnical consultant and submitted to the Department of Public Works. Dry density, moisture content, and the location, elevation and sampling date of each sample taken shall be reported, along with sufficient data to correlate with laboratory analyses submitted. In addition, the location and type of all surface and subsurface water control measures shall be submitted.
- (e) Upon completion of the grading, the geotechnical consultant shall certify that the site was graded and filled with material in accordance with approved specifications and approved geotechnical recommendations. The certification should be completed on the Geotechnical Consultant Approval Form provided by the Department of Public Works.

SECTION 8606.4. CHANGE OF CONSULTANT. If the civil engineer, the geotechnical consultant or the testing agency of record is changed during the course of the work, the work shall be stopped until the replacement has agreed to accept the responsibility within the area of its technical competence for certification upon completion of the work.

SECTION 8606.5. NONCOMPLIANCE. If, in the course of fulfilling its responsibility under this chapter, the civil engineer, the geotechnical consultant or the testing agency finds that the work is not being done in conformance with this chapter, or the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Department of Public Works and the Planning Director. Recommendations for corrective measures, if necessary, shall be submitted. Project work shall be stopped until corrective measures are approved by the County.

SECTION 8606.6. SUPPLEMENTAL REPORTS. Upon completion of the rough grading work, and at the final completion of the work, the County may require the following reports and drawings and supplements thereto:

- (a) An as-graded grading plan prepared by the civil engineer including original ground surface elevations, as-graded ground surface elevations, lot drainage patterns and locations and elevations of all surface and subsurface drainage facilities, cut fill lines and all other pertinent information including, but not limited to, buttress and replacement fills, restricted from building areas, etc.
- (b) An as-built grading report prepared by the geotechnical consultant including locations and elevations of field density tests, summaries of field and laboratory tests and other substantiating data and comments on any changes made during grading and their effect on the recommendations made in the soil engineering investigation report. The report shall include a final description and if necessary, a map of the geology of the site including any new information disclosed during the grading and its effect upon site grading. A certification shall be provided approving the adequacy of the site for the intended use as affected by soil and geologic factors.

SECTION 8606.7. EMERGENCY PREVENTATIVE MAINTENANCE. In any event that a condition should arise during the grading operations which may become a hazard, whether or not such condition was caused through negligence or act of God, immediate remedial action to mitigate hazard shall be taken under the direction of the civil and/or geotechnical consultant. Within three working days, a written report describing the remedial work shall be sent to the County for review.

SECTION 8607. ENFORCEMENT.

SECTION 8607.1. ENFORCEMENT BY PLANNING DIRECTOR. The Planning Director shall enforce the provisions of this chapter and the terms and conditions of any grading or land clearing permit. If the Planning Director determines that grading or clearing has been done without a required permit, or that grading or land clearing has

been done in violation of any of the terms and conditions of an issued permit, or that any person has otherwise failed to comply with the requirements of this chapter, the Planning Director shall do the following:

- (a) Direct that a Stop Work Order be issued on all construction being carried out on the property affected by the violation, if one has not yet been issued under Section 8608.1.
- (b) In the event that any violation presents an immediate threat to the public health or safety, require that the property owner or permit applicant, as may be appropriate, take such steps as are necessary to protect the public health or safety, in accordance with the procedure set forth in Section 8607.3.
- (c) Require that the property owner or permit applicant, as appropriate, prepare and implement a grading plan which meets the requirements of this chapter and which accomplishes one of the following:
 - (1) Restores the property to the condition which existed prior to the violation;
 - (2) Requires such remedial work as is necessary to make the grading or land clearing work already completed conform with all requirements of this chapter;
 - (3) Requires such remedial work as is necessary to mitigate impacts of the grading work so that such work conforms as nearly as possible to all requirements of this chapter. The Planning Director's determination shall be guided by the factors set forth in Section 8607.4.

A Stop Work Order issued pursuant to this section shall apply to any and all construction or other development being carried out on the property affected by a violation under this section, including, but not limited to, any residential structure to be served by an illegally graded access road or driveway. The Stop Work Order will not be lifted as to any such construction or other development until such time as the grading or land clearing violation has been corrected as provided for in this section.

SECTION 8607.2. NUISANCE. The provisions of this chapter shall not be construed to authorize any person to maintain a private or public nuisance upon their property, and compliance with the terms of this chapter shall not be a defense in any action to abate such nuisance.

SECTION 8607.3. PROCEDURE FOR EMERGENCY WORK. In the event that the Planning Director determines that grading or land clearing work has been done without a permit, or in violation of the terms or conditions of a permit, or in violation of any provision of this chapter, such that there is presented an immediate and substantial threat of physical injury or death, or irreversible environmental damage, the Planning

Director shall immediately direct that a Stop Work Order be issued, and shall give written notice to the permittee or landowner, as appropriate, stating:

- (a) The nature of the violation.
- (b) The facts upon which a determination has been made that the violation constitutes an immediate and substantial threat of physical injury or death, or irreversible environmental damage.
- (c) The work to be completed and/or repairs to be made to correct the violation.
- (d) The time within which the work is to be completed.

If after ten (10) days from the receipt of the Notice the applicant fails to respond or to meet the requirements of the Notice within the time limit set by the Planning Director, the Planning Director shall cause such work to be done and deduct the cost therefrom from any cash deposit or other security, if any has been previously posted, or otherwise direct such action as is necessary to recover the costs of such work. Any work performed under this section shall not relieve the owner or permit applicant, as appropriate, from the requirement to comply with the requirements of Section 8607.1, above. The remedy provided herein is not exclusive and shall not preclude the County from employing any other means of enforcement otherwise provided by law.

SECTION 8607.4. RESTORATION OR REMEDIAL WORK. In determining what remedial action shall be required as provided by Section 8607.1(c), the Planning Director shall consider restoration to original condition as the most appropriate remedy, conformance with all requirements of this chapter as the next most appropriate remedy, and mitigation to conform as nearly as possible to the requirements of this chapter as the least appropriate remedy. In making the necessary determination, the Planning Director shall consider:

- (a) The amount of grading which has been done in violation of this chapter.
- (b) The amount of grading which would be necessary to either restore the property to its original condition or to bring the grading into conformance with the requirements of this chapter.
- (c) The environmental damage which would occur as a result of either restoring the property to its original condition or bringing the grading into conformance with the requirements of this chapter.
- (d) The economic feasibility of either restoring the property to its original condition or bringing the grading into conformance with the requirements of this chapter.
- (e) The degree of culpability of the person committing the violation.

- (f) Any other factor relevant to a proper determination of the matter.

Before any work may commence, the property owner or permit applicant, as appropriate, shall provide a bond or other equivalent security, in the amount estimated for completion of the work. In the event the property owner or permit applicant fails to do the required work, the Planning Director shall direct that the proceeds of the security be used to complete the required work.

SECTION 8608. VIOLATIONS.

SECTION 8608.1. STOP WORK ORDER. If the Chief Building Official finds any grading work for which a permit is required but not issued, or the grading is in substantial noncompliance with an issued permit, or the plans and specifications relating thereto, he may order the work stopped by posting the site or by written notice and may issue an abatement order. No further grading may be done except on approval of the Planning Director. Conditions may be imposed as necessary to protect the health, safety and welfare of the public, including the condition that corrective work be done within a designated time as specified in Section 8607.1 of this chapter.

SECTION 8608.2. RECORD NOTICE OF VIOLATION. Record a Notice of Grading Violation in the Office of the County Recorder and notify the owner of the affected real property and any other known party responsible for the violation. If the property owner or other responsible party disagrees that the grading violates this chapter, proof may be submitted to the Planning Director, including documentation and engineering reports that a grading permit is not required.

If the Planning Director determines that a grading permit is required, the property owner and/or party responsible for the grading work shall apply for the necessary grading permit within a specified time period by the Planning Director. Failure to apply for the grading permit or failure to comply with all permit conditions constitutes a grading violation. The Planning Director may refer any grading violation to the County Counsel or to the District Attorney for prosecution.

SECTION 8608.3. NOTICE OF EXPUNGEMENT. A notice of expungement of the notice of violation shall be recorded with the County Recorder when:

- (a) The Planning Director or other appellate authority determines that a grading permit is not required; or
- (b) All work has been completed and approved by the Planning Director.

SECTION 8608.4. MISDEMEANOR. Violations of this ordinance shall be a misdemeanor and shall be punishable as provided for in Sections 1200-1203 of the San Mateo County Ordinance Code.

SECTION 8608.5. ADDITIONAL PROSECUTIONS. When applicable, violations may be prosecuted as an Unfair Business Practice under the Business and Professions Code.

SECTION 8609. SEPARABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this ordinance.

JE:FC – JKEN1668_WFR.DOC
(5/5/05)

Camille Leung

From: JTUTTLEC@aol.com
Sent: Thursday, March 16, 2017 10:42 AM
To: Camille Leung
Subject: Re: The Highlands Lots 5 thru 11

Camille,

At your request, I did a little research on the School locations in the Highlands looking for any adverse effect on the School that might result from our construction activities on Lots 5 thru 11.

The only public School that I could find is the Highlands Elementary School. It's located at Bunker Hill and Lesington Avenue. This is about a half block from the location of the earlier constructed Lots 1 thru 4

Lots 5 thru 8 are on Ticonderoga Drive. Lots 9, 10 and 11 are on Cul du Sacs that feed into Ticonderoga Drive.

Ticonderoga Drive is on the opposite end of the Highlands residential area, Our construction activity will have no adverse effect on the School and school activities including the transportation of students.

Cordially,

Jack Chamberlain

TECHNICAL MEMORANDUM

Date: September 20, 2018

BKF Job Number: 19950158-20

Deliver To: Mr. Steve Monowitz
Director of Building and Planning
San Mateo County
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

cc: Jack Chamberlain
Pete Bentley, SMCo. Bldg.
Camille Leung, SMCo. Planning
Scott Fitinghoff, CEG
Jonathan Tang, BKF

RESUBMITTAL

From: Roland Haga, PE, PLS, Leed®AP
Vice President, BKF Engineers

SEP 25 2018

San Mateo County
Building Inspection

Subject: Highland Estates Lots 5-11 Response to County Comments

The purpose of this memorandum is to present of responses to the County of San Mateo comments received on September 9, 2018 via email for Highland Estates Lots 5 through 11. BKF responses to comments are in bold text.

LOT 11

1. *In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.*

Response: Please see response memo by Cornerstone Earth Group.

2. *In the Civil Plans, please show that the riprap for the outfall will be keyed into the bedrock, as stated in the Geo letter of 8/10/2018. Please show the location of sandstone (an alternative to bedrock) in plan-view relative to location of outfall.*

Response: Please see revised sheets C11.40 and C11.71 for outlet rock riprap keyed into the sandstone. Please also see revised sheets C11.30 and C11.40 for approximate location of sandstone in plan-view relative to the location of outfall.

LOT 5-8

1. *Please explain "slope mitigation export credit". Why are these cut volumes subtracted from other cut volumes? Also, the total excavation volumes for Lots 5-8 for slope repair do not match estimate*

provided in 7/8/2018 letter from Cornerstone. Please clarify. Additionally, the volume of imported fill needed for slope repairs needs to be added to overall grading calculations. The values shall be consistent with the 7/8/2018 letter from Cornerstone, or an explanation of the discrepancies must be provided, along with evidence that Cornerstone has reviewed and approved the associated changes.

Response: The export credit is earthwork cut material associated with site strippings and shrinkage factors associated with the slope mitigation requirement on Lots 5 through 8 and as identified and referenced in the July 8, 2017 Geotechnical letter from Cornerstone Earth Group¹. The following is a summary of the unsuitable materials from site strippings and earthwork shrinkage for lots 5-8:

	Lot 5	Lot 6	Lot 7	Lot 8	5-8 Total
Slope Mitigation Cut (CY) from Site Stripping and Shrinkage	520 Export	580 Export	660 Export	1,220 Export	2,980 Export

Taking lots 5-8 grading and the slope mitigation cut from site stripping and shrinkage factors, the resulting grading for lots 5-8 are as follows:

	Lot 5	Lot 6	Lot 7	Lot 8	5-8 Total
Cut (CY)	1,740	2,030	2,170	2,080	8,020
Slope Mitigation Cut (CY) from Site Stripping and Shrinkage	520	580	660	1,220	2,980
Fill (CY)	0	0	40	90	130
Net (CY)	1,220 Export	1,450 Export	1,470 Export	770 Export	4,910 Export

The total earthwork export from Lots 5-8 is 4,910 cubic yards, equivalent to approximately 409 total truck trips. Taking into consideration unsuitable materials associated with slope mitigation site strippings and shrinkage, the total earthwork export from Lots 5-8 is 7,890 cubic yards, equivalent to approximately 658 total truck trips.

The total earthwork export from Lots 9-11 is 800 cubic yards (per Improvement Plans dated May 10, 2018), equivalent to approximately 67 total truck trips.

The associated truck trips and off-haul weekly durations for Lots 5-11 with and without the unsuitable materials associated with slope mitigation site strippings and shrinkage are as follows:

	Lots 5-11 5,710 CY Export (without unsuitable material from slope mitigation) Off-Haul Truck Duration	Lots 5-11 8,690 CY Export (with unsuitable material from slope mitigation) Off-Haul Truck Duration
5 Trucks Per Day	19 to 20 weeks	28 to 29 weeks
10 Trucks Per Day	9 to 10 weeks	14 to 15 weeks
15 Trucks Per Day	6 to 7 weeks	9 to 10 weeks
20 Trucks Per Day	4 to 5 weeks	7 to 8 weeks

At 20 trucks per day, the off-hauling associated with the Lots 5-11 export is less than the traffic volumes of 68 daily project operations (prorated from twelve lots for seven lots, Lots 5-11) trips per day² and is significantly less than the project traffic volumes from the daily project operations over a 7-8 week period. This is consistent with what was analyzed as part of the Recirculated Draft EIR Section 2.3 Environmental Analysis, Transportation³.

LOT 9-11 (outfall riprap)

- The stormwater outfall rock riprap uses CASQA's EC-10 as guidance. EC-11, "Slope Drains", is also relevant, given the hillside on which this feature will be located. However, we note that EC-9, 10, and 11 are for "Temporary concentrated flow conveyance controls", as stated in CASQA's Handbook. As the proposed drainage infrastructure is for permanent use, alternative design guidance must be followed.*

Response: The CASQA EC-10 Velocity Dissipation Devices is a design standard for outlet protection based on flow discharge for sediment and erosion control. The basis and standards of CASQA are established and reference equivalent design standards for permanent flow discharge, these include:

- Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), May 1995⁴.
- Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000⁶.

CASQA EC-10 Velocity Dissipation Devices is consistent with permanent concentrated flow discharge conveyance controls and is consistent with the ABAG Standards and Caltrans BMPs for sediment and erosion control. BKF calculations and design are based on and exceed these standards in accordance with our professional recommendations. In addition, San Mateo County Public Works Department has reviewed, commented and approved our calculations and design in May 2018.

LOT 8-11

1. *The Civil plans must show the extent of earth work required to ensure the stability of all affected areas, as discussed by Sherry and Scott F. during that last round of comments. To this end, a simplified geologic plan overlaid on the proposed site plan, showing all areas where fill may need to be removed, must be provided.*

Response: Please see sheets C5.91, C5.92, C6.91, C6.92, C7.91, C7.92, C8.91 and C8.92 for site plan extents of earthwork required as part of the slope mitigation on Lots 5-8. See sheets C9.91, C9.92, C10.91 and C10.92 for site plan extents of earthwork required as part of the slope mitigation on Lots 9-11.

- Enclosures:
1. Summary of Estimated Soil/Bedrock Earthwork, Quantities Related to Geotechnical Mitigation, Highland Estates (Lots 5 to 8) Ticonderoga Drive, San Mateo, California, prepared by Cornerstone Earth Group, dated July 8, 2017.
 2. Transportation Impact Assessment for Highland Estates, by Fehr & peers, dated September 2008.
 3. Revisions to the Recirculated Draft Environmental Impact Report Section 2.3 Environmental Analysis, Transportation, dated December 2009.
 4. Appendix G Design of Outlet Protection of the Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG).
 5. Cover Sheet for Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), dated November 2000.

Date: July 8, 2017
Project No.: 230-1-9
Prepared For: Mr. Jack Chamberlain
TICONDEROGA PARTNERS, LLC
655 Skyway, Suite 230
San Carlos, California 94070
Re: Summary of Estimated Soil/Bedrock Earthwork
Quantities Related to Geotechnical Mitigation
Highland Estates (Lots 5 to 8)
Ticonderoga Drive
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents our summary of estimated soil/bedrock earthwork quantities related to geotechnical mitigation for Lots 5 to 8 of the Highland Estates project in the County of San Mateo, California. Our services were performed in accordance with our proposal and agreement, dated July 1, 2017. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. Prior to our 2015 report, over the decades there have been several geotechnical and geologic related investigations and analysis of the soil and bedrock conditions and recommendations made to mitigate the shallow landsliding occurring at Lots 5 to 8 and these documents are summarized in the above report and incorporated into the letter by reference. The project Civil Engineer has prepared design level grading plans for Lots 5 to 8 and these are presented on Sheets C5.3, C6.3, C7.3, and C8.3 of the plan sets for each lot.

Discussion of Earthwork and Estimated Quantities Related to Geotechnical Mitigation

As identified in the previous geotechnical and geologic reports and project EIR, shallow landsliding has been identified as a geologic/geotechnical condition that needs to be addressed during the site development. Cornerstone and other geotechnical engineers and engineering geologists have concluded that development of these lots is feasible and have provided geotechnical recommendations to mitigate the shallow landsliding.

Grading will be performed at Lots 5 to 8 to establish the building pads, retaining walls, driveways, street improvements along Ticonderoga Drive including construction of the retaining wall required by the public works department, and mitigation of shallow landsliding. Grading will be performed at the same time for Lots 5 to 8. In general, the mitigation work will consist of performing earthwork (grading) to excavate or remove the landslide materials down to undisturbed bedrock materials to establish keyways and benches, installation of subsurface

drains to control ground water, and replacement with suitable excavated soils as compacted fills.

The earthwork related to this geotechnical mitigation is estimated to include up to 25,000 cubic yards for excavation below the design grades shown on the project grading plans to excavate the landslide materials and establish keyways and benches in the undisturbed ground. Some of this excavated material will not be suitable for reuse because it will have too much organics or will not meet the target shear strength properties for reuse at the project site. The unsuitable material will be identified during grading by our staff and will be stockpiled for off-haul. Based on our observations at the site and experience on similar projects, we estimate the upper 1 to 2 feet of the graded surface area of the site below the site proposed site grades will be unsuitable for re-use because of high organic content. Based on discussions with BKF, we understand this corresponds to about 1,000 to 2,000 cubic yards. During excavation below the surficial unsuitable material, we anticipate that small pockets of additional unsuitable material will be encountered the either has too much organics and/or does not meet the target soil shear strength properties; the volume of material for this portion of the excavated material is estimated to be on the order of 500 yards corresponding to about 1/2 of a percent of the 25,000 cubic yards of excavation of the landslide materials. When the suitable excavated material is reused and compacted to backfill the excavation resulting from removal of the landslide material, it will "shrink" which means that at least 10 percent or more material will have to be used to restore the grades back to the original ground surface or structural excavation grades for the residences. The earthwork quantity for "shrinkage" is estimated to be on the order of 2,500 yards for this project. In summary, we estimate that 4,000 to 5,000 yards of suitable material will be needed to balance the above items related to geotechnical earthwork mitigation for Lots 5 to 8.

Closure

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the Highland Estates Lots 5 to 8 project in San Mateo County, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied. The estimated volumes described above are based on our experience with similar projects with similar geologic conditions but the actual quantities will be determined in the field during grading and we recommend that you carry a contingency in the project budget to cover any variations. The limitations described in our report are incorporated into the letter by reference.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.

Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer

SEF:sef

Addressee (1 by email)

EXECUTIVE SUMMARY

This report presents the findings, conclusions, and recommendations of the transportation impact study conducted by Fehr & Peers for the Highland Estates project, an eleven-unit single family residential development proposed in unincorporated San Mateo County, California. The proposed project would subdivide an approximately 99-acre parcel into eleven lots, with the remaining 92.46-acre parcel to be designated as common open space. The residential units would range in size from 2,800 to 3,600 square feet.

STUDY APPROACH

This study analyzed traffic conditions at three existing intersections, as shown on Figure 3. The intersections, as well as the transit, bicycle, and pedestrian networks were analyzed under four scenarios:

1. Existing Conditions
2. Existing With Project Conditions
3. Cumulative (Year 2030) No Project Conditions
4. Cumulative (Year 2030) with Project Conditions

These scenarios were compared against each other using the significance criteria identified by governing documents to determine project impacts. Near-term conditions were qualitatively discussed to address the influence of the three San Francisco Public Utilities Commission (SFPUC) construction projects in the vicinity of the study area.

SUMMARY OF FINDINGS

The proposed project would generate 108 daily, 13 AM peak hour, and 15 PM peak hour total vehicle trips. This equates to approximately 0.5% of all vehicle trips on local streets in the study area, while it would represent about half of that under Cumulative (Year 2030) conditions.

The project's contribution to projected traffic growth at each study intersection between Existing and Cumulative conditions would be low, representing an average contribution of less than 1% of overall cumulative growth.

According to the significance criteria, the proposed project would have a **less-than-significant** impact on the study intersections and surrounding transportation network under Existing and Cumulative conditions.

(3)

the project under this design has decreased from 2,200 cubic yards to 700 cubic yards (not including 200 cubic yards of drain rock).

None of the other attributes of the project, including project footprint, locations of the home sites, and staging, have changed.

**Table 2.0-1
Changes to Proposed Earthwork**

Area	Originally Proposed Cut (cy)	Revised Cut (cy)	Change	Originally Proposed Fill (cy)	Revised Fill (cy)	Change
Lots 1-4	500	500	0	200	2,300	+2,100
Lots 5-8	1,000	4,700	+3,700	1,000	700 ¹	-300
Lots 9 and 10	900	300	-600	2,900	2,900	0
Lot 11	1,300	1,200	-100	1,300	1,000	-300
TOTAL	3,700	6,700	+3,000	5,900	7,600	+1,700
Import	2,200	900	-1,300			

¹Includes 200 cubic yards of drain rock.

2.3 ENVIRONMENTAL ANALYSIS

The changes to the proposed development project described above are evaluated below to determine whether they would result in a new significant impact or increase the severity of previously disclosed impacts of the project. As the analysis shows, the changes to the grading quantities would not result in additional significant environmental impacts not addressed in the recirculated draft EIR or increase the severity of previously identified environmental impacts. No new mitigation measures are required.

Aesthetics

Although the cut and fill quantities provided in the recirculated draft EIR have been revised, the base elevations and locations of the home sites and all other subdivision improvements discussed and evaluated in the recirculated draft EIR remain unchanged. Therefore, Impacts AES-1 through AES-4, which are based on home elevations and locations, remain unchanged and the same mitigation and improvement measures apply to the proposed project.

Biological Resources

The changes to the cut and fill quantities do not alter the project footprint as presented in the recirculated draft EIR. Therefore, Impacts BIO-1 through BIO-11 remain unchanged and the same mitigation measures still apply to the proposed project.

Geology and Soils

The analysis of impacts related to geology and soils provided in the recirculated draft EIR focuses on the locations of the proposed homes and subdivision improvements relative to landslides, unstable geologic units, and other potential geologic hazards. As the locations of the proposed homes and subdivision improvements remain unchanged, Impacts GEO-1 through GEO-6 remain unchanged and the same mitigation measures apply to the proposed project.

Other Resource Topics

Global Climate Change

The changes in grading quantities do not affect the project's estimated construction greenhouse gas emissions as the emissions that were estimated using URBEMIS2007 are based on the amount of total disturbed acreage which has not changed. Therefore, Impact GCC-1 remains unchanged.

Air Quality

The changes in grading quantities do not affect the project's estimated construction emissions as the emissions that were estimated using URBEMIS2007 are based on the amount of total disturbed acreage which has not changed. Therefore, Impact AQ-1 remains unchanged.

Noise

If all the proposed homes are constructed concurrently, the change in grading quantities would reduce project noise impacts as less imported fill would be required than previously analyzed (about 1,300 cubic yards less than before of fill would be imported). Approximately 75 truck trips would be involved in the transport of 900 cubic yards of imported fill compared to 183 truck trips for the transport of 2,200 cubic yards of imported fill analyzed in the recirculated draft EIR. Assuming that five truck trips to import fill could be completed daily, the total site import process could be completed within three weeks rather than four to five weeks as previously analyzed. Therefore, the noise impacts from truck traffic associated with site grading would be less than previously analyzed.

If the proposed home sites are constructed one at a time, the homes on lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed in the recirculated draft EIR by approximately 18 percent, and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR. However, this small increase in truck traffic (34 truck trips) would not substantially increase the noise impact because typically it takes a substantial increase in traffic to increase noise levels by a perceptible amount (such as a doubling of traffic volumes for a 3 decibel increase). Furthermore, the additional 34 truck trips would occur over the course of several weeks during grading activities. Mitigation Measure NOI-1 would still apply to the proposed project, which would reduce Impact NOI-1 to a less than significant level with mitigation.

Hazards and Hazardous Materials

The changes in cut and fill quantities do not alter the project footprint as presented in the recirculated draft EIR or increase the risk of exposure to hazardous materials. Therefore, Impacts HAZMAT-1 and HAZMAT-2 remain unchanged and the same mitigation measures apply to the proposed project.

Transportation

If all of the homes are constructed concurrently, the change in grading quantities would reduce construction-related traffic impacts as less imported fill would be required than previously analyzed. Approximately 75 truck trips would be involved in the transport of 900 cubic yards of imported fill compared to 183 truck trips for the transport of 2,200 cubic yards of imported fill. Assuming that five truck trips to import fill could be completed daily, the total site import process could be completed within three weeks rather than four to five weeks as previously analyzed. Therefore, the number of daily truck trips would remain the same but the duration of truck activity would be shorter and the less than significant traffic impacts from truck traffic associated with site grading would be experienced over a shorter period of time than previously analyzed.

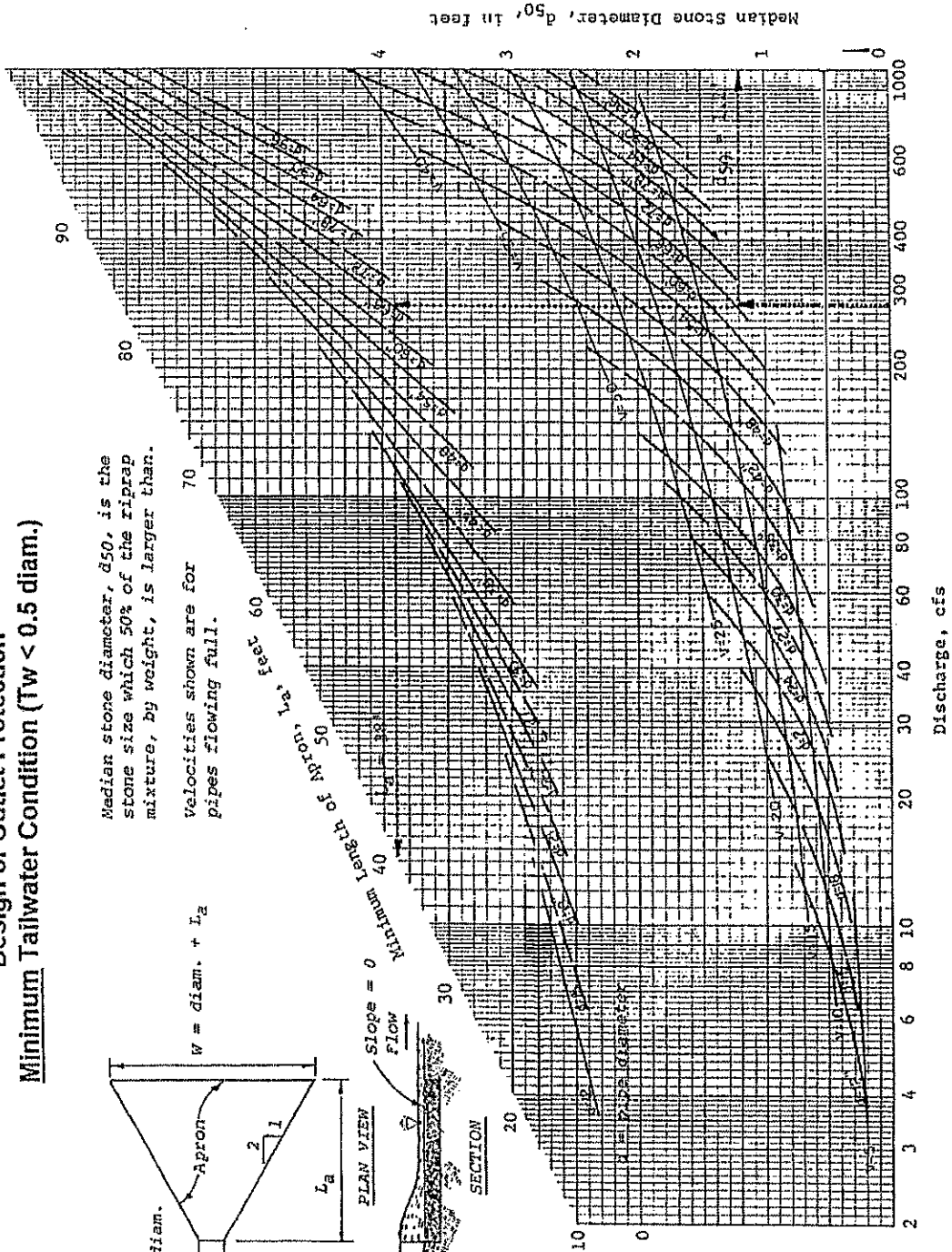
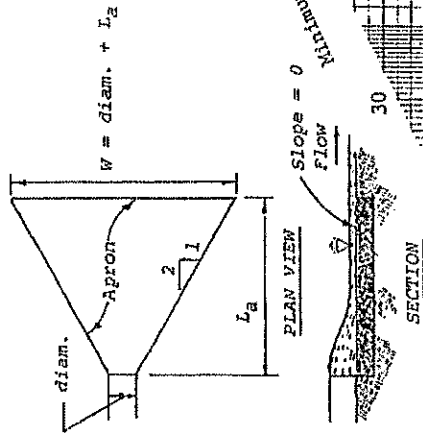
If the homes were constructed one at a time, lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed by approximately 18 percent and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR. However, this small increase in truck traffic (34 truck trips) does not present a substantial increase in the traffic impact from what was previously analyzed. Even with this increase, the project's daily construction truck trips would be substantially less than the daily vehicle trips from project operation, and as the analysis in the recirculated draft EIR shows, project operations would not result in a significant traffic impact. Improvement Measure TRANS-1 would still apply to the proposed project such that truck trips would not occur during peak traffic hours and Impact TRANS-1 would still be less than significant.

APPENDIX G SAMPLE DESIGN OF OUTLET PROTECTION

Design of Outlet Protection Minimum Tailwater Condition ($T_w < 0.5$ diam.)

Median stone diameter, d_{50} , is the stone size which 50% of the riprap mixture, by weight, is larger than.

Velocities shown are for pipes flowing full.





State of California
Department of Transportation

Storm Water Quality Handbooks

Project Planning and Design Guide

Storm Water Pollution Prevention Plan (SWPPP)
and Water Pollution Control Program (WPCP) Preparation Manual



***Construction Site
Best Management Practices (BMPs) Manual***

November 2000

Date: September 21, 2018
Project No.: 230-1-6
Prepared For: Mr. Jack and Noel Chamberlain
TICONDEROGA PARTNERS, LLC
655 Skyway, Suite 230
San Carlos, California 94070
Re: Response to County of San Mateo
Planning Comments Dated September 5, 2018 on Lots 5 to 11
San Mateo Highlands
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents our response to the County of San Mateo, Planning and Building Department comments received in an email from Ms. Camille Leung on September 5, 2018 for the above referenced project. Our services were performed in accordance with our proposal and agreement, dated April 20, 2016. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. Additionally, our firm has provided many follow-up letters on this project as requested by the Planning Department. The most recent comments are reiterated below with a response to each one of them.

Response to Comments

Comment #1: LOT 11 - 1. In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.

Response: Based on our review, we have made an estimate on the volume of fills removal during the mitigation grading and fill that will be required to backfill the over-excavations in the table below. This table also includes our estimate of NEF (None Expansive Fill) to be placed beneath the driveway and garage slabs-on-grade areas. The volume estimates were made by dividing the driveway and garage areas into sublots and projecting the depth of fill from the geotechnical exploration data from the project geotechnical report. It is noted that the actual over-excavation depths (and volumes) will be determined in the field by our representative during grading based on the soil/bedrock conditions observed and they may vary from the estimates summarized below. The estimates below relate to geotechnical mitigation of the undocumented fill and expansive soil conditions and are somewhat independent of the earthwork summary provided on Sheet C11.10 of the project plans.

Lot 11 – Summary of Earthwork Volumes for Driveway & Garage Over-Excavation and Re-Compaction of Undocumented Fill and Add NEF						
Area: Driveway (D) or Garage (G)	Over- excavation (OX) Existing Fill from E.G. to Bottom of Fill	Re-Use Soil from Bottom of OX to Bottom of NEF	Add More Soil to Adjust for ~15% compaction shrinkage of Undocumented Fill	Add Soil to get to Bottom of NEF	Off-haul Extra Soil (-) or Import (+)	Import (+) NEF (8" AB)
	[yd ³]	[yd ³]	[yd ³]	[yd ³]	[yd ³]	[yd ³]
D-1	83	62	9	0	-12 (off- haul)	14
D-2	129	64	10	0	-55 (off- haul)	22
D-3	98	61	9	0	-28 (off- haul)	16
D-4	57	43	7	0	-7 (off-haul)	4
G-1	152	152	23	13	+36 (import)	6
Total [yd³]	519	382	58	13	-66 (off- haul)	+62(import)

Comment #2: LOT 11 - 2. In the Civil Plans, please show that the riprap for the outfall will be keyed into the bedrock, as stated in the Geo letter of 8/10/2018. Please show the location of sandstone (an alternative to bedrock) in plan-view relative to location of outfall.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #3: LOT 5-8 - 3. Please explain "slope mitigation export credit". Why are these cut volumes subtracted from other cut volumes? Also, the total excavation volumes for Lots 5-8 for slope repair do not match estimate provided in 7/8/2018 letter from Cornerstone. Please clarify. Additionally, the volume of imported fill needed for slope repairs needs to be added to overall grading calculations. The values shall be consistent with the 7/8/2018 letter from Cornerstone, or an explanation of the discrepancies must be provided, along with evidence that Cornerstone has reviewed and approved the associated changes.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #4: LOT 9-11 (outfall riprap) - 4. The stormwater outfall rock riprap uses CASQA's EC-10 as guidance. EC-11, "Slope Drains", is also relevant, given the hillside on which this feature will be located. However, we note that EC-9, 10, and 11 are for "Temporary concentrated flow conveyance controls", as stated in CASQA's Handbook. As the proposed drainage infrastructure is for permanent use, alternative design guidance must be followed.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #5: LOT 8-11 - 5. The Civil plans must show the extent of earth work required to ensure the stability of all affected areas, as discussed by Sherry and Scott F. during that last round of comments. To this end, a simplified geologic plan overlaid on the proposed site plan, showing all areas where fill may need to be removed, must be provided.

Response: Please see response memo by BKF dated September 20, 2018.

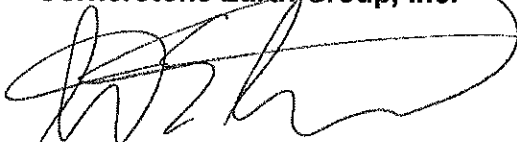
Closure

We hope this provides the information you need at this time. Information and opinions presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the properties at Lots 5 to 11 of the Highland Estates project in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.



Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer



SEF:sef

Addressee (1 by email)



NEXGEN

BUILDERS, INC.

RECEIVED

MAR 18 2014

San Mateo County
Planning Division

Transportation plan for Highland Estates Phase 1 Bunker Hill Drive

All delivery, dump, or concrete trucks will leave the site by going down Bunker Hill Drive to Polhemus, traveling to the 92 Freeway to Highway 101. They will arrive on the same route in reverse.

Any trucking activities will be scheduled after the peak traffic hours of 7:30 am to 8:30 am and before the peak evening hours of 5:00 pm to 6:00 pm. Peak traffic hours were determined by the Highland Estates Administrative Draft Transportation impact study done in Sept. 2008.



Transportation plan for Highland Estates Phase 2

Accessing Cobble Hill, Cowpens and Ticonderoga Roads

All deliveries, dump or concrete trucks will arrive to the construction sites at Ticonderoga road, Cowpens road and Cobble Hill road by way of Highway 92 to Polhemus Road to Ticonderoga Road. All trucks and deliveries will exit along the same route in reverse.

Any truck and deliveries will be scheduled after peak traffic hours of 7:30 to 8:30 AM and before the peak evening hours of 5:00 to 6:00 PM. Peak traffic hours were determined by the Highlands Estates Administrative Draft transportation impact study done in September of 2008.

NEXGEN

BUILDERS, INC.

RECEIVED

MAR 18 2014

San Mateo County
Planning Division

Transportation plan for Highland Estates Phase 1 Bunker Hill Drive

All delivery, dump, or concrete trucks will leave the site by going down Bunker Hill Drive to Polhemus, traveling to the 92 Freeway to Highway 101. They will arrive on the same route in reverse.

Any trucking activities will be scheduled after the peak traffic hours of 7:30 am to 8:30 am and before the peak evening hours of 5:00 pm to 6:00 pm. Peak traffic hours were determined by the Highland Estates Administrative Draft Transportation impact study done in Sept. 2008.

COUNTY OF SAN MATEO PLANNING & BUILDING DEPARTMENT
Application for an Exception to the Winter Grading Moratorium
(October 1 through April 30)

RECEIVED

OCT 24 2018
Last Update: 10/18/17

San Mateo County
Planning Division

Application Requirements

1. Completed Grading Permit Hard Card with current schedule of work, using the National Weather Service as weather source.
2. Plan Sets of an enhanced Erosion and Sediment Control Plan (3 Full Size; if associated with a Building Permit, submit to Building counter) that details what measures will be taken in case of inclement weather and to protect the site overnight and on non-working days. The plan shall also include a description of the final stabilization measures for the site (example: landscaping, construction, jute netting, seeding).
3. An explanation of why project grading/construction cannot be delayed until after April 30.
4. Concurrence by Geotechnical Engineer for repair, large grading projects (if required by Geotechnical Section).

Date of Request: 10/22/2018 (Allow 7 business days for staff review)

Grading Permit No.: PLN: --- BLD: 2016-00159

Site Address: 88 Cowpens Way

Grading Quantities: 470 cut cubic yards 70 fill cubic yards

Applicant Name: Jack Chamberlain

Email: jtuttlec@aol.com Phone: (650) 595-5582

Conditions of Approval for Winter Grading:

1. A Building Permit, including payment of inspection fees, is required to track monthly wet season Erosion Control inspections. Weekly inspections are required in ASBS area.
2. A Pre-Site Inspection for erosion control and tree protection is required, including payment of inspection fees, prior to issuance of an associated Building Permit or Grading "hard card".
3. Applicant must comply with all conditions of approval of the Grading Permit.
4. If grading period must be extended, provide an updated schedule to the project planner.
5. Grading may occur only on dry days. No grading shall occur within 24-hours after a rain event.
5. Applicant shall send photos of final stabilization to the project planner within one week of completion of grading.

Applicant's Signature

STAFF USE ONLY Project Planner: _____ Date: _____

Planner Recommendation (initial one): _____ APPROVE (subject to Winter Grading Conditions, above)
_____ DENY/DEFER

Comments: _____

EC Team Determination (initial one): _____ APPROVED (subject to Winter Grading Conditions, above)
_____ DENIED/DEFERRED

Comments: _____

Date of EC Team Approval: _____

Instructions for Staff: 1) Update PLN/BLD cases; 2) Stamp each BLD plan set with EC stamps; 3) Scan approved form and schedule to BLD Doc tab, attach copy to grading hard card, file original in EC Binder; 4) Follow Pre-Site Procedures

COUNTY OF SAN MATEO PLANNING & BUILDING DEPARTMENT

Application for an Exception to the Winter Grading Moratorium
(October 1 through April 30)

RECEIVED
Last Updated: 10/24/2018

OCT 24 2018

National Weather
San Mateo County
Planning Division

Application Requirements

1. Completed Grading Permit Hard Card with current schedule of work, using the National Weather Service as weather source.
2. Plan Sets of an enhanced Erosion and Sediment Control Plan (3 Full Size; if associated with a Building Permit, submit to Building counter) that details what measures will be taken in case of inclement weather and to protect the site overnight and on non-working days. The plan shall also include a description of the final stabilization measures for the site (example: landscaping, construction, jute netting, seeding).
3. An explanation of why project grading/construction cannot be delayed until after April 30.
4. Concurrence by Geotechnical Engineer for repair, large grading projects (if required by Geotechnical Section).

Date of Request: 10/22/2018 (Allow 7 business days for staff review)

Grading Permit No.: PLN: --- BLD: 2016-00160

Site Address: 2185 Cobblehill Place

Grading Quantities: 140 cut cubic yards 1,800 fill cubic yards

Applicant Name: Jack Chamberlain

Email: jtuttlec@aol.com Phone: (650) 595-5582

Conditions of Approval for Winter Grading:

1. A Building Permit, including payment of inspection fees, is required to track monthly wet season Erosion Control inspections. Weekly inspections are required in ASBS area.
2. A Pre-Site Inspection for erosion control and tree protection is required, including payment of inspection fees, prior to issuance of an associated Building Permit or Grading "hard card".
3. Applicant must comply with all conditions of approval of the Grading Permit.
4. If grading period must be extended, provide an updated schedule to the project planner.
5. Grading may occur only on dry days. No grading shall occur within 24-hours after a rain event.
5. Applicant shall send photos of final stabilization to the project planner within one week of completion of grading.


Applicant's Signature

STAFF USE ONLY Project Planner: _____ Date: _____

Planner Recommendation (initial one): _____ APPROVE (subject to Winter Grading Conditions, above)
_____ DENY/DEFER

Comments: _____

EC Team Determination (initial one): _____ APPROVED (subject to Winter Grading Conditions, above)
_____ DENIED/DEFERRED

Comments: _____

Date of EC Team Approval: _____

Instructions for Staff: 1) Update PLN/BLD cases; 2) Stamp each BLD plan set with EC stamps; 3) Scan approved form and schedule to BLD Doc tab, attach copy to grading hard card, file original in EC Binder; 4) Follow Pre-Site Procedures

Sheet No.	10
Date	12/15/2010
Scale	AS SHOWN
Author	
Check	
Drawn	
Project No.	
Job No.	

- NOTES**
1. CONTRACTOR RESPONSIBLE FOR VERIFYING AND IMPLEMENTING ALL ELEVATIONS WITHIN THE PROJECT SITE.
 2. ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH CALIF. REGS. 170000 AND 170001.
 3. SHEET SHALL BE USED FOR DETAILS 1 AND 2 ONLY.
 4. BANK PROTECTION SHALL BE IN ACCORDANCE WITH CALIF. REGS. 170000 AND 170001.
 5. BANKS SHALL BE INSPECTED WEEKLY PRIOR TO FINAL SDC. EROSION CONTROL SHALL BE EXTENDED TO THE CONCLUSION OF RAIN EVENTS AND AFTER THE CONCLUSION OF RAIN EVENTS.
- LEGEND**
- 18" CONC. CURB
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COUNTY OF SAN MATEO PLANNING & BUILDING DEPARTMENT
Application for an Exception to the Winter Grading Moratorium
(October 1 through April 30)

RECEIVED
Last Update: 1/12/17
OCT 24 2018

San Mateo County
Weather
Training Division

Application Requirements

1. Completed Grading Permit Hard Card with current schedule of work, using the National Weather Service as weather source.
2. Plan Sets of an enhanced Erosion and Sediment Control Plan (3 Full Size; if associated with a Building Permit, submit to Building counter) that details what measures will be taken in case of inclement weather and to protect the site overnight and on non-working days. The plan shall also include a description of the final stabilization measures for the site (example: landscaping, construction, jute netting, seeding).
3. An explanation of why project grading/construction cannot be delayed until after April 30.
4. Concurrence by Geotechnical Engineer for repair, large grading projects (if required by Geotechnical Section).

Date of Request: 10/22/2018 (Allow 7 business days for staff review)

Grading Permit No.: PLN: --- BLD: 2016-00158

Site Address: 2184 Cobblehill Place

Grading Quantities: 770 cut cubic yards 310 fill cubic yards

Applicant Name: Jack Chamberlain

Email: jtuttlec@aol.com Phone: (650) 595-5582

Conditions of Approval for Winter Grading:

1. A Building Permit, including payment of inspection fees, is required to track monthly wet season Erosion Control inspections. Weekly inspections are required in ASBS area.
2. A Pre-Site Inspection for erosion control and tree protection is required, including payment of inspection fees, prior to issuance of an associated Building Permit or Grading "hard card".
3. Applicant must comply with all conditions of approval of the Grading Permit.
4. If grading period must be extended, provide an updated schedule to the project planner.
5. Grading may occur only on dry days. No grading shall occur within 24-hours after a rain event.
5. Applicant shall send photos of final stabilization to the project planner within one week of completion of grading.

Jack Chamberlain
Applicant's Signature

STAFF USE ONLY Project Planner: _____ Date: _____

Planner Recommendation (initial one): _____ APPROVE (subject to Winter Grading Conditions, above)
_____ DENY/DEFER

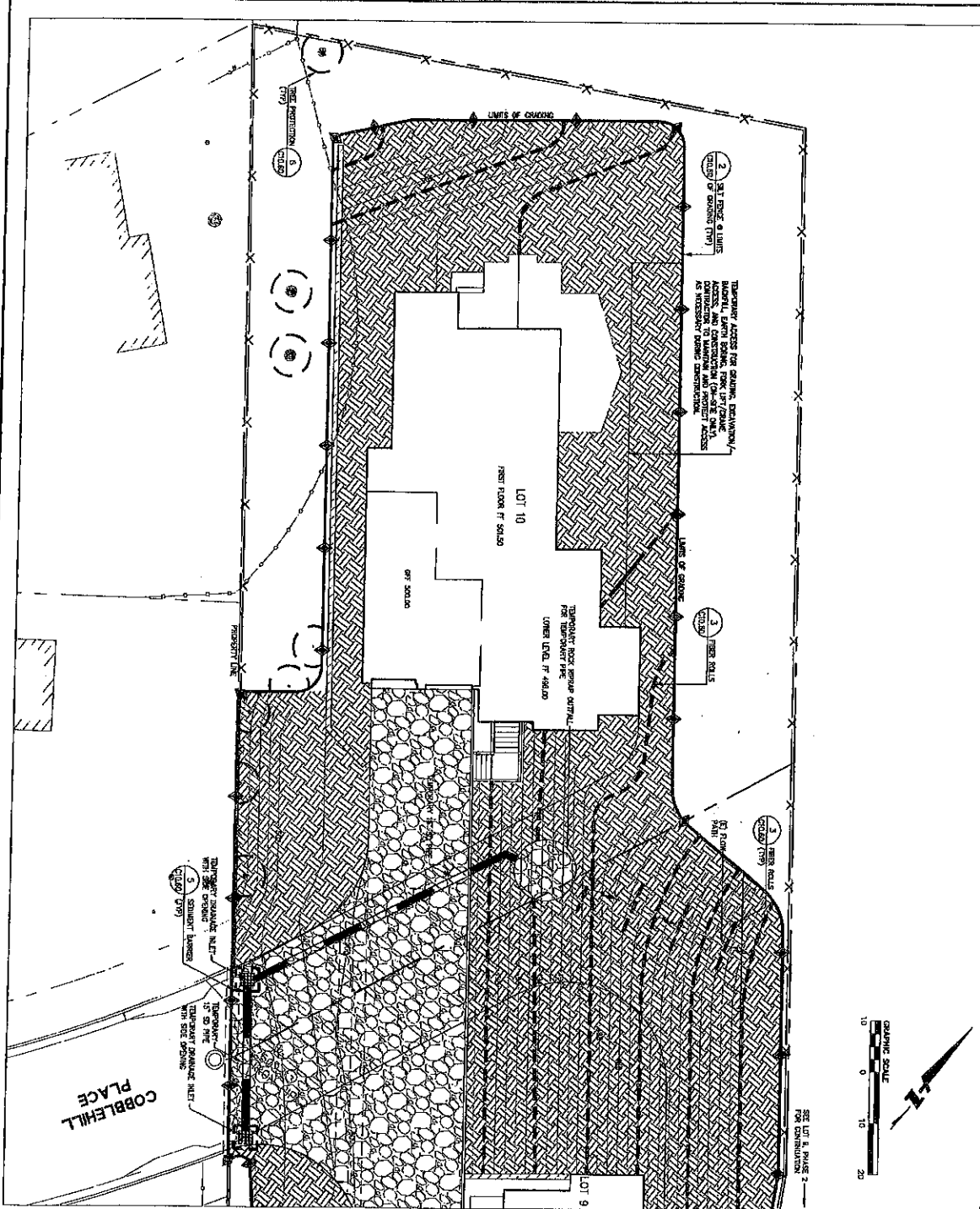
Comments: _____

EC Team Determination (initial one): _____ APPROVED (subject to Winter Grading Conditions, above)
_____ DENIED/DEFERRED

Comments: _____

Date of EC Team Approval: _____

Instructions for Staff: 1) Update PLN/BLD cases; 2) Stamp each BLD plan set with EC stamps; 3) Scan approved form and schedule to BLD Doc tab, attach copy to grading hard card, file original in EC Binder; 4) Follow Pre-Site Procedures



- LEGEND**
- SPLIT PILING PER DETAIL 2, SHEET CIV-100
 - FIBER RAILS PER DETAIL 3, SHEET CIV-100
 - TEMPORARY ROCK RIPRAP APRON PER DETAIL 4, SHEET CIV-100
 - TEMPORARY ACCESS FOR GRADING, EXCAVATION, AND CONSTRUCTION PER DETAIL 5, SHEET CIV-100
 - TEMPORARY ROCK RIPRAP APRON PER DETAIL 6, SHEET CIV-100
 - TEMPORARY ACCESS FOR GRADING, EXCAVATION, AND CONSTRUCTION PER DETAIL 7, SHEET CIV-100
 - TEMPORARY ROCK RIPRAP APRON PER DETAIL 8, SHEET CIV-100
 - TEMPORARY ACCESS FOR GRADING, EXCAVATION, AND CONSTRUCTION PER DETAIL 9, SHEET CIV-100
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 - TEMPORARY ROCK RIPRAP APRON PER DETAIL 24, SHEET CIV-100
 - TEMPORARY ACCESS FOR GRADING, EXCAVATION, AND CONSTRUCTION PER DETAIL 25, SHEET CIV-100
- NOTES**
1. CONTRACTOR RESPONSIBLE FOR MAINTAINING AND IMPROVING ALL EXISTING UTILITIES AND STRUCTURES.
 2. ALL EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES.
 3. STRUCTURES SHALL BE COVERED PER DETAILS 1 AND 2.
 4. ROAD FRONT LOT LINE SHALL BE COMPLETED 48 HOURS BEFORE TO PROCEED WITH THE PROJECT.
 5. TEMPORARY ACCESS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

<p>HIGHLAND ESTATES LOT 10 PHASE 2 GRADING EXHIBIT</p>	<p>BKF100 YEARS ENGINEERS . SURVEYORS . PLANNERS</p>	<p>255 SHORELINE DR SUITE 200 REDWOOD CITY, CA 94065 650-482-6300 650-482-6399 (FAX)</p>
<p>DATE: 10/22/2018 DRAWN BY: hml CHECKED BY: [] APPROVED BY: [] JOB NO: 650106</p>	<p>SAN MATEO SAN MATEO CALIFORNIA</p>	<p>© BKF ENGINEERS</p>

Camille Leung

From: Camille Leung
Sent: Thursday, November 01, 2018 11:02 AM
To: Jack Chamberlain; 'Noel Chamberlain'
Subject: Truck Routes for Lots 9-11
Attachments: Transportation Plan_031814.pdf

Hi Jack and Noel,

Please provide truck routes for Lots 9-11. I attached what you provided for Lots 1-4 for your reference. Please send by the end of the week if possible.

Thanks

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

Camille Leung

From: Camille Leung
Sent: Friday, November 02, 2018 10:39 AM
To: 'Roland Haga'; Jonathan Tang
Cc: Jack Chamberlain
Subject: Clarification re: Drain Rock

Hi Roland and Jonathan,

Do these grading amounts on the BLD permit plans (for foundation work, not slope repair) for Lots 9-11 include drain rock?

How much drain rock for Lots 9-11? Also we will need the drain rock amount for Lots 5-8 too, so if you can provide that it would be great ☺

Lots 9-11	Cut	Fill
9	140	1,800
10	770	310
11	470	70
	1,380	2,180

Thanks!

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

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Friday, November 02, 2018 3:07 PM
To: Camille Leung
Cc: Jack Chamberlain
Subject: Traffic Plan for Ticonderoga
Attachments: dane@nexgenbuilders.com_20181102_141734.pdf

Hi Camille,

Please find attached the traffic and truck route plan for the last 7 homes in the Highlands. I included the old plan that we did for Bunker Hill for reference.

Please feel free to contact me at (650) 444-3089 with any questions or comments that you may have.

Have a great weekend,
Noel

Camille Leung

From: Jonathan Tang <jtang@BKF.com>
Sent: Monday, November 05, 2018 3:34 PM
To: Camille Leung; Roland Haga
Cc: Jack Chamberlain
Subject: RE: Clarification re: Drain Rock

Camille,

The drain rock quantities are minimal and are included in the grading quantities for lots 9-11.

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065

ENGINEERS
SURVEYORS
PLANNERS

d 650.482.6306
o 650.482.6300
jtang@bkf.com
www.bkf.com

100+
YEARS



Delivering Inspired Infrastructure



From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 02, 2018 10:39 AM
To: Roland Haga <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>
Subject: Clarification re: Drain Rock

Hi Roland and Jonathan,

Do these grading amounts on the BLD permit plans (for foundation work, not slope repair) for Lots 9-11 include drain rock?

How much drain rock for Lots 9-11? Also we will need the drain rock amount for Lots 5-8 too, so if you can provide that it would be great ☺

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11	470	70
	1,380	2,180

Thanks!

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

Confidentiality Notice: This email (including any attachment) is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, you are not authorized to intercept, read, print, retain, copy, forward, or disseminate this communication. If you have received this communication in error, please reply to the sender or call 650-482-6300, and then please delete this message from your inbox as well as any copies. Thank you, BKF Engineers 2018

Camille Leung

From: Sherry Liu
Sent: Tuesday, November 13, 2018 9:33 AM
To: Jack Chamberlain
Subject: RE: Highlands lots 5 thru 8

Jack,

Camille and I had a phone call with Scott and Roland on 10/31 and they have proposed to revise the riprap to resubmit. We have not heard back from them since then.

Thank you!

All the best,
Sherry

From: Jack Chamberlain [mailto:jtuttlec@aol.com]
Sent: Tuesday, November 13, 2018 9:27 AM
To: Sherry Liu <xliu@smcgov.org>
Subject: Highlands lots 5 thru 8

Sherry,

Have you signed off on the subject lots. The last time we talked you said that you had no issues with them. Is this still the case?

Thanks,

Jack Chamberlain

Camille Leung

From: Sherry Liu
Sent: Tuesday, November 13, 2018 9:57 AM
To: Jack Chamberlain
Subject: RE: Highlands lots 5 thru 8

Jack,

We agreed to focus on Lots 9-11 for now and we will revisit 5-8 after. We will provide comments regarding grading and other perspectives on Lots 5-8 when time comes.

Thank you!

All the best,
Sherry

From: Jack Chamberlain [mailto:jtuttlec@aol.com]
Sent: Tuesday, November 13, 2018 9:44 AM
To: Sherry Liu <xliu@smcgov.org>
Subject: Re: Highlands lots 5 thru 8

Sherry,

That was on lots 9 thru 11. They said that they would have the change made early this week.

What I am interested in is the status on 5 thru 8.

For your and Camille's information, Our Bank is redoing the loan for lots 9 thru 11 and is now waiting for an updated appraisal report.

Jack

In a message dated 11/13/2018 9:33:06 AM Pacific Standard Time, xliu@smcgov.org writes:

Jack,

Camille and I had a phone call with Scott and Roland on 10/31 and they have proposed to revise the riprap to resubmit.

We have not heard back from them since then.

Thank you!

All the best,

Sherry

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]

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Sherry,

Have you signed off on the subject lots. The last time we talked you said that you had no issues with them. Is this still the case?

Thanks,

Jack Chamberlain

Camille Leung

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Friday, November 16, 2018 10:56 AM
To: Camille Leung; Jack Chamberlain
Cc: Sherry Liu; 'Roland Haga'
Subject: Re: Highlands lots 5 thru 8

Jack submitting Monday

Get [Outlook for iOS](#)

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 16, 2018 10:37:05 AM
To: Scott Fitinghoff; Jack Chamberlain
Cc: Sherry Liu; 'Roland Haga'
Subject: RE: Highlands lots 5 thru 8

Hi Scott,

3 full size sets per Building. Thanks!

From: Scott Fitinghoff [mailto:sfitinghoff@cornerstoneearth.com]
Sent: Friday, November 16, 2018 9:45 AM
To: Camille Leung <cleung@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Roland Haga' <RHAGA@BKF.com>
Subject: RE: Highlands lots 5 thru 8

Hi Camille,

I just finished the first Item for Lot 9, see attached, the revised plan sheets are attached to my letter. How many hard copies do we need to submit?

Scott

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 16, 2018 9:33 AM

To: Jack Chamberlain <jtuttlec@aol.com>

Cc: Sherry Liu <xliu@smcgov.org>; Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>

Subject: RE: Highlands lots 5 thru 8

Hi Jack,

Just checking on the status of the revised civil plans for Lot 9.

As a reminder, these are items that are outstanding for Lots 9-11:

Revised Civil Plans for Lot 9, with Project Geo rationale

Civil Stamps for Lot 11

Sewer sign offs

Wet Season Exception: Grading Schedule, Letter from Project Geo with recommendations for wet season grading

Bio Surveys

Minor Modification for Grading (County to do)

Construction Notice (County to do)

Pre-Site Inspection (County to do)

Thanks

From: Sherry Liu

Sent: Tuesday, November 13, 2018 9:57 AM

To: Jack Chamberlain <jtuttlec@aol.com>

Subject: RE: Highlands lots 5 thru 8

Jack,

We agreed to focus on Lots 9-11 for now and we will revisit 5-8 after. We will provide comments regarding grading and other perspectives on Lots 5-8 when time comes.

Thank you!

All the best,
Sherry

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]

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To: Sherry Liu <xliu@smcgov.org>

Subject: Re: Highlands lots 5 thru 8

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Jack,

Camille and I had a phone call with Scott and Roland on 10/31 and they have proposed to revise the riprap to resubmit.

We have not heard back from them since then.

Thank you!

All the best,

Sherry

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]

Sent: Tuesday, November 13, 2018 9:27 AM

To: Sherry Liu <xliu@smcgov.org>

Subject: Highlands lots 5 thru 8

Sherry,

Have you signed off on the subject lots. The last time we talked you said that you had no issues with them. Is this still the case?

Thanks,

Jack Chamberlain

Camille Leung

From: Paula Thomsen
Sent: Tuesday, November 27, 2018 2:39 PM
To: Jack Chamberlain
Cc: Sherry Liu; Camille Leung
Subject: 88 Cowpens Way

Hi Mr. Chamberlain,
One page is missing stamp! Page C11.80 logistic plan needs stamp according to Sherry Liu.
Let me know if BKF will come in and stamp this one page or if you will be resubmitting.
Kind regards,

Paula Vraast Thomsen

Building Permit Technician II
pthomsen@smcgov.org



Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
www.planning.smcgov.org

Camille Leung

From: Camille Leung
Sent: Tuesday, November 27, 2018 4:14 PM
To: Mark Chow
Subject: FW: Highlands lots 5 thru 8

FYI – Chamberlain will be seeking Sewer signoffs on 3 homes in Highlands (BLD2016-00158, 159, 160)

From: Camille Leung
Sent: Tuesday, November 27, 2018 4:11 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>
Subject: RE: Highlands lots 5 thru 8

Hi Jack,

I received your voicemail. Here's the status of the remaining items:

Revised Civil Plans for Lot 9, with Project Geo rationale --- Under review with Sherry
Civil Stamps for Lot 11 --- See email from Paula
Sewer sign offs --- Still not signed off, Contact Mark Chow (599-1489) in DPW who operates Crystal Springs Sanitation
Wet Season Exception: Still waiting for Grading Schedule and Letter from Project Geo with recommendations for wet season grading

Bio Surveys – wait till last, will need to be reviewed by SWCA
Minor Modification for Grading (County to do)
Construction Notice (County to do)
Pre-Site Inspection (County to do)

Hope this helps

From: Camille Leung
Sent: Friday, November 16, 2018 9:33 AM
To: Jack Chamberlain <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>
Subject: RE: Highlands lots 5 thru 8

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Minor Modification for Grading (County to do)
Construction Notice (County to do)
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Thanks

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Sent: Tuesday, November 13, 2018 9:57 AM
To: Jack Chamberlain <jtuttlec@aol.com>
Subject: RE: Highlands lots 5 thru 8

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Thank you!

All the best,
Sherry

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Sent: Tuesday, November 13, 2018 9:44 AM
To: Sherry Liu <xliu@smcgov.org>
Subject: Re: Highlands lots 5 thru 8

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Subject: Highlands lots 5 thru 8

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Have you signed off on the subject lots. The last time we talked you said that you had no issues with them. Is this still the case?

Thanks,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Wednesday, November 28, 2018 4:07 PM
To: Sherry Liu
Subject: RE: Highlands Neighbors

Hi Sherry,

Do you have the 10/10/18 and the 11/21/18 - Response to GEO comments submitted by Chamberlain? I couldn't find them....

The Browns are interested members of the public.

Thanks!

From: Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
Sent: Wednesday, November 28, 2018 2:21 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands Neighbors

Hi Camille

It looks like there is some new activity on the County's website for the Chamberlain project:

Lot 11
RESUBMITTAL # 15 - pvt - 11/27/2018 ANOTHER resubmittal of CIVIL SETS - 3 sets identical to 10/10/18 submittal - need stamp on page C11.80

Lot 9
RESUBMITTAL #18 - mss - 11/21/2018 - Response to GEO comments - 3 copies of sheets: C9.71, C9.91, C9.93.

Can you please send us electronic copies of all of the above?

Also, you previously sent us the Civil sets dated 10/10 but not the 10/10 Geo comments that are referenced on lot 10:

Lot 10
RESUBMITTAL # 14 - pvt - 10/10/2018 Response to GEO comments - 5 complete CIVIL SETS revised.

Can you please send the 10/10 Response to Geo comments as well?

Thank you,
Deke & Corrin

Camille Leung

From: Camille Leung
Sent: Friday, November 30, 2018 9:42 AM
To: Deke & Corrin Brown
Subject: RE: Highlands Neighbors
Attachments: MIG Bio Survey_112818.pdf

This came in today 😊 Have a great weekend!

From: Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
Sent: Wednesday, November 28, 2018 7:03 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highlands Neighbors

Thanks so much, Camille -

From: [Camille Leung](#)
Sent: Wednesday, November 28, 2018 4:13 PM
To: [Deke & Corrin Brown](#)
Cc: [Sherry Liu](#)
Subject: RE: Highlands Neighbors

Hi Browns!

I've asked Sherry Liu, our Geotechnical Engineer, to provide both the 10/10 and 11/21 Response to GEO comments. Coming shortly!

As for the 11/27/18 civil plan submittal, it is identical in every way to the 10/10 submittal (and is actually still missing the needed stamp!). There is nothing new to report here.

Thanks!

From: Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
Sent: Wednesday, November 28, 2018 2:21 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands Neighbors

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Can you please send the 10/10 Response to Geo comments as well?

Thank you,
Deke & Corrin

Camille Leung

From: Deke & Corrin Brown <d.cbrown@comcast.net>
Sent: Friday, November 30, 2018 9:59 AM
To: Camille Leung
Subject: Re: Highlands Neighbors

Thanks Camille !

I hope you stay dry.

Deke is still in Medford, Oregon taking care of his Mom and I'm down here taking care of my Mom. We're ready for a vacation !!!

From: [Camille Leung](#)
Sent: Friday, November 30, 2018 9:41 AM
To: [Deke & Corrin Brown](#)
Subject: RE: Highlands Neighbors

This came in today 😊 Have a great weekend!

From: Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
Sent: Wednesday, November 28, 2018 7:03 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highlands Neighbors

Thanks so much, Camille -

From: [Camille Leung](#)
Sent: Wednesday, November 28, 2018 4:13 PM
To: [Deke & Corrin Brown](#)
Cc: [Sherry Liu](#)
Subject: RE: Highlands Neighbors

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Thanks!

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Sent: Wednesday, November 28, 2018 2:21 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands Neighbors

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Lot 11

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Can you please send us electronic copies of all of the above?

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Can you please send the 10/10 Response to Geo comments as well?

Thank you,
Deke & Corrin

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Friday, November 30, 2018 1:01 PM
To: Camille Leung
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

Ok, great. Thank you!

~Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 30, 2018 9:58 AM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

Ok, by mid-week next week is ok too ☺

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Friday, November 30, 2018 9:52 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

Hi Camille,

I am caught up in some meetings this morning/afternoon, but I will look this over later today and get back to you with a response.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 30, 2018 9:46 AM
To: Kristen Outten <koutten@swca.com>
Subject: FW: Chamberlain - Minor Mod Notice, Construct Notice

Hi Kristen,

This survey expires in 2 weeks, as a survey is required no more than 2 weeks before start of construction. There's only a slight chance permits for Lots 9-11 will be ready to issue in 2 weeks considering items that still need to be completed (namely construction notice, see email below).

Please let us know if this complies with the Bio mitigation measures and applicable State/Fed regulations.

Thank you ☺

From: Camille Leung
Sent: Tuesday, November 27, 2018 4:17 PM

To: Steve Monowitz <smonowitz@smcgov.org>
Subject: FW: Chamberlain - Minor Mod Notice, Construct Notice

Hi Steve,

Re-sending these for your and Pine's review.....Chamberlain may be getting close to issuance. Here's the status of the remaining items I sent to Jack today:

Revised Civil Plans for Lot 9, with Project Geo rationale --- Under review with Sherry
Civil Stamps for Lot 11 --- See email from Paula
Sewer sign offs --- Still not signed off, Contact Mark Chow (599-1489) in DPW who operates Crystal Springs Sanitation
Wet Season Exception: Still waiting for Grading Schedule and Letter from Project Geo with recommendations for wet season grading

Bio Surveys – wait till last, will need to be reviewed by SWCA
Minor Modification for Grading (County to do)
Construction Notice (County to do)
Pre-Site Inspection (County to do)

From: Camille Leung
Sent: Thursday, November 01, 2018 11:51 AM
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: John Nibbelin <jnibbelin@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: Chamberlain - Minor Mod Notice, Construct Notice

Hi Steve,

Please find attached:

- Draft Minor Mod notice for grading, with attachments
- Construction Notice (which will follow after the Minor Mod Notice public review end date of Nov 20).

Attachments to the notice are still in draft, as I am waiting for the Geo Mitigation Section page for Lot 11 from BKF and truck routes for the Construction Management Plan.

In order to have the public review period for the Minor Mod expire prior to Thanksgiving, Notice needs to go out by Nov. 5.

Thanks!

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

Camille Leung

From: Sherry Liu
Sent: Monday, December 03, 2018 8:48 AM
To: Scott Fitinghoff
Cc: Jack Chamberlain; Camille Leung; Steve Monowitz; Jonathan Tang; Roland Haga
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Yes, make sure sign and stamp.

Thank you!

All the best,
Sherry

From: Scott Fitinghoff [mailto:sfitinghoff@cornerstoneearth.com]
Sent: Monday, December 03, 2018 8:43 AM
To: Sherry Liu <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Jonathan Tang <jtang@BKF.com>; Roland Haga <RHAGA@BKF.com>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Sherry,

Thank You, its been a long time coming. I copied BKF to make sure they confirm the plans.

I am flying to japan today and will stay there for 10 days.

The only way I can sign it is electronically, will you accept that?

Scott

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Sherry Liu <xliu@smcgov.org>
Sent: Monday, December 3, 2018 8:39 AM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz

[<smonowitz@smcgov.org>](mailto:smonowitz@smcgov.org)

Subject: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Hi Scott,

The Geotechnical Section of Planning and Building Department has conditionally approved the 11/21/2018 plans submitted for Lot 9, which included the riprap details for Lot 10, and 11/27/2018 plans submitted for Lot 11. Please make sure that the final riprap details for Lot 10 match the approved ones in Lot 9.

Attached is the Geotechnical Consultant Approval Form. Please sign and stamp Section I and email back to me.

Thank you!

All the best,
Sherry

Camille Leung

From: Camille Leung
Sent: Tuesday, December 04, 2018 3:15 PM
To: Kristen Outten
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

Ok sounds good

From: Kristen Outten [mailto:koutten@swca.com]
Sent: Tuesday, December 04, 2018 3:14 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

Hello Camille,

I have reviewed the attached Pre-construction Biological Survey Report. There are a couple items that raise some question/concern that I would like to look into further (in particular with the dusky footed woodrats). I have to run out to a dentist appointment right now, so I will wrap this up first thing tomorrow morning and email you my comments regarding adequacy/compliance.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 30, 2018 9:46 AM
To: Kristen Outten <koutten@swca.com>
Subject: FW: Chamberlain - Minor Mod Notice, Construct Notice

Hi Kristen,

This survey expires in 2 weeks, as a survey is required no more than 2 weeks before start of construction. There's only a slight chance permits for Lots 9-11 will be ready to issue in 2 weeks considering items that still need to be completed (namely construction notice, see email below).

Please let us know if this complies with the Bio mitigation measures and applicable State/Fed regulations.

Thank you ☺

From: Camille Leung
Sent: Tuesday, November 27, 2018 4:17 PM
To: Steve Monowitz <smonowitz@smcgov.org>
Subject: FW: Chamberlain - Minor Mod Notice, Construct Notice

Hi Steve,

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season grading

Bio Surveys – wait till last, will need to be reviewed by SWCA

Minor Modification for Grading (County to do)

Construction Notice (County to do)

Pre-Site Inspection (County to do)

From: Camille Leung

Sent: Thursday, November 01, 2018 11:51 AM

To: Steve Monowitz <smonowitz@smcgov.org>

Cc: John Nibbelin <jnibbelin@smcgov.org>; Sherry Liu <xliu@smcgov.org>

Subject: Chamberlain - Minor Mod Notice, Construct Notice

Hi Steve,

Please find attached:

- Draft Minor Mod notice for grading, with attachments
- Construction Notice (which will follow after the Minor Mod Notice public review end date of Nov 20).

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In order to have the public review period for the Minor Mod expire prior to Thanksgiving, Notice needs to go out by Nov. 5.

Thanks!

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

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Wednesday, December 05, 2018 11:22 AM
To: Camille Leung
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

Hi Camille,

I reviewed the Pre-construction Survey Memo. I have a few questions/concerns regarding the dusky-footed woodrat and red-legged frog surveys:

Dusky-footed woodrat survey – According to the pre-construction survey memo, three woodrat houses were observed on Lot 9, and one woodrat house was observed on Lot 11 (just outside the construction footprint). The survey memo recommends that a 10-foot avoidance buffer is installed around the woodrat houses “*until they can be relocated in either March or August 2019 (due to breeding cycles).*” Dusky-footed woodrat breeding period typically extends from February to July (some sources suggest December to September), with the majority of litters born in mid-spring. Relocating their houses in March or August, as the survey memo suggests, would be in conflict with MM BIO-2a. I’m curious to know Tay Peterson’s rationale in recommending relocation in March or August.

Furthermore, the survey memo suggests a 10-foot avoidance buffer. According to MM BIO-2a, if construction occurs around woodrat houses during the breeding season when young are present, the “*fence shall be erected around a nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG.*” In the event young are present at the woodrat houses on Lots 9 and 11, we would need to consult with CDFW to determine an appropriate buffer size, which would likely be more than 10 feet.

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Other items to note include the following:

- The survey memo states that tree trimming occurred on “*Lot 9 sometime between June and November 2018.*” Mitigation Measures BIO-2b and BIO-2c require that nesting bird and focused bat surveys were conducted and a report is required (report required for MM BIO-2 only). I don’t know if a survey was conducted or a report was submitted, but I wanted to bring this to your attention just in case.
- Before construction begins on Lot 11, the exclusion fencing around the riparian area needs to be repaired to comply with Mitigation Measure BIO-5a. In addition, signs indicating that the fenced area is “restricted” need to be installed/maintained on the fence.

Feel free to give me a call if you have any questions or would like to discuss further.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 30, 2018 9:46 AM

To: Kristen Outten <koutten@swca.com>
Subject: FW: Chamberlain - Minor Mod Notice, Construct Notice

Hi Kristen,

This survey expires in 2 weeks, as a survey is required no more than 2 weeks before start of construction. There's only a slight chance permits for Lots 9-11 will be ready to issue in 2 weeks considering items that still need to be completed (namely construction notice, see email below).

Please let us know if this complies with the Bio mitigation measures and applicable State/Fed regulations.

Thank you ☺

From: Camille Leung
Sent: Tuesday, November 27, 2018 4:17 PM
To: Steve Monowitz <smonowitz@smcgov.org>
Subject: FW: Chamberlain - Minor Mod Notice, Construct Notice

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

Camille Leung

From: Camille Leung
Sent: Wednesday, December 05, 2018 12:26 PM
To: Jack Chamberlain
Subject: Questions on Bio Survey

Hi Jack,

Please have Tay respond to the following questions/concerns regarding the dusky-footed woodrat and red-legged frog surveys from the County's mitigation monitor:

Dusky-footed woodrat survey – According to the pre-construction survey memo, three woodrat houses were observed on Lot 9, and one woodrat house was observed on Lot 11 (just outside the construction footprint). The survey memo recommends that a 10-foot avoidance buffer is installed around the woodrat houses *“until they can be relocated in either March or August 2019 (due to breeding cycles).”* Dusky-footed woodrat breeding period typically extends from February to July (some sources suggest December to September), with the majority of litters born in mid-spring. Relocating their houses in March or August, as the survey memo suggests, would be in conflict with MM BIO-2a. I'm curious to know Tay Peterson's rationale in recommending relocation in March or August.

Furthermore, the survey memo suggests a 10-foot avoidance buffer. According to MM BIO-2a, if construction occurs around woodrat houses during the breeding season when young are present, the *“fence shall be erected around a nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG.”* In the event young are present at the woodrat houses on Lots 9 and 11, we would need to consult with CDFW to determine an appropriate buffer size, which would likely be more than 10 feet.

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Other items to note include the following:

- The survey memo states that tree trimming occurred on *“Lot 9 sometime between June and November 2018.”* Mitigation Measures BIO-2b and BIO-2c require that nesting bird and focused bat surveys were conducted and a report is required (report required for MM BIO-2 only). I don't know if a survey was conducted or a report was submitted, but I wanted to bring this to your attention just in case.
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Thanks!

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Wednesday, December 05, 2018 12:37 PM
To: Camille Leung
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

Sounds good, thanks.

~Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Wednesday, December 5, 2018 12:26 PM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

Thank you!!! I copied your Qs in an email to the applicant.....Lets see what they come back with...

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Wednesday, December 05, 2018 11:22 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Chamberlain - Minor Mod Notice, Construct Notice

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Thank you 😊

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Phone - 650-363-1826
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Camille Leung

From: Dave Michaels <dm94402@gmail.com>
Sent: Wednesday, December 05, 2018 10:28 PM
To: Steve Monowitz
Cc: Dave Pine; Deke & Corrin Brown; Sam Naifeh; Chris Misner; Pamela Merkadeau; John Nibbelin; Camille Leung; Rick Priola; Liesje Nicolas; Mark Luechtefeld; Dylan Ashbrook; Christine Tam; Christopher Karic
Subject: Re: Highland's Neighbors requests about Chamberlain project

Dear Mr. Monowitz, I'm writing in reference to your email below dated 6/19 regarding grading changes and related documents, and in reference to Supervisor Pine's emails of September and October 2017 regarding the publication of the entire project history.

In Supervisor Pine's email of 9/19/17, he graciously promised the following:

"To provide as much transparency as possible, the Planning Director has decided to make available ALL public records concerning the Chamberlain development that have been generated since the Board of Supervisors approved the project on April 27, 2010.

Specifically, before the end of this month, staff will set up a page hosted on the Planning Department website where staff will post these public records. Staff will first post on this page the documents that have already been forwarded to you so that all of those documents will be in one place and available to anyone else who may be interested in viewing them. Staff will then add additional documents so that the entire record following the Board of Supervisors' action on April 27, 2010 will eventually be available to you and others."

After consulting with the various neighbor groups who have trying to track this project, it appears there is a tremendous amount of confusion and frustration as to how to be kept up-to-date on the project.

Just a couple of brief examples:

- On 10/30, a 9/20 BKF letter was forwarded to neighbors by Camille Leung. This letter states that it is in response to "County of San Mateo comments received on September 9, 2018 via email for Highland Estates lots 5-11". However, I don't know where to locate said "comments" in order to make sense of BKF's letter.
- The county website portal page for the project references: "09/13/2018 Response to GEO soils info", "10/10/2018 Response to GEO comments" and "11/21/2018 Response to GEO comments". Again, I don't know where to locate these comments, this soil info, or the responses to them.

The County's portal website is a place for citizens to visit for updates, since we are obviously not in the Planning Department from day-to-day. It's literally referred to as the Citizen's Portal. Therefore it should achieve its goal of updating Citizens, be updated frequently, and be written in clear layperson's language. However, the updates on this website are cryptic, sporadic and incomplete. For example: what does "Response to GEO comments" mean -- response from whom, to whom? Was the response verbal or in writing? And, most importantly: what was the response? Moreover, there are numerous comments on the portal regarding "resubmittals" of various

documents. It would be appropriate for the comments to include what is different about these updated resubmittals, since we are not professional plan readers. For example: "builder submitted new civil plans on x date for lots x and y, which have updated drain placement". The overarching lack of info puts neighbors in a position where we don't even know what questions to ask or what documents to ask for. This was supposed to be resolved by putting the entire project record online and updating it regularly.

On that note, there is confusion among neighbors regarding the availability of the entire record online. Neighbors report the info to be incomplete and confusing. For example, at <https://planning.smcgov.org/highlands-estates-subdivision-records> there is nothing about lots 1-4 and nothing at all for the past ten months (ten months during which crucial grading communication has occurred). If the "entire record following the Board of Supervisors' action on April 27, 2010" were intended to be made available to increase transparency, shouldn't all emails, letters or documents to, from and between members of the County Staff from 2010 to the present be uploaded to this page?

Since there are so many of us who are interested in/committed to remaining informed, how can we increase transparency right now? Several options I can think of are:

- complete the online project repository of the entire record from 2010 to the present, and update it on a regular schedule the neighbors can follow (example: at the end of each week)
- index the entire record reasonably clearly - where document titles and dates relate to contents, and where documents referenced on the Citizen's Portal are intuitive to locate
- provide reasonable time after the promised "entire record" has been uploaded -- for constituents to review, ask questions and share comments
- provide updates regularly, given the disruption to our lives, as to estimated timelines so we are mentally prepared for construction
- increase the radius for mailing notifications from 200 square feet to 600 square feet
- have an "opt-in" email notification list that mirrors the radius mailings (i.e. emailed same day as radius notification mailings)
- provide a clear process for the above email opt-in, that includes a confirmation when someone opts in
- more thorough, more frequent, and clearer language in the updates to county's Citizen Portal webpage
- keep the lines of communication open for feedback and refinements to these suggestions

I am writing this at a time when concern appears to be growing exponentially, not abating, in the Highlands about the scope of changes in this project. I am by no means a neighborhood spokesperson, and I'm only one of many concerned constituents. I can say with a fair amount of confidence, though, that the "weather" in the neighborhood about the changes to this project is characterized by confusion, dread, and a fair amount of fear. This seems unnecessary when we have the ability to increase transparency to keep citizens up to date and in-the-loop, so that we can feel as at ease as possible during a stressful and disruptive event such as neighborhood construction. My experience is that most of us around here are not "NIMBYs" and don't oppose the project as it was approved. Where people seem to be losing faith is in the gaps in communication and transparency as described here.

Finally, there has been a tremendous amount of discussion neighborhood-wide recently about "sinking" of Ticonderoga Road at the location of lots 5-8. The worrisome info that's widely circulating is that the reflectors installed along the fence at that site are for the purpose of height surveys, and that height surveys have been conducted by the county (by a separate department, unrelated to this project) at that location due to the history of landslides and erosion at that exact location. Folks seem extremely concerned - even scared - about this. I am not familiar with this issue. Can you shed any light about this, and provide any/all height surveys done at this location to the

community? Surely these documents should be readily included in any discussion about construction, grading and trucking trips at lots 5-8, or be the basis for a new supplement to the EIR.

Mr. Monowitz: Please hold off on issuing any grading hard cards or permits until neighbors have received all project documents as promised and have been provided a reasonable amount of time to review and ask questions.

Neighbors: by way of this email, I am asking you to share and discuss these issues as widely and openly as possible with others who might not be copied on this email (including those who are not online, whom I might not know personally, or who have recently come on board in their involvement).

Best
Dave

On Tue, Jun 19, 2018 at 9:10 AM Steve Monowitz <smonowitz@smcgov.org> wrote:

Dear All,

County staff, with the assistance of Cotton Shires, has completed our initial review of the report submitted by the project engineer regarding the grading and earthwork activities required to complete the project. Yesterday, we submitted the following comments, which identify the need for clarifications and supplemental information. The response we receive from the project engineer will be made available for review once we receive it. Please feel free to contact me or Camille if you have questions in the meantime.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

Subject: County Comments on BKF Memo

Hi Roland,

Thank you for your memo of May 14, 2018. Here are the County's comments:

1. The earthwork volumes listed in BKF report for Lots 5-11 deviate from the 2015 Cornerstone report, as they do not include the amount of earthwork for landslide repair. For Lots 9-11, the grading volumes in Table 2 are the same as those shown on the Building plans as “excluding earthwork from site strippings and soil stabilization factors”. For Lots 5-8, the grading volumes in Table 2 are the same as those shown on the Building plans as “excluding earthwork from geotechnical slope remediation activities”.

Please update the grading volumes included in Table 2, as well as the narrative of the memo, to include the volume of grading required to implement the recommendations contained in the Cornerstone report, and a description of how implementation of these recommendations relates to the grading activities described by the May 14th memo.

2. Grading plans submitted to the Building Inspection Section for all lots do not show grading necessary for slope repair work. A separate building permit for slope repair for Lots 9-11 and Lots 5-8 will need to be submitted prior to issuance of Building permits for houses on these lots.

3. Please provide a separate analysis of grading and truck trips for Lots 9-11 and Lots 5-8, as there is a potential for rough grading on Lots 9-11 to be completed far in advance of grading on Lots 5-8. Please describe the estimated truck trips under a concurrent grading scenario for Lots 5-11 and under a separate grading phases (Lots 9-11 then Lots 5-8) scenario.

4. For Lots 9-11, please correct the net volume of material from 800 cu. yds. import to 800 cu. yds. export. Additional comments on the Drainage Plan and Grading Plan for Lots 9-11 will be provided to you by the County’s Geotechnical Section in a separate letter.

Thank you

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

From: Dave Pine

Sent: Monday, June 11, 2018 10:13 PM

To: Deke & Corrin Brown <d.cbrown@comcast.net>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>

Cc: Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

In the event you have not already received it directly from the Planning Department, I have attached to this email a “*Technical Memorandum for Highland Estates Lots 5 -11 Grading Earthwork*” prepared by BKF dated May 14, 2018. BKF is the developer’s civil engineer.

The BKF report is now being reviewed by Sherry Liu (a geotechnical engineer with the SMC Planning Department) and Steve Monowitz. As you have requested, and at my urging, the report will also be reviewed by Cotton Shires.

Based on my conversations with Steve Monowitz, it is my understanding that the developer would like to construct the homes on lots 9-11 and lots 5-8 at the same time. As you know, the homes on lots 9-11 have been on the cusp of receiving a building permit since the winter grading moratorium expired on April 15th. However, issuing a construction permit for the homes on lots 5-8 is contingent on whether the proposed changes to the grading plan for lots 5-8 are permissible under the permit approved by the Board of Supervisors on April 27, 2010.

By way of this email, I am asking Steve Monowitz to update all of us on the status of the review of the BKF report.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Steve Monowitz

Sent: Thursday, March 29, 2018 10:35 AM

To: Deke & Corrin Brown <d.cbrown@comcast.net>

Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; John Nibbelin <jnibbelin@smcgov.org>; Dave Pine <dpine@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

Dear Mr. and Mrs. Brown,

I wanted to add to Supervisor Pine's email and respond to the remaining issues that you raised in your email of March 26th.

The grading exception request for lots 9-11 referenced in your message was not approved. While the winter grading moratorium expires on April 15th, eliminating the requirement for an exception to the winter grading moratorium, we will continue to ensure that future grading activities are conducted in compliance with the conditions of approval and applicable regulations.

With regard to changes on lots 5-11, there have been no changes to lots 9-11 other than those described in the minor modification document provided to you by Supervisor Pine. We are currently working with the permittee to understand the scope of the changes to the grading plan for lots 5-8, and will provide more details about this matter once it is more fully understood. Any changes that are proposed will be carefully reviewed by both Cotton Shires and our Department's Geotechnical Engineer.

If you have any questions or need more information, please feel free to contact me.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

From: Dave Pine

Sent: Monday, March 26, 2018 11:58 PM

To: Deke & Corrin Brown <d.cbrown@comcast.net>

Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

Deke & Corin,

Thank you for your email that I received on Sunday.

Steve Monowitz, the Director of the Planning and Building Department, was not in the office on Monday. I will try to connect with him on Tuesday so we can review your inquiry and get back to you later this week.

In the meantime, attached are the documents that I have immediate access to:

- a) Proposed minor modifications to Lot 9 and Lot 11.
- b) Letter from Daniel Cucchi opposing the minor modifications.

c) Letter from Chief Deputy County Counsel John Nibbelin responding to Mr. Cucchi's letter.

d) Contract with SWCA Environmental Consultants dated January 12, 2018.

I believe documents a) through c) above respond to request 3) in your email.

The contract with SWCA Environmental Consultants was put in place as required by Condition of Approval A.4. That condition states:

“The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project...Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.”

The construction monitoring services to be provided by SWCA are described in Exhibit A to the contract beginning on page 11. I do not believe SWCA has been involved in reviewing changes in the grading plans, and I will check with Mr. Monowitz as to how that is being handled.

Once again, a more complete response to your inquiry will follow later this week.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Deke & Corrin Brown [<mailto:d.brown@comcast.net>]

Sent: Sunday, March 25, 2018 10:58 AM

To: Dave Pine <dpine@smcgov.org>; Liesje Nicolas <liesjenicolas@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>

Subject: Highland's Neighbors requests about Chamberlain project

Dear Supervisor Pine,

Regarding the Chamberlain development in the Highlands -

We have been unable to locate documentation for the following items.

- 1) There has been discussion about a decision on an 'Exception to the Grading Moratorium' for Mr. Chamberlain. Please provide the issues or other consideration for that decision, any related documents detailing that exception to grading, and its current status.
- 2) Please provide updates or changes on documents and maps for grading Lots 5-11. Especially the clarification for the grading.
- 3) You informed us that Mr. Daniel Cucchi sent a letter to the County regarding Minor Modification. Please send a copy of Mr. Cucchi's letter and the response from county counsel, which you mentioned to us.

When we met with Mr. Monowitz and later with you, we requested that Cotton Shires review current grading plans and any subsequent changes and to perform the construction monitoring on all lots. Please let us know the status of that request.

As you can imagine our entire neighborhood is watching all of this rain and contacting us regularly regarding this project.

This has become a major issue with your constituents in the Highlands and surrounding Communities. Our community made significant contributions to resolving and preventing problems with this project before you took office. Neighbors are concerned that the community's voices are being heard and responded to. Please let us know if we can be of any help.

Sincerely,

Deke & Corrin Brown

Camille Leung

From: Camille Leung
Sent: Tuesday, December 11, 2018 12:05 PM
To: Kristen Outten
Subject: FW: Highland Estates Questions on Bio Survey

Hi Kristen,

Please see Tay's response in the email chain below. What do you think?

Thanks!

From: Taylor Peterson [mailto:tpeterson@migcom.com]
Sent: Monday, December 10, 2018 10:35 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>
Subject: FW: Highland Estates Questions on Bio Survey

Camille,
Jack asked that I forward my email responses to your questions. Please see them imbedded in your original email below.
Thanks,
Tay

From: Taylor Peterson <tpeterson@migcom.com>
Sent: Thursday, December 6, 2018 11:22 AM
To: 'Chamberlain Jack' <jtuttlec@aol.com>
Subject: Highland Estates Questions on Bio Survey

Jack,

Responses are imbedded in the email below. Will you be sending this to the County, or did you want me to send it?

Thanks,

Tay

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/5/2018 12:25:47 PM Pacific Standard Time
Subject: Questions on Bio Survey

Hi Jack,

Please have Tay respond to the following questions/concerns regarding the dusky-footed woodrat and red-legged frog surveys from the County's mitigation monitor:

Dusky-footed woodrat survey – According to the pre-construction survey memo, three woodrat houses were observed on Lot 9, and one woodrat house was observed on Lot 11 (just outside the construction footprint). The survey memo recommends that a 10-foot avoidance buffer is installed around the woodrat houses “*until they can be relocated in either March or August 2019 (due to breeding cycles).*” Dusky-footed woodrat breeding period typically extends from February to July (some sources suggest December to September), with the majority of litters born in mid-spring. Relocating their houses in March or August, as the survey memo suggests, would be in conflict with MM BIO-2a. I’m curious to know Tay Peterson’s rationale in recommending relocation in March or August.

Response: We work with Mark Allaback of Biosearch Associates when we need to relocated SFDW. He is a seasoned biological consultant, has a scientific collection permit, has completed a number of woodrat relocation studies, and has worked with CDFW on the methodology; therefore we value his expertise in this subject. Having come across this situation many times, we recently asked Mark to explain when woodrats can be moved. Here is his response:

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Please also note that the mitigation measure was written some years ago, and more information has been collected about woodrat behavior in the interim.

Furthermore, the survey memo suggests a 10-foot avoidance buffer. According to MM BIO-2a, if construction occurs around woodrat houses during the breeding season when young are present, the “*fence shall be erected around a nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG.*” In the event young are present at the woodrat houses on Lots 9 and 11, we would need to consult with CDFW to determine an appropriate buffer size, which would likely be more than 10 feet.

Response: In thinking about this a bit more, the intent of the 10 foot buffer is to protect the houses from direct disturbance during construction. It’s typically demarcated in the field with plastic orange fencing so it is visible to workers, particularly any that are operating equipment. The fencing has holes in it large enough for a woodrat to pass through, or the rats can possibly climb it. The fencing can also be installed with a gap at the bottom for woodrat passage. We did not craft the mitigation language, but think this method, along with a biological monitor being present, would be acceptable to CDFW. Our understanding is that weatherization needs to happen in the near future, before the correct time of year to relocate the woodrats. The winterization is in a gully on the project site, which is not next to the woodrat houses. The applicant understands that the woodrats would be relocated at the appropriate time of year prior to the start of house pad grading and house construction on Lot 9, and that this may affect the construction schedule.

California red-legged frog survey – Mitigation Measure BIO-2d requires that “*immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs.*” According to the pre-construction survey memo, the red-legged frog survey was conducted on November 26, 2018. Frogs could easily move into the proposed disturbance area between November 26th and the start of construction, especially considering winter rains have begun and frogs are starting to disperse. To comply with MM BIO-2d and ensure there are no impacts to this species, the pre-construction red-legged frog survey should be conducted *immediately* prior to ground disturbance (i.e., the same day, or at the very most the day prior).

Response: The applicant understood that he would not be granted a building permit until this latest survey was conducted, and thus requested it. It is understood that another pre-construction survey(s) will be necessary for the lots prior to construction.

Other items to note include the following:

- The survey memo states that tree trimming occurred on “*Lot 9 sometime between June and November 2018.*” Mitigation Measures BIO-2b and BIO-2c require that nesting bird and focused bat surveys were conducted and a report is required (report required for MM BIO-2 only). I don’t know if a survey was conducted or a report was submitted, but I wanted to bring this to your attention just in case.
- Before construction begins on Lot 11, the exclusion fencing around the riparian area needs to be repaired to comply with Mitigation Measure BIO-5a. In addition, signs indicating that the fenced area is “restricted” need to be installed/maintained on the fence.

Response: If the applicant trimmed the trees it is assumed it was done just after the June 2018 pre-construction survey. The trees were topped, ostensibly to improve the view from the neighboring yard. The exclusion fencing on Lot 11 needs repair, but the signs are still intact and legible. They will be included on the repaired/replaced fence.

Thanks!

Taylor Peterson
Director of Biological Analysis
MIG, Inc.
2635 North First Street, Suite 149
San Jose, California 95134
Cell: (650) 400-5767

Camille Leung

From: Sherry Liu
Sent: Thursday, December 13, 2018 11:45 AM
To: d.cbrown@comcast.net
Cc: Camille Leung; Timothy Fox
Subject: RE: Highlands Neighbors
Attachments: 11152018 review response fm GoR.pdf; 09212018 review response fm GoR.pdf

Hi Mr. and Mrs. Brown,

Please find the attached two geotechnical comment responses from the project engineers:

1. 11152018 review response from GoR: 11/21 resubmittal
2. 09212018 review response from GoR: 10/10 resubmittal

All the best,
Sherry

From: Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]
Sent: Wednesday, November 28, 2018 2:21 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands Neighbors

Hi Camille

It looks like there is some new activity on the County's website for the Chamberlain project:

Lot 11
RESUBMITTAL # 15 - pvt - 11/27/2018 ANOTHER resubmittal of CIVIL SETS - 3 sets identical to 10/10/18 submittal - need stamp on page C11.80

Lot 9
RESUBMITTAL #18 - mss - 11/21/2018 - Response to GEO comments - 3 copies of sheets: C9.71, C9.91, C9.93.

Can you please send us electronic copies of all of the above?

Also, you previously sent us the Civil sets dated 10/10 but not the 10/10 Geo comments that are referenced on lot 10:

Lot 10

RESUBMITTAL # 14 - pvt - 10/10/2018 Response to GEO comments - 5 complete CIVIL SETS revised.

Can you please send the 10/10 Response to Geo comments as well?

Thank you,
Deke & Corrin

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Thursday, December 13, 2018 1:55 PM
To: Camille Leung
Subject: RE: Highland Estates Questions on Bio Survey

Hi Camille,

I agree with your suggestion below. I think they should revise their memo to more clearly state the next steps (i.e., CRLF survey immediately prior to the start of ground disturbance, consultation with CDFW to relocate woodrats during breeding season, etc). In essence, their recommendations should be consistent with the requirements listed in the MMRP, which should then be implemented by the contractor. Let me know if you have any questions or would like to discuss further.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Wednesday, December 12, 2018 1:38 PM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Highland Estates Questions on Bio Survey

Hi Kristen,

What happens next? How do we hold them to your suggestions? I'm thinking they should revise their memo with specific recommendations (addressing your comments) for 2 all stages: 1) prior to construction and 2) during construction and 3) at the time of relocation of the SFDW nests.

Then we can review again....

What do you think?

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Tuesday, December 11, 2018 3:19 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highland Estates Questions on Bio Survey

Hi Camille,

See my comments below, in red....

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, December 11, 2018 12:05 PM
To: Kristen Outten <koutten@swca.com>
Subject: FW: Highland Estates Questions on Bio Survey

Hi Kristen,

Please see Tay's response in the email chain below. What do you think?

Thanks!

From: Taylor Peterson [<mailto:tpeterson@migcom.com>]
Sent: Monday, December 10, 2018 10:35 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>
Subject: FW: Highland Estates Questions on Bio Survey

Camille,
Jack asked that I forward my email responses to your questions. Please see them imbedded in your original email below.
Thanks,
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Thanks,

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Response: We work with Mark Allaback of Biosearch Associates when we need to relocated SFDW. He is a seasoned biological consultant, has a scientific collection permit, has completed a number of woodrat relocation studies, and has worked with CDFW on the methodology; therefore we value his expertise in this subject. Having come across this situation many times, we recently asked Mark to explain when woodrats can be moved. Here is his response:

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Please also note that the mitigation measure was written some years ago, and more information has been collected about woodrat behavior in the interim.

If this is the case, I think we would need CDFW's approval before trapping/relocating woodrats during spring or summer months; especially since this contradicts our MMRP/CEQA documentation.

Furthermore, the survey memo suggests a 10-foot avoidance buffer. According to MM BIO-2a, if construction occurs around woodrat houses during the breeding season when young are present, the *"fence shall be erected around a nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG."* In the event young are present at the woodrat houses on Lots 9 and 11, we would need to consult with CDFW to determine an appropriate buffer size, which would likely be more than 10 feet.

Response: In thinking about this a bit more, the intent of the 10 foot buffer is to protect the houses from direct disturbance during construction. It's typically demarcated in the field with plastic orange fencing so it is visible to workers, particularly any that are operating equipment. The fencing has holes in it large enough for a woodrat to pass through, or the rats can possibly climb it. The fencing can also be installed with a gap at the bottom for woodrat passage. We did not craft the mitigation language, but think this method, along with a biological monitor being present, would be acceptable to CDFW. Our understanding is that weatherization needs to happen in the near future, before the correct time of year to relocate the woodrats. The winterization is in a gully on the project site, which is not next to the woodrat houses. The applicant understands that the woodrats would be relocated at the appropriate time of year prior to the start of house pad grading and house construction on Lot 9, and that this may affect the construction schedule.

I agree in that a 10-foot buffer would be sufficient to protect the woodrat house from direct disturbance, and would be sufficient if only "winterization" were to occur (assuming winterization is limited to BMP installation?). However, if heavy equipment is operating within the vicinity of the nest, I anticipate the buffer will need to be sufficiently larger. Regardless, to comply with the MMRP, we still need to consult with CDFW to work within the vicinity of a potential nest site. Camille: it may be worth a phone call to discuss this one in more detail.

California red-legged frog survey – Mitigation Measure BIO-2d requires that *"immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs."* According to the pre-construction survey memo, the red-legged frog survey was conducted on November 26, 2018. Frogs could easily move into the proposed disturbance area between November 26th and the start of construction, especially considering winter rains have begun and frogs are starting to disperse. To comply with MM BIO-2d and ensure there are no impacts to this species, the pre-construction red-legged frog survey should be conducted *immediately* prior to ground disturbance (i.e., the same day, or at the very most the day prior).

Response: The applicant understood that he would not be granted a building permit until this latest survey was conducted, and thus requested it. It is understood that another pre-construction survey(s) will be necessary for the lots prior to construction. Ok.

Other items to note include the following:

- The survey memo states that tree trimming occurred on “*Lot 9 sometime between June and November 2018.*” Mitigation Measures BIO-2b and BIO-2c require that nesting bird and focused bat surveys were conducted and a report is required (report required for MM BIO-2 only). I don’t know if a survey was conducted or a report was submitted, but I wanted to bring this to your attention just in case.
- Before construction begins on Lot 11, the exclusion fencing around the riparian area needs to be repaired to comply with Mitigation Measure BIO-5a. In addition, signs indicating that the fenced area is “restricted” need to be installed/maintained on the fence.

Response: If the applicant trimmed the trees it is assumed it was done just after the June 2018 pre-construction survey. The trees were topped, ostensibly to improve the view from the neighboring yard. The exclusion fencing on Lot 11 needs repair, but the signs are still intact and legible. They will be included on the repaired/replaced fence.

Camille: if you haven’t already obtained the nesting bird survey report from the June 2018 survey, you may want to do so so that we have all necessary documentation for the final reports.

Thanks!

Taylor Peterson
Director of Biological Analysis
MIG, Inc.
2635 North First Street, Suite 149
San Jose, California 95134
Cell: (650) 400-5767

Camille Leung

From: Camille Leung
Sent: Thursday, December 13, 2018 3:01 PM
To: Taylor Peterson
Cc: Jack Chamberlain
Subject: FW: Highland Estates Questions on Bio Survey

Hi Tay,

Please revise your memo to incorporate comments from the County's Mitigation Monitor (see red text below) and more clearly state the next steps (i.e., CRLF survey immediately prior to the start of ground disturbance, consultation with CDFW to relocate woodrats during breeding season, etc). It would be helpful if you could categorize next steps in terms of "prior to construction", "during construction", etc. Please make sure your recommendations are consistent with the requirements listed in the MMRP. Revising conditions will require a modification of the permit, which will need Director approval.

Please send your revised Memo and we can take another look. Also, please send the nesting bird survey report from the June 2018 survey so that we have all necessary documentation for the final reports.

Thank you

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

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/5/2018 12:25:47 PM Pacific Standard Time
Subject: Questions on Bio Survey

Hi Jack,

Please have Tay respond to the following questions/concerns regarding the dusky-footed woodrat and red-legged frog surveys from the County's mitigation monitor:

Dusky-footed woodrat survey – According to the pre-construction survey memo, three woodrat houses were observed on Lot 9, and one woodrat house was observed on Lot 11 (just outside the construction footprint). The survey memo

recommends that a 10-foot avoidance buffer is installed around the woodrat houses “until they can be relocated in either March or August 2019 (due to breeding cycles).” Dusky-footed woodrat breeding period typically extends from February to July (some sources suggest December to September), with the majority of litters born in mid-spring. Relocating their houses in March or August, as the survey memo suggests, would be in conflict with MM BIO-2a. I’m curious to know Tay Peterson’s rationale in recommending relocation in March or August.

Response: We work with Mark Allaback of Biosearch Associates when we need to relocated SFDW. He is a seasoned biological consultant, has a scientific collection permit, has completed a number of woodrat relocation studies, and has worked with CDFW on the methodology; therefore we value his expertise in this subject. Having come across this situation many times, we recently asked Mark to explain when woodrats can be moved. Here is his response:

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2635 North First Street, Suite 149
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Cell: (650) 400-5767

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Thursday, December 13, 2018 3:09 PM
To: Camille Leung
Subject: RE: Highland Estates Questions on Bio Survey

Perfect! Thanks Camille.

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 13, 2018 3:01 PM
To: Kristen Outten <koutten@swca.com>
Subject: FW: Highland Estates Questions on Bio Survey

FYI

From: Camille Leung
Sent: Thursday, December 13, 2018 3:01 PM
To: 'Taylor Peterson' <tpeterson@migcom.com>
Cc: 'Jack Chamberlain' <jtuttlec@aol.com>
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To: jtuttlec@aol.com

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I agree in that a 10-foot buffer would be sufficient to protect the woodrat house from direct disturbance, and would be sufficient if only “winterization” were to occur (assuming winterization is limited to BMP installation?). However, if heavy equipment is operating within the vicinity of the nest, I anticipate the buffer will need to be sufficiently larger. Regardless, to comply with the MMRP, we still need to consult with CDFW to work within the vicinity of a potential nest site.

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Response: The applicant understood that he would not be granted a building permit until this latest survey was conducted, and thus requested it. It is understood that another pre-construction survey(s) will be necessary for the lots prior to construction. Ok.

Other items to note include the following:

- The survey memo states that tree trimming occurred on “*Lot 9 sometime between June and November 2018.*” Mitigation Measures BIO-2b and BIO-2c require that nesting bird and focused bat surveys were conducted and a report is required (report required for MM BIO-2 only). I don’t know if a survey was conducted or a report was submitted, but I wanted to bring this to your attention just in case.
- Before construction begins on Lot 11, the exclusion fencing around the riparian area needs to be repaired to comply with Mitigation Measure BIO-5a. In addition, signs indicating that the fenced area is “restricted” need to be installed/maintained on the fence.

Response: If the applicant trimmed the trees it is assumed it was done just after the June 2018 pre-construction survey. The trees were topped, ostensibly to improve the view from the neighboring yard. The exclusion fencing on Lot 11 needs repair, but the signs are still intact and legible. They will be included on the repaired/replaced fence.

Thanks!

Taylor Peterson
Director of Biological Analysis
MIG, Inc.
2635 North First Street, Suite 149
San Jose, California 95134
Cell: (650) 400-5767

Camille Leung

From: Taylor Peterson <tpeterson@migcom.com>
Sent: Thursday, December 13, 2018 3:23 PM
To: Camille Leung
Cc: Jack Chamberlain
Subject: RE: Highland Estates Questions on Bio Survey

Got it. I will try to get this to you tomorrow, or Monday at the latest.

Thanks,
Tay

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 13, 2018 3:01 PM
To: Taylor Peterson <tpeterson@migcom.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>
Subject: FW: Highland Estates Questions on Bio Survey

Hi Tay,

Please revise your memo to incorporate comments from the County's Mitigation Monitor (see red text below) and more clearly state the next steps (i.e., CRLF survey immediately prior to the start of ground disturbance, consultation with CDFW to relocate woodrats during breeding season, etc). It would be helpful if you could categorize next steps in terms of "prior to construction", "during construction", etc. Please make sure your recommendations are consistent with the requirements listed in the MMRP. Revising conditions will require a modification of the permit, which will need Director approval.

Please send your revised Memo and we can take another look. Also, please send the nesting bird survey report from the June 2018 survey so that we have all necessary documentation for the final reports.

Thank you

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

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/5/2018 12:25:47 PM Pacific Standard Time
Subject: Questions on Bio Survey

Hi Jack,

Please have Tay respond to the following questions/concerns regarding the dusky-footed woodrat and red-legged frog surveys from the County's mitigation monitor:

Dusky-footed woodrat survey – According to the pre-construction survey memo, three woodrat houses were observed on Lot 9, and one woodrat house was observed on Lot 11 (just outside the construction footprint). The survey memo recommends that a 10-foot avoidance buffer is installed around the woodrat houses “until they can be relocated in either March or August 2019 (due to breeding cycles).” Dusky-footed woodrat breeding period typically extends from February to July (some sources suggest December to September), with the majority of litters born in mid-spring. Relocating their houses in March or August, as the survey memo suggests, would be in conflict with MM BIO-2a. I'm curious to know Tay Peterson's rationale in recommending relocation in March or August.

Response: We work with Mark Allaback of Biosearch Associates when we need to relocated SFDW. He is a seasoned biological consultant, has a scientific collection permit, has completed a number of woodrat relocation studies, and has worked with CDFW on the methodology; therefore we value his expertise in this subject. Having come across this situation many times, we recently asked Mark to explain when woodrats can be moved. Here is his response:

The optimal time to move woodrats in our area is Aug - Oct, but CDFW has approved March and may approve July, assuming the environmental conditions are good for live-trapping (no rain and temps above ~40 F, ideally 50 F). The intent is to avoid the pup rearing period of April-June (that may extend into July), and the winter when enviro conditions are poor for live-trapping and for relocated animals to get established. They are also less trappable in the winter.

Please also note that the mitigation measure was written some years ago, and more information has been collected about woodrat behavior in the interim.

If this is the case, I think we would need CDFW's approval before trapping/relocating woodrats during spring or summer months; especially since this contradicts our MMRP/CEQA documentation.

Furthermore, the survey memo suggests a 10-foot avoidance buffer. According to MM BIO-2a, if construction occurs around woodrat houses during the breeding season when young are present, the “fence shall be erected around a nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG.” In the event young are present at the woodrat houses on Lots 9 and 11, we would need to consult with CDFW to determine an appropriate buffer size, which would likely be more than 10 feet.

Response: In thinking about this a bit more, the intent of the 10 foot buffer is to protect the houses from direct disturbance during construction. It's typically demarcated in the field with plastic orange fencing so it is visible to workers, particularly any that are operating equipment. The fencing has holes in it large enough for a woodrat to pass through, or the rats can possibly climb it. The fencing can also be installed with a gap at the bottom for woodrat passage. We did not craft the mitigation language, but think this method, along with a biological monitor being present, would be acceptable to CDFW. Our understanding is that weatherization needs to happen in the near future, before the correct time of year to relocate the woodrats. The winterization is in a gully on the project site, which is not next to the woodrat houses. The applicant understands that the woodrats would be relocated at the appropriate time of year prior to the start of house pad grading and house construction on Lot 9, and that this may affect the construction schedule.

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Response: The applicant understood that he would not be granted a building permit until this latest survey was conducted, and thus requested it. It is understood that another pre-construction survey(s) will be necessary for the lots prior to construction. Ok.

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Response: If the applicant trimmed the trees it is assumed it was done just after the June 2018 pre-construction survey. The trees were topped, ostensibly to improve the view from the neighboring yard. The exclusion fencing on Lot 11 needs repair, but the signs are still intact and legible. They will be included on the repaired/replaced fence.

Thanks!

Taylor Peterson
Director of Biological Analysis
MIG, Inc.
2635 North First Street, Suite 149
San Jose, California 95134
Cell: (650) 400-5767

Camille Leung

From: Camille Leung
Sent: Monday, December 17, 2018 3:59 PM
To: Kristen Outten
Subject: FW: Highland Estates Questions on Bio Survey
Attachments: MIG memo_Highland Lots 9 10 11 biology compliance November 2018 rev Dec 2018 with figures.pdf; MIG memo_Highland Lots 9 10 11 biology compliance June 2018.pdf

Hi Kristen,

Let us know if this is ok...Thanks!

From: Taylor Peterson [mailto:tpeterson@migcom.com]
Sent: Monday, December 17, 2018 2:04 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Ralph Osterling <ralph@ralphosterling.com>
Subject: RE: Highland Estates Questions on Bio Survey

Hi Camille,

Here is the revised memo for the most recent monitoring visits. We can initiate email contact with CDFW regarding a construction buffer.

With regard to your request for the nesting bird survey report, I have an email from you indicating that you received it. However, I took a look at it again, and noticed that we stated an incorrect date for when the woodrat houses were moved. The memo says "last year" when it should have said 2015. I have fixed that date and am resending the memo (attached) so that you can replace it in your files.

Thanks,
Tay

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 13, 2018 3:01 PM
To: Taylor Peterson <tpeterson@migcom.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>
Subject: FW: Highland Estates Questions on Bio Survey

Hi Tay,

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Please send your revised Memo and we can take another look. Also, please send the nesting bird survey report from the June 2018 survey so that we have all necessary documentation for the final reports.

Thank you

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

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/5/2018 12:25:47 PM Pacific Standard Time
Subject: Questions on Bio Survey

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Response: We work with Mark Allaback of Biosearch Associates when we need to relocated SFDW. He is a seasoned biological consultant, has a scientific collection permit, has completed a number of woodrat relocation studies, and has worked with CDFW on the methodology; therefore we value his expertise in this subject. Having come across this situation many times, we recently asked Mark to explain when woodrats can be moved. Here is his response:

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Thanks!

Taylor Peterson
Director of Biological Analysis
MIG, Inc.
2635 North First Street, Suite 149
San Jose, California 95134
Cell: (650) 400-5767

Camille Leung

From: Liesje Nicolas <liesjenicolas@gmail.com>
Sent: Wednesday, December 19, 2018 11:14 AM
To: frankelt@pacbel.net
Cc: Deke & Corrin Brown; Sam Naifeh; Chris Misner; Pamela Merkadeau; John Nibbelin; Camille Leung; Rick Priola; Liesje Nicolas; Liesje Nicolas; Mark Luechtefeld; Dylan Ashbrook; Christine Tam; Christopher Karic; Dave Michaels; Steve Monowitz; Dave Pine
Subject: Fwd: Highland's Neighbors requests about Chamberlain project

Mr. Thomas Frankel
Owner, Hillside Garden Apartments

Dear Mr. Frankel,

We too are surprised and concerned that in recent years the County has not kept you in the loop, most especially on serious modifications in the Chamberlain project lots, for which we have asked public review by the Planning Commission. Examples of concern to your property The Hillside Garden Apartments, as well as Highlands residents include significant issues in grading, drainage, slope stability, and the highest fire danger classification in state and federal ratings.

Over two years ago Highlands residents sent in 200 letters asking the County to follow the conditions of approval which have been significantly ignored.

You are on record as involved in providing input and attending County meetings on the development proposal. Since 2010 public involvement has met with a baffling resistance. Unfortunately there are many such examples, after the County had worked extensively with area communities, you, and the owners of Crystal Springs Shopping Center as well as the applicant to arrive at the 2010 approval.

The email below outlines some of the concerns. The community has repeatedly informed the County about ignoring the conditions of approval, improper implementation of requirements under both County regulations and conditions of approval, depriving the public of review of significant changes made by the applicant (developer).

Best Regards,
Liesje Nicolas
President, Highlands Community Association

----- Forwarded message -----

From: Dave Michaels <dm94402@gmail.com>
Date: Wed, Dec 5, 2018 at 10:28 PM
Subject: Re: Highland's Neighbors requests about Chamberlain project
To: <smonowitz@smcgov.org>
Cc: Dave Pine <dpine@smcgov.org>, Deke & Corrin Brown <d.cbrown@comcast.net>, Sam Naifeh <samnaifeh@sbcglobal.net>, Chris Misner <chrismisner@yahoo.com>, Pamela Merkadeau <pamela@merkadeau.com>, <jnibbelin@smcgov.org>, cleung <cleung@smcgov.org>, Rick Priola <hcapres@gmail.com>, Liesje Nicolas <HighlandsCAPresident@gmail.com>, Liesje Nicolas <liesjenicolas@gmail.com>, Mark Luechtefeld <mluechtefeld@gmail.com>, Dylan Ashbrook

<dylanashbrook@gmail.com>, Christine Tam <tomfinke2010@gmail.com>, Christopher Karic <ckaric@sellarlaw.com>

Dear Mr. Monowitz, I'm writing in reference to your email below dated 6/19 regarding grading changes and related documents, and in reference to Supervisor Pine's emails of September and October 2017 regarding the publication of the entire project history.

In Supervisor Pine's email of 9/19/17, he graciously promised the following:

"To provide as much transparency as possible, the Planning Director has decided to make available ALL public records concerning the Chamberlain development that have been generated since the Board of Supervisors approved the project on April 27, 2010.

Specifically, before the end of this month, staff will set up a page hosted on the Planning Department website where staff will post these public records. Staff will first post on this page the documents that have already been forwarded to you so that all of those documents will be in one place and available to anyone else who may be interested in viewing them. Staff will then add additional documents so that the entire record following the Board of Supervisors' action on April 27, 2010 will eventually be available to you and others."

After consulting with the various neighbor groups who have trying to track this project, it appears there is a tremendous amount of confusion and frustration as to how to be kept up-to-date on the project.

Just a couple of brief examples:

- On 10/30, a 9/20 BKF letter was forwarded to neighbors by Camille Leung. This letter states that it is in response to "County of San Mateo comments received on September 9, 2018 via email for Highland Estates lots 5-11". However, I don't know where to locate said "comments" in order to make sense of BKF's letter.
- The county website portal page for the project references: "09/13/2018 Response to GEO soils info", "10/10/2018 Response to GEO comments" and "11/21/2018 Response to GEO comments". Again, I don't know where to locate these comments, this soil info, or the responses to them.

The County's portal website is a place for citizens to visit for updates, since we are obviously not in the Planning Department from day-to-day. It's literally referred to as the Citizen's Portal. Therefore it should achieve its goal of updating Citizens, be updated frequently, and be written in clear layperson's language. However, the updates on this website are cryptic, sporadic and incomplete. For example: what does "Response to GEO comments" mean -- response from whom, to whom? Was the response verbal or in writing? And, most importantly: what was the response? Moreover, there are numerous comments on the portal regarding "resubmittals" of various documents. It would be appropriate for the comments to include what is different about these updated resubmittals, since we are not professional plan readers. For example: "builder submitted new civil plans on x date for lots x and y, which have updated drain placement". The overarching lack of info puts neighbors in a position where we don't even know what questions to ask or what documents to ask for. This was supposed to be resolved by putting the entire project record online and updating it regularly.

On that note, there is confusion among neighbors regarding the availability of the entire record online. Neighbors report the info to be incomplete and confusing. For example,

at <https://planning.smcgov.org/highlands-estates-subdivision-records> there is nothing about lots 1-4 and nothing at all for the past ten months (ten months during which crucial grading communication has occurred). If the "entire record following the Board of Supervisors' action on April 27, 2010" were intended to be made available to increase transparency, shouldn't all emails, letters or documents to, from and between members of the County Staff from 2010 to the present be uploaded to this page?

Since there are so many of us who are interested in/committed to remaining informed, how can we increase transparency right now? Several options I can think of are:

- complete the online project repository of the entire record from 2010 to the present, and update it on a regular schedule the neighbors can follow (example: at the end of each week)
- index the entire record reasonably clearly - where document titles and dates relate to contents, and where documents referenced on the Citizen's Portal are intuitive to locate
- provide reasonable time after the promised "entire record" has been uploaded -- for constituents to review, ask questions and share comments
- provide updates regularly, given the disruption to our lives, as to estimated timelines so we are mentally prepared for construction
- increase the radius for mailing notifications from 200 square feet to 600 square feet
- have an "opt-in" email notification list that mirrors the radius mailings (i.e. emailed same day as radius notification mailings)
- provide a clear process for the above email opt-in, that includes a confirmation when someone opts in
- more thorough, more frequent, and clearer language in the updates to county's Citizen Portal webpage
- keep the lines of communication open for feedback and refinements to these suggestions

I am writing this at a time when concern appears to be growing exponentially, not abating, in the Highlands about the scope of changes in this project. I am by no means a neighborhood spokesperson, and I'm only one of many concerned constituents. I can say with a fair amount of confidence, though, that the "weather" in the neighborhood about the changes to this project is characterized by confusion, dread, and a fair amount of fear. This seems unnecessary when we have the ability to increase transparency to keep citizens up to date and in-the-loop, so that we can feel as at ease as possible during a stressful and disruptive event such as neighborhood construction. My experience is that most of us around here are not "NIMBYs" and don't oppose the project as it was approved. Where people seem to be losing faith is in the gaps in communication and transparency as described here.

Finally, there has been a tremendous amount of discussion neighborhood-wide recently about "sinking" of Ticonderoga Road at the location of lots 5-8. The worrisome info that's widely circulating is that the reflectors installed along the fence at that site are for the purpose of height surveys, and that height surveys have been conducted by the county (by a separate department, unrelated to this project) at that location due to the history of landslides and erosion at that exact location. Folks seem extremely concerned - even scared - about this. I am not familiar with this issue. Can you shed any light about this, and provide any/all height surveys done at this location to the community? Surely these documents should be readily included in any discussion about construction, grading and trucking trips at lots 5-8, or be the basis for a new supplement to the EIR.

Mr. Monowitz: Please hold off on issuing any grading hard cards or permits until neighbors have received all project documents as promised and have been provided a reasonable amount of time to review and ask questions.

Neighbors: by way of this email, I am asking you to share and discuss these issues as widely and openly as possible with others who might not be copied on this email (including those who are not online, whom I might not know personally, or who have recently come on board in their involvement).

Best
Dave

On Tue, Jun 19, 2018 at 9:10 AM Steve Monowitz <smonowitz@smcgov.org> wrote:

Dear All,

County staff, with the assistance of Cotton Shires, has completed our initial review of the report submitted by the project engineer regarding the grading and earthwork activities required to complete the project. Yesterday, we submitted the following comments, which identify the need for clarifications and supplemental information. The response we receive from the project engineer will be made available for review once we receive it. Please feel free to contact me or Camille if you have questions in the meantime.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

Subject: County Comments on BKF Memo

Hi Roland,

Thank you for your memo of May 14, 2018. Here are the County's comments:

1. The earthwork volumes listed in BKF report for Lots 5-11 deviate from the 2015 Cornerstone report, as they do not include the amount of earthwork for landslide repair. For Lots 9-11, the grading volumes in Table 2 are the same as those shown on the Building plans as "excluding earthwork from site strippings and soil stabilization factors". For Lots 5-8, the grading volumes in Table 2 are the same as those shown on the Building plans as "excluding earthwork from geotechnical slope remediation activities".

Please update the grading volumes included in Table 2, as well as the narrative of the memo, to include the volume of grading required to implement the recommendations contained in the Cornerstone report, and a description of how implementation of these recommendations relates to the grading activities described by the May 14th memo.

2. Grading plans submitted to the Building Inspection Section for all lots do not show grading necessary for slope repair work. A separate building permit for slope repair for Lots 9-11 and Lots 5-8 will need to be submitted prior to issuance of Building permits for houses on these lots.

3. Please provide a separate analysis of grading and truck trips for Lots 9-11 and Lots 5-8, as there is a potential for rough grading on Lots 9-11 to be completed far in advance of grading on Lots 5-8. Please describe the estimated truck trips under a concurrent grading scenario for Lots 5-11 and under a separate grading phases (Lots 9-11 then Lots 5-8) scenario.

4. For Lots 9-11, please correct the net volume of material from 800 cu. yds. import to 800 cu. yds. export. Additional comments on the Drainage Plan and Grading Plan for Lots 9-11 will be provided to you by the County's Geotechnical Section in a separate letter.

Thank you

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

From: Dave Pine

Sent: Monday, June 11, 2018 10:13 PM

To: Deke & Corrin Brown <d.cbrown@comcast.net>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>
Subject: RE: Highland's Neighbors requests about Chamberlain project

In the event you have not already received it directly from the Planning Department, I have attached to this email a "*Technical Memorandum for Highland Estates Lots 5 -11 Grading Earthwork*" prepared by BKF dated May 14, 2018. BKF is the developer's civil engineer.

The BKF report is now being reviewed by Sherry Liu (a geotechnical engineer with the SMC Planning Department) and Steve Monowitz. As you have requested, and at my urging, the report will also be reviewed by Cotton Shires.

Based on my conversations with Steve Monowitz, it is my understanding that the developer would like to construct the homes on lots 9-11 and lots 5-8 at the same time. As you know, the homes on lots 9-11 have been on the cusp of receiving a building permit since the winter grading moratorium expired on April 15th. However, issuing a construction permit for the homes on lots 5-8 is contingent on whether the proposed changes to the grading plan for lots 5-8 are permissible under the permit approved by the Board of Supervisors on April 27, 2010.

By way of this email, I am asking Steve Monowitz to update all of us on the status of the review of the BKF report.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Steve Monowitz

Sent: Thursday, March 29, 2018 10:35 AM

To: Deke & Corrin Brown <d.cbrown@comcast.net>

Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; John Nibbelin <jnibbelin@smcgov.org>; Dave Pine <dpine@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

Dear Mr. and Mrs. Brown,

I wanted to add to Supervisor Pine's email and respond to the remaining issues that you raised in your email of March 26th.

The grading exception request for lots 9-11 referenced in your message was not approved. While the winter grading moratorium expires on April 15th, eliminating the requirement for an exception to the winter grading moratorium, we will continue to ensure that future grading activities are conducted in compliance with the conditions of approval and applicable regulations.

With regard to changes on lots 5-11, there have been no changes to lots 9-11 other than those described in the minor modification document provided to you by Supervisor Pine. We are currently working with the permittee to understand the scope of the changes to the grading plan for lots 5-8, and will provide more details about this matter once it is more fully understood. Any changes that are proposed will be carefully reviewed by both Cotton Shires and our Department's Geotechnical Engineer.

If you have any questions or need more information, please feel free to contact me.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

From: Dave Pine

Sent: Monday, March 26, 2018 11:58 PM

To: Deke & Corrin Brown <d.cbrown@comcast.net>

Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

Deke & Corin,

Thank you for your email that I received on Sunday.

Steve Monowitz, the Director of the Planning and Building Department, was not in the office on Monday. I will try to connect with him on Tuesday so we can review your inquiry and get back to you later this week.

In the meantime, attached are the documents that I have immediate access to:

- a) Proposed minor modifications to Lot 9 and Lot 11.
- b) Letter from Daniel Cucchi opposing the minor modifications.
- c) Letter from Chief Deputy County Counsel John Nibbelin responding to Mr. Cucchi's letter.
- d) Contract with SWCA Environmental Consultants dated January 12, 2018.

I believe documents a) through c) above respond to request 3) in your email.

The contract with SWCA Environmental Consultants was put in place as required by Condition of Approval A.4. That condition states:

“The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project...Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.”

The construction monitoring services to be provided by SWCA are described in Exhibit A to the contract beginning on page 11. I do not believe SWCA has been involved in reviewing changes in the grading plans, and I will check with Mr. Monowitz as to how that is being handled.

Once again, a more complete response to your inquiry will follow later this week.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]

Sent: Sunday, March 25, 2018 10:58 AM

To: Dave Pine <dpine@smcgov.org>; Liesje Nicolas <liesjenicolas@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>

Subject: Highland's Neighbors requests about Chamberlain project

Dear Supervisor Pine,

Regarding the Chamberlain development in the Highlands -

We have been unable to locate documentation for the following items.

- 1) There has been discussion about a decision on an 'Exception to the Grading Moratorium' for Mr. Chamberlain. Please provide the issues or other consideration for that decision, any related documents detailing that exception to grading, and its current status.
- 2) Please provide updates or changes on documents and maps for grading Lots 5-11. Especially the clarification for the grading.
- 3) You informed us that Mr. Daniel Cucchi sent a letter to the County regarding Minor Modification. Please send a copy of Mr. Cucchi's letter and the response from county counsel, which you mentioned to us.

When we met with Mr. Monowitz and later with you, we requested that Cotton Shires review current grading plans and any subsequent changes and to perform the construction monitoring on all lots. Please let us know the status of that request.

As you can imagine our entire neighborhood is watching all of this rain and contacting us regularly regarding this project.

This has become a major issue with your constituents in the Highlands and surrounding Communities. Our community made significant contributions to resolving and preventing problems with this project before you took office. Neighbors are concerned that the community's voices are being heard and responded to. Please let us know if we can be of any help.

Sincerely,

Deke & Corrin Brown

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Thursday, December 20, 2018 9:17 AM
To: Camille Leung
Subject: RE: Highland Estates Questions on Bio Survey

Hi Camille,

I still have some concerns regarding the woodrat avoidance measures. MIG's survey memo recommends installing a 10-foot avoidance buffer surrounding the woodrat houses on Lot 9 and 11 "until occupied houses can be relocated in late summer 2019 using the methods previously approved by CDFW." My concerns are as follows:

- MIG's memo suggests that the woodrat houses would have a 10-foot buffer throughout the breeding season, when young may be present. The MMRP requires that if young are present "a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with CDFG." A 10-foot buffer would suffice for the time being (winter); however, it would likely need to be expanded, in coordination with CDFG, if young are present during the breeding period. Follow up surveys during the breeding period would be required to confirm whether or not young are present. **Please note if young are present in spring/summer 2019, we would need to consult with CDFG to determine a suitable avoidance buffer. This could result in construction delays and possibly a reduced construction footprint.**
- The MMRP states: "If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space." MIG's memo references a woodrat relocation plan that was submitted to (and I assume approved by?) CDFG in 2015. **Did CDFG specifically say not to relocate in winter? If not, in accordance with the MMRP, we should be dismantling the woodrat houses now. This would reduce the risk of potential construction delays and/or a reduced footprint.**

Also, please note the preconstruction woodrat survey is valid within 30 days prior to the start of construction. The preconstruction survey was conducted on November 26, 2018, which means the survey is valid through next Tuesday (December 25, 2018). If ground disturbance does not commence by this time, then a follow-up survey would be required.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, December 17, 2018 3:59 PM
To: Kristen Outten <koutten@swca.com>
Subject: FW: Highland Estates Questions on Bio Survey

Hi Kristen,

Let us know if this is ok...Thanks!

From: Taylor Peterson [<mailto:tpeterson@migcom.com>]
Sent: Monday, December 17, 2018 2:04 PM

To: Camille Leung <cleung@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Ralph Osterling <ralph@ralphosterling.com>
Subject: RE: Highland Estates Questions on Bio Survey

Hi Camille,

Here is the revised memo for the most recent monitoring visits. We can initiate email contact with CDFW regarding a construction buffer.

With regard to your request for the nesting bird survey report, I have an email from you indicating that you received it. However, I took a look at it again, and noticed that we stated an incorrect date for when the woodrat houses were moved. The memo says "last year" when it should have said 2015. I have fixed that date and am resending the memo (attached) so that you can replace it in your files.

Thanks,
Tay

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 13, 2018 3:01 PM
To: Taylor Peterson <tpeterson@migcom.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>
Subject: FW: Highland Estates Questions on Bio Survey

Hi Tay,

Please revise your memo to incorporate comments from the County's Mitigation Monitor (see red text below) and more clearly state the next steps (i.e., CRLF survey immediately prior to the start of ground disturbance, consultation with CDFW to relocate woodrats during breeding season, etc). It would be helpful if you could categorize next steps in terms of "prior to construction", "during construction", etc. Please make sure your recommendations are consistent with the requirements listed in the MMRP. Revising conditions will require a modification of the permit, which will need Director approval.

Please send your revised Memo and we can take another look. Also, please send the nesting bird survey report from the June 2018 survey so that we have all necessary documentation for the final reports.

Thank you

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

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/5/2018 12:25:47 PM Pacific Standard Time
Subject: Questions on Bio Survey

Hi Jack,

Please have Tay respond to the following questions/concerns regarding the dusky-footed woodrat and red-legged frog surveys from the County's mitigation monitor:

Dusky-footed woodrat survey – According to the pre-construction survey memo, three woodrat houses were observed on Lot 9, and one woodrat house was observed on Lot 11 (just outside the construction footprint). The survey memo recommends that a 10-foot avoidance buffer is installed around the woodrat houses “until they can be relocated in either March or August 2019 (due to breeding cycles).” Dusky-footed woodrat breeding period typically extends from February to July (some sources suggest December to September), with the majority of litters born in mid-spring. Relocating their houses in March or August, as the survey memo suggests, would be in conflict with MM BIO-2a. I'm curious to know Tay Peterson's rationale in recommending relocation in March or August.

Response: We work with Mark Allback of Biosearch Associates when we need to relocated SFDW. He is a seasoned biological consultant, has a scientific collection permit, has completed a number of woodrat relocation studies, and has worked with CDFW on the methodology; therefore we value his expertise in this subject. Having come across this situation many times, we recently asked Mark to explain when woodrats can be moved. Here is his response:

The optimal time to move woodrats in our area is Aug - Oct, but CDFW has approved March and may approve July, assuming the environmental conditions are good for live-trapping (no rain and temps above ~40 F, ideally 50 F). The intent is to avoid the pup rearing period of April-June (that may extend into July), and the winter when enviro conditions are poor for live-trapping and for relocated animals to get established. They are also less trappable in the winter.

Please also note that the mitigation measure was written some years ago, and more information has been collected about woodrat behavior in the interim.

If this is the case, I think we would need CDFW's approval before trapping/relocating woodrats during spring or summer months; especially since this contradicts our MMRP/CEQA documentation.

Furthermore, the survey memo suggests a 10-foot avoidance buffer. According to MM BIO-2a, if construction occurs around woodrat houses during the breeding season when young are present, the “fence shall be erected around a nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG.” In the event young are present at the woodrat houses on Lots 9 and 11, we would need to consult with CDFW to determine an appropriate buffer size, which would likely be more than 10 feet.

Response: In thinking about this a bit more, the intent of the 10 foot buffer is to protect the houses from direct disturbance during construction. It's typically demarcated in the field with plastic orange fencing so it is visible to workers, particularly any that are operating equipment. The fencing has holes in it large enough for a woodrat to pass through, or the rats can possibly climb it. The fencing can also be installed with a gap at the bottom for woodrat passage. We did not craft the mitigation language, but think this method, along with a biological monitor being present, would be acceptable to CDFW. Our understanding is that weatherization needs to happen in the near future, before the correct time of year to relocate the woodrats. The winterization is in a gully on the project site, which is not next to the woodrat houses. The applicant understands that the woodrats would be relocated at the appropriate time of year prior to the start of house pad grading and house construction on Lot 9, and that this may affect the construction schedule.

I agree in that a 10-foot buffer would be sufficient to protect the woodrat house from direct disturbance, and would be sufficient if only “winterization” were to occur (assuming winterization is limited to BMP installation?). However, if heavy equipment is operating within the vicinity of the nest, I anticipate the buffer will need to be sufficiently larger. Regardless, to comply with the MMRP, we still need to consult with CDFW to work within the vicinity of a potential nest site.

California red-legged frog survey – Mitigation Measure BIO-2d requires that “*immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs.*” According to the pre-construction survey memo, the red-legged frog survey was conducted on November 26, 2018. Frogs could easily move into the proposed disturbance area between November 26th and the start of construction, especially considering winter rains have begun and frogs are starting to disperse. To comply with MM BIO-2d and ensure there are no impacts to this species, the pre-construction red-legged frog survey should be conducted *immediately* prior to ground disturbance (i.e., the same day, or at the very most the day prior).

Response: The applicant understood that he would not be granted a building permit until this latest survey was conducted, and thus requested it. It is understood that another pre-construction survey(s) will be necessary for the lots prior to construction. Ok.

Other items to note include the following:

- The survey memo states that tree trimming occurred on “*Lot 9 sometime between June and November 2018.*” Mitigation Measures BIO-2b and BIO-2c require that nesting bird and focused bat surveys were conducted and a report is required (report required for MM BIO-2 only). I don’t know if a survey was conducted or a report was submitted, but I wanted to bring this to your attention just in case.
- Before construction begins on Lot 11, the exclusion fencing around the riparian area needs to be repaired to comply with Mitigation Measure BIO-5a. In addition, signs indicating that the fenced area is “restricted” need to be installed/maintained on the fence.

Response: If the applicant trimmed the trees it is assumed it was done just after the June 2018 pre-construction survey. The trees were topped, ostensibly to improve the view from the neighboring yard. The exclusion fencing on Lot 11 needs repair, but the signs are still intact and legible. They will be included on the repaired/replaced fence.

Thanks!

Taylor Peterson
Director of Biological Analysis
MIG, Inc.
2635 North First Street, Suite 149
San Jose, California 95134
Cell: (650) 400-5767

Camille Leung

From: Camille Leung
Sent: Thursday, December 20, 2018 9:30 AM
To: Taylor Peterson
Cc: Jack Chamberlain
Subject: FW: Highland Estates Questions on Bio Survey

Hi Tay,

Our Mitigation Monitoring Consultant still has some concerns regarding the woodrat avoidance measures. Please respond to the following comments. Once all the concerns have been addressed, the bio survey can be revised.

Please note the preconstruction woodrat survey is valid within 30 days prior to the start of construction. The preconstruction survey was conducted on November 26, 2018, which means the survey is valid through next Tuesday (December 25, 2018). If ground disturbance does not commence by this time, then a follow-up survey would be required. Many items are still pending for the building permits Lots 9-11. Please coordinate with the applicant regarding the timing of the next survey.

Mitigation Monitoring Consultant's Comments:

MIG's survey memo recommends installing a 10-foot avoidance buffer surrounding the woodrat houses on Lot 9 and 11 "until occupied houses can be relocated in late summer 2019 using the methods previously approved by CDFW." Her concerns are as follows:

- MIG's memo suggests that the woodrat houses would have a 10-foot buffer throughout the breeding season, when young may be present. The MMRP requires that if young are present "a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with CDFG." A 10-foot buffer would suffice for the time being (winter); however, it would likely need to be expanded, in coordination with CDFG, if young are present during the breeding period. Follow up surveys during the breeding period would be required to confirm whether or not young are present. **Please note if young are present in spring/summer 2019, we would need to consult with CDFG to determine a suitable avoidance buffer. This could result in construction delays and possibly a reduced construction footprint.**
- The MMRP states: "If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space." MIG's memo references a woodrat relocation plan that was submitted to (and I assume approved by?) CDFG in 2015. **Did CDFG specifically say not to relocate in winter? If not, in accordance with the MMRP, we should be dismantling the woodrat houses now. This would reduce the risk of potential construction delays and/or a reduced footprint.**

Thanks!

Camille Leung

From: Liesje Nicolas <liesjenicolas@gmail.com>
Sent: Friday, December 21, 2018 9:25 PM
To: frankelt@pacbell.net
Cc: Steve Monowitz; Dave Pine; Deke & Corrin Brown; Sam Naifeh; Chris Misner; Pamela Merkadeau; John Nibbelin; Camille Leung; Rick Priola; Liesje Nicolas; Mark Luechtefeld; Dylan Ashbrook; Christine Tam; Christopher Karic; Dave Michaels
Subject: Re: Highland's Neighbors requests about Chamberlain project

Resending with corrected address.

Mr. Thomas Frankel
Owner, Hillside Garden Apartments

Dear Mr. Frankel,

We too are surprised and concerned that in recent years the County has not kept you in the loop, most especially on serious modifications in the Chamberlain project lots, for which we have asked public review by the Planning Commission. Examples of concern to your property The Hillside Garden Apartments, as well as Highlands residents include significant issues in grading, drainage, slope stability, and the highest fire danger classification in state and federal ratings.

Over two years ago Highlands residents sent in 200 letters asking the County to follow the conditions of approval which have been significantly ignored.

You are on record as involved in providing input and attending County meetings on the development proposal. Since 2010 public involvement has met with a baffling resistance. Unfortunately there are many such examples, after the County had worked extensively with area communities, you, and the owners of Crystal Springs Shopping Center as well as the applicant to arrive at the 2010 approval.

The email below outlines some of the concerns. The community has repeatedly informed the County about ignoring the conditions of approval, improper implementation of requirements under both County regulations and conditions of approval, depriving the public of review of significant changes made by the applicant (developer).

Best Regards,
Liesje Nicolas
President, Highlands Community Association

On Wed, Dec 5, 2018 at 10:28 PM Dave Michaels <dm94402@gmail.com> wrote:

Dear Mr. Monowitz, I'm writing in reference to your email below dated 6/19 regarding grading changes and related documents, and in reference to Supervisor Pine's emails of September and October 2017 regarding the publication of the entire project history.

In Supervisor Pine's email of 9/19/17, he graciously promised the following:

"To provide as much transparency as possible, the Planning Director has decided to make available ALL public records concerning the Chamberlain development that have been generated since the Board of Supervisors approved the project on April 27, 2010.

Specifically, before the end of this month, staff will set up a page hosted on the Planning Department website where staff will post these public records. Staff will first post on this page the documents that have already been forwarded to you so that all of those documents will be in one place and available to anyone else who may be interested in viewing them. Staff will then add additional documents so that the entire record following the Board of Supervisors' action on April 27, 2010 will eventually be available to you and others."

After consulting with the various neighbor groups who have been trying to track this project, it appears there is a tremendous amount of confusion and frustration as to how to be kept up-to-date on the project.

Just a couple of brief examples:

- On 10/30, a 9/20 BKF letter was forwarded to neighbors by Camille Leung. This letter states that it is in response to "County of San Mateo comments received on September 9, 2018 via email for Highland Estates lots 5-11". However, I don't know where to locate said "comments" in order to make sense of BKF's letter.
- The county website portal page for the project references: "09/13/2018 Response to GEO soils info", "10/10/2018 Response to GEO comments" and "11/21/2018 Response to GEO comments". Again, I don't know where to locate these comments, this soil info, or the responses to them.

The County's portal website is a place for citizens to visit for updates, since we are obviously not in the Planning Department from day-to-day. It's literally referred to as the Citizen's Portal. Therefore it should achieve its goal of updating Citizens, be updated frequently, and be written in clear layperson's language. However, the updates on this website are cryptic, sporadic and incomplete. For example: what does "Response to GEO comments" mean -- response from whom, to whom? Was the response verbal or in writing? And, most importantly: what was the response? Moreover, there are numerous comments on the portal regarding "resubmittals" of various documents. It would be appropriate for the comments to include what is different about these updated resubmittals, since we are not professional plan readers. For example: "builder submitted new civil plans on x date for lots x and y, which have updated drain placement". The overarching lack of info puts neighbors in a position where we don't even know what questions to ask or what documents to ask for. This was supposed to be resolved by putting the entire project record online and updating it regularly.

On that note, there is confusion among neighbors regarding the availability of the entire record online. Neighbors report the info to be incomplete and confusing. For example, at <https://planning.smcgov.org/highlands-estates-subdivision-records> there is nothing about lots 1-4 and nothing at all for the past ten months (ten months during which crucial grading communication has occurred). If the "entire record following the Board of Supervisors' action on April 27, 2010" were intended to be made available to increase transparency, shouldn't all emails, letters or documents to, from and between members of the County Staff from 2010 to the present be uploaded to this page?

Since there are so many of us who are interested in/committed to remaining informed, how can we increase transparency right now? Several options I can think of are:

- complete the online project repository of the entire record from 2010 to the present, and update it on a regular schedule the neighbors can follow (example: at the end of each week)
- index the entire record reasonably clearly - where document titles and dates relate to contents, and where documents referenced on the Citizen's Portal are intuitive to locate

- provide reasonable time after the promised "entire record" has been uploaded -- for constituents to review, ask questions and share comments
- provide updates regularly, given the disruption to our lives, as to estimated timelines so we are mentally prepared for construction
- increase the radius for mailing notifications from 200 square feet to 600 square feet
- have an "opt-in" email notification list that mirrors the radius mailings (i.e. emailed same day as radius notification mailings)
- provide a clear process for the above email opt-in, that includes a confirmation when someone opts in
- more thorough, more frequent, and clearer language in the updates to county's Citizen Portal webpage
- keep the lines of communication open for feedback and refinements to these suggestions

I am writing this at a time when concern appears to be growing exponentially, not abating, in the Highlands about the scope of changes in this project. I am by no means a neighborhood spokesperson, and I'm only one of many concerned constituents. I can say with a fair amount of confidence, though, that the "weather" in the neighborhood about the changes to this project is characterized by confusion, dread, and a fair amount of fear. This seems unnecessary when we have the ability to increase transparency to keep citizens up to date and in-the-loop, so that we can feel as at ease as possible during a stressful and disruptive event such as neighborhood construction. My experience is that most of us around here are not "NIMBYs" and don't oppose the project as it was approved. Where people seem to be losing faith is in the gaps in communication and transparency as described here.

Finally, there has been a tremendous amount of discussion neighborhood-wide recently about "sinking" of Ticonderoga Road at the location of lots 5-8. The worrisome info that's widely circulating is that the reflectors installed along the fence at that site are for the purpose of height surveys, and that height surveys have been conducted by the county (by a separate department, unrelated to this project) at that location due to the history of landslides and erosion at that exact location. Folks seem extremely concerned - even scared - about this. I am not familiar with this issue. Can you shed any light about this, and provide any/all height surveys done at this location to the community? Surely these documents should be readily included in any discussion about construction, grading and trucking trips at lots 5-8, or be the basis for a new supplement to the EIR.

Mr. Monowitz: Please hold off on issuing any grading hard cards or permits until neighbors have received all project documents as promised and have been provided a reasonable amount of time to review and ask questions.

Neighbors: by way of this email, I am asking you to share and discuss these issues as widely and openly as possible with others who might not be copied on this email (including those who are not online, whom I might not know personally, or who have recently come on board in their involvement).

Best
Dave

On Tue, Jun 19, 2018 at 9:10 AM Steve Monowitz <smonowitz@smcgov.org> wrote:

Dear All,

County staff, with the assistance of Cotton Shires, has completed our initial review of the report submitted by the project engineer regarding the grading and earthwork activities required to complete the project. Yesterday, we submitted the following comments, which identify the need for clarifications and supplemental information. The response we receive from the project engineer will be made available for review once we receive it. Please feel free to contact me or Camille if you have questions in the meantime.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

Subject: County Comments on BKF Memo

Hi Roland,

Thank you for your memo of May 14, 2018. Here are the County's comments:

1. The earthwork volumes listed in BKF report for Lots 5-11 deviate from the 2015 Cornerstone report, as they do not include the amount of earthwork for landslide repair. For Lots 9-11, the grading volumes in Table 2 are the same as those shown on the Building plans as "excluding earthwork from site strippings and soil stabilization factors". For Lots 5-8, the grading volumes in Table 2 are the same as those shown on the Building plans as "excluding earthwork from geotechnical slope remediation activities".

Please update the grading volumes included in Table 2, as well as the narrative of the memo, to include the volume of grading required to implement the recommendations contained in the Cornerstone report, and a description of how implementation of these recommendations relates to the grading activities described by the May 14th memo.

2. Grading plans submitted to the Building Inspection Section for all lots do not show grading necessary for slope repair work. A separate building permit for slope repair for Lots 9-11 and Lots 5-8 will need to be submitted prior to issuance of Building permits for houses on these lots.

3. Please provide a separate analysis of grading and truck trips for Lots 9-11 and Lots 5-8, as there is a potential for rough grading on Lots 9-11 to be completed far in advance of grading on Lots 5-8. Please describe the estimated truck trips under a concurrent grading scenario for Lots 5-11 and under a separate grading phases (Lots 9-11 then Lots 5-8) scenario.

4. For Lots 9-11, please correct the net volume of material from 800 cu. yds. import to 800 cu. yds. export. Additional comments on the Drainage Plan and Grading Plan for Lots 9-11 will be provided to you by the County's Geotechnical Section in a separate letter.

Thank you

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

From: Dave Pine

Sent: Monday, June 11, 2018 10:13 PM

To: Deke & Corrin Brown <d.brown@comcast.net>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>

Cc: Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

In the event you have not already received it directly from the Planning Department, I have attached to this email a "Technical Memorandum for Highland Estates Lots 5 -11 Grading Earthwork" prepared by BKF dated May 14, 2018. BKF is the developer's civil engineer.

The BKF report is now being reviewed by Sherry Liu (a geotechnical engineer with the SMC Planning Department) and Steve Monowitz. As you have requested, and at my urging, the report will also be reviewed by Cotton Shires.

Based on my conversations with Steve Monowitz, it is my understanding that the developer would like to construct the homes on lots 9-11 and lots 5-8 at the same time. As you know, the homes on lots 9-11 have been on the cusp of receiving a building permit since the winter grading moratorium expired on April 15th. However, issuing a construction permit for the homes on lots 5-8 is contingent on whether the proposed changes to the grading plan for lots 5-8 are permissible under the permit approved by the Board of Supervisors on April 27, 2010.

By way of this email, I am asking Steve Monowitz to update all of us on the status of the review of the BKF report.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Steve Monowitz

Sent: Thursday, March 29, 2018 10:35 AM

To: Deke & Corrin Brown <d.brown@comcast.net>

Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; John Nibbelin <jnibbelin@smcgov.org>; Dave Pine <dpine@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

Dear Mr. and Mrs. Brown,

I wanted to add to Supervisor Pine's email and respond to the remaining issues that you raised in your email of March 26th.

The grading exception request for lots 9-11 referenced in your message was not approved. While the winter grading moratorium expires on April 15th, eliminating the requirement for an exception to the winter grading moratorium, we will continue to ensure that future grading activities are conducted in compliance with the conditions of approval and applicable regulations.

With regard to changes on lots 5-11, there have been no changes to lots 9-11 other than those described in the minor modification document provided to you by Supervisor Pine. We are currently working with the permittee to understand the scope of the changes to the grading plan for lots 5-8, and will provide more details about this matter once it is more fully understood. Any changes that are proposed will be carefully reviewed by both Cotton Shires and our Department's Geotechnical Engineer.

If you have any questions or need more information, please feel free to contact me.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

From: Dave Pine
Sent: Monday, March 26, 2018 11:58 PM
To: Deke & Corrin Brown <d.cbrown@comcast.net>
Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>
Subject: RE: Highland's Neighbors requests about Chamberlain project

Deke & Corin,

Thank you for your email that I received on Sunday.

Steve Monowitz, the Director of the Planning and Building Department, was not in the office on Monday. I will try to connect with him on Tuesday so we can review your inquiry and get back to you later this week.

In the meantime, attached are the documents that I have immediate access to:

- a) Proposed minor modifications to Lot 9 and Lot 11.
- b) Letter from Daniel Cucchi opposing the minor modifications.
- c) Letter from Chief Deputy County Counsel John Nibbelin responding to Mr. Cucchi's letter.
- d) Contract with SWCA Environmental Consultants dated January 12, 2018.

I believe documents a) through c) above respond to request 3) in your email.

The contract with SWCA Environmental Consultants was put in place as required by Condition of Approval A.4. That condition states:

"The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project...Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration."

The construction monitoring services to be provided by SWCA are described in Exhibit A to the contract beginning on page 11. I do not believe SWCA has been involved in reviewing changes in the grading plans, and I will check with Mr. Monowitz as to how that is being handled.

Once again, a more complete response to your inquiry will follow later this week.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]

Sent: Sunday, March 25, 2018 10:58 AM

To: Dave Pine <dpine@smcgov.org>; Liesje Nicolas <liesjenicolas@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>

Subject: Highland's Neighbors requests about Chamberlain project

Dear Supervisor Pine,

Regarding the Chamberlain development in the Highlands -

We have been unable to locate documentation for the following items.

- 1) There has been discussion about a decision on an 'Exception to the Grading Moratorium' for Mr. Chamberlain. Please provide the issues or other consideration for that decision, any related documents detailing that exception to grading, and its current status.
- 2) Please provide updates or changes on documents and maps for grading Lots 5-11. Especially the clarification for the grading.
- 3) You informed us that Mr. Daniel Cucchi sent a letter to the County regarding Minor Modification. Please send a copy of Mr. Cucchi's letter and the response from county counsel, which you mentioned to us.

When we met with Mr. Monowitz and later with you, we requested that Cotton Shires review current grading plans and any subsequent changes and to perform the construction monitoring on all lots. Please let us know the status of that request.

As you can imagine our entire neighborhood is watching all of this rain and contacting us regularly regarding this project.

This has become a major issue with your constituents in the Highlands and surrounding Communities. Our community made significant contributions to resolving and preventing problems with this project before you took office. Neighbors are concerned that the community's voices are being heard and responded to. Please let us know if we can be of any help.

Sincerely,

Deke & Corrin Brown

Camille Leung

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, December 27, 2018 11:04 AM
To: Camille Leung; Sherry Liu
Cc: Jack Chamberlain; Steve Monowitz; John Brennan
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Yes but I need a schedule from Jack's Son, Noel to support my letter. I am in a holding pattern on this last item. Hopefully, Jack can clarify.

Scott

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 27, 2018 11:02 AM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; Sherry Liu <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Steve Monowitz <smonowitz@smcgov.org>; John Brennan <jbrennan@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Hi Scott - Are you working on the letter to support wet season grading at Lots 9-11?

Hi Jack – Are you still pursuing Building Permits for Lots 9-11 in the wet season? Please provide an update as listed items of my email of 11/27/18 are still outstanding.

Thanks!

From: Scott Fitinghoff [<mailto:sfitinghoff@cornerstoneearth.com>]
Sent: Thursday, December 27, 2018 10:33 AM
To: Sherry Liu <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

This time with Stamp...

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Scott Fitinghoff
Sent: Thursday, December 27, 2018 10:24 AM
To: 'Sherry Liu' <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Done, see attached.

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Sherry Liu <xliu@smcgov.org>
Sent: Monday, December 3, 2018 8:39 AM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Hi Scott,

The Geotechnical Section of Planning and Building Department has conditionally approved the 11/21/2018 plans submitted for Lot 9, which included the riprap details for Lot 10, and 11/27/2018 plans submitted for Lot 11. Please make sure that the final riprap details for Lot 10 match the approved ones in Lot 9.

Attached is the Geotechnical Consultant Approval Form. Please sign and stamp Section I and email back to me.

Thank you!

All the best,
Sherry

Camille Leung

From: Sherry Liu
Sent: Thursday, December 27, 2018 11:51 AM
To: Scott Fitinghoff
Cc: Jack Chamberlain; Camille Leung; Steve Monowitz
Subject: Re: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Thank you Scott.
Please refer to Camille's list for all the remaining items.

Happy Holidays!
Sherry

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, December 27, 2018 10:32:34 AM
To: Sherry Liu
Cc: Jack Chamberlain; Camille Leung; Steve Monowitz
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

This time with Stamp...

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

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Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Done, see attached.

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



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T 408-245-4600 Ext. 103 | F 408-245-4620

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Thank you!

All the best,
Sherry