

Camille Leung

From: Camille Leung
Sent: Friday, August 25, 2017 8:18 AM
To: JTUTTLEC@aol.com; Chamberlain Noel
Cc: Steve Monowitz; John Nibbelin; Fred; dbyers@landuselaw.net
Subject: Lot 9-11 Update
Attachments: Planning Comments on Lots 9 thru 11_080917_Remaining Items.pdf

Importance: High

Hi Jack and Noel,

As I informed Jack on Tuesday, the Minor Modification Notice for the footprint (and resulting setback and design change) on Lot 9 and the shift of the house location on Lot 11 will likely go out today. It will have a 2 week comment period.

As I have also discussed with Jack, Supervisor Pine and County staff will be meeting with concerned neighbors during this 2-week period, as requested by the neighbors. Within this same timeframe, we encourage you to submit full plan sets (architectural, civil, structural, etc.) to address the outstanding comments from review agencies for the BLD Permits for Lots 9-11. Please consult the online permit system (<https://aca.accela.com/smcgov/>; no log-in required, select Building tab, enter only the BLD# using all caps into the search) for a list of remaining agencies and comments for each lot. The case numbers are: BLD2016-00160, 159, and 158.

As an example, Lot 10 (BLD2016-00158) has the following agencies still outstanding:

Planning
Building
DPW
Sewer
Water
Waste Management
*Only Geo and Fire have been signed off

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

Camille Leung

From: Camille Leung
Sent: Friday, August 25, 2017 12:34 PM
Subject: Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 (Highland Estates)
Attachments: Minor Modification Memo_August 2017.pdf

Please see attached Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 of the Highland Estates Project.

This notice was also sent by mail to property owners of property located within 300 feet of Lot 9 (end of Cobblehill Place; on right side) and Lot 11 (end of Cowpens Way).

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

Camille Leung

From: Tom Finke <tomfinke2010@gmail.com>
Sent: Friday, August 25, 2017 1:09 PM
To: Camille Leung
Subject: Re: Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 (Highland Estates)

Thanks Camille for sending this notice.

Could you send me links to the latest plans and architectural renderings for the house at 88 Cowpens (Lot 11), as I'm trying to imagine how the 6.2 foot shift to the left will impact the view from my backyard at 2067 New Brunswick Drive. I'm looking on <https://aca.accela.com/smcgov/> but can't find these documents.

Btw I contacted Ticonderoga Partners / Chamberlain Group to ask if they'd be interested in selling the lot to me directly, but have not received a reply.

Thanks,
Tom

On Fri, Aug 25, 2017 at 12:33 PM, Camille Leung <cleung@smcgov.org> wrote:

Please see attached Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 of the Highland Estates Project.

This notice was also sent by mail to property owners of property located within 300 feet of Lot 9 (end of Cobblehill Place; on right side) and Lot 11 (end of Cowpens Way).

Thank you

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - [650-363-1826](tel:650-363-1826)

Fax – [650-363-4849](tel:650-363-4849)

Camille Leung

From: Camille Leung
Sent: Thursday, August 31, 2017 10:00 AM
To: JTUTTLEC@aol.com; Chamberlain Noel
Cc: John Nibbelin; Fred
Subject: RE: Lot 9-11 Update
Attachments: Transportation Plan_031814.pdf

Hi Jack,

The comment period ends on September 8th. No comments thus far.

In addition to the items listed in my last list dated 8-9-17, please also provide the Construction Management Plan required by Condition 4w. I attached a plan you submitted for Bunker Hill.

Thanks

From: Camille Leung
Sent: Friday, August 25, 2017 8:18 AM
To: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Chamberlain Noel' <noel@nexgenbuilders.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; 'Fred' <fredh@nexgenbuilders.com>; dbyers@landuselaw.net
Subject: Lot 9-11 Update
Importance: High

Hi Jack and Noel,

As I informed Jack on Tuesday, the Minor Modification Notice for the footprint (and resulting setback and design change) on Lot 9 and the shift of the house location on Lot 11 will likely go out today. It will have a 2 week comment period.

As I have also discussed with Jack, Supervisor Pine and County staff will be meeting with concerned neighbors during this 2-week period, as requested by the neighbors. Within this same timeframe, we encourage you to submit full plan sets (architectural, civil, structural, etc.) to address the outstanding comments from review agencies for the BLD Permits for Lots 9-11. Please consult the online permit system (<https://aca.accela.com/smcgov/>; no log-in required, select Building tab, enter only the BLD# using all caps into the search) for a list of remaining agencies and comments for each lot. The case numbers are: BLD2016-00160, 159, and 158.

As an example, Lot 10 (BLD2016-00158) has the following agencies still outstanding:

Planning
Building
DPW
Sewer
Water
Waste Management

*Only Geo and Fire have been signed off

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

Camille Leung

From: Tom Finke <tomfinke2010@gmail.com>
Sent: Thursday, August 31, 2017 10:22 PM
To: Camille Leung
Subject: Re: Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 (Highland Estates)

Thanks Camille.

On Tue, Aug 29, 2017 at 10:56 AM, Camille Leung <cleung@smcgov.org> wrote:

Here you go ☺

https://www.dropbox.com/sh/dxb150389drgaor/AACjdS0J_DvmuaKUzA87MIeZa?dl=0

From: Tom Finke [mailto:tomfinke2010@gmail.com]
Sent: Friday, August 25, 2017 1:09 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 (Highland Estates)

Thanks Camille for sending this notice.

Could you send me links to the latest plans and architectural renderings for the house at 88 Cowpens (Lot 11), as I'm trying to imagine how the 6.2 foot shift to the left will impact the view from my backyard at 2067 New Brunswick Drive. I'm looking on <https://aca.accela.com/smcgov/> but can't find these documents.

Btw I contacted Ticonderoga Partners / Chamberlain Group to ask if they'd be interested in selling the lot to me directly, but have not received a reply.

Thanks,

Tom

On Fri, Aug 25, 2017 at 12:33 PM, Camille Leung <cleung@smcgov.org> wrote:

Please see attached Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 of the Highland Estates Project.

This notice was also sent by mail to property owners of property located within 300 feet of Lot 9 (end of Cobblehill Place; on right side) and Lot 11 (end of Cowpens Way).

Thank you

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - [650-363-1826](tel:650-363-1826)

Fax – [650-363-4849](tel:650-363-4849)

Camille Leung

From: JTUTTLEC@aol.com
Sent: Friday, September 01, 2017 9:35 AM
To: Camille Leung
Subject: Re: Lot 9-11 Update

Thanks Camille,

Jack

In a message dated 8/31/2017 10:00:10 A.M. Pacific Daylight Time, cleung@smcgov.org writes:

Hi Jack,

The comment period ends on September 8th. No comments thus far.

In addition to the items listed in my last list dated 8-9-17, please also provide the Construction Management Plan required by Condition 4w. I attached a plan you submitted for Bunker Hill.

Thanks

From: Camille Leung
Sent: Friday, August 25, 2017 8:18 AM
To: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Chamberlain Noel' <noel@nexgenbuilders.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; 'Fred' <fredh@nexgenbuilders.com>; dbyers@landuselaw.net
Subject: Lot 9-11 Update
Importance: High

Hi Jack and Noel,

As I informed Jack on Tuesday, the Minor Modification Notice for the footprint (and resulting setback and design change) on Lot 9 and the shift of the house location on Lot 11 will likely go out today. It will have a 2 week comment period.

As I have also discussed with Jack, Supervisor Pine and County staff will be meeting with concerned neighbors during this 2-week period, as requested by the neighbors. Within this same timeframe, we encourage you to submit full plan sets (architectural, civil, structural, etc.) to address the outstanding comments from review agencies for the BLD Permits for Lots 9-11. Please consult the online permit system (<https://aca.accela.com/smcgov/>; no log-in required, select Building tab, enter only the BLD# using all caps into the search) for a list of remaining agencies and comments for each lot. The case numbers are: BLD2016-00160, 159, and 158.

As an example, Lot 10 (BLD2016-00158) has the following agencies still outstanding:

Planning

Building

DPW

Sewer

Water

Waste Management

*Only Geo and Fire have been signed off

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

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Wednesday, September 06, 2017 6:26 PM
To: Camille Leung
Cc: Fred
Subject: Highland Estates
Attachments: scan.pdf

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,
Noel

Camille Leung

From: Camille Leung
Sent: Thursday, September 07, 2017 11:15 AM
To: Noel Chamberlain
Cc: Fred
Subject: RE: Highland Estates

Hi Noel,

Thanks for the traffic plan. Yes I am free Monday or Tuesday, anytime between 9-5pm.

Thanks

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Wednesday, September 06, 2017 6:26 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: Highland Estates

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,
Noel

Camille Leung

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, September 07, 2017 4:24 PM
To: Camille Leung
Cc: JTUTTLEC@aol.com
Subject: RE: Requested Documents
Attachments: 230-1-8 Lot 5 Response to County Comments.pdf; 230-1-8 Lot 6 Response to County Comments.pdf; 230-1-8 Lot 7 Response to County Comments.pdf; 230-1-8 Lot 8 Response to County Comments.pdf; County Form for Lot 9 signed 12-3-16.pdf; County Form for Lot 10 signed 12-3-16.pdf; County Form for Lot 11 signed.pdf; 230-1-6 Lots 9-11 Response to County Comments 12-09-16 final.pdf

County Response to lots 5 to 11, and signed form section I for 9 to 11. I cant find my copy of the signed form section I for Lots 5 to 8. If you can send me the blank ones I can resign them.

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

www.cornerstoneearth.com

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Thursday, September 07, 2017 3:55 PM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Subject: FW: Requested Documents

Hi Scott,

Please send documents requested below as soon as possible ☺

Thanks!

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

From: Camille Leung
Sent: Thursday, August 31, 2017 9:56 AM
To: 'sfittinghoff@cornerstoneearthgroup.com' <sfittinghoff@cornerstoneearthgroup.com>
Cc: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>
Subject: RE: Requested Documents

Hi Scott,

Can you also include the signed Section I forms.

Thanks!

From: Camille Leung
Sent: Wednesday, August 30, 2017 2:08 PM
To: 'sfittinghoff@cornerstoneearthgroup.com' <sfittinghoff@cornerstoneearthgroup.com>
Cc: JTUTTLEC@aol.com
Subject: Requested Documents

Hi Scott,

In response to a neighbor inquiry, can you send me:

- 1 – PDF or link to Cornerstone Report dated 10/30/15
- 2 – Cornerstone's response to Jean Demouthe's Comment letter of April 6, 2016 for Lots 9-11, and Lots 5-8 if available

Can you send in a week?

Thanks!

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

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Friday, September 08, 2017 10:24 AM
To: Camille Leung; Fred

Hi Camille,

I believe that Fred and I have the balance of the stuff ready to submit for lots 9-11.

Is there a time that you would be able to meet.

Thanks,
Noel

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung

From: Camille Leung
Sent: Friday, September 08, 2017 12:14 PM
To: Noel Chamberlain
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Yes that works! FYI, I gave Jack a heads up that there is a mitigation monitoring contract that needs to be signed with the County. It might be ready by Monday.

See you then!

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Friday, September 08, 2017 11:30 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Estates

Sorry for my previous email. Can we meet on Monday @ 1:30?

Thanks Noel

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Hi Noel,

Thanks for the traffic plan. Yes I am free Monday or Tuesday, anytime between 9-5pm.

Thanks

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Wednesday, September 06, 2017 6:26 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: Highland Estates

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,
Noel

Camille Leung

From: Sam Naifeh <samnaifeh@sbcglobal.net>
Sent: Friday, September 08, 2017 10:01 PM
To: Camille Leung; Steve Monowitz; Dave Pine
Cc: Deke & Corrin Brown; Chris Misner; Mark Luechtefeld; Liesje Nicolas; Pamela Merkadeau; Dave Michaels; Christopher Karic; Alan Palter; Jane Knapel; Lennie Roberts; Rick Priola; Catherine Palter
Subject: Re: Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 (Highland Estates)
Attachments: Chamberlain Houses.pdf

Dear Camille and Steve

Attached is the email thread dated 31 August 2017 to Dave Pine from the Highlands Community Association which addresses currently proposed major modifications under the Conditions of Approval for County File No. PLN 2006-0035.

This same attached email dated 31 August 2017 disagrees with the modifications as proposed under circumstances leaving the community deprived of 1) requested information needed and 2) due process both of which are required to enable the community to appropriately address the above noted subject "Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 (Highland Estates)" also referred to in the County notice as "Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lot 9 (2185 Cobblehill Place; BLD2016-00160), and Lot 11 (88 Cowpens Way; BLD2016-00159), in the San Mateo Highlands Area" dated August 25, 2017.

In addition, the attached 31 August 2017 email thread addresses the involvement in which Supervisor Pine engaged with County Planning for this project and includes requests for information under requirements of the California Public Records Act ("CPRA"). It also addresses the need to restore due process on this project, implementation of its conditions of approval, and its modifications with the communities here.

As noted in our current issue of the *Highlands lowdown*, community members look forward to a genuine opportunity to work cooperatively in a fully informed manner with all project modifications and to verification of appropriate implementation of conditions of approval for this project under County File No. PLN 2006-0035.

Thank you
Sam

From: Camille Leung <cleung@smcgov.org>
To:

Sent: Friday, August 25, 2017 12:33 PM

Subject: Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 (Highland Estates)

Please see attached Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 of the Highland Estates Project.

This notice was also sent by mail to property owners of property located within 300 feet of Lot 9 (end of Cobblehill Place; on right side) and Lot 11 (end of Cowpens Way).

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

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Monday, September 11, 2017 9:39 AM
To: Camille Leung
Cc: Fred; JTUTTLEC@aol.com
Subject: RE: Highland Estates

I will see you tomorrow at 10:00. Have a great day

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, September 11, 2017 9:15 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

I have a meeting at 9:15 tomorrow..... But I am free after that from 10-12 and 2-5pm.

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, September 11, 2017 8:43 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

Hi Camille,

Can we do tomorrow at 9:00 AM?

Thanks,
Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Friday, September 8, 2017 12:24 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Shoot can we make it 2:30? A conflict just came up....

From: Camille Leung
Sent: Friday, September 08, 2017 12:14 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Yes that works! FYI, I gave Jack a heads up that there is a mitigation monitoring contract that needs to be signed with the County. It might be ready by Monday.

See you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Friday, September 08, 2017 11:30 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Estates

Sorry for my previous email. Can we meet on Monday @1:30?

Thanks Noel

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Hi Noel,

Thanks for the traffic plan. Yes I am free Monday or Tuesday, anytime between 9-5pm.

Thanks

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, September 06, 2017 6:26 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: Highland Estates

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,
Noel

Camille Leung

From: Camille Leung
Sent: Monday, September 11, 2017 9:58 AM
To: Noel Chamberlain
Cc: Fred; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Ok see you then!

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, September 11, 2017 9:54 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Tomorrow at 2:00 is great. See you then.

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, September 11, 2017 9:50 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Sorry, I updated my schedule and found I have a meeting at 10:30 am. I hope 30 mins enough time. Or we can shoot for after 2

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, September 11, 2017 9:39 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

I will see you tomorrow at 10:00. Have a great day

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, September 11, 2017 9:15 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

I have a meeting at 9:15 tomorrow..... But I am free after that from 10-12 and 2-5pm.

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, September 11, 2017 8:43 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

Hi Camille,

Can we do tomorrow at 9:00 AM?

Thanks,
Noel

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Friday, September 8, 2017 12:24 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Shoot can we make it 2:30? A conflict just came up....

From: Camille Leung
Sent: Friday, September 08, 2017 12:14 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Yes that works! FYI, I gave Jack a heads up that there is a mitigation monitoring contract that needs to be signed with the County. It might be ready by Monday.

See you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Friday, September 08, 2017 11:30 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Estates

Sorry for my previous email. Can we meet on Monday @1:30?

Thanks Noel

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Hi Noel,

Thanks for the traffic plan. Yes I am free Monday or Tuesday, anytime between 9-5pm.

Thanks

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, September 06, 2017 6:26 PM
To: Camille Leung <cleung@smcgov.org>

Cc: Fred <fredh@nexgenbuilders.com>

Subject: Highland Estates

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,

Noel

Camille Leung

From: Camille Leung
Sent: Monday, September 11, 2017 3:11 PM
To: Noel Chamberlain
Cc: Fred; JTUTTLEC@aol.com; John Nibbelin; Steve Monowitz
Subject: RE: Highland Estates
Attachments: Chamberlain Agreement re MMRP_CL JDN_081717_3.docx

Hi Jack and Noel,

Here's a copy of the Mitigation Monitoring Agreement we need you to sign.

Also, the County is preparing an RFP to contract out mitigation monitoring services.

Thanks

From: Camille Leung
Sent: Monday, September 11, 2017 9:58 AM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Ok see you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 9:54 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Tomorrow at 2:00 is great. See you then.

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 9:50 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Sorry, I updated my schedule and found I have a meeting at 10:30 am. I hope 30 mins enough time. Or we can shoot for after 2

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 9:39 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

I will see you tomorrow at 10:00. Have a great day

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 9:15 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

I have a meeting at 9:15 tomorrow..... But I am free after that from 10-12 and 2-5pm.

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 8:43 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

Hi Camille,

Can we do tomorrow at 9:00 AM?

Thanks,
Noel

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Friday, September 8, 2017 12:24 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Shoot can we make it 2:30? A conflict just came up....

From: Camille Leung
Sent: Friday, September 08, 2017 12:14 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Yes that works! FYI, I gave Jack a heads up that there is a mitigation monitoring contract that needs to be signed with the County. It might be ready by Monday.

See you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Friday, September 08, 2017 11:30 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Estates

Sorry for my previous email. Can we meet on Monday @ 1:30?

Thanks Noel

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Hi Noel,

Thanks for the traffic plan. Yes I am free Monday or Tuesday, anytime between 9-5pm.

Thanks

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]

Sent: Wednesday, September 06, 2017 6:26 PM

To: Camille Leung <cleung@smcgov.org>

Cc: Fred <fredh@nexgenbuilders.com>

Subject: Highland Estates

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,

Noel

Camille Leung

From: Camille Leung
Sent: Monday, September 11, 2017 4:25 PM
To: Noel Chamberlain
Subject: RE: Highland Estates

I just need original and we can make any extra copies.

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, September 11, 2017 3:41 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highland Estates

Thank you. How many copies do you need?

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, September 11, 2017 3:34 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Highland Estates

Here you go

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, September 11, 2017 3:30 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highland Estates

Hi Camille,

When you print it, "DRAFT" appears on the Agreement. Can you turn off the back round on this document.

Thanks,
Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, September 11, 2017 3:11 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com; John Nibbelin <jnibbelin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Highland Estates

Hi Jack and Noel,

Here's a copy of the Mitigation Monitoring Agreement we need you to sign.

Also, the County is preparing an RFP to contract out mitigation monitoring services.

Thanks

From: Camille Leung
Sent: Monday, September 11, 2017 9:58 AM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Ok see you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 9:54 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Tomorrow at 2:00 is great. See you then.

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 9:50 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Sorry, I updated my schedule and found I have a meeting at 10:30 am. I hope 30 mins enough time. Or we can shoot for after 2

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 9:39 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

I will see you tomorrow at 10:00. Have a great day

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 9:15 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

I have a meeting at 9:15 tomorrow..... But I am free after that from 10-12 and 2-5pm.

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 8:43 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

Hi Camille,

Can we do tomorrow at 9:00 AM?

Thanks,
Noel

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Friday, September 8, 2017 12:24 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Shoot can we make it 2:30? A conflict just came up....

From: Camille Leung
Sent: Friday, September 08, 2017 12:14 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Yes that works! FYI, I gave Jack a heads up that there is a mitigation monitoring contract that needs to be signed with the County. It might be ready by Monday.

See you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Friday, September 08, 2017 11:30 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Estates

Sorry for my previous email. Can we meet on Monday @1:30?

Thanks Noel

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Hi Noel,

Thanks for the traffic plan. Yes I am free Monday or Tuesday, anytime between 9-5pm.

Thanks

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, September 06, 2017 6:26 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: Highland Estates

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,
Noel

Camille Leung

From: Camille Leung
Sent: Monday, September 11, 2017 4:25 PM
To: Noel Chamberlain
Subject: RE: Highland Estates

I just need original and we can make any extra copies.

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, September 11, 2017 3:41 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highland Estates

Thank you. How many copies do you need?

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, September 11, 2017 3:34 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Highland Estates

Here you go

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, September 11, 2017 3:30 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highland Estates

Hi Camille,

When you print it, "DRAFT" appears on the Agreement. Can you turn off the back round on this document.

Thanks,
Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, September 11, 2017 3:11 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com; John Nibbelin <jnibbelin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Highland Estates

Hi Jack and Noel,

Here's a copy of the Mitigation Monitoring Agreement we need you to sign.

Also, the County is preparing an RFP to contract out mitigation monitoring services.

Thanks

From: Camille Leung
Sent: Monday, September 11, 2017 9:58 AM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Ok see you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 9:54 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Tomorrow at 2:00 is great. See you then.

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 9:50 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Sorry, I updated my schedule and found I have a meeting at 10:30 am. I hope 30 mins enough time. Or we can shoot for after 2

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 9:39 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

I will see you tomorrow at 10:00. Have a great day

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 9:15 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

I have a meeting at 9:15 tomorrow..... But I am free after that from 10-12 and 2-5pm.

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 8:43 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

Hi Camille,

Can we do tomorrow at 9:00 AM?

Thanks,
Noel

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Friday, September 8, 2017 12:24 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Shoot can we make it 2:30? A conflict just came up....

From: Camille Leung
Sent: Friday, September 08, 2017 12:14 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com
Subject: RE: Highland Estates

Yes that works! FYI, I gave Jack a heads up that there is a mitigation monitoring contract that needs to be signed with the County. It might be ready by Monday.

See you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Friday, September 08, 2017 11:30 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Estates

Sorry for my previous email. Can we meet on Monday @1:30?

Thanks Noel

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Hi Noel,

Thanks for the traffic plan. Yes I am free Monday or Tuesday, anytime between 9-5pm.

Thanks

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, September 06, 2017 6:26 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: Highland Estates

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,
Noel

Camille Leung

From: Camille Leung
Sent: Tuesday, September 12, 2017 5:12 PM
To: Noel Chamberlain; JTUTTLEC@aol.com; Fred
Subject: Grading Moratorium Exception Form
Attachments: REVISED4_Application for an Exception to the Winter Grading Moratorium.pdf

Hi Jack, Noel and Fred,

Please fill out the form for grading past Oct 1st. Please submit this with the grading schedule you are preparing, along with required supporting materials as outlined on the form. Allow 2 weeks for processing.

Thanks

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

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Wednesday, September 13, 2017 3:01 PM
To: Camille Leung
Cc: Fred
Subject: RE: Grading Moratorium Exception Form

Thanks Camille,

I really appreciate your time yesterday. I want to apologize for not being prepared for our meeting. I did not realize all of the items on your 8/9/2017 was still outstanding. Currently, Fred and I are compiling all of your requested information, putting it into sequential order and are hoping to drop off a complete submittal package tomorrow afternoon or Friday morning.

Thanks for your patience,

Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Tuesday, September 12, 2017 5:12 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>; JTUTTLEC@aol.com; Fred <fredh@nexgenbuilders.com>
Subject: Grading Moratorium Exception Form

Hi Jack, Noel and Fred,

Please fill out the form for grading past Oct 1st. Please submit this with the grading schedule you are preparing, along with required supporting materials as outlined on the form. Allow 2 weeks for processing.

Thanks

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

Camille Leung

From: Camille Leung
Sent: Wednesday, September 13, 2017 3:15 PM
To: Noel Chamberlain
Cc: Fred
Subject: RE: Grading Moratorium Exception Form

Ok great thank you!

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Wednesday, September 13, 2017 3:01 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Grading Moratorium Exception Form

Thanks Camille,

I really appreciate your time yesterday. I want to apologize for not being prepared for our meeting. I did not realize all of the items on your 8/9/2017 was still outstanding. Currently, Fred and I are compiling all of your requested information, putting it into sequential order and are hoping to drop off a complete submittal package tomorrow afternoon or Friday morning.

Thanks for your patience,

Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Tuesday, September 12, 2017 5:12 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>; JTUTTLEC@aol.com; Fred <fredh@nexgenbuilders.com>
Subject: Grading Moratorium Exception Form

Hi Jack, Noel and Fred,

Please fill out the form for grading past Oct 1st. Please submit this with the grading schedule you are preparing, along with required supporting materials as outlined on the form. Allow 2 weeks for processing.

Thanks

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

Camille Leung

From: Camille Leung
Sent: Thursday, September 14, 2017 9:00 AM
To: Joyce Pennell
Subject: RE: Plans for Lot 5 on Ticonderoga

Hi Joyce,

I think they will start in May 2018 now.... Lots 9-11 will start in a month or so

From: Joyce Pennell [mailto:jpennell@gmail.com]
Sent: Thursday, September 14, 2017 8:39 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Plans for Lot 5 on Ticonderoga

Hi Camille,

Wondering if you have an update on Chamberlain's plans for Lots 5-8 on Ticonderoga Dr., San Mateo. Your last estimate (from Jan. 2017) was that they would start work in May, but no sign of them yet. Any news? Just curious.

Thanks very much,
Joyce Pennell

On Tue, Jan 10, 2017 at 11:35 AM, Camille Leung <cleung@smcgov.org> wrote:

Hi Joyce,

Lots 5-8 are on hold, likely until after May 1st of this year (start of the wet season).

Thanks

From: Joyce Pennell [mailto:jpennell@gmail.com]
Sent: Sunday, January 08, 2017 8:16 PM

To: Camille Leung <cleung@smcgov.org>
Subject: Re: Plans for Lot 5 on Ticonderoga

Hello Camille,

I was wondering if you have an update on Chamberlain's plans for Lot 5 on Ticonderoga Dr., San Mateo. Last March, you said they had permits to begin slope repair work in May 2016, but we haven't seen any activity at all over there. Not that we are anxious for them to start. . . just wondering.

Thanks very much,

Joyce Pennell

On Mon, Mar 21, 2016 at 7:00 PM, Joyce Pennell <jpennell@gmail.com> wrote:

Thanks so much for your quick reply, Camille.

I guess I know what I need to know. If I decide I'd like to go through the plans, I'll make an appt first with you before showing up.

Thanks again. We really appreciate the information.

Joyce

On Mon, Mar 21, 2016 at 5:26 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Joyce,

See below for my answers to your questions (see underlined) ☺

- Are they still scheduled to do geological tests in May?

Yes, but not tests but slope repair.

- Any idea when construction would begin if plans are approved?

Likely soon after slope repair work.

- Our waterfall, which is mostly on Lot 5, appears on the plan with no notation at all, e.g., that it would be removed, etc. Any idea what that means? They plan to leave it there? We have to remove it? Other?

I would guess that they plan to remove the portion that is on their property.

- They clearly indicate that they will not alter the slope in what is the top-left corner of the plan. However, they are planning to remove a 6" cork tree and an 8" oak that are on the slope leaning towards our property. I understand that they can do what they want with trees less than 12", but why would they want to remove trees that are on a steep slope away from the lot? Can we argue against that in any way?

On Page L1 (Landscape Plan), I see that the 6" cork tree is being retained, but it is not being protected by fencing during construction. It looks like only trees in the grading/building footprint are being removed.

- We want to build a privacy fence after the new house is built, but it appears that the house will be very high compared to our lot line. What is the tallest fence that one can construct between properties?

Maximum side fence is 6-feet high, except where fence along side is within the front setback, then a 4-foot height limit applies in that area.

When you get a chance I can go through the plans with you if that would be helpful. Thanks!

From: Joyce Pennell [mailto:jpennell@gmail.com]

Sent: Monday, March 21, 2016 2:16 PM

To: Camille Leung <cleung@smcgov.org>

Subject: Re: Plans for Lot 5 on Ticonderoga

Sorry, two more questions:

- Are they still scheduled to do geological tests in May?

- Any idea when construction would begin if plans are approved?

Thanks,

Joyce

On Mon, Mar 21, 2016 at 2:15 PM, Joyce Pennell <jpennell@gmail.com> wrote:

Hi Camille,

I dropped by to see the plans for Ticonderoga Lot 5 today. I was sorry that you weren't there, as the others didn't seem to know anything about the plans. I have a few questions:

- Our waterfall, which is mostly on Lot 5, appears on the plan with no notation at all, e.g., that it would be removed, etc. Any idea what that means? They plan to leave it there? We have to remove it? Other?

- They clearly indicate that they will not alter the slope in what is the top-left corner of the plan. However, they are planning to remove a 6" cork tree and an 8" oak that are on the slope leaning towards our property. I understand that they can do what they want with trees less than 12", but why would they want to remove trees that are on a steep slope away from the lot? Can we argue against that in any way?

- We want to build a privacy fence after the new house is built, but it appears that the house will be very high compared to our lot line. What is the tallest fence that one can construct between properties?

Thanks very much for your help,

Joyce Pennell

On Sun, Mar 13, 2016 at 2:27 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Joyce,

Just wanted to let you know that plans for the development of the lot next to yours (Lot 5 on Ticonderoga) have been submitted. They are under case number BLD2016-00164.

If you wish to see them, please ask for them at the Building Counter or if there is too long of a line, just ask for me.

Thanks

Camille

=====

Hello Camille,

I live at 2127 Ticonderoga Drive in San Mateo. I was in to see you earlier this year about the Chamberlain development that is supposed to happen next door to us and what it would mean for our waterfall.

We are wondering if you have any idea when Chamberlain will start building? He has finished and sold the four homes at the other end of the neighborhood (on Bunker Hill Dr), so we assumed he would start here soon. But we see no sign of it.

We want to do some new landscaping in our yard, and it would help to know when he will start. Then we will know what he really intends to do to the hillside we have always thought was ours.

Any insight on his timeline would be useful.

Thanks very much,

Joyce Pennell

[650-345-2001](tel:650-345-2001)

Camille M. Leung

Planning and Building Department

455 County Center, Second Floor

Redwood City, CA 94063

Phone: [\(650\) 363-1826](tel:(650)363-1826)

Fax: [\(650\) 363-4849](tel:(650)363-4849)

Camille Leung

From: Camille Leung
Sent: Friday, September 15, 2017 11:07 AM
To: JTUTTLEC@aol.com; Chamberlain Noel; Fred
Cc: Steve Monowitz; John Nibbelin; Benjamin Vazquez
Subject: RE: Lot 9-11 Update

Hi Jack, Noel and Fred,

I just spoke with John Brennan in Building regarding things needed for sign off. If you have further questions please contact John or individuals listed in this email.

For Sewer sign-off, please get the will serve letter from Ben V. (599-1443) in DPW.

For Water sign-off, you will need to provide Calwater with house plans and fire sprinkler plans, so they can provide you with a meter size and a will serve letter.

Also, you will need to submit a separate building permit application with plans for fire sprinklers to the County.

Thanks

From: Camille Leung
Sent: Friday, August 25, 2017 8:18 AM
To: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Chamberlain Noel' <noel@nexgenbuilders.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; 'Fred' <fredh@nexgenbuilders.com>; dbyers@landuselaw.net
Subject: Lot 9-11 Update
Importance: High

Hi Jack and Noel,

As I informed Jack on Tuesday, the Minor Modification Notice for the footprint (and resulting setback and design change) on Lot 9 and the shift of the house location on Lot 11 will likely go out today. It will have a 2 week comment period.

As I have also discussed with Jack, Supervisor Pine and County staff will be meeting with concerned neighbors during this 2-week period, as requested by the neighbors. Within this same timeframe, we encourage you to submit full plan sets (architectural, civil, structural, etc.) to address the outstanding comments from review agencies for the BLD Permits for Lots 9-11. Please consult the online permit system (<https://aca.accela.com/smcgov/>; no log-in required, select Building tab, enter only the BLD# using all caps into the search) for a list of remaining agencies and comments for each lot. The case numbers are: BLD2016-00160, 159, and 158.

As an example, Lot 10 (BLD2016-00158) has the following agencies still outstanding:

Planning
Building
DPW

Sewer

Water

Waste Management

*Only Geo and Fire have been signed off

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

Camille Leung

From: John Nibbelin
Sent: Saturday, September 16, 2017 11:57 AM
To: David Byers
Cc: Camille Leung; Steve Monowitz
Subject: Chamberlain/Highlands Project - Signature on MMRP Agreement
Attachments: 203194.pdf

Hello, Dave. As you know, we need to get in place the agreement re the cost of implementation of the MMRP. Could you please sign the attached as to form and scan it back to me? Thanks.

John

John D. Nibbelin
Chief Deputy County Counsel
Office of the San Mateo County Counsel
(650) 363-4757
jnibbelin@smcgov.org

Camille Leung

From: John Nibbelin
Sent: Monday, September 18, 2017 10:41 AM
To: Steve Monowitz; Camille Leung
Cc: John Beiers
Subject: FW: chamberlain
Attachments: Scan0408.pdf

For your records, D Byers' sign off on the form of the MMRP Contract.

From: David Byers [mailto:dbyers@landuselaw.net]
Sent: Monday, September 18, 2017 10:37 AM
To: John Nibbelin <jnibbelin@smcgov.org>
Subject: chamberlain

John, Need building permits. Dave

David J. Byers, Esq.
Byers/Richardson
Lawyers
260 West MacArthur Street
Sonoma, CA 95476
650-759-3375
Dbyers@landuselaw.net

Camille Leung

From: Camille Leung
Sent: Monday, September 18, 2017 11:05 AM
To: Noel Chamberlain; JTUTTLEC@aol.com; Fred
Subject: RE: Grading Moratorium Exception Form
Attachments: Grading Permit Hard Card Template (8-11-2016).pdf

Hi Jack, Noel, and Fred,

Please fill out the Grading Permit Hard Card form attached. I will fill out the box on the top right (i.e., case numbers) and the bottom right (Accela sign-offs). Please submit this with the Grading Moratorium Exception form and attachments and the construction schedule. Thank you!

From: Camille Leung
Sent: Tuesday, September 12, 2017 5:12 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>; 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Fred' <fredh@nexgenbuilders.com>
Subject: Grading Moratorium Exception Form

Hi Jack, Noel and Fred,

Please fill out the form for grading past Oct 1st. Please submit this with the grading schedule you are preparing, along with required supporting materials as outlined on the form. Allow 2 weeks for processing.

Thanks

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

Camille Leung

From: Dave Pine
Sent: Tuesday, September 19, 2017 11:29 PM
To: Sam Naifeh
Cc: Liesje Nicolas; Rick Priola; Deke & Corrin Brown; Chris Misner; Pamela Merkadeau; Mark Luechtefeld; Jane Knapel; Catherine Palter; Dave Michaels; Alan Palter; Christopher Karic; Lennie Roberts; Steve Monowitz; Camille Leung; Peggy Jensen; John Beiers; John Nibbelin; Timothy Fox; David Burruto
Subject: RE: Chamberlain Houses

Sam,

The purpose of this email is to update you on the status of the Chamberlain project and address the questions you posed in your email of August 31st.

Document Production

You have requested numerous documents via (i) your email of August 24th to Steve Monowitz and me, and (ii) your email of August 31st to me (which you included as an attachment to your subsequent email of September 8th to Camille Leung, Steve Monowitz, and me). I am also aware of a recent document request under the Public Records Act from Daniel Cucchi, an attorney representing the Highlands residents, dated August 18th. Earlier this week staff provided you with documents responsive to each of these requests in accordance with the Public Records Act.

Staff has tried its best to be responsive to your numerous past Public Records Act requests and has to date forwarded you a substantial number of documents. However, 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.

Minor Modifications for Lots 9 and 11

Staff is in receipt of Daniel Cucchi's letter of September 8th and understands his position that any change or modification to "parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design" requires review by the Planning Commission. The Planning Director's position is that minor modifications to these elements are within the discretion of the Planning Director to approve and do not trigger any kind of administrative appeal. County Counsel will respond in writing to Mr. Cucchi's letter shortly.

Status of the Building Permits for Lots 9, 10 and 11

The Planning Department is continuing to review all the open items that must be completed before building permits can issue (e.g. construction schedule, winterization plans, biological surveys, water and sewer district sign-off, etc.) for the homes on Lots 9, 10 and 11. These items are within the

discretion of the Planning Director to approve and there is no legal basis to suspend the review process. Staff estimates that the building permits will issue in the mid-October time frame, although the permits might issue before or after that date depending on completion of the various open items.

Additional Questions From Your Email of 8/31/17

In your email of August 31st you posed a number of questions and made numerous document requests. As noted above, responsive documents were provided to you earlier this week. Below are answers to your questions (copied from your email of August 31st and shown in italicized text) that have not already been addressed in this email.

Question: You state about the Mitigation Monitoring and Reporting Program (MMRP) contract: “Such a contract will be put in place prior to the issuance of a building permit for any additional work.” Your phrase any additional work seems to indicate that current mitigations work under the conditions of approval would not apply. Please clarify what the term “any additional work” specifically refers to.

Response: The site preparation and construction of the next set of homes on Lots 9, 10 and 11, and on the final set of homes on Lots 5, 6, 7 and 8, are subject to the MMRP and the related mitigation monitoring contract referenced in condition of Approval A.4. The contract required by condition A.4 will apply to all of the mitigation measures related to this work. As construction of the first four homes on Lots 1, 2, 3 and 4 has been completed, the contract would not pertain to the mitigation measures related to the site preparation and construction of those homes.

Question: Please let us know which firm is the project geotechnical consultant of record for lots 9-11.

Response: The geotechnical consultant for Lots 9 -11 is Cornerstone Earth Group. The materials submitted by Cornerstone Earth Group have been reviewed by Jean Demouthe of Earth Systems.

Question: You report your own review of square footage under the R-1/S-81 and RM zoning districts and you conclude: “The R-1/S-81 and RM zoning districts provide for a maximum building site coverage ratio of 40%, and the proposed homes are in compliance with that requirement.”.... Please send us the citations for specific clauses under the County Zoning Regulations that your conclusion is based upon.

Response: Zoning regulations for the R-1/S-81 and RM zoning districts are found in San Mateo County’s Zoning Regulations, dated January 2016, available online at: <http://planning.smcgov.org/zoning-regulations>. See: “R-1” (One-Family Residential District), page 6.1; “S-81” Combining District (San Mateo Highlands), page 20.33; and “RM” (Resource Management District), page 20A.1.

Question: We call to your attention the subject line of the memorandum:

“Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lot 9 (2185 Cobblehill Place BLD2016-00160) and Lot 11 (88 Cowpens Way; BLD2016-00159), in the San Mateo Highlands area.” Please send us an electronic copy of the “approved Resource Management (RM) Permit” mentioned.

Response: This permit was approved by the Board of Supervisors on April 27, 2010. See Agenda item 6G, “Approving a Resource Management Permit to subdivide and develop nine lots located in the RM-zoned portion of the property, Lots 1 through 8 and 11, including granting two bonus density credits and the approval of a reduction in the minimum front and

side yard setback requirements per the proposed Zoning Text Amendment, subject to the required findings and conditions of approval,” available at:
<http://www.co.sanmateo.ca.us/bos.dir/BosAgendas/agendas2010/Agenda20100427/Frame.htm>

Convening a Meeting

It is unfortunate that despite my significant efforts a meeting between the residents who have been actively engaged in this matter, County staff and me was not convened to continue the discussions that we began when we met on June 28th. I tried to arrange such a meeting by sending three emails proposing dates and also attempting to reach you by phone. I’ve included below a chronology of our communications about convening such a meeting. Your suggestion that I am somehow at fault for the failure of this meeting to occur is contrary to the facts.

Date	From	To	Content	Notes
Letter dated 06/24/17; emailed on 07/13/17	L. Nicolas	D. Pine	“Sam will also email you ... to work out dates for our next meeting.”	This did not occur.
Email dated 07/17/17	D. Pine	S. Naifeh	D. Pine proposed three dates	.
Email dated 07/17/17	S. Naifeh	D. Pine	“We’ll coordinate with the neighbors on the proposed meeting dates and place. Corrin Brown will get in touch with you in follow up on arrangements for the next meeting.”	This did not occur
Email dated 08/04/17	D. Pine	S. Naifeh	D. Pine proposed three new dates	
Email dated 08/16/17	S. Naifeh	D. Pine	“In order to get scheduling process started, are you available the week of August 28 th or September 5 th ?”	D. Pine responded with two proposed dates, see email of 08/22/17
Voicemail on 08/15/16 and email on 08/16/17	D. Pine	S. Naifeh	D. Pine attempts to arrange a time to talk by phone to S. Naifeh	S. Naifeh not available to talk.
Email dated 08/16/17	S. Naifeh	D. Pine	“Please let us know some times for our HCA committee members to meet with you as noted in our email of today’s date below.”	
Email dated 08/22/17	D. Pine	S. Naifeh	D. Pine proposes two new dates	

If you would like to meet at this juncture, please propose three dates and it is likely that at least one will work for staff and me. Should you want to meet, please let me know whether the meeting would involve the residents who have been actively engaged in this matter or whether you would prefer to have to have a broader community meeting. To date, I have been attempting to arrange a meeting with you as the Chair of the HCA Land Committee, the individuals who I met with on June 28th, others receiving this email who could not attend the June 28th meeting, and any other interested community members you would like to invite. But if you would like to arrange a meeting with a larger community audience, that would be fine.

Lots 5, 6, 7 and 8

As noted above, the building permits for Lot 9, 10 and 11 will be issuing soon. More substantive issues will need to be resolved with respect to Lots 5, 6, 7 and 8, particularly with respect to grading. My hope is that the public document portal described above will facilitate your review and input on

these issues. In addition, I would suggest that we calendar a meeting to discuss these issues once staff has received the information they need from the applicant regarding the proposed changes. I will let you know when this occurs.

Regards,

Dave

Dave Pine
Supervisor, District 1
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: Sam Naifeh [mailto:samnaifeh@sbcglobal.net]

Sent: Thursday, August 31, 2017 6:51 PM

To: Dave Pine <dpine@smcgov.org>

Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcpres@gmail.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <catpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Alan Palter <alanpalter@gmail.com>; Christopher Karic <ckaric@sellerlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>

Subject: Re: Chamberlain Houses

Dear Dave

We had requested to meet with you as soon as possible after the June 28th meeting for several reasons noted at the meeting, one of which was because we were aware that we would run into vacation also running into the Labor Day holiday weekend in August. You mentioned your delay in organizing a meeting with us was because you were trying to learn about the issues. It appears that you were also scheduling your own plan for a meeting around the vacation needs of County staff. We ask the same sort of consideration be extended to our communities of volunteers here. It would have helped had you included us in your working on plans for changing the kind of meeting you envisioned for us. We could not meet on the dates indicated in any case.

The Planning Director has been on record variously considering project modifications since August 2016, most recently telling us directly in a meeting in May that there is no modification. Condition of Approval A.1 and A.5. show requirement for changes in approved lot configuration along with house location and size. Planning has affirmed that changes are evident. Your letter shows that the County is now confirming that there are modifications to this project, but has decided to regard changes in location and size as minor modification in contrast to requirements under Condition of Approval A.1. and A.5.

We reported to you that Planning appears to have been put in the awkward position of attempting to accommodate the applicant's demands to change the project approval to the extent of advising the applicant to "massage" the size specifications and coming up with a belabored "interpretation" of the intent of the Board in 2010. There is no reason to circumvent the Conditions of Approval requirements for a major modification with a public approval process if there turns out to be data indicating that process should be followed. The current outcry from the communities derives from documented concerns about the project Conditions of Approval not being followed and the applicant's previous refusal to comply with requirements under the Conditions of Approval. Perception of the applicant's conduct on this project is also rooted in the applicant's multiyear record of repeated proposals ignoring County rules on the project site.

The community outreach to you as District Supervisor is intended to restore an orderly and cooperative due process embodied in the legislative and project approval for this project.

Title Insurance Policy for the Highlands Open Space Conservation Easement

We look forward to receiving the copy of the title policy on the open space conservation easement on the recorded property description filed for this project as soon as possible.

Mitigation Monitoring and Reporting Program (MMRP)

The project approval (County File No. PLN 2006-00357) stipulates:

"That the Mitigation Monitoring and Reporting Program incorporated within the Final EIR, which monitors compliance with mitigation measures intended to avoid or substantially lessen significant environmental effects, has been adopted. Compliance with the conditions of approval listed below shall be monitored and confirmed according to implementation deadlines as specified within each condition."

You state about the Mitigation Monitoring and Reporting Program (MMRP) contract: "Such a contract will be put in place prior to the issuance of a building permit for any additional work." Your phrase any additional work seems to indicate that current mitigations work under the conditions of approval would not apply. Please clarify what the term "any additional work" specifically refers to.

Community concern is compounded by your not immediately requiring implementation the Condition of Approval A.4. Mitigation Monitoring and Reporting Program (MMRP). The evidence shows that we have been consistently ignored in our efforts have the MMRP implemented as required by the Board of Supervisors in the Conditions of Approval.

The MMRP contract should have been in place prior to approving any permit or work on this project. How is it that further delay is being allowed when all monitoring of all conditions of approval are supposed to have long been under contract?

"Geotechnical concerns

Planning has determined that there are no open geotechnical concerns with respect to the proposed homes on Lots 9, 10 and 11."

No geotechnical evaluation of the plan changes or other form of evidence is or has been provided to verify this statement.

To that end we have the following requests:

- 1) Please provide verification of this assertion with the full text of a report from the Project Geotechnical Consultant showing the original building envelope remains fully intact and uninterrupted.
- 2) Please provide the required evaluation from the County Geotechnical Consultant for this determination related to changes in Lots 9-11. Please provide the evidence base for this determination.
- 3) Please provide an electronic copy of the required documentation to be submitted for the Lot 10 building permit shall include proposed construction/design measures to provide stable temporary excavations west of the residence so that the stability of an existing fill prism is not adversely impacted during site grading.
- 4) Please let us know which firm is the project geotechnical consultant of record for lots 9-11.
- 5) Please provide updated grading and drainage plans along with any related geotechnical concerns.

"House Size"

We note your pointing out your view as a San Mateo County Supervisor that:

"My role here has been to understand the concerns of the community and to help ensure they are considered and responded to by the Planning Director. To that end, if there is something in the record beyond Table 4 supporting your position on the home sizes, please bring it to my attention".

As noted above, we need to be on equal footing in being informed of the record so that we can follow your request here.

We can more than appreciate your discovery of the amount of time your studying this project has required. Please multiply that by thousands of hours volunteered by a wide array of talented community members over twenty-eight years.

You report your own review of square footage under the R-1/S-81 and RM zoning districts and you conclude: "The R-1/S-81 and RM zoning districts provide for a

maximum building site coverage ratio of 40%, and the proposed homes are in compliance with that requirement."

Site conditions are the sine qua non of San Mateo County zoning requirements especially in protected areas. Safety and stability of the site conditions as well as the adjoining open space conservation easement are and have been viewed here as crucially important. We anticipate that the landslide in the open space during the rains this past year would have also sensitized you to the need to ensure land stability with thorough attention to geotechnical, grading and drainage analyses on behalf of the best interest of all parties.

Please send us the citations for specific clauses under the County Zoning Regulations that your conclusion is based upon.

Due Process

We shall review the record as you recommend when we have a complete record to review.

It appears that you do not understand the fact reported to you previously and in this email that we have been deprived of the record on the subjects in this notice, as well as other information, that you have reviewed and are asking us to review.

We are placed in an impossible position being asked to review the record under the arbitrary deadline of 8 September 2017 placed upon our community in the County Planning memorandum to "All Interested Parties" in Highlands dated 25 August 2017 while at the same time we do not have the record to review.

We call to your attention the subject line of the memorandum:

"Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lot 9 (2185 Cobblehill Place BLD2016-00160) and Lot 11 (88 Cowpens Way; BLD2016-00159), in the San Mateo Highlands area."

Please send us an electronic copy of the "approved Resource Management (RM) Permit" mentioned.

In view of our not receiving complete requested information up to now, please consider this request for information including any and all documents referenced in your email along with the entire administrative record and all other information referred to in this email of 22 August 2017 as well as noted in our previous email below to you as requested under the California Freedom of Information Act. Please send all information requested within the reasonable time frame required under the California Freedom of Information statute.

We request that the Planning Director and you suspend the deadline on the Consideration of a proposed Minor Modification dated 25 August 2017 that Planning announced by mail and allow the community the time to receive and review the

information as well as to carry out informed interaction with Planning so we can carry out the review of information that we had long ago tried to have completed by this time and appropriately respond to the proposed modifications

We ask that you exercise your role as District Supervisor and work with Planning to place a hold on the public notice at this point and work with us fairly, openly, and cooperatively providing us current, complete information so that we can be informed participants in constructive, orderly process of resolution of issues as originally intended by the Board of Supervisors. Please inform us as to suspension of the deadline and inauguration of an appropriate process of review on an equal basis with the extensive process afforded the applicant.

Community members are anxious to be informed of the outcome of our request for restoration of due process as the Board of Supervisors intended in this project's Conditions of Approval ensuring an accountable, fully transparent, and orderly process of managing project changes.

Your comment about having a community meeting seems to be gathering interest.

In the spirit of your comment on your role, we do wish to meet with you as originally agreed so that you are on the same page as your local constituency here.

Sam

From: Dave Pine <dpine@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <cpalter@stanford.edu>; Alan Palter <alanpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Christopher Karic <ckaric@sellerlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; "brigitte@highlandsrec.ca.gov" <brigitte@highlandsrec.ca.gov>; "jeffs@highlandsrec.ca.gov" <jeffs@highlandsrec.ca.gov>; Steve Monowitz <smonowitz@smcgov.org>; Camille Leung <cleung@smcgov.org>; Peggy Jensen <pjensen@smcgov.org>; John Beiers <jbeiers@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; David Burruto <DBurruto@smcgov.org>
Sent: Tuesday, August 22, 2017 7:30 PM
Subject: RE: Chamberlain Homes

Sam,

I have checked the schedules of County staff, and inquired about the availability of the multipurpose room at the Highlands Rec. Center, and I would propose a meeting on one of the following two dates to discuss the Chamberlain project:

- Monday, August 28th at 7 pm
- Thursday, August 31st at 7 pm

I would anticipate that community attendees at this meeting would include the individuals who I met with on June 28th, others receiving this email who could not attend the June 28th meeting, and any other interested community members you would like to invite. This meeting is not intended to be a large neighborhood gathering of the kind referenced in the third paragraph of your email to me on August 16th.

As you know, I have been trying to convene this meeting for some time now. On July 17th, I proposed three dates. On August 4th, I proposed three new dates. I did not receive a response to those proposed dates until your email of August 16th where you asked that I provide dates for the week of August 28th or September 5th. At this point it is critical that we convene the meeting on August 28th or 31st for two reasons:

- 1) As I indicated in my email of July 17th, in the course of my investigation of the various issues that have been raised, I learned that the developer has proposed minor modifications to the homes to be built on Lots 9 and 11. The Planning Director has tentatively approved these changes and they are within his administrative authority. He will be emailing (and posting on the Department's online permit center) a notice with details about these changes in the next day or two. While a public hearing is not required, the Planning Director's practice has been to provide the property owners within 300 feet of the parcels, and other interested parties, with a two week period to review his preliminary approval of minor modifications before it becomes final. If we meet on August 28th or 31st, we will be within that two week window.
- 2) I have completed my investigation of the issues pertaining to lots 9, 10 and 11. After the completion of the two week notice period described above, it is likely that Planning will be in a position to issue the building permits for the homes on these three lots. If there are insights or considerations that the staff or I have missed, this would be the time for community members to bring them forward.

At the meeting, we will review in detail the issues that have been raised. Below is a high level summary of where they stand from my perspective:

Environmental mitigation monitoring and reporting

Condition of Approval A.4. states that: "*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.*" Such a contract will be put in place prior to the issuance of a building permit for any additional work.

Geotechnical concerns

Planning has determined that there are no open geotechnical concerns with respect to the proposed homes on Lots 9, 10 and 11. However, the developer's design level grading plans for Lots 5, 6, 7 and 8 are not currently acceptable to the Planning Director. Planning staff is continuing to discuss these plans with the developer.

Tree removal/replacement

There are no open issues with the Planning Director.

Title insurance policy

You requested a copy of the title insurance policy for the conservation easement on the recorded property description filed for this project. I have asked Chief Deputy County Counsel John Nibbelin to bring this to ground. He will get back to you directly on this.

Home size

In August 2016, the Planning Director informed community representatives of his decision that the sizes of the proposed homes are consistent with the Board of Supervisors' April 2010 project approval. His decision was based on the following analysis by Planning staff:

- Planning staff considered the subdivision plans for each lot. These subdivision plans set forth a footprint for each lot and it is appropriate to assume that the County anticipated that the home on each lot would use the approved or similar footprint. Significantly, the subdivision plans for each lot show a garage.
- Planning staff next looked at the elevations for each lot, which show the proposed levels/bulk/volume for each lot. Again, the elevations clearly show garages for each lot.
- Finally, Planning staff examined the proposed floor plans for each lot and checked the square footage for the proposed plans. Planning staff concluded that the square footage for the floor plans reflects the square footage listed in Table 4 of the April 2010 staff report provided to the Board of Supervisors, plus square footage for the garages.
- When staff superimposed the proposed floor plans on the building footprint referenced above, they saw that the floor plans (which include garage space) very closely track the building footprints. Moreover, the floor plans are consistent with the elevations that accompanied the 2010 staff report.

The attached documents depict for each proposed home the approved grading and utility plans, the current building plans, and the approved elevations.

The April 2010 staff report provided to the Board of Supervisors was silent on the question of whether the garages were included in the home size calculations shown in Table 4. The table certainly can be read to set a maximum floor area including the garage space. It is important to note, however, that as a legal matter the April 2010 staff report is not what the Board of Supervisors approved. The Board of Supervisors approved the project as described in the subdivision plans and elevations discussed above.

Some individuals have pointed out that the San Mateo County Zoning Regulations call for the inclusion of garage space when calculating floor area maximums. However, the Chamberlain project is located within the R-1/S-81 and RM zoning districts where there are no floor area maximums. The R-1/S-81 and RM zoning districts provide for a maximum building site coverage ratio of 40%, and the proposed homes are in compliance with that requirement.

I have spent many hours looking at all the above referenced documents and the entire administrative record. I cannot find evidence that refutes the above analysis. Moreover, you should bear in mind that were I to disagree with staff's analysis, my disagreement would not be determinative. At this point, interpretation of the Board's project approval is within the jurisdiction of the Planning Director and it is not a decision for the Board of Supervisors, let alone a single Board member. My role here has been to understand the concerns of the community and to help ensure they are considered and responded

to by the Planning Director. To that end, if there is something in the record beyond Table 4 supporting your position on the home sizes, please bring it to my attention by email or at the meeting proposed for August 28th or 31st.

In addition, the community should be aware that this analysis regarding home size will also apply to the final four homes for the project on lots 5, 6, 7 and 8.

Please let me know if the community representatives would like to meet on August 28th or 31st. Planning Director Steve Monowitz, Chief Deputy Counsel John Nibbelin and I are available on both dates, and I have reserved the Highlands Rec Center multipurpose room for both dates. I believe it is very important that this meeting be convened on one of those dates so that we can walk through the issues in detail and make sure that no stone has been left unturned in the analysis of the community's concerns.

Regards,

Dave

Dave Pine
Supervisor, District 1
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: Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]
Sent: Wednesday, August 16, 2017 10:38 PM
To: Dave Pine <dpine@smcgov.org>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown <d.brown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <cpalter@stanford.edu>; Alan Palter <alanpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Christopher Karic <ckaric@sellarlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>
Subject: Re: Chamberlain Homes

Dear Dave

I am just back from today's meeting and have to be out early in the morning again.

Please let us know some times for our HCA committee members to meet with you as noted in our email of today's date below.

Thanks
Sam

From: Dave Pine <dpine@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown

<d.brown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <cpalter@stanford.edu>; Alan Palter <alanpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Christopher Karic <ckaric@sellarlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>
Sent: Wednesday, August 16, 2017 10:40 AM
Subject: Re: Chamberlain Homes

Sam,

Thank you for your email.

In the voicemail I left you yesterday, I suggested we talk by phone this morning. It looks like you are tied up during the day today. Can we set a time to talk by phone this evening? How about 7:30 PM?

Dave

Sent from my iPhone

On Aug 16, 2017, at 5:51 AM, Sam Naifeh <samnaifeh@sbcglobal.net> wrote:

Dear Dave

Thank you for your email.

With our twenty-eight year experience in dealing with many proposals for this project including the current one which appears to be coming before you, we indeed can truly appreciate your effort to become familiar with this project's details and its significant impacts on steep and unstable hillsides in earthquake country.

At our June 28th meeting with you, we agreed to have a follow up meeting with you as soon as possible. We still think it best to have that agreed on follow up meeting with you, just as we did in June, as soon as we can coordinate time with you and our key residents in our area communities, a number of whom are on vacation at this point.

You mention having a community meeting with Planning staff. A community meeting requires much preparation and communications with area residents as to its purpose and goals for meeting with the area neighbors as well as coordination with Planning. We will add your suggestion for discussion when we meet with you.

When we met with you in June, you appeared to understand Condition of Approval (COA) A.4. as written in the BOS approval for this project and agreed that it is a straightforward condition of approval. Planning had already made it clear that the condition has not been followed as written. We requested that you follow up with having the project come into compliance with COA number A.4. (attached). We asked that you immediately ensure Condition of Approval A.4. will now be implemented as approved by the Board of Supervisors. Please let us know.

We also reported to you our concerns about the inconsistent treatment and turning aside of COA numbers A. 1. and A.5. COA number A.1. states: "Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing." When we met with

Planning we were informed that COA number A.5. did not apply to proposed changes and was set aside.

We asked that you inform Planning of the need to adhere to Condition of Approval number A.5 for the project changes that they presented to us. Please confirm back to us that COA numbers A. 1. and A.5. will now be followed.

Geotechnical, grading, drainage questions constitute the central issue on any alteration or treatment of the project site lots as well as impacts upon adjoining conservation easement area.

Much expert effort went into working out specific conditions of approval in regard to the geotechnical, drainage, and grading issues on this project's approval. The County organized and convened a special meeting of all involved experts along with all interested parties on March 16, 2009 to ensure the full review and agreement on relevant specifications and related conditions of approval in regard to soil conditions, geotechnical, grading, as well as drainage and hydrological questions. It is our prime concern that all parties and experts who were previously involved remain involved in any proposed change in these site conditions.

Requested geotechnical information is still pending.

The email from Camille Leung that you included in your email never came directly to me. I will follow up with Camille on several questions from it.

However, the first item in that email text included in your email below does not make sense: "1) I asked Jack Chamberlain for the "title insurance policy" for the conservation easement area. It was not a requirement so I'm not sure if he has this."

Of course Camille would not be sure about this in that she would only find the requirement Conditions of Approval A.2.and A. 3 stating requirement for a Final Map.

In order to save money for Mr. Chamberlain, you intervened and confirmed County purchase of the two million dollar title policy on the conservation easement as noted in the email from you dated December 2, 2012. We request again the copy of the title insurance policy on the conservation easement. We would appreciate your expediting follow up on getting the title insurance document for the conservation easement to us.

Thank you for your phone call. I am preparing to attend an all day meeting, which will make phone communication difficult today.

It might work more efficiently to coordinate dates by email for the follow up meeting with you as we agreed in June.

In order to get scheduling process started, are you available the week of August 28th or September 5th?

Regards,
Sam

From: Dave Pine <dpine@smcgov.org>

To: Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <highlandscapresident@gmail.com>; "alanpalter@gmail.com" <alanpalter@gmail.com>; Catherine Palter <cpalter@stanford.edu>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Jane Knapel <jknapel@sbcglobal.net>; Pamela Merkadeau <pamela@merkadeau.com>; Rick Priola <hcapres@gmail.com>; Randy Torrijos <rtorrijos@smcgov.org>; "d.cbrown@comcast.net" <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; "dm94402@gmail.com" <dm94402@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; David Burruto <DBurruto@smcgov.org>; "samnaifeh@sbcglobal.net" <samnaifeh@sbcglobal.net>; "brigittes@highlandsrec.ca.gov" <brigittes@highlandsrec.ca.gov>; Camille Leung <cleung@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>

Sent: Friday, August 4, 2017 11:35 AM

Subject: Chamberlain Homes

I am writing to update you on the work I've done to look into concerns that have been raised about the construction of the Chamberlain homes.

Issues:

Based on the input from the community shared at our last meeting and emails and letters I have received since that time, I have been looking into the following issues:

- 1) Environmental mitigation monitoring and reporting and the arrangements to ensure that the developer pays the costs associated with such monitoring and reporting
- 2) The size of the homes proposed to be built
- 3) Grading of lots 5, 6, 7 & 8 on Ticonderoga Drive
- 4) Geotechnical concerns on Lot 9, 10 & 11
- 5) Potential changes in house locations (laterally and in sea level height); in particular, the siting and construction modifications proposed by the developer for lots 9 & 10 on Cobblehill Place and Lot 11 on Cowpens Way that were brought to my attention by the Planning Department.
- 6) Tree removal/replacement

Request for Additional Documents:

In the email thread that I have copied below, Sam Naifeh requested additional documents. Camille Leung (San Mateo County Senior Planner) responded to that request with the following email, and she has provided the documents referenced therein:

From: Camille Leung
Sent: Wednesday, July 26, 2017 10:26 AM
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Lisa Aozasa <laozasa@smcgov.org>; Dave Pine <dpine@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Status of Requested Documents

Hi Sam,

Here's the status of the documents you requested:

- 1) I asked Jack Chamberlain for the “title insurance policy” for the conservation easement area. It was not a requirement so I’m not sure if he has this.
- 2) I sent geo review docs to you on 6/6/17 (see attached PDF of email). Jean DeMouthe did the Geo review. Her comments are re-sent, as attached to this email.
- 3) Regarding Condition 4k (BIO-5c), the lighting plan, please attached PDF for email chain.
- 4) Regarding deed restrictions required by Condition 6a and b, these have been on my BLD plancheck list and have been requested of the applicant.
- 5) Regarding “official County reports evaluating traffic safeguards during construction and after construction”. Please see attached email from Jack Chamberlain. The Construction Management Plan is included in my BLD comment letter. We only require:

Condition 4.w.: Improvement Measure TRANS-1: The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.

Thanks

Camille Leung, Senior Planner
Planning & Building Department

Next Meeting

In my last email, I proposed that we meet on the evening of August 7th, 8th or 9th. I don’t recall receiving an email back regarding the group’s availability on those dates, but in talking with Brigitte Shearer at the Rec Center it looks like the HCA may have reserved the multipurpose room for the evening of August 9th. Can we confirm that? If not, we should meet the evening of August 14th, 15th or 16th at the Rec Center. I have reserved space at the Rec Center at 7:00 p.m. on each of those evenings. Given the highly technical nature of some of the issues that we’ll be discussing, I’ve requested that County staff be present at the meeting to assist us.

Status of My Work:

I have been working to fully understand the issues you have raised, particularly the question of allowable home size. I have read the documents that were provided to the Board of Supervisors when the project was approved on April 27, 2010 and reviewed the recording of that meeting (the entire administrative record). I have met with County Counsel, the Planning Department and staff from the County Manager’s Office. I have also reviewed the numerous letters and emails I have received from members of the community. While Sam has requested a written report of my impressions, I would like to wait until after our community meeting where we can discuss the issues further and I can receive additional input. To that end, I look forward to our next meeting. After our meeting, I will be happy to provide a summary of my thoughts regarding this matter.

Thanks,

Dave

Dave Pine
Supervisor, District 1
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: Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]

Sent: Monday, July 17, 2017 11:13 PM

To: Dave Pine <dpine@smcgov.org>

Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <highlandscapresident@gmail.com>; alanpalter@gmail.com; Catherine Palter <cpalter@stanford.edu>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Jane Knapel <jknapel@sbcglobal.net>; Pamela Merkadeau <pamela@merkadeau.com>; Rick Priola <hcapres@gmail.com>; Randy Torrijos <rtorrijos@smcgov.org>; d.brown@comcast.net; Chris Misner <chrismisner@yahoo.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; dm94402@gmail.com; Steve Monowitz <smonowitz@smcgov.org>; David Burruto <DBurruto@smcgov.org>

Subject: Re: Follow up for meeting on compliance with Board of Supervisors legislation, rules, and specifications for PLN2006-00357

Dear Dave

As we discussed in our meeting of June 28th with you, the two most urgent issues of non-compliance with the project's Conditions of Approval were documented and given to you when we met with you (attached). Neighbors asked that you as our District One supervisor immediately investigate and ensure this project's compliance with the Board of Supervisors conditions of approval. For our report to the community, please send us your findings or actions taken based on the specific information, including modification of approved house size, provided to you by community representatives.

You asked in the course of our discussion at the meeting that we send you some of the additional examples of previously requested information or project compliance with the conditions of approval in addition to what you took away from the meeting.

Additional examples:

We have not yet received a copy of the title insurance policy for the conservation easement on the recorded property description filed for this project.

One of the critical issues with the approval centered on significant limits of development on the unstable hillsides vulnerable to water flows and earthquake.

As you can see from letters to Board members from the community that were hand delivered to you, neighbors here are most concerned about any modification being made that deviates from the specific, necessary, careful, and comprehensive due process, which resulted in project approval.

You directly witnessed the recent landslide in the Highlands open space area that affected County infrastructure this winter; it provided a reminder of what residents here are long familiar with about the unstable hillside areas here.

Our serious concerns about unstable hillside development here were tragically validated when a large retaining wall on Polhemus Road was approved by the County and failed four months after its construction in December 1996. This tragic incident drew in both San Mateo and San

Francisco County Departments of Public Works, as the major water supply from Hetch Hetchy reservoir flowed under Polhemus Road. The County hired the internationally recognized geotechnical engineering firm Cotton, Shires & Associates for evaluation and repair of the landslide.

With our serious concerns about Chamberlain proposals, we brought in Cotton Shires & Associates on the Chamberlain project proposals, especially because of their geotechnical engineering and geological expertise and detailed familiarity with the Highlands-Baywood Park area. Cotton, Shires & Associates provided overall input for the Chamberlain project conditions of approval and were credited in the Staff Supplemental Report dated February 10, 2010 with the County's specific addition of conditions of approval to the Planning and Building Department Geotechnical Section on this project.

We have asked for Cotton Shires & Associates review of compliance with the Geotechnical conditions of approval and of any changes proposed. Our request includes their evaluation of the effectiveness of the mitigations protecting the drainage into the conservation easement adjacent to lots 1-4. Effectiveness of hydrological mitigations for this project's drainage have become more pressing since this past winter's rainstorms. We have asked for geotechnical information in relation to the conditions of approval on this project.

Examples of geotechnical considerations have included concerns that Lot 9 excavation could potentially undermine a portion of the existing fill and create stability problems across a property line.; Lot 10 involving a disturbance of this area beyond the parcel boundary; and viable position for a house site on Lot 11 house being very limited. Standing at the lot 11 area of the property, it should be evident that low bowl-shaped areas are located both north and south of the house site. These areas reflect active drainages and potentially unstable slopes. In evaluating the approved placement it was noted that fill placement was at the time depicted beyond the southern parcel boundary into one of these low areas—this aspect of project grading may not be acceptable from a geotechnical perspective.

We are still waiting to receive electronic copies of the geotechnical and geological information and any related reports prepared by the County.

Plans to be authorized as compliant with the conditions of approval should also have been evaluated by County geotechnical engineering staff to confirm adequacy, the Planning and Building Department, and Department of Public Works on this project. We have requested those reports as well.

We have requested documented confirmation and dates of Condition of Approval 4.k. Mitigation Measure BIO-5c, Condition of Approval 34, and Condition of Approval 6. a. and b. for completed work. Also requested were official County reports evaluating traffic safeguards during construction and the safety condition after construction with homes on Ticonderoga Drive.

We'll coordinate with the neighbors on the proposed meeting dates and place. Corrin Brown will get in touch with you in follow up on arrangements for the next meeting.

We look forward to meeting with you

Sam

From: Dave Pine <dpine@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <highlandscapresident@gmail.com>;
"alanpalter@gmail.com" <alanpalter@gmail.com>; Catherine Palter <cpalter@stanford.edu>; Lennie Roberts
<lennie@darwin.ptvy.ca.us>; Jane Knapel <jknapel@sbcglobal.net>; Pamela Merkadeau
<pamela@merkadeau.com>; Rick Priola <hcapres@gmail.com>; Randy Torrijos <rtorrijos@smcgov.org>;
"d.cbrown@comcast.net" <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Mark Luechtefeld
<mluechtefeld@gmail.com>; "dm94402@gmail.com" <dm94402@gmail.com>; Steve Monowitz
<smonowitz@smcgov.org>; David Burruto <DBurruto@smcgov.org>
Sent: Monday, July 17, 2017 8:00 PM
Subject: Follow-up Meeting on Chamberlain Homes

Since our meeting on June 28th, I have been meeting with County staff to review the following issues pertaining to the construction of the remaining seven Chamberlain homes:

- Monitoring and reporting of mitigation measures
- The size of the homes
- Grading of lots 5, 6, 7 & 8 on Ticonderoga Drive
- Certain siting and construction modifications proposed by the developer for lots 9 & 10 on Cobblehill Place and Lot 11 on Cowpens Way that the Planning Department has informed me of.

I would like to meet with you again to discuss the above on August 7th, 8th or 9th. I would suggest we meet at 7:30 pm in the Highlands Recreation Center's Recreation Center Multi-Purpose Room. Staff will attend as well so that all of your questions can be comprehensively addressed.

Please let me know which of these three dates would work best for you. In the meantime, please inform me if there are any additional issues that you would like me to research in advance of our meeting.

Regards,

Dave

Dave Pine
Supervisor, District 1
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

<Condition of Approval A.4.pdf>

<Condition of Approval A.5.pdf>

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Wednesday, September 20, 2017 8:29 AM
To: Camille Leung
Subject: Planters

Hi Camille,

Please find attached the link to the color chart for the bio retention planters. There is only one green color (which no one likes), but there are several beige colors to choose from. At your convenience, please take a quick look at the color chart and let me know what colors might work. I will order physical chips once I receive your color preferences.

<https://lib.store.yahoo.net/lib/hooksandlattice/PU-Color-Chart.pdf>

I am only missing a few responses to your 8/9/2017 planning comment letter and am expecting to be able to deliver the entire response package later this afternoon or tomorrow morning.

Thanks and have a good morning,

Noel

Camille Leung

From: John Brennan
Sent: Wednesday, September 27, 2017 1:22 PM
To: Camille Leung
Subject: Emailing: 05-00075.R, 05-00075.t, 06-00357.r, 06-00357.t, 10-01413.R, 10-01413.T, 13-01792,3,4,5.r.docx, 13-01792,3,4,5.t.docx, 16-00158, 16-00158-00164.r, 16-00158-00164.t, 16-00159, 16-00160, 16-00161, 16-00162, 16-00163, 16-00164
Attachments: 05-00075.R.doc; 05-00075.t.doc; 06-00357.r.docx; 06-00357.t.docx; 10-01413.R.doc; 10-01413.T.doc; 13-01792,3,4,5.r.docx.docx; 13-01792,3,4,5.t.docx.docx; 16-00158.pdf; 16-00158-00164.r.docx; 16-00158-00164.t.docx; 16-00159.pdf; 16-00160.pdf; 16-00161.pdf; 16-00162.pdf; 16-00163.pdf; 16-00164.pdf

Hi Camille,

This is what I found on Jean's Highlands file.

John

Your message is ready to be sent with the following file or link attachments:

05-00075.R
05-00075.t
06-00357.r
06-00357.t
10-01413.R
10-01413.T
13-01792,3,4,5.r.docx
13-01792,3,4,5.t.docx
16-00158
16-00158-00164.r
16-00158-00164.t
16-00159
16-00160
16-00161
16-00162
16-00163
16-00164

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Camille Leung

From: Camille Leung
Sent: Monday, October 02, 2017 8:51 AM
To: Noel Chamberlain
Subject: RE: Highland Estates

Hi Noel,

I am free anytime tomorrow except for between 12- 2:30pm. Thanks

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Thursday, September 28, 2017 3:22 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highland Estates

Hi Camille,

I believe that I have everything put together for resubmittal on Lots 9, 10 & 11. I am waiting for deed restriction language on 4u, 9, 34 & 39 which I should have sometime next Monday. Do you have time Tuesday to review the resubmittal?

Also, I will have Dad drop off check for \$904.86 Monday. Please let me know if Tuesday works. I will be available anytime.

Thanks,
Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Thursday, September 28, 2017 9:32 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>; JTUTTLEC@aol.com
Cc: John Nibbelin <jnibbelin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Highland Estates

Hi Jack and Noel,

Just a reminder that per the Agreement, \$904.86 is due to the County by Monday. Any update on the BLD permit submittal to address remaining comments?

Thanks

From: Camille Leung
Sent: Monday, September 11, 2017 3:34 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Subject: RE: Highland Estates

Here you go

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 3:30 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highland Estates

Hi Camille,

When you print it, "DRAFT" appears on the Agreement. Can you turn off the back round on this document.

Thanks,
Noel

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 3:11 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com; John Nibbelin <jnibbelin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Highland Estates

Hi Jack and Noel,

Here's a copy of the Mitigation Monitoring Agreement we need you to sign.

Also, the County is preparing an RFP to contract out mitigation monitoring services.

Thanks

From: Camille Leung
Sent: Monday, September 11, 2017 9:58 AM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Ok see you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 9:54 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Tomorrow at 2:00 is great. See you then.

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 9:50 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEC@aol.com
Subject: RE: Highland Estates

Sorry, I updated my schedule and found I have a meeting at 10:30 am. I hope 30 mins enough time. Or we can shoot for after 2

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 9:39 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>; JTUTTLEEC@aol.com
Subject: RE: Highland Estates

I will see you tomorrow at 10:00. Have a great day

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, September 11, 2017 9:15 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

I have a meeting at 9:15 tomorrow..... But I am free after that from 10-12 and 2-5pm.

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Monday, September 11, 2017 8:43 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: RE: Highland Estates

Hi Camille,

Can we do tomorrow at 9:00 AM?

Thanks,
Noel

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Friday, September 8, 2017 12:24 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: JTUTTLEEC@aol.com
Subject: RE: Highland Estates

Shoot can we make it 2:30? A conflict just came up....

From: Camille Leung
Sent: Friday, September 08, 2017 12:14 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: JTUTTLEEC@aol.com
Subject: RE: Highland Estates

Yes that works! FYI, I gave Jack a heads up that there is a mitigation monitoring contract that needs to be signed with the County. It might be ready by Monday.

See you then!

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Friday, September 08, 2017 11:30 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Estates

Sorry for my previous email. Can we meet on Monday @1:30?

Thanks Noel

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Hi Noel,

Thanks for the traffic plan. Yes I am free Monday or Tuesday, anytime between 9-5pm.

Thanks

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, September 06, 2017 6:26 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Fred <fredh@nexgenbuilders.com>
Subject: Highland Estates

Hi Camille,

Please find attached the traffic plan for Highlands Lots 9-11 & 5-8.

I was also wondering if you had time early next week to meet with Fred and myself in order make sure you have everything you need. Please let me know.

Thanks,
Noel

Camille Leung

From: JTUTTLEC@aol.com
Sent: Monday, October 02, 2017 1:23 PM
To: Camille Leung
Subject: Re: Lots 9-11

Yes, Byers is working on all of the remaining Deed restrictions and they should be ready tomorrow or Wednesday.

In a message dated 10/2/2017 1:10:33 P.M. Pacific Daylight Time, cleung@smcgov.org writes:

Hi Jack,

Yes I am at the Counter till 5pm today. I think Noel is meeting me tomorrow too to go over the resubmittal.

From: JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]
Sent: Monday, October 02, 2017 1:03 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Lots 9-11

Camille,

I plan to drop that check for \$905. this afternoon about 2:00. Will you be in?

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Tuesday, October 03, 2017 1:06 PM
To: Noel Chamberlain
Subject: RE: Highland Lots 9-11

Great thank you!

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Tuesday, October 03, 2017 12:44 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Lots 9-11

No problem see you then

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Oops can we shoot for 4...Sorry!

From: Camille Leung
Sent: Tuesday, October 03, 2017 12:34 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Subject: RE: Highland Lots 9-11

Ok see you then

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Tuesday, October 03, 2017 10:12 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highland Lots 9-11

That would be perfect. See you at 3:00

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Tuesday, October 3, 2017 10:10 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Highland Lots 9-11

Hi Noel,

Can we shoot for afternoon around 3?

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Tuesday, October 03, 2017 10:04 AM

To: Camille Leung <cleung@smcgov.org>

Subject: Highland Lots 9-11

Hi Camille,

I was going to head up to see you. Are you still available this morning?

Thanks,

Noel

Camille Leung

From: Camille Leung
Sent: Thursday, October 12, 2017 9:27 AM
To: Noel Chamberlain
Subject: RE: Status of Revision

Ok sounds good 😊 I will look at the resubmittal on Monday 😊

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Thursday, October 12, 2017 7:25 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Status of Revision

Hi Camille,

I have a 10:00 meeting in Los Altos this morning. I will drop off at building Friday. This time I should have it better organized.

Have a good morning and a great weekend
Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Wednesday, October 11, 2017 4:50 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Status of Revision

I only have time tomorrow morning from 9am until 10:45. I am off Friday. Or you can just submit to the BLD Dept and I will go through it on Monday.

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Wednesday, October 11, 2017 4:45 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Status of Revision

Your timing is impeccable. I just received the deed restriction language this afternoon. I am ready. Do you have time later tomorrow afternoon or Friday AM?

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Wednesday, October 11, 2017 4:36 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: John Nibbelin <jnibbelin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Status of Revision

Hi Noel,

Just checking in...What is the status of your resubmittal for Lots 9-11?

Thanks!

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

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Friday, October 13, 2017 3:13 PM
To: melissa
Cc: Camille Leung
Subject: Highland Estates Lots 9-11

Hi Melissa,

Please find attached the color chart for the planters that will be used as our bio retention basins for lots 5-11. Camille has asked me to reach out to for recommendations for the colors of the planters. The color we used on lots 1-4 were too Green. I believe that we are looking for a more neutral color in the browns and beiges.

<https://lib.store.yahoo.net/lib/hooksandlattice/PU-Color-Chart.pdf>

Could you please review the attached color chart and possibly offer some suggestions. Thank you so much for your help on this.

Have a great weekend,
Noel

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Monday, October 16, 2017 12:06 PM
To: Camille Leung
Subject: RE: Lots 9-11 Highlands

Thanks. I must have been talking with my Dad. Like all of us, too much on the plate. 😊

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, October 16, 2017 11:55 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Lots 9-11 Highlands

The reason for needing to start now vs. later is completely your own and personal to your project. If it can wait until May 1st that of course is better. We will review the reason once we get the full Exception to the Grading Moratorium application.

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Monday, October 16, 2017 11:50 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Lots 9-11 Highlands

Thanks Camille,

I will bring them to the counter. At our last meeting, we briefly discussed the a reason for the request to work (grading) after October 1 and could not wait until April 30th. My recollection was that loans were in place and would expire prior by that date.

Does that sound familiar? Let me know.

Thanks again for all your help,
Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, October 16, 2017 11:32 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Lots 9-11 Highlands

Ok, please bring to the Building Counter

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Sunday, October 15, 2017 1:37 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Lots 9-11 Highlands

Hi Camille,

I am waiting the architect to revise his height measurements for lots 9-11. I am expecting it mid morning. As soon as I receive it, I will bring the over the package to you.

Have a good morning,
Noel

Camille Leung

From: Diana Shu
Sent: Wednesday, October 18, 2017 9:58 AM
To: Noel Chamberlain
Subject: RE: Edgewood Canyon

Noel

Does Bldg know that Murray is doing the inspections? Is he keeping a log?

And have you installed the drainage system? If so, who is inspecting that work?

Thanks

Diana

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, October 18, 2017 9:54 AM
To: Diana Shu <dshu@smcgov.org>
Subject: RE: Edgewood Canyon

Yes, grading work is under the supervision of our soils engineer, Murray associates. Generally, we are within a foot of subgrade on the private road, but at Lot #1 is at about 60% fill complete and Lot #2 is at about 80% fill complete. Because Murry is so specific on the soils spec, the fill process is taking longer due to having to source the better material.

From: Diana Shu [<mailto:dshu@smcgov.org>]
Sent: Wednesday, October 18, 2017 9:40 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Edgewood Canyon

Did you have someone inspect the grading work? If so, who?

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, October 18, 2017 9:38 AM
To: Diana Shu <dshu@smcgov.org>
Subject: RE: Edgewood Canyon

Hi Dianna,

Thank you very much Diana! Kirk and I are both members of Edgewood Canyon, LLC. Kirk is managing member and will sign the map. Should be no problem to make 2020. Currently we are about 80% complete with the grading and should be able to finish by next august.

Noel

From: Diana Shu [<mailto:dshu@smcgov.org>]
Sent: Wednesday, October 18, 2017 9:02 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: kirk mcgowan <kmcgowan@email.com>
Subject: RE: Edgewood Canyon

Are you edgewood canyon partners LLC? And will you be getting this road done by April 30, 2020 or will you need more time?

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, October 18, 2017 8:46 AM
To: Diana Shu <dshu@smcgov.org>
Subject: RE: Edgewood Canyon

Thanks Dianna,

Thank you for the clarification. Could you please email me a copy of subdivision agreement. Kirk is out of town and can't send.

I am hoping to have will serve letters and bonds by end of the week.

Thanks,
Noel

The onlspear heading has the copy but he is out of town the send me a

From: Diana Shu [<mailto:dshu@smcgov.org>]
Sent: Wednesday, October 18, 2017 8:33 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: kirk mcgowan <kmcgowan@email.com>
Subject: RE: Edgewood Canyon

Noel

Sorry, I think you are confusing the different agreements.

The **CCR agreement** is between you and Kirk. I just need a recorded copy.

The **subdivision agreement** is in draft form, I need you to review the information highlighted and confirm that the dates and names, titles are correct.

Please review and comment.

I will send you an executable copy once we conform your agreement. Then I will need you to sign, notize, and return originals to me with the bond, the check for the recorder, will serve letters for utilities.

Thanks

Diana

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Wednesday, October 18, 2017 6:59 AM
To: Diana Shu <dshu@smcgov.org>
Cc: kirk mcgowan <kmcgowan@email.com>
Subject: RE: Edgewood Canyon

Dianna,

Sounds good. I will take care of today. I will drop off with the bonds.

Have a good morning,
Noel

From: Diana Shu [<mailto:dshu@smcgov.org>]
Sent: Tuesday, October 17, 2017 6:24 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: kirk mcgowan <kmcgowan@email.com>
Subject: RE: Edgewood Canyon

The CCR is between you and Kirk. I just need a copy of the recorded agreement for the files.

Thanks

Diana

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Tuesday, October 17, 2017 4:04 PM
To: Diana Shu <dshu@smcgov.org>
Cc: kirk mcgowan <kmcgowan@email.com>
Subject: FW: Edgewood Canyon

Hi Diana,

Attached is the Edgewood canyon CCR/maintenance agreement.

Do you record when we record the map or do we record now and give you the recorded copy?

Thanks,
Noel

From: Noel Chamberlain
Sent: Monday, January 30, 2017 9:31 AM
To: Diana Shu <dshu@smcgov.org>
Subject: Edgewood Canyon

Hi Diana,

Please find attached the maintenance agreement for Edgewood Canyon. Seems pretty straight forward.

I also wanted to check in again to see if you have had time to review the

Thanks,
Noel

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Wednesday, October 18, 2017 5:11 PM
To: Camille Leung
Subject: Re: Highlands and Edgewood Canyon

Thank you very much. Have a good evening.

Sent from my Verizon Wireless 4G LTE DROID

Camille Leung <cleung@smcgov.org> wrote:

Thanks Noel! I will have a chance to look at the submittal tomorrow :) Thanks!

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Wednesday, October 18, 2017 7:56 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands and Edgewood Canyon

Hi Camille,

Just checking in to see if you have had a chance to review the Highlands package and, and if so, whether you needed more info and clarification. I also wanted to let you know that we are shutting down the Edgewood canyon project for the winter. We are shipping out the equipment and finalizing the permanent erosion control measure. All should be complete by the end of this week.

Again, let me know if there is anything else on highlands.

Have a good morning,
Noel

Camille Leung

From: Ralph Osterling <ralph@ralphosterling.com>
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung
Cc: Chamberlain Jack; Chamberlain Noel; Fred
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104

Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel
Cc: Chamberlain Jack; Fred; Ralph Osterling; Haga Roland; Doug McBeth; Tang Jonathan
Subject: Planning Comments on 10/17/17 submittal
Attachments: Planning Comments on Lots 9 thu 11_101917_Remaining Items.pdf

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [mailto:ralph@ralphosterling.com]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be

discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Camille Leung
Sent: Friday, October 20, 2017 10:51 AM
To: Chamberlain Noel
Cc: Chamberlain Jack; Fred; Ralph Osterling; Haga Roland; Doug McBeth; Tang Jonathan
Subject: RE: Planning Comments on 10/17/17 submittal

FYI - Review by Public Works (revision required), Sewer, Water and Waste Management are still pending for Lots 9-11.

I have provided your letter from Cal Water to John Brennan.

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:

- a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
- b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
- c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Tuesday, May 30, 2017 6:00 PM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.

- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Camille Leung
Sent: Friday, October 20, 2017 10:54 AM
To: Scott Fitinghoff; Chamberlain Noel; Chamberlain Jack; Fred
Subject: RE: Planning Comments on 10/17/17 submittal

Just found letter from Scott F. dated 9/25/17 regarding Condition No. 37. Will forward to County geotechnical. Thanks

From: Camille Leung
Sent: Friday, October 20, 2017 10:51 AM
To: 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>
Subject: FW: Planning Comments on 10/17/17 submittal

FYI

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag

map or use tree size references per the tree survey you gave me, so I can match your references with the map.

2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smc.gov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero

excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.

- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Friday, October 20, 2017 1:12 PM
To: Camille Leung
Subject: RE: Planning Comments on 10/17/17 submittal

Thank you very much Camille. I will get right on it. It looks like we are getting close. Have terrific weekend!

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Friday, October 20, 2017 10:51 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling <ralph@ralphosterling.com>; Haga Roland <RHAGA@BKF.com>; Doug McBeth <doug@markgrossinc.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Planning Comments on 10/17/17 submittal

FYI - Review by Public Works (revision required), Sewer, Water and Waste Management are still pending for Lots 9-11.

I have provided your letter from Cal Water to John Brennan.

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [mailto:ralph@ralphosterling.com]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20

tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.

- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: JTUTTLEC@aol.com
Sent: Tuesday, October 24, 2017 10:52 AM
To: Camille Leung
Subject: Re: Planning Comments on 10/17/17 submittal

Thanks Camille, it's on it's way to Scott.

In a message dated 10/24/2017 10:41:19 A.M. Pacific Daylight Time, cleung@smcgov.org writes:

Hi Jack,

This is what we need from Scott F:

Approval of Wet Season Grading Moratorium: Thank you for the application.

Per the requirements of the application, please provide the letter from Scott Fitinghoff (Geo Consultant) stating whether he supports grading of these lots during winter and any recommendations. Please make sure any recommendations are included in the Erosion Control Plan.

Thanks

From: JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]
Sent: Tuesday, October 24, 2017 10:15 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Planning Comments on 10/17/17 submittal

Camille.

I contacted Scott Fitinghoff this morning to get the information that you requested. He asked me to forward the emails you sent requesting the documents. I don,t have copies of them. Would you please re email them to me so that I can get them to him.

Thanks,

Jack

In a message dated 10/20/2017 10:40:08 A.M. Pacific Daylight Time, cleung@smcgov.org writes:

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [mailto:ralph@ralphosterling.com]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille

I am in North Carolina until next week. I will call when I return.

RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [mailto:ralph@ralphosterling.com]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.

Suite 104

Moraga, California
94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung
<cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.

2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway

 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house

 - c. Lot 11 - 2 total trees: Tree in outfall area and 12” tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [mailto:ralph@ralphosterling.com]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.

- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.

Suite 104

Moraga, California
94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

Camille Leung

From: Dave Pine
Sent: Wednesday, October 25, 2017 8:10 AM
To: Deke & Corrin Brown
Cc: Sam Naifeh; Liesje Nicolas; Rick Priola; Chris Misner; Pamela Merkadeau; Mark Luechtefeld; Jane Knapel; Catherine Palter; Dave Michaels; Alan Palter; Christopher Karic; Lennie Roberts; Steve Monowitz; Camille Leung; Peggy Jensen; John Beiers; John Nibbelin; Timothy Fox; David Burruto
Subject: RE: Chamberlain Houses
Attachments: Chamberlain Conditions of Approval.04.27.10.pdf

Deke & Corrin:

The online depository of documents related to the Chamberlain Project is available here: <https://planning.smcgov.org/highlands-estates-subdivision-records> This depository contains documents that were generated after the Board of Supervisors approved the Chamberlain project on April 27, 2010.

The depository consists of all the documents previously produced in response to public records requests, plus four boxes (Boxes 1A, 1B, 1C, and 1D) of additional documents that the Planning Department has scanned. Currently, the documents in the four boxes are not indexed, and I have asked the Planning Department staff if they could do that.

The original "Findings and Conditions of Approval" were considered and approved by the Board of Supervisors at its meeting on April 27, 2010 and are available here: http://www.co.sanmateo.ca.us/bos.dir/BosAgendas/agendas2010/Agenda20100427/20100427_att2_6.pdf (see first 25 pages). For your convenience, I have also attached a copy.

Regards,

Dave

Dave Pine
Supervisor, District 1
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: Monday, October 23, 2017 6:49 PM
To: Dave Pine <dpine@smcgov.org>
Subject: Chamberlain Houses

Hi Dave,

We need some help.

We are hearing from many of the 'Highlanders' that the website to which you were referring is difficult to find.

Could you please give us a direct route

not only to the website but also how to find the *documents (e.g., The Original Conditions of Approval) within the website.

Many of us are not as computer literate as we'd like -
so the easier the better !

Thank you,
Deke & Corrin

----- Forwarded Message -----

From: Dave Pine <dpine@smcgov.org>

To: Sam Naifeh <samnaifeh@sbcglobal.net>

Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <catpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Alan Palter <alanpalter@gmail.com>; Christopher Karic <ckaric@sellarlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; Steve Monowitz <smonowitz@smcgov.org>; Camille Leung <cleung@smcgov.org>; Peggy Jensen <pjensen@smcgov.org>; John Beiers <jbeiers@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; Timothy Fox <tfox@smcgov.org>; David Burruto <DBurruto@smcgov.org>

Sent: Tuesday, September 19, 2017 11:29 PM

Subject: RE: Chamberlain Houses

Sam,

The purpose of this email is to update you on the status of the Chamberlain project and address the questions you posed in your email of August 31st.

Document Production

You have requested numerous documents via (i) your email of August 24th to Steve Monowitz and me, and (ii) your email of August 31st to me (which you included as an attachment to your subsequent email of September 8th to Camille Leung, Steve Monowitz, and me). I am also aware of a recent document request under the Public Records Act from Daniel Cucchi, an attorney representing the Highlands residents, dated August 18th. Earlier this week staff provided you with documents responsive to each of these requests in accordance with the Public Records Act.

Staff has tried its best to be responsive to your numerous past Public Records Act requests and has to date forwarded you a substantial number of documents. However, 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.

Minor Modifications for Lots 9 and 11

Staff is in receipt of Daniel Cucchi's letter of September 8th and understands his position that any change or modification to "parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design" requires review by the Planning Commission. The Planning Director's position is that minor modifications to these elements are within the discretion of the Planning Director to approve and do not trigger any kind of administrative appeal. County Counsel will respond in writing to Mr. Cucchi's letter shortly.

Status of the Building Permits for Lots 9, 10 and 11

The Planning Department is continuing to review all the open items that must be completed before building permits can issue (e.g. construction schedule, winterization plans, biological surveys, water and sewer district sign-off, etc.) for the homes on Lots 9, 10 and 11.. These items are within the discretion of the Planning Director to approve and there is no legal basis to suspend the review process. Staff estimates that the building permits will issue in the mid-October time frame, although the permits might issue before or after that date depending on completion of the various open items.

Additional Questions From Your Email of 8/31/17

In your email of August 31st you posed a number of questions and made numerous document requests. As noted above, responsive documents were provided to you earlier this week. Below are answers to your questions (copied from your email of August 31st and shown in italicized text) that have not already been addressed in this email.

Question: *You state about the Mitigation Monitoring and Reporting Program (MMRP) contract: "Such a contract will be put in place prior to the issuance of a building permit for any additional work." Your phrase any additional work seems to indicate that current mitigations work under the conditions of approval would not apply. Please clarify what the term "any additional work" specifically refers to.*

Response: The site preparation and construction of the next set of homes on Lots 9, 10 and 11, and on the final set of homes on Lots 5, 6, 7 and 8, are subject to the MMRP and the related mitigation monitoring contract referenced in condition of Approval A.4. The contract required by condition A.4 will apply to all of the mitigation measures related to this work. As construction of the first four homes on Lots 1, 2, 3 and 4 has been completed, the contract would not pertain

to the mitigation measures related to the site preparation and construction of those homes.

Question: Please let us know which firm is the project geotechnical consultant of record for lots 9-11.

Response: The geotechnical consultant for Lots 9 -11 is Cornerstone Earth Group. The materials submitted by Cornerstone Earth Group have been reviewed by Jean Demouthe of Earth Systems.

Question: You report your own review of square footage under the R-1/S-81 and RM zoning districts and you conclude: "The R-1/S-81 and RM zoning districts provide for a maximum building site coverage ratio of 40%, and the proposed homes are in compliance with that requirement."... Please send us the citations for specific clauses under the County Zoning Regulations that your conclusion is based upon.

Response: Zoning regulations for the R-1/S-81 and RM zoning districts are found in San Mateo County's Zoning Regulations, dated January 2016, available online at: <http://planning.smcgov.org/zoning-regulations>. See: "R-1" (One-Family Residential District), page 6.1; "S-81" Combining District (San Mateo Highlands), page 20.33; and "RM" (Resource Management District), page 20A.1.

Question: We call to your attention the subject line of the memorandum: "Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lot 9 (2185 Cobblehill Place BLD2016-00160) and Lot 11 (88 Cowpens Way; BLD2016-00159), in the San Mateo Highlands area." Please send us an electronic copy of the "approved Resource Management (RM) Permit" mentioned.

Response: This permit was approved by the Board of Supervisors on April 27, 2010. See Agenda item 6G, "Approving a Resource Management Permit to subdivide and develop nine lots located in the RM-zoned portion of the property, Lots 1 through 8 and 11, including granting two bonus density credits and the approval of a reduction in the minimum front and side yard setback requirements per the proposed Zoning Text Amendment, subject to the required findings and conditions of approval," available at: <http://www.co.sanmateo.ca.us/bos.dir/BosAgendas/agendas2010/Agenda20100427/Frame.htm>

Convening a Meeting

It is unfortunate that despite my significant efforts a meeting between the residents who have been actively engaged in this matter, County staff and me was not convened to continue the discussions that we began when we met on June 28th. I tried to arrange such a meeting by sending three emails proposing dates and also attempting to reach you by phone. I've included below a chronology of our communications about convening such a meeting. Your suggestion that I am somehow at fault for the failure of this meeting to occur is contrary to the facts.

Date	From	To	Content	Notes
Letter dated 06/24/17;				

emailed on 07/13/17	L. Nicolas	D. Pine	“Sam will also email you ... to work out dates for our next meeting.”	This did not occur.
Email dated 07/17/17	D. Pine	S. Naifeh	D. Pine proposed three dates	.
Email dated 07/17/17	S. Naifeh	D. Pine	“We’ll coordinate with the neighbors on the proposed meeting dates and place. Corrin Brown will get in touch with you in follow up on arrangements for the next meeting.”	This did not occur
Email dated 08/04/17	D. Pine	S. Naifeh	D. Pine proposed three new dates	
Email dated 08/16/17	S. Naifeh	D. Pine	“In order to get scheduling process started, are you available the week of August 28th or September 5th?”	D. Pine responded with two proposed dates, see email of 08/22/17
Voicemail on 08/15/16 and email on 08/16/17	D. Pine	S. Naifeh	D. Pine attempts to arrange a time to talk by phone to S. Naifeh	S. Naifeh not available to talk.
Email dated 08/16/17	S. Naifeh	D. Pine	“Please let us know some times for our HCA committee members to meet with you as noted in our email of today's date below.”	
Email dated 08/22/17	D. Pine	S. Naifeh	D. Pine proposes two new dates	

If you would like to meet at this juncture, please propose three dates and it is likely that at least one will work for staff and me. Should you want to meet, please let me know whether the meeting would involve the residents who have been actively engaged in this matter or whether you would prefer to have to have a broader community meeting. To date, I have been attempting to arrange a meeting with you as the Chair of the HCA Land Committee, the individuals who I met with on June 28th, others receiving this email who could not attend the June 28th meeting, and any other interested community members you would like to invite. But if you would like to arrange a meeting with a larger community audience, that would be fine.

Lots 5, 6, 7 and 8

As noted above, the building permits for Lot 9, 10 and 11 will be issuing soon. More substantive issues will need to be resolved with respect to Lots 5, 6, 7 and 8, particularly with respect to grading. My hope is that the public document portal described above will facilitate your review and input on these issues. In addition, I would suggest that we calendar a meeting to discuss these issues once staff has received the information they need from the applicant regarding the proposed changes. I will let you know when this occurs.

Regards,

Dave

Dave Pine

Supervisor, District 1
San Mateo County Board of Supervisors
400 County Center, 1st Floor
Redwood City, CA 94063
[\(650\) 363-4571](tel:6503634571) (w)
[\(650\) 814-3103](tel:6508143103) (m)
dpine@smcgov.org

From: Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]

Sent: Thursday, August 31, 2017 6:51 PM

To: Dave Pine <dpine@smcgov.org>

Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown <d.brown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <catpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Alan Palter <alanpalter@gmail.com>; Christopher Karic <ckaric@sellarlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>

Subject: Re: Chamberlain Houses

Dear Dave

We had requested to meet with you as soon as possible after the June 28th meeting for several reasons noted at the meeting, one of which was because we were aware that we would run into vacation also running into the Labor Day holiday weekend in August. You mentioned your delay in organizing a meeting with us was because you were trying to learn about the issues. It appears that you were also scheduling your own plan for a meeting around the vacation needs of County staff. We ask the same sort of consideration be extended to our communities of volunteers here. It would have helped had you included us in your working on plans for changing the kind of meeting you envisioned for us. We could not meet on the dates indicated in any case.

The Planning Director has been on record variously considering project modifications since August 2016, most recently telling us directly in a meeting in May that there is no modification. Condition of Approval A.1 and A.5. show requirement for changes in approved lot configuration along with house location and size. Planning has affirmed that changes are evident. Your letter shows that the County is now confirming that there are modifications to this project, but has decided to regard changes in location and size as minor modification in contrast to requirements under Condition of Approval A.1. and A.5.

We reported to you that Planning appears to have been put in the awkward position of attempting to accommodate the applicant's demands to change the project approval to the extent of advising the applicant to "massage" the size specifications and coming up with a belabored "interpretation" of the intent of the Board in 2010. There is no reason to circumvent the Conditions of Approval requirements for a major modification with a public approval process if there turns out to be data indicating that process should be followed. The current outcry from the communities derives from documented concerns about the project Conditions of Approval not being followed and the applicant's previous refusal to comply with requirements under the Conditions of Approval. Perception of the applicant's conduct on this project is also rooted in the applicant's multiyear record of repeated proposals ignoring County rules on the project site.

The community outreach to you as District Supervisor is intended to restore an orderly and cooperative due process embodied in the legislative and project approval for this project.

Title Insurance Policy for the Highlands Open Space Conservation Easement

We look forward to receiving the copy of the title policy on the open space conservation easement on the recorded property description filed for this project as soon as possible.

Mitigation Monitoring and Reporting Program (MMRP)

The project approval (County File No. PLN [2006-00357](#)) stipulates:

“That the Mitigation Monitoring and Reporting Program incorporated within the Final EIR, which monitors compliance with mitigation measures intended to avoid or substantially lessen significant environmental effects, has been adopted. Compliance with the conditions of approval listed below shall be monitored and confirmed according to implementation deadlines as specified within each condition.”

You state about the Mitigation Monitoring and Reporting Program (MMRP) contract: “Such a contract will be put in place prior to the issuance of a building permit for any additional work.” Your phrase any additional work seems to indicate that current mitigations work under the conditions of approval would not apply. Please clarify what the term “any additional work” specifically refers to.

Community concern is compounded by your not immediately requiring implementation the Condition of Approval A.4. Mitigation Monitoring and Reporting Program (MMRP). The evidence shows that we have been consistently ignored in our efforts have the MMRP implemented as required by the Board of Supervisors in the Conditions of Approval.

The MMRP contract should have been in place prior to approving any permit or work on this project. How is it that further delay is being allowed when all monitoring of all conditions of approval are supposed to have long been under contract?

“Geotechnical concerns

Planning has determined that there are no open geotechnical concerns with respect to the proposed homes on Lots 9, 10 and 11.”

No geotechnical evaluation of the plan changes or other form of evidence is or has been provided to verify this statement.

To that end we have the following requests:

- 1) Please provide verification of this assertion with the full text of a report from the Project Geotechnical Consultant showing the original building envelope remains fully intact and uninterrupted.
- 2) Please provide the required evaluation from the County Geotechnical Consultant for this determination related to changes in Lots 9-11. Please provide the evidence base for this determination.
- 3) Please provide an electronic copy of the required documentation to be submitted for the Lot 10 building permit shall include proposed construction/design measures to provide stable temporary excavations west of the residence so that the stability of an existing fill prism is not adversely impacted during site grading.
- 4) Please let us know which firm is the project geotechnical consultant of record for lots 9-11.
- 5) Please provide updated grading and drainage plans along with any related geotechnical concerns.

"House Size"

We note your pointing out your view as a San Mateo County Supervisor that:

“My role here has been to understand the concerns of the community and to help ensure they are considered and responded to by the Planning Director. To that end, if there is something in the record beyond Table 4 supporting your position on the home sizes, please bring it to my attention”.

As noted above, we need to be on equal footing in being informed of the record so that we can follow your request here.

We can more than appreciate your discovery of the amount of time your studying this project has required. Please multiply that by thousands of hours volunteered by a wide array of talented community members over twenty-eight years.

You report your own review of square footage under the R-1/S-81 and RM zoning districts and you conclude: “The R-1/S-81 and RM zoning districts provide for a maximum building site coverage ratio of 40%, and the proposed homes are in compliance with that requirement.”

Site conditions are the sine qua non of San Mateo County zoning requirements especially in protected areas. Safety and stability of the site conditions as well as the adjoining open space conservation easement are and have been viewed here as crucially important. We anticipate that the landslide in the open space during the rains this past year would have also sensitized you to the need to ensure land stability with thorough attention to geotechnical, grading and drainage analyses on behalf of the best interest of all parties.

Please send us the citations for specific clauses under the County Zoning Regulations that your conclusion is based upon.

Due Process

We shall review the record as you recommend when we have a complete record to review.

It appears that you do not understand the fact reported to you previously and in this email that we have been deprived of the record on the subjects in this notice, as well as other information, that you have reviewed and are asking us to review.

We are placed in an impossible position being asked to review the record under the arbitrary deadline of 8 September 2017 placed upon our community in the County Planning memorandum to "All Interested Parties" in Highlands dated 25 August 2017 while at the same time we do not have the record to review.

We call to your attention the subject line of the memorandum:

"Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lot 9 (2185 Cobblehill Place BLD2016-00160) and Lot 11 (88 Cowpens Way; BLD2016-00159), in the San Mateo Highlands area."

Please send us an electronic copy of the "approved Resource Management (RM) Permit" mentioned.

In view of our not receiving complete requested information up to now, please consider this request for information including any and all documents referenced in your email along with the entire administrative record and all other information referred to in this email of 22 August 2017 as well as noted in our previous email below to you as requested under the California Freedom of Information Act. Please send all information requested within the reasonable time frame required under the California Freedom of Information statute.

We request that the Planning Director and you suspend the deadline on the Consideration of a proposed Minor Modification dated 25 August 2017 that Planning announced by mail and allow the community the time to receive and review the information as well as to carry out informed interaction with Planning so we can carry out the review of information that we had long ago tried to have completed by this time and appropriately respond to the proposed modifications

We ask that you exercise your role as District Supervisor and work with Planning to place a hold on the public notice at this point and work with us fairly, openly, and cooperatively providing us current, complete information so that we can be informed participants in constructive, orderly process of resolution of issues as originally intended by the Board of Supervisors. Please inform us as to suspension of the deadline and inauguration of an appropriate process of review on an equal basis with the extensive process afforded the applicant.

Community members are anxious to be informed of the outcome of our request for restoration of due process as the Board of Supervisors intended in this project's

Conditions of Approval ensuring an accountable, fully transparent, and orderly process of managing project changes.

Your comment about having a community meeting seems to be gathering interest.

In the spirit of your comment on your role, we do wish to meet with you as originally agreed so that you are on the same page as your local constituency here.

Sam

From: Dave Pine <dpine@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <cpalter@stanford.edu>; Alan Palter <alanpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Christopher Karic <ckaric@sellarlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>; "brigitte@highlandsrec.ca.gov" <brigitte@highlandsrec.ca.gov>; "jeffs@highlandsrec.ca.gov" <jeffs@highlandsrec.ca.gov>; Steve Monowitz <<mailto:smonowitz@smcgov.org>>; Camille Leung <cleung@smcgov.org>; Peggy Jensen <pjensen@smcgov.org>; John Beiers <jbeiers@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; David Burruto <DBurruto@smcgov.org>
Sent: Tuesday, August 22, 2017 7:30 PM
Subject: RE: Chamberlain Homes

Sam,

I have checked the schedules of County staff, and inquired about the availability of the multipurpose room at the Highlands Rec. Center, and I would propose a meeting on one of the following two dates to discuss the Chamberlain project:

- Monday, August 28th at 7 pm
- Thursday, August 31st at 7 pm

I would anticipate that community attendees at this meeting would include the individuals who I met with on June 28th, others receiving this email who could not attend the June 28th meeting, and any other interested community members you would like to invite. This meeting is not intended to be a large neighborhood gathering of the kind referenced in the third paragraph of your email to me on August 16th.

As you know, I have been trying to convene this meeting for some time now. On July 17th, I proposed three dates. On August 4th, I proposed three new dates. I did not receive a response to those proposed dates until your email of August 16th where you asked that I provide dates for the week of August 28th or September 5th. At this point it is critical that we convene the meeting on August 28th or 31st for two reasons:

- 1) As I indicated in my email of July 17th, in the course of my investigation of the various issues that have been raised, I learned that the developer has proposed minor modifications to the homes to be built on Lots 9 and 11. The Planning Director has tentatively approved these changes and they are within his administrative authority. He will be emailing (and posting on the Department's online permit center) a notice with details about these changes in the next

day or two. While a public hearing is not required, the Planning Director's practice has been to provide the property owners within 300 feet of the parcels, and other interested parties, with a two week period to review his preliminary approval of minor modifications before it becomes final. If we meet on August 28th or 31st, we will be within that two week window.

2) I have completed my investigation of the issues pertaining to lots 9, 10 and 11. After the completion of the two week notice period described above, it is likely that Planning will be in a position to issue the building permits for the homes on these three lots. If there are insights or considerations that the staff or I have missed, this would be the time for community members to bring them forward.

At the meeting, we will review in detail the issues that have been raised. Below is a high level summary of where they stand from my perspective:

Environmental mitigation monitoring and reporting

Condition of Approval A.4. states that: "*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.*" Such a contract will be put in place prior to the issuance of a building permit for any additional work.

Geotechnical concerns

Planning has determined that there are no open geotechnical concerns with respect to the proposed homes on Lots 9, 10 and 11. However, the developer's design level grading plans for Lots 5, 6, 7 and 8 are not currently acceptable to the Planning Director. Planning staff is continuing to discuss these plans with the developer.

Tree removal/replacement

There are no open issues with the Planning Director.

Title insurance policy

You requested a copy of the title insurance policy for the conservation easement on the recorded property description filed for this project. I have asked Chief Deputy County Counsel John Nibbelin to bring this to ground. He will get back to you directly on this.

Home size

In August 2016, the Planning Director informed community representatives of his decision that the sizes of the proposed homes are consistent with the Board of Supervisors' April 2010 project approval. His decision was based on the following analysis by Planning staff:

- Planning staff considered the subdivision plans for each lot. These subdivision plans set forth a footprint for each lot and it is appropriate to assume that the County anticipated that the home on each lot would use the approved or similar footprint. Significantly, the subdivision plans for each lot show a garage.
- Planning staff next looked at the elevations for each lot, which show the proposed levels/bulk/volume for each lot. Again, the elevations clearly show garages for each lot.
- Finally, Planning staff examined the proposed floor plans for each lot and checked the square footage for the proposed plans. Planning staff concluded that the square footage for the floor plans reflects the square footage listed in Table 4 of the April 2010 staff report provided to the Board of Supervisors, plus square footage for the garages.

- When staff superimposed the proposed floor plans on the building footprint referenced above, they saw that the floor plans (which include garage space) very closely track the building footprints. Moreover, the floor plans are consistent with the elevations that accompanied the 2010 staff report.

The attached documents depict for each proposed home the approved grading and utility plans, the current building plans, and the approved elevations.

The April 2010 staff report provided to the Board of Supervisors was silent on the question of whether the garages were included in the home size calculations shown in Table 4. The table certainly can be read to set a maximum floor area including the garage space. It is important to note, however, that as a legal matter the April 2010 staff report is not what the Board of Supervisors approved. The Board of Supervisors approved the project as described in the subdivision plans and elevations discussed above.

Some individuals have pointed out that the San Mateo County Zoning Regulations call for the inclusion of garage space when calculating floor area maximums. However, the Chamberlain project is located within the R-1/S-81 and RM zoning districts where there are no floor area maximums. The R-1/S-81 and RM zoning districts provide for a maximum building site coverage ratio of 40%, and the proposed homes are in compliance with that requirement.

I have spent many hours looking at all the above referenced documents and the entire administrative record. I cannot find evidence that refutes the above analysis. Moreover, you should bear in mind that were I to disagree with staff's analysis, my disagreement would not be determinative. At this point, interpretation of the Board's project approval is within the jurisdiction of the Planning Director and it is not a decision for the Board of Supervisors, let alone a single Board member. My role here has been to understand the concerns of the community and to help ensure they are considered and responded to by the Planning Director. To that end, if there is something in the record beyond Table 4 supporting your position on the home sizes, please bring it to my attention by email or at the meeting proposed for August 28th or 31st.

In addition, the community should be aware that this analysis regarding home size will also apply to the final four homes for the project on lots 5, 6, 7 and 8.

Please let me know if the community representatives would like to meet on August 28th or 31st. Planning Director Steve Monowitz, Chief Deputy Counsel John Nibbelin and I are available on both dates, and I have reserved the Highlands Rec Center multipurpose room for both dates. I believe it is very important that this meeting be convened on one of those dates so that we can walk through the issues in detail and make sure that no stone has been left unturned in the analysis of the community's concerns.

Regards,

Dave

Dave Pine
Supervisor, District 1
San Mateo County Board of Supervisors
400 County Center, 1st Floor
Redwood City, CA 94063
[\(650\) 363-4571](tel:6503634571) (w)
[\(650\) 814-3103](tel:6508143103) (m)

dpine@smcgov.org

From: Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]
Sent: Wednesday, August 16, 2017 10:38 PM
To: Dave Pine <dpine@smcgov.org>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <cpalter@stanford.edu>; Alan Palter <alanpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Christopher Karic <ckaric@sellarlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>
Subject: Re: Chamberlain Homes

Dear Dave

I am just back from today's meeting and have to be out early in the morning again.

Please let us know some times for our HCA committee members to meet with you as noted in our email of today's date below.

Thanks
Sam

From: Dave Pine <dpine@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Rick Priola <hcapres@gmail.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Pamela Merkadeau <pamela@merkadeau.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Jane Knapel <jknapel@sbcglobal.net>; Catherine Palter <cpalter@stanford.edu>; Alan Palter <alanpalter@gmail.com>; Dave Michaels <dm94402@gmail.com>; Christopher Karic <ckaric@sellarlaw.com>; Lennie Roberts <lennie@darwin.ptvy.ca.us>
Sent: Wednesday, August 16, 2017 10:40 AM
Subject: Re: Chamberlain Homes

Sam,

Thank you for your email.

In the voicemail I left you yesterday, I suggested we talk by phone this morning. It looks like you are tied up during the day today. Can we set a time to talk by phone this evening? How about 7:30 PM?

Dave

Sent from my iPhone

On Aug 16, 2017, at 5:51 AM, Sam Naifeh <samnaifeh@sbcglobal.net> wrote:

Dear Dave

Thank you for your email.

With our twenty-eight year experience in dealing with many proposals for this project including the current one which appears to be coming before you, we indeed can truly appreciate your effort to become familiar with this project's details and its significant impacts on steep and unstable hillsides in earthquake country.

At our June 28th meeting with you, we agreed to have a follow up meeting with you as soon as possible. We still think it best to have that agreed on follow up meeting with you, just as we did in June, as soon as we can coordinate time with you and our key residents in our area communities, a number of whom are on vacation at this point.

You mention having a community meeting with Planning staff. A community meeting requires much preparation and communications with area residents as to its purpose and goals for meeting with the area neighbors as well as coordination with Planning. We will add your suggestion for discussion when we meet with you.

When we met with you in June, you appeared to understand Condition of Approval (COA) A.4. as written in the BOS approval for this project and agreed that it is a straightforward condition of approval. Planning had already made it clear that the condition has not been followed as written. We requested that you follow up with having the project come into compliance with COA number A.4. (attached). We asked that you immediately ensure Condition of Approval A.4. will now be implemented as approved by the Board of Supervisors. Please let us know.

We also reported to you our concerns about the inconsistent treatment and turning aside of COA numbers A. 1. and A.5. COA number A.1. states: "Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing." When we met with Planning we were informed that COA number A.5. did not apply to proposed changes and was set aside.

We asked that you inform Planning of the need to adhere to Condition of Approval number A.5 for the project changes that they presented to us. Please confirm back to us that COA numbers A. 1. and A.5.. will now be followed.

Geotechnical, grading, drainage questions constitute the central issue on any alteration or treatment of the project site lots as well as impacts upon adjoining conservation easement area.

Much expert effort went into working out specific conditions of approval in regard to the geotechnical, drainage, and grading issues on this project's approval. The County organized and convened a special meeting of all involved experts along with all interested parties on March 16, 2009 to ensure the full review and agreement on relevant specifications and related conditions of approval in regard to soil conditions, geotechnical, grading, as well as drainage and hydrological questions. It is our prime concern that all parties and experts

who were previously involved remain involved in any proposed change in these site conditions.

Requested geotechnical information is still pending.

The email from Camille Leung that you included in your email never came directly to me. I will follow up with Camille on several questions from it.

However, the first item in that email text included in your email below does not make sense: "1) I asked Jack Chamberlain for the "title insurance policy" for the conservation easement area. It was not a requirement so I'm not sure if he has this."

Of course Camille would not be sure about this in that she would only find the requirement Conditions of Approval A.2.and A. 3 stating requirement for a Final Map.

In order to save money for Mr. Chamberlain, you intervened and confirmed County purchase of the two million dollar title policy on the conservation easement as noted in the email from you dated December 2, 2012. We request again the copy of the title insurance policy on the conservation easement. We would appreciate your expediting follow up on getting the title insurance document for the conservation easement to us.

Thank you for your phone call. I am preparing to attend an all day meeting, which will make phone communication difficult today.

It might work more efficiently to coordinate dates by email for the follow up meeting with you as we agreed in June.

In order to get scheduling process started, are you available the week of August 28th or September 5th?

Regards,
Sam

From: Dave Pine <dpine@smcgov.org>
To: Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <<mailto:highlandscapresident@gmail.com>>; "alanpalter@gmail.com" <alanpalter@gmail.com>; Catherine Palter <cpalter@stanford.edu>; Lennie Roberts <<mailto:lennie@darwin.ptvy.ca.us>>; Jane Knapel <jknapel@sbcglobal.net>; Pamela Merkadeau <pamela@merkadeau.com>; Rick Priola <hcapres@gmail.com>; Randy Torrijos <rtorrijos@smcgov.org>; "d.brown@comcast.net" <d.brown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; "dm94402@gmail.com" <dm94402@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; David Burruto <DBurruto@smcgov.org>; "samnaifeh@sbcglobal.net" <samnaifeh@sbcglobal.net>;

"brigitte@highlandsrec.ca.gov" <brigitte@highlandsrec.ca.gov>; Camille Leung <cleung@smcgov.org>; Lisa Aozasa <laozasa@smcgov.org>
Sent: Friday, August 4, 2017 11:35 AM
Subject: Chamberlain Homes

I am writing to update you on the work I've done to look into concerns that have been raised about the construction of the Chamberlain homes.

Issues:

Based on the input from the community shared at our last meeting and emails and letters I have received since that time, I have been looking into the following issues:

- 1) Environmental mitigation monitoring and reporting and the arrangements to ensure that the developer pays the costs associated with such monitoring and reporting
- 2) The size of the homes proposed to be built
- 3) Grading of lots 5, 6, 7 & 8 on Ticonderoga Drive
- 4) Geotechnical concerns on Lot 9, 10 & 11
- 5) Potential changes in house locations (laterally and in sea level height); in particular, the siting and construction modifications proposed by the developer for lots 9 & 10 on Cobblehill Place and Lot 11 on Cowpens Way that were brought to my attention by the Planning Department.
- 6) Tree removal/replacement

Request for Additional Documents:

In the email thread that I have copied below, Sam Naifeh requested additional documents. Camille Leung (San Mateo County Senior Planner) responded to that request with the following email, and she has provided the documents referenced therein:

From: Camille Leung
Sent: Wednesday, July 26, 2017 10:26 AM
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Lisa Aozasa <laozasa@smcgov.org>; Dave Pine <dpine@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Status of Requested Documents

Hi Sam,

Here's the status of the documents you requested:

- 1) I asked Jack Chamberlain for the "title insurance policy" for the conservation easement area. It was not a requirement so I'm not sure if he has this.
- 2) I sent geo review docs to you on 6/6/17 (see attached PDF of email). Jean DeMouthe did the Geo review. Her comments are re-sent, as attached to this email.

- 3) Regarding Condition 4k (BIO-5c), the lighting plan, please attached PDF for email chain.
- 4) Regarding deed restrictions required by Condition 6a and b, these have been on my BLD plancheck list and have been requested of the applicant.
- 5) Regarding “official County reports evaluating traffic safeguards during construction and after construction”. Please see attached email from Jack Chamberlain. The Construction Management Plan is included in my BLD comment letter. We only require:

Condition 4.w.: Improvement Measure TRANS-1: The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.

Thanks

Camille Leung, Senior Planner
Planning & Building Department

Next Meeting

In my last email, I proposed that we meet on the evening of August 7th, 8th or 9th. I don't recall receiving an email back regarding the group's availability on those dates, but in talking with Brigitte Shearer at the Rec Center it looks like the HCA may have reserved the multipurpose room for the evening of August 9th. Can we confirm that? If not, we should meet the evening of August 14th, 15th or 16th at the Rec Center. I have reserved space at the Rec Center at 7:00 p.m. on each of those evenings. Given the highly technical nature of some of the issues that we'll be discussing, I've requested that County staff be present at the meeting to assist us.

Status of My Work:

I have been working to fully understand the issues you have raised, particularly the question of allowable home size. I have read the documents that were provided to the Board of Supervisors when the project was approved on April 27, 2010 and reviewed the recording of that meeting (the entire administrative record). I have met with County Counsel, the Planning Department and staff from the County Manager's Office. I have also reviewed the numerous letters and emails I have received from members of the community. While Sam has requested a written report of my impressions, I would like to wait until after our community meeting where we can discuss the issues further and I can receive additional input. To that end, I look forward to our next meeting. After our meeting, I will be happy to provide a summary of my thoughts regarding this matter.

Thanks,

Dave

Dave Pine
Supervisor, District 1
San Mateo County Board of Supervisors
400 County Center, 1st Floor
Redwood City, CA 94063
[\(650\) 363-4571](tel:6503634571) (w)
[\(650\) 814-3103](tel:6508143103) (m)

dpine@smcgov.org

From: Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]
Sent: Monday, July 17, 2017 11:13 PM
To: Dave Pine <dpine@smcgov.org>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <<mailto:highlandscapresident@gmail.com>>; alanpalter@gmail.com; Catherine Palter <cpalter@stanford.edu>; Lennie Roberts <<mailto:lennie@darwin.ptvy.ca.us>>; Jane Knapel <jknapel@sbcglobal.net>; Pamela Merkadeau <pamela@merkadeau.com>; Rick Priola <hcapres@gmail.com>; Randy Torrijos <rtorrijos@smcgov.org>; d.brown@comcast.net; Chris Misner <chrismisner@yahoo.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; dm94402@gmail.com; Steve Monowitz <smonowitz@smcgov.org>; David Burruto <DBurruto@smcgov.org>
Subject: Re: Follow up for meeting on compliance with Board of Supervisors legislation, rules, and specifications for PLN2006-00357

Dear Dave

As we discussed in our meeting of June 28th with you, the two most urgent issues of non-compliance with the project's Conditions of Approval were documented and given to you when we met with you (attached). Neighbors asked that you as our District One supervisor immediately investigate and ensure this project's compliance with the Board of Supervisors conditions of approval. For our report to the community, please send us your findings or actions taken based on the specific information, including modification of approved house size, provided to you by community representatives.

You asked in the course of our discussion at the meeting that we send you some of the additional examples of previously requested information or project compliance with the conditions of approval in addition to what you took away from the meeting.

Additional examples:

We have not yet received a copy of the title insurance policy for the conservation easement on the recorded property description filed for this project.

One of the critical issues with the approval centered on significant limits of development on the unstable hillsides vulnerable to water flows and earthquake.

As you can see from letters to Board members from the community that were hand delivered to you, neighbors here are most concerned about any modification being made that deviates from the specific, necessary, careful, and comprehensive due process, which resulted in project approval.

You directly witnessed the recent landslide in the Highlands open space area that affected County infrastructure this winter; it provided a reminder of what residents here are long familiar with about the unstable hillside areas here.

Our serious concerns about unstable hillside development here were tragically validated when a large retaining wall on Polhemus Road was approved by the County and failed four months after its construction in December 1996. This tragic incident drew in both San Mateo and San Francisco County Departments of Public Works, as the major water supply from Hetch Hetchy reservoir flowed under Polhemus Road. The County hired the internationally recognized geotechnical engineering firm Cotton, Shires & Associates for evaluation and repair of the landslide.

With our serious concerns about Chamberlain proposals, we brought in Cotton Shires & Associates on the Chamberlain project proposals, especially because of their geotechnical engineering and geological expertise and detailed familiarity with the Highlands-Baywood Park area. Cotton, Shires & Associates provided overall input for the Chamberlain project conditions of approval and were credited in the Staff Supplemental Report dated February 10, 2010 with the County's specific addition of conditions of approval to the Planning and Building Department Geotechnical Section on this project.

We have asked for Cotton Shires & Associates review of compliance with the Geotechnical conditions of approval and of any changes proposed. Our request includes their evaluation of the effectiveness of the mitigations protecting the drainage into the conservation easement adjacent to lots 1-4. Effectiveness of hydrological mitigations for this project's drainage have become more pressing since this past winter's rainstorms. We have asked for geotechnical information in relation to the conditions of approval on this project.

Examples of geotechnical considerations have included concerns that Lot 9 excavation could potentially undermine a portion of the existing fill and create stability problems across a property line.; Lot 10 involving a disturbance of this area beyond the parcel boundary; and viable position for a house site on Lot 11 house being very limited. Standing at the lot 11 area of the property, it should be evident that low bowl-shaped areas are located both north and south of the house site. These areas reflect active drainages and potentially unstable slopes. In evaluating the approved placement it was noted that fill placement was at the time depicted beyond the southern parcel boundary into one of these low areas—this aspect of project grading may not be acceptable from a geotechnical perspective.

We are still waiting to receive electronic copies of the geotechnical and geological information and any related reports prepared by the County.

Plans to be authorized as compliant with the conditions of approval should also have been evaluated by County geotechnical engineering staff to confirm adequacy, the Planning and Building Department, and Department of Public Works on this project. We have requested those reports as well.

We have requested documented confirmation and dates of Condition of Approval 4.k. Mitigation Measure BIO-5c, Condition of Approval 34, and Condition of

Approval 6. a. and b. for completed work. Also requested were official County reports evaluating traffic safeguards during construction and the safety condition after construction with homes on Ticonderoga Drive.

We'll coordinate with the neighbors on the proposed meeting dates and place. Corrin Brown will get in touch with you in follow up on arrangements for the next meeting.

We look forward to meeting with you

Sam

From: Dave Pine <dpine@smcgov.org>
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: Liesje Nicolas <liesjenicolas@gmail.com>; Liesje Nicolas <<mailto:highlandscapresident@gmail.com>>; "alanpalter@gmail.com" <alanpalter@gmail.com>; Catherine Palter <cpalter@stanford.edu>; Lennie Roberts <<mailto:lennie@darwin.ptvy.ca.us>>; Jane Knapel <jknapel@sbcglobal.net>; Pamela Merkadeau <pamela@merkadeau.com>; Rick Priola <hcapres@gmail.com>; Randy Torrijos <rtorrijos@smcgov.org>; "d.brown@comcast.net" <d.brown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; "dm94402@gmail.com" <dm94402@gmail.com>; Steve Monowitz <smonowitz@smcgov.org>; David Burruto <DBurruto@smcgov.org>
Sent: Monday, July 17, 2017 8:00 PM
Subject: Follow-up Meeting on Chamberlain Homes

Since our meeting on June 28th, I have been meeting with County staff to review the following issues pertaining to the construction of the remaining seven Chamberlain homes:

- Monitoring and reporting of mitigation measures
- The size of the homes
- Grading of lots 5, 6, 7 & 8 on Ticonderoga Drive
- Certain siting and construction modifications proposed by the developer for lots 9 & 10 on Cobblehill Place and Lot 11 on Cowpens Way that the Planning Department has informed me of.

I would like to meet with you again to discuss the above on August 7th, 8th or 9th. I would suggest we meet at 7:30 pm in the Highlands Recreation Center's Recreation Center Multi-Purpose Room. Staff will attend as well so that all of your questions can be comprehensively addressed.

Please let me know which of these three dates would work best for you. In the meantime, please inform me if there are any additional issues that you would like me to research in advance of our meeting.

Regards,

Dave

Dave Pine
Supervisor, District 1
San Mateo County Board of Supervisors
400 County Center, 1st Floor
Redwood City, CA 94063
[\(650\) 363-4571](tel:(650)363-4571) (w)
[\(650\) 814-3103](tel:(650)814-3103) (m)
dpine@smcgov.org

<Condition of Approval A.4.pdf>

<Condition of Approval A.5.pdf>

Camille Leung

From: Camille Leung
Sent: Wednesday, October 25, 2017 2:18 PM
To: Ralph Osterling
Cc: Chamberlain Jack; Chamberlain Noel; Fred; Tang Jonathan; Haga Roland
Subject: RE: Health impacts on trees

Hi Ralph - Based on our meeting, these are the trees (see ones highlighted in pink) where we need a discussion of impacts to trees from development including grading, wall, outfall, etc.

Hi Jonathan- please make sure civil plans for each lot are internally consistent as to which trees are being kept/protected and which are being removed, before you revise and print out plans for submittal to the Building Counter. I noticed an inconsistency on Lot 9 (see page 9.3 vs. 9.5).

Thanks!

From: Camille Leung
Sent: Thursday, October 19, 2017 5:11 PM
To: 'Ralph Osterling' <ralph@ralphosterling.com>
Cc: 'Chamberlain Jack' <jtuttlec@aol.com>; 'Chamberlain Noel' <noel@nexgenbuilders.com>; 'Fred' <fredh@nexgenbuilders.com>
Subject: RE: Health impacts on trees

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell



On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Tuesday, May 30, 2017 6:00 PM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred

<fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104

Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Camille Leung
Sent: Wednesday, October 25, 2017 2:19 PM
To: Ralph Osterling
Cc: Chamberlain Jack; Chamberlain Noel; Fred; Tang Jonathan; Haga Roland
Subject: RE: Health impacts on trees
Attachments: noreply@smcgov.org_20171025_140804.pdf

[Here's tree map](#)

From: Camille Leung
Sent: Wednesday, October 25, 2017 2:18 PM
To: 'Ralph Osterling' <ralph@ralphosterling.com>
Cc: 'Chamberlain Jack' <jtuttlec@aol.com>; 'Chamberlain Noel' <noel@nexgenbuilders.com>; 'Fred' <fredh@nexgenbuilders.com>; 'Tang Jonathan' <jtang@bkf.com>; 'Haga Roland' <RHAGA@BKF.com>
Subject: RE: Health impacts on trees

Hi Ralph - Based on our meeting, these are the trees (see ones highlighted in pink) where we need a discussion of impacts to trees from development including grading, wall, outfall, etc.

Hi Jonathan- please make sure civil plans for each lot are internally consistent as to which trees are being kept/protected and which are being removed, before you revise and print out plans for submittal to the Building Counter. I noticed an inconsistency on Lot 9 (see page 9.3 vs. 9.5).

Thanks!

From: Camille Leung
Sent: Thursday, October 19, 2017 5:11 PM
To: 'Ralph Osterling' <ralph@ralphosterling.com>
Cc: 'Chamberlain Jack' <jtuttlec@aol.com>; 'Chamberlain Noel' <noel@nexgenbuilders.com>; 'Fred' <fredh@nexgenbuilders.com>
Subject: RE: Health impacts on trees

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell



On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Camille Leung
Sent: Monday, October 30, 2017 9:57 AM
To: jtuttlec@aol.com
Cc: Chamberlain Noel; Paula Thomsen
Subject: RE: RE: Planning Comments on 10/17/17 submittal

Hi Jack,

Please bring 5 plan sets to the Building Counter. Please provide full sets (civil, architectural, etc.). If we only get the civils, the plans will just sit and not get routed until the architectural come in. Better just to hold onto the civil plans until you have everything and then come by. Better than having to come by twice.

Thanks

From: jtuttlec@aol.com [mailto:jtuttlec@aol.com]
Sent: Monday, October 30, 2017 9:23 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: RE: Planning Comments on 10/17/17 submittal

Camille,

I have the corrections from BKF and would like to deliver them this morning about 11:00 . Will you be in?

Jack

In a message dated 10/24/2017 10:41:19 AM Pacific Standard Time, cleung@smcgov.org writes:

Hi Jack,

This is what we need from Scott F:

Approval of Wet Season Grading Moratorium: Thank you for the application.

Per the requirements of the application, please provide the letter from Scott Fitinghoff (Geo Consultant) stating whether he supports grading of these lots during winter and any recommendations. Please make sure any recommendations are included in the Erosion Control Plan.

Thanks

From: JTUTTLEC@aol.com [<mailto:JTUTTLEC@aol.com>]
Sent: Tuesday, October 24, 2017 10:15 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Planning Comments on 10/17/17 submittal

Camille.

I contacted Scott Fitinghoff this morning to get the information that you requested. He asked me to forward the emails you sent requesting the documents. I don,t have copies of them. Would you please re email them to me so that I can get them to him.

Thanks,

Jack

In a message dated 10/20/2017 10:40:08 A.M. Pacific Daylight Time, cleung@smcgov.org writes:

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille

I am in North Carolina until next week. I will call when I return.

RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.

Suite 104

Moraga, California
94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung
<cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.

2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered,

they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.

- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.


Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.



Suite 104

Moraga, California
94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Monday, October 30, 2017 11:01 AM
To: JTUTTLEC@aol.com; Camille Leung
Subject: FW: Highlands Lots 9-11
Attachments: Chamberlain-'Lot 10'-Planning Changes(06.13.17).pdf; Chamberlain-'Lot 9'-Planning Changes(06.13.17).pdf; Chamberlain-'Lot 11'-Planning Changes(06.13.17).pdf

Hi Camille,

Here are the plan changes showing average height as requested. It was part of the package I submitted to you. I am requesting ARC to print five new full sets for building.

Please let me know if you need anything else.

Thanks,
Noel

From: Doug McBeth [mailto:dougm@markgrossinc.com]
Sent: Thursday, September 28, 2017 2:12 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Highlands Lots 9-11

Hi Noel,

No problem, here are the requested sheets.

Best,



Douglas A. McBeth | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

dougm@markgrossinc.com | *visit our new website www.markgrossinc.com



From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Thursday, September 28, 2017 12:16 PM
To: Doug McBeth
Subject: Highlands Lots 9-11

Hi Doug,

I am sorry to bother you with this, but plan size scanner is down and I cannot copy the plans sheets for Camille for Highlands lots 9, 10 & 11.

Could you please email me a PDF of plan sheets for Lot #9
Sheet 8, 9 & 12.

Lot #10

10-4, 10-5, 10-7, 10-8, 10-9, 10-11, 10-12.

Lot #11

11- 8 & 11-9

Again, Sorry for the hassle.

Thanks,
Noel

Camille Leung

From: Ralph Osterling <ralph@ralphosterling.com>
Sent: Monday, October 30, 2017 11:13 AM
To: Camille Leung; Chamberlain Jack; Chamberlain Noel; Haga Roland; Tang Jonathan
Subject: Responses to tree issues, Lots 9, 10, 11

Camille,

Thank you for the opportunity to meet and discuss your specific problems regarding the health of the trees we discussed and that you highlighted on your plans. To confirm my discussion of the rooting habits of the oaks, the roots are opportunistic, namely they go horizontally to and beyond the dripline and down vertical and with a tap root system of roots. The lateral or horizontal roots often include sinkers that tap down vertically also to capture moisture at depth. The sinkers also add stability. Removal of less than 40% of the roots within the dripline is often used as a standard for tree survival. On other projects, the transplanting of specimen size boxed oaks with root cutting on all sides is a common and successful practice. In comparison, the oaks we discussed on these lots and that you highlighted will possibly be impacted by less than 10% root loss and only on one side. Your concern regarding stability following the grading is understood, but I professionally feel it is not a concern because the grading is shallow and very limited within the overall rooting zone. The limit of grading as shown is the top of the feathered or gradual slope. As you mentioned and as is in my Tree Protection Plan, I will be on site during grading around these trees to properly treat the roots should any be encountered.

LOT 9

SITE CONDITION: The grading limit is measured at 2 feet from the trunk and with a sloping cut of less than one foot. **COMMENT:** I do not expect any impact of concern.

LOT 10

SITE CONDITION: The two identified pine trees located on the westerly side of development area are approximately 9 feet horizontal and above the limit of grading for the wall. **COMMENT:** Grading for the retaining wall near these pines will not will not have a negative impact.

LOT 11

SITE CONDITIONS: The placed outfall riprap will be approximately 3 - 5 feet or more down slope from the identified tree. No grading is required except for surface cleaning for rock placement at grade. **COMMENT:** The rip rap placement over any roots will not have a negative impact on the roots since the rip rap is pervious and at grade. The elimination of weedy competition may enhance the tree root growth. The tree located at the driveway will have minimal impact from the grading as it is at the upper limit of the grading.

I believe the above comments address all the concerns we discussed.

Respectfully
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Camille Leung
Sent: Monday, October 30, 2017 1:52 PM
To: garyorla@pacbell.net
Subject: Emails for Chamberlain Property

Emails for Chamberlain Property

'Chamberlain Noel' noel@nexgenbuilders.com

'Chamberlain Jack' jtuttlec@aol.com

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

Camille Leung

From: Camille Leung
Sent: Tuesday, October 31, 2017 1:11 PM
To: Gary Stanton
Subject: RE: Emails for Chamberlain Property

Hi Gary,

Something to the effect of:

"I, Jack Chamberlain, authorized representative of Highland Estates Development I, Llc, owner of APN041-201-380, authorize Gary Stanton (Agent) to apply for a tree removal permit and remove the _____ (size and species of tree) located _____ (describe location of tree relative to your property), once the permit is granted by the County."

(You may want to add details on how tree removal permit and actual removal operation will be paid for).

Signature of Property Owner, Date

Signature of Agent, Date

I forgot to mention, if the tree is less than 55" in circumference measured at 4.5', it does not need a permit to remove. Just let me know the size and species and I can make a note in the system.

Thanks

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

From: Gary Stanton [mailto:garyorla@pacbell.net]
Sent: Tuesday, October 31, 2017 11:59 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Emails for Chamberlain Property

Hi Camille,

Thanks for sending the email addresses. I got a response from Jack Chamberlain saying he would sign a "permission letter" if I'd send him one. Did you say you had a standard one, or an example I can use? I can make something up, but want to make sure it meets your requirements.

Thanks for your help.

Regards,
Gary Stanton

From: Camille Leung <cleung@smcgov.org>
To: "garyorla@pacbell.net" <garyorla@pacbell.net>
Sent: Monday, October 30, 2017 1:52 PM
Subject: Emails for Chamberlain Property

Emails for Chamberlain Property

'Chamberlain Noel' noel@nexgenbuilders.com
'Chamberlain Jack' jtuttlec@aol.com

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

Camille Leung

From: Gary Stanton <garyorla@pacbell.net>
Sent: Friday, November 03, 2017 2:22 PM
To: Camille Leung
Subject: Re: Emails for Chamberlain Property, Tree removal at 15 Amboy

Hi Camille,

Thanks for this info. I do have an update though. An arborist from Mayne Tree Expert Co. inspected the tree yesterday, and gave me a written report noting it is dead and is a significant immediate hazard. I see on the Planning web site that I can remove a dead tree without a permit (would love to save the money!) If I read this correctly, I'd like to go ahead with removing the tree. I can send you a copy of the inspection report for your files if that is useful. And FYI, the tree is a Monterey Pine, approx. 9ft in circumference. Please let me know if I'm OK to go ahead since the tree is definitely dead and I have documentation to that effect. BTW, I'll still get the signed permission from Jack Chamberlain with just some modified language regarding the permitting.

Thanks again for your help with this.

Regards,
Gary Stanton

From: Camille Leung <cleung@smcgov.org>
To: Gary Stanton <garyorla@pacbell.net>
Sent: Tuesday, October 31, 2017 1:11 PM
Subject: RE: Emails for Chamberlain Property

Hi Gary,

Something to the effect of:

“I, Jack Chamberlain, authorized representative of Highland Estates Development I, Llc, owner of APN041-201-380, authorize Gary Stanton (Agent) to apply for a tree removal permit and remove the _____ (size and species of tree) located _____ (describe location of tree relative to your property), once the permit is granted by the County.”

(You may want to add details on how tree removal permit and actual removal operation will be paid for).

Signature of Property Owner, Date

Signature of Agent, Date

I forgot to mention, if the tree is less than 55” in circumference measured at 4.5’, it does not need a permit to remove. Just let me know the size and species and I can make a note in the system.

Thanks

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

From: Gary Stanton [mailto:garyorla@pacbell.net]
Sent: Tuesday, October 31, 2017 11:59 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Emails for Chamberlain Property

Hi Camille,

Thanks for sending the email addresses. I got a response from Jack Chamberlain saying he would sign a "permission letter" if I'd send him one. Did you say you had a standard one, or an example I can use? I can make something up, but want to make sure it meets your requirements.

Thanks for your help.

Regards,
Gary Stanton

From: Camille Leung <cleung@smcgov.org>
To: "garyorla@pacbell.net" <garyorla@pacbell.net>
Sent: Monday, October 30, 2017 1:52 PM
Subject: Emails for Chamberlain Property

Emails for Chamberlain Property

'Chamberlain Noel' noel@nexgenbuilders.com
'Chamberlain Jack' jtuttlec@aol.com

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

Camille Leung

From: Camille Leung
Sent: Monday, November 06, 2017 9:50 AM
To: Gary Stanton
Subject: RE: Emails for Chamberlain Property, Tree removal at 15 Amboy

Great! Please send photos, arborist report, and Mr. Chamberlain's authorization letter. I will make a note in the system and you can proceed with removing the tree. No permit will be necessary.

Thanks

From: Gary Stanton [mailto:garyorla@pacbell.net]
Sent: Friday, November 03, 2017 2:22 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Emails for Chamberlain Property, Tree removal at 15 Amboy

Hi Camille,

Thanks for this info. I do have an update though. An arborist from Mayne Tree Expert Co. inspected the tree yesterday, and gave me a written report noting it is dead and is a significant immediate hazard. I see on the Planning web site that I can remove a dead tree without a permit (would love to save the money!) If I read this correctly, I'd like to go ahead with removing the tree. I can send you a copy of the inspection report for your files if that is useful. And FYI, the tree is a Monterey Pine, approx. 9ft in circumference. Please let me know if I'm OK to go ahead since the tree is definitely dead and I have documentation to that effect. BTW, I'll still get the signed permission from Jack Chamberlain with just some modified language regarding the permitting.

Thanks again for your help with this.

Regards,
Gary Stanton

From: Camille Leung <cleung@smcgov.org>
To: Gary Stanton <garyorla@pacbell.net>
Sent: Tuesday, October 31, 2017 1:11 PM
Subject: RE: Emails for Chamberlain Property

Hi Gary,

Something to the effect of:

"I, Jack Chamberlain, authorized representative of Highland Estates Development I, Llc, owner of APN041-201-380, authorize Gary Stanton (Agent) to apply for a tree removal permit and remove the _____ (size and species of tree) located _____ (describe location of tree relative to your property), once the permit is granted by the County."

(You may want to add details on how tree removal permit and actual removal operation will be paid for).

Signature of Property Owner, Date

Signature of Agent, Date

I forgot to mention, if the tree is less than 55" in circumference measured at 4.5', it does not need a permit to remove. Just let me know the size and species and I can make a note in the system.

Thanks

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

From: Gary Stanton [<mailto:garyorla@pacbell.net>]
Sent: Tuesday, October 31, 2017 11:59 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Emails for Chamberlain Property

Hi Camille,

Thanks for sending the email addresses. I got a response from Jack Chamberlain saying he would sign a "permission letter" if I'd send him one. Did you say you had a standard one, or an example I can use? I can make something up, but want to make sure it meets your requirements.

Thanks for your help.

Regards,
Gary Stanton

From: Camille Leung <cleung@smcgov.org>
To: "garyorla@pacbell.net" <garyorla@pacbell.net>
Sent: Monday, October 30, 2017 1:52 PM
Subject: Emails for Chamberlain Property

Emails for Chamberlain Property

'Chamberlain Noel' noel@nexgenbuilders.com
'Chamberlain Jack' jtuttlec@aol.com

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

Camille Leung

From: jtuttlec@aol.com
Sent: Monday, November 06, 2017 10:27 AM
To: Camille Leung
Cc: noel@nexgenbuilders.com
Subject: Fwd: Grading in the Winter Letter
Attachments: 230-1-6 Lots 9-11 Response to County Planning Winter Grading 11-6-17.pdf

Camille,

Scott is trying to reach you regarding the items needed on a full size drawing. His phone number 408 747 7503

Cordially,

Jack Chamberlain

From: sfitinghoff@cornerstoneearth.com
To: jtuttlec@aol.com, noel@nexgenbuilders.com
Sent: 11/6/2017 10:18:30 AM Pacific Standard Time
Subject: Grading in the Winter Letter

Camille Leung

From: Camille Leung
Sent: Monday, November 06, 2017 4:47 PM
To: Ralph Osterling; Chamberlain Jack; Chamberlain Noel; Haga Roland; Tang Jonathan
Subject: RE: Responses to tree issues, Lots 9, 10, 11
Attachments: noreply@smcgov.org_20171025_140804.pdf

Hi Ralph,

Here are my remaining comments:

Lot 9: Thanks for you for your comments.

Lot 10: Please also address the 4 oaks in pink along the proposed driveway.

Lot 11: The outfall is actually upslope of the tree; please revise your comment as necessary. Also, please address the oak on the west side (left of the proposed house) shown in pink.

Thanks

From: Ralph Osterling [mailto:ralph@ralphosterling.com]
Sent: Monday, October 30, 2017 11:13 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Responses to tree issues, Lots 9, 10, 11

Camille,

Thank you for the opportunity to meet and discuss your specific problems regarding the health of the trees we discussed and that you highlighted on your plans. To confirm my discussion of the rooting habits of the oaks, the roots are opportunistic, namely they go horizontally to and beyond the dripline and down vertical and with a tap root system of roots. The lateral or horizontal roots often include sinkers that tap down vertically also to capture moisture at depth. The sinkers also add stability. Removal of less than 40% of the roots within the dripline is often used as a standard for tree survival. On other projects, the transplanting of specimen size boxed oaks with root cutting on all sides is a common and successful practice. In comparison, the oaks we discussed on these lots and that you highlighted will possibly be impacted by less than 10% root loss and only on one side. Your concern regarding stability following the grading is understood, but I professionally feel it is not a concern because the grading is shallow and very limited within the overall rooting zone. The limit of grading as shown is the top of the feathered or gradual slope. As you mentioned and as is in my Tree Protection Plan, I will be on site during grading around these trees to properly treat the roots should any be encountered.

LOT 9

SITE CONDITION: The grading limit is measured at 2 feet from the trunk and with a sloping cut of less than one foot. COMMENT: I do not expect any impact of concern.

LOT 10

SITE CONDITION: The two identified pine trees located on the westerly side of development area are approximately 9 feet horizontal and above the limit of grading for the wall. COMMENT: Grading for the retaining wall near these pines will not will not have a negative impact.

LOT 11

SITE CONDITIONS: The placed outfall riprap will be approximately 3 - 5 feet or more down slope from the identified tree. No grading is required except for surface cleaning for rock placement at grade. COMMENT: The rip rap placement over any roots will not have a negative impact on the roots since the rip rap is pervious and at grade. The elimination of weedy competition may enhance the tree root growth. The tree located at the driveway will have minimal impact from the grading as it is at the upper limit of the grading.

I believe the above comments address all the concerns we discussed.

Respectfully
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Camille Leung
Sent: Tuesday, November 07, 2017 12:20 PM
To: Chamberlain Noel
Cc: Chamberlain Jack; Fred; Ralph Osterling; Haga Roland; Doug McBeth; Tang Jonathan; John Brennan
Subject: RE: Planning Comments on 10/17/17 submittal
Attachments: Planning Comments on Lots 9 thru 11_110717_Remaining Items.pdf

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.

RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the

Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.

- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Tuesday, November 07, 2017 12:40 PM
To: Camille Leung
Subject: RE: Planning Comments on 10/17/17 submittal

Thanks Camille,

Let me review and get back to you.

Thank you for staying on this.

Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Tuesday, November 7, 2017 12:20 PM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling <ralph@ralphosterling.com>; Haga Roland <RHAGA@BKF.com>; Doug McBeth <doug@markgrossinc.com>; Tang Jonathan <jtang@bkf.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.

Thanks

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12” tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.

- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Victoria Mejia
Sent: Wednesday, November 08, 2017 1:56 PM
To: Camille Leung
Subject: RE: Highlands Estate RFP
Attachments: SCT_Countywide_Under_11_16_16-Copy.pdf

Hi Camille,

Here is the sample contract for under \$100K. The Equal Benefits Compliance clause is in **section 12.d**. I can't find a separate declaration form. This requirement is incorporated in the contract so there is no need for a separate form. Let me know if you need anything else.

Victoria

From: Camille Leung
Sent: Wednesday, November 08, 2017 1:29 PM
To: Victoria Mejia <vmejia@smcgov.org>
Subject: RE: Highlands Estate RFP

Please also send Completion of Equal Benefits Compliance Declaration Form...Thank you!

From: Camille Leung
Sent: Wednesday, November 08, 2017 1:19 PM
To: Victoria Mejia <vmejia@smcgov.org>
Cc: Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Highlands Estate RFP

Thanks Victoria! Can you send me a sample contract as an attachment? I plan to send this out by end of day

From: Victoria Mejia
Sent: Wednesday, November 08, 2017 8:43 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highlands Estate RFP

Hi Camille,

Here is the file with some very minor edits. Otherwise, it looks great. Good luck finding a good contractor for this. Let me know how else I can help.

Victoria

From: Camille Leung
Sent: Tuesday, November 07, 2017 5:04 PM

To: Victoria Mejia <vmejia@smcgov.org>

Subject: FW: Highlands Estate RFP

Importance: High

Hi Victoria,

Do you think you can look at this and provide any comments by end of day tomorrow? I am on the Coast on Thursday and off on Friday.

Thanks for your help!

From: Camille Leung

Sent: Thursday, November 02, 2017 1:04 PM

To: Steve Monowitz <smonowitz@smcgov.org>

Cc: Victoria Mejia <vmejia@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>; Timothy Fox <tfox@smcgov.org>

Subject: RE: Highlands Estate RFP

Importance: High

Hi Steve,

I advanced the dates for the RFP process and County Counsel has reviewed with no other edits. As Chamberlain submitted revised plans Tuesday, I'd like to release the RFP this coming Monday. If we can, we should have a consultant selected to start by Dec 11. See proposed schedule in RFP below.

County Issues Request for Proposals	November 6, 2017
Proposals Due – 5:00 p.m.	November 15, 2017
Notification to Firms Selected for Interview	November 21, 2017
Interviews	November 27- December 1, 2017
Notification to Top Proposer	December 5, 2017
Complete Negotiations with Top Proposer	December 8, 2017
Consulting Work Begins (Approximate date)	December 11, 2017

Any edits to the RFP? I need to include a Letter of Decision. Have we decided whether we will issue a new letter of decision for the latest minor mods? I think for the purposes of this contract, we can just issue the last Letter of Decision. What do you think? If so, I will remove references to the November 2017 letter of decision.

I will be sending the RFP out by email to contacts from WRA, BioMass and SWCA, and others in our consultant directory.

Thanks!

From: John Nibbelin

Sent: Wednesday, November 01, 2017 1:23 PM

To: Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Timothy Fox <tfox@smcgov.org>

Cc: Victoria Mejia <vmejia@smcgov.org>

Subject: RE: Highlands Estate RFP

With adjustment of the dates for deliverables, I have nothing to add. This looks fine to me.

From: Camille Leung
Sent: Tuesday, October 31, 2017 9:06 AM
To: John Nibbelin <jnibbelin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Timothy Fox <tfox@smcgov.org>
Cc: Victoria Mejia <vmejia@smcgov.org>
Subject: RE: Highlands Estate RFP

With that, we still need to do an informal RFP so that we can get proposals from consultants. Any comments on this draft RFP? Timelines will need to be updated based on when this can be released, but do the lengths of processing times look ok?

Thanks

From: Camille Leung
Sent: Tuesday, October 31, 2017 9:03 AM
To: John Nibbelin <jnibbelin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Timothy Fox <tfox@smcgov.org>
Cc: Victoria Mejia <vmejia@smcgov.org>
Subject: RE: Highlands Estate RFP

Should be far less than \$100K... Will follow this guidance

From: John Nibbelin
Sent: Monday, October 30, 2017 3:56 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Camille Leung <cleung@smcgov.org>; Timothy Fox <tfox@smcgov.org>
Cc: Victoria Mejia <vmejia@smcgov.org>
Subject: RE: Highlands Estate RFP

ATTORNEY-CLIENT COMMUNICATION
PRIVILEGED AND CONFIDENTIAL

Hello, team. Just checking in re this matter. To clarify, how much do we anticipate will be expended under this agreement? Per County Ordinance Code and Admin Memo B-1, department heads are not required to undertake a formal RFQ process for contracts that are for less than \$100K. Please see the attached excerpt from Admin Memo B-1:

A. Selection Process: Departments are not required to complete a formal Request for Proposal (RFP) process to select an independent contractor if the total amount of the contract is \$100,000 or below. Departments must establish internal procedures that are consistent with County policies and ensure that the selection process is fair, that the independent contractor is qualified and that the cost is competitive. The results of another public agency's competitive process may be used. Departments must document how and why each independent contractor was selected on the Recommendation for Execution of an Agreement with Independent Contractor form.

Please let me know if you would like to discuss further.

John

John D. Nibbelin
Chief Deputy County Counsel
Office of the San Mateo County Counsel

(650) 363-4757

jnibbelin@smcgov.org

From: Steve Monowitz

Sent: Monday, October 30, 2017 3:36 PM

To: Camille Leung <cleung@smcgov.org>; Timothy Fox <tfox@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Cc: Victoria Mejia <vmejia@smcgov.org>

Subject: Re: Highlands Estate RFP

I'm interested in seeing if we can get a waiver from RFP requirements so we can shorten the timeline and I have asked Victoria to look into this.

Thanks,

Steve

From: Camille Leung

Sent: Monday, October 30, 2017 3:01:33 PM

To: Steve Monowitz; Timothy Fox; John Nibbelin

Cc: Victoria Mejia

Subject: RE: Highlands Estate RFP

Hi Steve - As we discussed, we have not had a prior contract for mitigation monitoring for this project, only for EIR preparation.

Victoria, can you help us with the RFP? Any guidelines?

Thanks!

From: Steve Monowitz

Sent: Friday, October 27, 2017 10:04 AM

To: Camille Leung <cleung@smcgov.org>; Timothy Fox <tfox@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: RE: Highlands Estate RFP

This looks fine to me. Dates just need to be updated.

Did we have a prior contract for the first phase, and does it make sense to seek a waiver from the RFP process (if required) in order to go with the same contractor, assuming we were satisfied with their work?

Thanks,

Steve

From: Camille Leung

Sent: Friday, September 15, 2017 10:49 AM

To: Timothy Fox <tfox@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: FW: Highlands Estate RFP

Importance: High

Including Tim in this....

Should it be called something other than an RFP?

Please provide comments by Monday ☺

From: Camille Leung

Sent: Tuesday, September 12, 2017 5:17 PM

To: Steve Monowitz <smonowitz@smcgov.org>; Victoria Mejia <vmejia@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: Highlands Estate RFP

Importance: High

Hi Steve, John, and Victoria,

Please review the attached RFP for the Highland Estates. As Chamberlain hopes to be issued a permit for Lots 9-11 by October 1st, we need to get this out asap. Please review the dates I provided. They are pretty tight for the purpose of bringing on the consultant as early on in the grading/construction process as possible.

It does include a reference to the approved Minor Mod, so we need to get a revised Letter of Decision out too.

Please provide edits on the RFP by the end of the week 😊

Victoria, is it ok if I give some firms a heads up about the RFP?

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

Camille Leung

From: Camille Leung
Sent: Thursday, November 09, 2017 12:09 PM
To: Jonathan Tang
Cc: Chamberlain Noel; Chamberlain Jack; Roland Haga
Subject: RE: Civil plans for Lots 9-11, and Lots 5-8

Perfect!! Thank you!

From: Jonathan Tang [mailto:jtang@BKF.com]
Sent: Thursday, November 09, 2017 10:44 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Noel <noel@nexgenbuilders.com>; Chamberlain Jack <jtuttlec@aol.com>; Roland Haga <RHAGA@BKF.com>
Subject: RE: Civil plans for Lots 9-11, and Lots 5-8

Camille,

Please click link below to download current civil improvement plans for Lots 5-11.

<https://bkf.sharefile.com/d-s2956799807c4ac1b>

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

ENGINEERS
SURVEYORS
PLANNERS

d 650.482.6306

jtang@bkf.com

www.bkf.com

100+
YEARS



Delivering Inspired Infrastructure



From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Wednesday, November 08, 2017 3:38 PM
To: Jonathan Tang <jtang@BKF.com>
Cc: Chamberlain Noel <noel@nexgenbuilders.com>; Chamberlain Jack <jtuttlec@aol.com>; Roland Haga

<RHAGA@BKF.com>

Subject: Civil plans for Lots 9-11, and Lots 5-8

Hi Jonathan,

Please send most recent civil plans for Lots 9-11, and Lots 5-8 in a PDF (or link to PDF). County is hiring a consultant to oversee mitigation monitoring and I would like to attach the most recent plans.

We are releasing the informal RFP tomorrow. Please send when you can.

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

****Please note that all of our BKF offices will be closed Nov 23->24 and Dec 25th thru Jan 1st 2018.
We are open Jan 2nd.**

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 2017

Camille Leung

From: John Brennan
Sent: Thursday, November 09, 2017 4:04 PM
To: jtuttlec@aol.com
Cc: Madeleine Payumo; Camille Leung; Benjamin Vazquez; Alan Velasquez; Krista Kuehnhackl; Miles Hancock
Subject: RE: Highlands lots 9-11

Hi Jack,

Lot 10 and 11 have been conditionally approved by Building, Lot 9 is still waiting approval by CSG (our outside plan checking company). The contact person at CSG is David Nesbet, P.E. and his phone number is (650) 522-2522. I will have their recent plan check comment scanned and sent to you shortly. The water "will serve" letter that you gave to Planning will not be sufficient for the building permits. You will need to get a specific letter for each lot telling us that they are going to supply water for domestic and fire suppression and they must tell us the water meter size that has or will be installed. The sewer permit will be issued by the County Public Works Department and the person you should contact is Benjamin Vazquez, (650) 599-1443, and he is copied above. The person doing the Public Works review is Alan Velasquez, (650) 599-7274, and he is also copied above. The Waste Management Plan is handled by the County Office of Sustainability and the contact person is Krista Kuehnhackl, (650) 599-1405, and she is copied above. We are also going to need to see a copy of the receipt from the school districts showing us that you have paid your school impact fees. It appears that there are two school districts, the San Mateo-Foster City School District, (650) 312-777, x 5000, and San Mateo Union High School District, (650) 558-2204. I also see that you have not yet submitted you fire sprinkler plans for these lots and it is the County policy not to issue the building permits until the fire sprinkler have at least been submitted to the County for review.

Regards,

John

From: jtuttlec@aol.com [mailto:jtuttlec@aol.com]
Sent: Thursday, November 09, 2017 10:28 AM
To: John Brennan <jbrennan@smcgov.org>
Subject: Highlands lots 9-11

Johm,

Camille said in an email that for building permits, we needed sign offs from the following

Building

Water

Sewer

Public Works

Waste Management

Who are my contact people for these departments?

Camille has a "Can and will Serve" letter from California Water Service

We lined about 900 feet of sewer pipe on Ticonderoga Avenue in exchange for 11 sewer connections

Thanks for your help.

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Tuesday, November 14, 2017 1:20 PM
To: Jonathan Tang; Chamberlain Noel
Cc: Chamberlain Jack; Fred; Roland Haga; John Brennan
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jonathan,

Looks good. Any way you can add some erosion control measures for outfall construction on Lot 11 (non-filament fiber rolls will work best). Noticed that the stockpile needs to be moved away from tree on page C11.80. Sorry, these were late comments that came as a result of the review for the moratorium exception.

Thanks

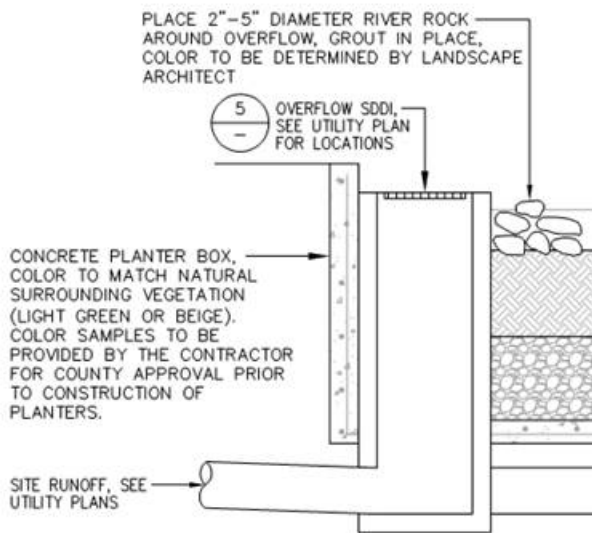
From: Jonathan Tang [mailto:jtang@BKF.com]
Sent: Friday, November 10, 2017 8:48 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see below for response to your civil related comments:

Comment #1: Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.

Response: Please clarify comment. Notes are already on the plans for planter color to match natural surrounding vegetation (light green or beige) and color samples to be provided for County approval prior to construction of planters as shown below.



Comment #2b: Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation easement.

Response: Chainlink fence added to all and extended across all property lines shared with the conservation easement. Please see attached sheets C9.50, C10.50 and C11.50.

Comment #2c: Access paths for Lots 9 and 10 need to be moved within the set grading limits.

Response: Access paths for Lots 9 and 10 have been adjusted to be within the grading limits. Please see attached sheets C9.50, C9.80, C10.50 and C10.80.

Comment for Lot 10 #a: Move storage out of tree driplines.

Response: Storage moved out of tree driplines. Please see attached sheets C9.80 and C10.80.

Please let me know if you have any questions.

Thanks,

Jonathan



JONATHAN TANG, PE | Project Manager

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

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



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Tuesday, November 07, 2017 12:20 PM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling <ralph@alphosterling.com>; Roland Haga <RHAGA@BKF.com>; Doug McBeth <doug@markgrossinc.com>; Jonathan Tang <jtang@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@alphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@alphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille

I am in North Carolina until next week. I will call when I return.

RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung

Sent: Wednesday, August 09, 2017 4:25 PM

To: Ralph Osterling <ralph@ralphosterling.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Wednesday, August 09, 2017 3:53 PM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph

Ralph Osterling

President

Registered Professional Forester No. 38

ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.

346 Rheem Blvd.

Suite 104

Moraga, California

94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe

equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.

- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

****Please note that all of our BKF offices will be closed Nov 23->24 and Dec 25th thru Jan 1st 2018. We are open Jan 2nd.**

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 2017

Camille Leung

From: Ralph Osterling <ralph@ralphosterling.com>
Sent: Wednesday, November 15, 2017 5:10 PM
To: Camille Leung
Cc: Chamberlain Jack; Chamberlain Noel
Subject: Responses to your email requests on Lots 10 & 11

Camille

Below are my additional comments per your request.

LOT 10

The four small oaks located along the proposed driveway area are located within 2 feet of the top of cut and with a sloping cut of approximately 1 foot. As described in my email of October 30 the cut will have minimal impact on these trees. In addition as included in my Tree Protection Plan, I will be onsite to properly treat the roots. COMMENT: I do not expect any impact of concern on these trees.

LOT 11

Oak 33971 is located on the westerly side, immediately adjacent to the grading limits with a sloping cut of approximately 1 foot. The oak located adjacent to the outfall is close to the limit of grading. Tree protection measures and onsite monitoring during grading will occur. COMMENT: I do not expect any impacts of concern on these trees.

I trust the above responds to your concerns.

Respectfully

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell



Camille Leung

From: Camille Leung
Sent: Friday, November 17, 2017 12:13 PM
To: Jonathan Tang; Chamberlain Noel
Cc: Chamberlain Jack; Fred; Roland Haga; John Brennan
Subject: RE: Planning Comments on 10/17/17 submittal

Looks good. Please submit 5 full size sets to the Building Counter.

Thanks

From: Jonathan Tang [mailto:jtang@BKF.com]
Sent: Thursday, November 16, 2017 11:53 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see attached updated sheet C11.50 and C11.80 incorporating the comments.

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

ENGINEERS
SURVEYORS
PLANNERS

d 650.482.6306

jtang@bkf.com

www.bkf.com

100+
YEARS



Delivering Inspired Infrastructure



From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Tuesday, November 14, 2017 1:20 PM
To: Jonathan Tang <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John

Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jonathan,

Looks good. Any way you can add some erosion control measures for outfall construction on Lot 11 (non-filament fiber rolls will work best). Noticed that the stockpile needs to be moved away from tree on page C11.80. Sorry, these were late comments that came as a result of the review for the moratorium exception.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]

Sent: Friday, November 10, 2017 8:48 AM

To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>

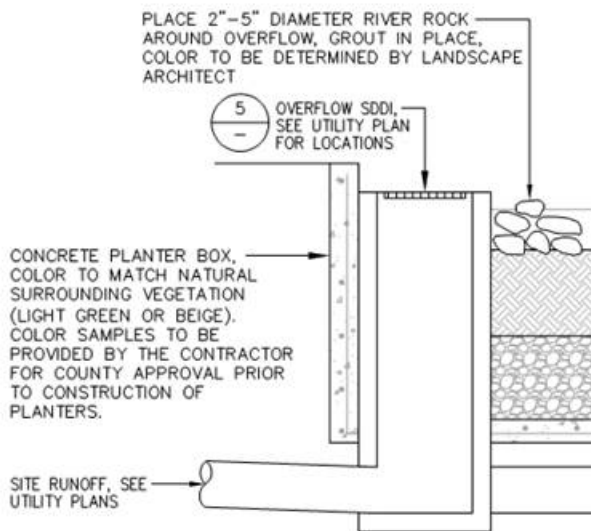
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see below for response to your civil related comments:

Comment #1: Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.

Response: Please clarify comment. Notes are already on the plans for planter color to match natural surrounding vegetation (light green or beige) and color samples to be provided for County approval prior to construction of planters as shown below.



Comment #2b: Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation easement.

Response: Chainlink fence added to all and extended across all property lines shared with the conservation easement. Please see attached sheets C9.50, C10.50 and C11.50.

Comment #2c: Access paths for Lots 9 and 10 need to be moved within the set grading limits.

Response: Access paths for Lots 9 and 10 have been adjusted to be within the grading limits. Please see attached sheets C9.50, C9.80, C10.50 and C10.80.

Comment for Lot 10 #a: Move storage out of tree driplines.

Response: Storage moved out of tree driplines. Please see attached sheets C9.80 and C10.80.

Please let me know if you have any questions.

Thanks,

Jonathan



ENGINEERS
SURVEYORS
PLANNERS

100+
YEARS

JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

d 650.482.6306

jtang@bkf.com

www.bkf.com



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 07, 2017 12:20 PM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling <ralph@ralphosterling.com>; Roland Haga <RHAGA@BKF.com>; Doug McBeth <doug@markgrossinc.com>; Jonathan Tang <jtang@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:

DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.

Thanks

From: Camille Leung

Sent: Friday, October 20, 2017 10:40 AM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>

Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Friday, October 20, 2017 8:00 AM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>

Subject: Re: Health impacts on trees

Camille

I am in North Carolina until next week. I will call when I return.

RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung

Sent: Wednesday, August 09, 2017 4:25 PM

To: Ralph Osterling <ralph@ralphosterling.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be

discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

****Please note that all of our BKF offices will be closed Nov 23->24 and Dec 25th thru Jan 1st 2018.
We are open Jan 2nd.**

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 2017

Camille Leung

From: Doug McBeth <doug@markgrossinc.com>
Sent: Friday, November 17, 2017 3:35 PM
To: Camille Leung
Cc: 'Noel Chamberlain'
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Camille,

Thanks for reviewing the plans. All the proposed lights are down cast/dark sky compliant. Do we need to add any of the language below to the plans?

Best,



Douglas A. McBeth | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

doug@markgrossinc.com | *visit our new website www.markgrossinc.com



From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Friday, November 17, 2017 2:50 PM
To: Doug McBeth
Cc: 'Noel Chamberlain'
Subject: RE: Planning Comments on 10/17/17 submittal

Thanks Doug. Here are my comments with referenced to conditions (full condition language pasted below):

Per Condition 6a, lights for 9-11 need to be earth-toned (non-fluorescent).

Per Bio-5c, light fixture for Lot 11 needs to be shielded.

Thanks

6.a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a “cool roof.” Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.

Mitigation Measure BIO-5c: Prior to the issuance of the first building permit for any of the eleven (11) homes, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.

From: Doug McBeth [<mailto:doug@markgrossinc.com>]
Sent: Thursday, November 16, 2017 11:02 AM
To: Camille Leung <cleung@smcgov.org>
Cc: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Camille,

Per our discussion, we made the following changes to the plans and I have attached all affected sheets.

- Added the MSL height for the building's highest ridgeline.
- Confirmed that all exterior lights are shown on the elevations and included a spec sheet for each light type to show Dark Sky compliance for downward lighting. I also included the Utility sheets that shows all exterior lighting in plan view and how, in some cases, the exterior light is provided by a down light in the ceiling.

Please review and we will provide the 5 sets.

Best,



Douglas A. McBeth | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

doug@markgrossinc.com | *visit our new website www.markgrossinc.com



From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Tuesday, November 07, 2017 12:20 PM
To: Chamberlain Noel
Cc: Chamberlain Jack; Fred; Ralph Osterling; Haga Roland; Doug McBeth; Tang Jonathan; John Brennan
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM

To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <dougm@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph

Ralph Osterling

President

Registered Professional Forester No. 38

ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.

346 Rheem Blvd.

Suite 104

Moraga, California

94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Tuesday, May 30, 2017 6:00 PM

To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel
<noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland
<RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Jonathan Tang <jtang@BKF.com>
Sent: Friday, November 17, 2017 3:49 PM
To: Camille Leung; Chamberlain Noel
Cc: Chamberlain Jack; Fred; Roland Haga; John Brennan
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Before we print and submit, can you please confirm this is final and we will not receive any other comments?

Thanks,

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

ENGINEERS
SURVEYORS
PLANNERS

d 650.482.6306

jtang@bkf.com

www.bkf.com

100+
YEARS



Delivering Inspired Infrastructure



From: Camille Leung [mailto:cleung@smcgov.org]

Sent: Friday, November 17, 2017 12:13 PM

To: Jonathan Tang <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Looks good. Please submit 5 full size sets to the Building Counter.

Thanks

From: Jonathan Tang [mailto:jtang@BKF.com]

Sent: Thursday, November 16, 2017 11:53 AM

To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see attached updated sheet C11.50 and C11.80 incorporating the comments.

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

ENGINEERS
SURVEYORS
PLANNERS

d 650.482.6306

jtang@bkf.com

www.bkf.com

100+
YEARS



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 14, 2017 1:20 PM

To: Jonathan Tang <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jonathan,

Looks good. Any way you can add some erosion control measures for outfall construction on Lot 11 (non-filament fiber rolls will work best). Noticed that the stockpile needs to be moved away from tree on page C11.80. Sorry, these were late comments that came as a result of the review for the moratorium exception.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]

Sent: Friday, November 10, 2017 8:48 AM

To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John

Brennan <jbrennan@smcgov.org>

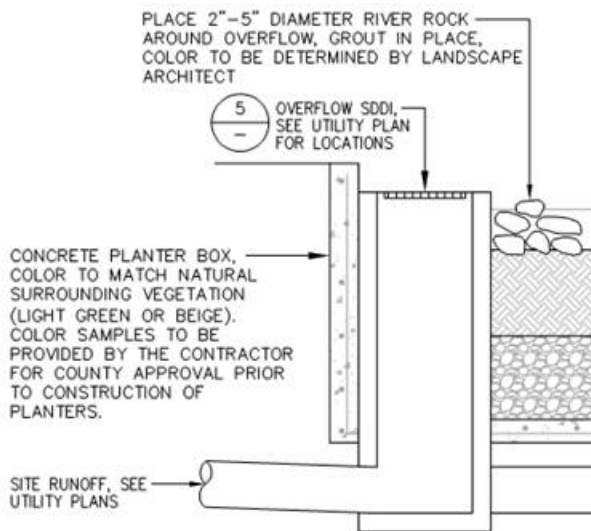
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see below for response to your civil related comments:

Comment #1: Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.

Response: Please clarify comment. Notes are already on the plans for planter color to match natural surrounding vegetation (light green or beige) and color samples to be provided for County approval prior to construction of planters as shown below.



Comment #2b: Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation easement.

Response: Chainlink fence added to all and extended across all property lines shared with the conservation easement. Please see attached sheets C9.50, C10.50 and C11.50.

Comment #2c: Access paths for Lots 9 and 10 need to be moved within the set grading limits.

Response: Access paths for Lots 9 and 10 have been adjusted to be within the grading limits. Please see attached sheets C9.50, C9.80, C10.50 and C10.80.

Comment for Lot 10 #a: Move storage out of tree driplines.

Response: Storage moved out of tree driplines. Please see attached sheets C9.80 and C10.80.

Please let me know if you have any questions.

Thanks,

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

ENGINEERS
SURVEYORS
PLANNERS

d 650.482.6306

jtang@bkf.com

www.bkf.com

100+
YEARS



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 07, 2017 12:20 PM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling <ralph@ralphosterling.com>; Roland Haga <RHAGA@BKF.com>; Doug McBeth <doug@markgrossinc.com>; Jonathan Tang <jtang@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung

Sent: Friday, October 20, 2017 10:40 AM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>

Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.
Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

****Please note that all of our BKF offices will be closed Nov 23->24 and Dec 25th thru Jan 1st 2018.
We are open Jan 2nd.**

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 2017

Camille Leung

From: Camille Leung
Sent: Friday, November 17, 2017 4:55 PM
To: Doug McBeth
Cc: 'Noel Chamberlain'
Subject: RE: Planning Comments on 10/17/17 submittal

Light fixture for Lot 11 needs to incorporate a shield.

From: Doug McBeth [mailto:doug@markgrossinc.com]
Sent: Friday, November 17, 2017 3:35 PM
To: Camille Leung <cleung@smcgov.org>
Cc: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Camille,

Thanks for reviewing the plans. All the proposed lights are down cast/dark sky compliant. Do we need to add any of the language below to the plans?

Best,



Douglas A. McBeth | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

doug@markgrossinc.com | *visit our new website www.markgrossinc.com



From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Friday, November 17, 2017 2:50 PM
To: Doug McBeth
Cc: 'Noel Chamberlain'
Subject: RE: Planning Comments on 10/17/17 submittal

Thanks Doug. Here are my comments with referenced to conditions (full condition language pasted below):

Per Condition 6a, lights for 9-11 need to be earth-toned (non-fluorescent).

Per Bio-5c, light fixture for Lot 11 needs to be shielded.

Thanks

6.a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof

materials that perform as a “cool roof.” Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.

Mitigation Measure BIO-5c: Prior to the issuance of the first building permit for any of the eleven (11) homes, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.

From: Doug McBeth [<mailto:doug@markgrossinc.com>]
Sent: Thursday, November 16, 2017 11:02 AM
To: Camille Leung <cleung@smcgov.org>
Cc: 'Noel Chamberlain' <noel@nexgenbuilders.com>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Camille,

Per our discussion, we made the following changes to the plans and I have attached all affected sheets.

- Added the MSL height for the building's highest ridgeline.
- Confirmed that all exterior lights are shown on the elevations and included a spec sheet for each light type to show Dark Sky compliance for downward lighting. I also included the Utility sheets that shows all exterior lighting in plan view and how, in some cases, the exterior light is provided by a down light in the ceiling.

Please review and we will provide the 5 sets.

Best,



Douglas A. McBeth | Associate AIA
Mark Gross & Associates, Inc | Architecture + Planning
8881 Research Drive, Irvine CA 92618
T (949)387-3800 Ext. 205 | F (949)387-7800
doug@markgrossinc.com | *visit our new website www.markgrossinc.com



From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Tuesday, November 07, 2017 12:20 PM
To: Chamberlain Noel
Cc: Chamberlain Jack; Fred; Ralph Osterling; Haga Roland; Doug McBeth; Tang Jonathan; John Brennan
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@alphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <dougm@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@alphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@alphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house

- c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

Camille Leung

From: Camille Leung
Sent: Friday, November 17, 2017 6:22 PM
To: Ralph Osterling
Cc: Chamberlain Jack; Chamberlain Noel
Subject: RE: Responses to your email requests on Lots 10 & 11

Thank you

From: Ralph Osterling [mailto:ralph@ralphosterling.com]
Sent: Wednesday, November 15, 2017 5:10 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Subject: Responses to your email requests on Lots 10 & 11

Camille

Below are my additional comments per your request.

LOT 10

The four small oaks located along the proposed driveway area are located within 2 feet of the top of cut and with a sloping cut of approximately 1 foot. As described in my email of October 30 the cut will have minimal impact on these trees. In addition as included in my Tree Protection Plan, I will be onsite to properly treat the roots. COMMENT: I do not expect any impact of concern on these trees.

LOT 11

Oak 33971 is located on the westerly side, immediately adjacent to the grading limits with a sloping cut of approximately 1 foot. The oak located adjacent to the outfall is close to the limit of grading. Tree protection measures and onsite monitoring during grading will occur. COMMENT: I do not expect any impacts of concern on these trees.

I trust the above responds to your concerns.

Respectfully

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell



Camille Leung

From: Camille Leung
Sent: Wednesday, November 29, 2017 11:58 AM
To: Chamberlain Jack; Chamberlain Noel
Cc: Fred; Roland Haga; John Brennan; Jonathan Tang
Subject: RE: Planning Comments on 10/17/17 submittal
Attachments: Planning Comments on Lots 9 thru 11_112917_Remaining Items.pdf

Hi Jack and Noel,

I signed off the revised civil plans submitted on 11/22/17. Still waiting for Architectural and "prior to issuance" comments to be addressed. See revised Planning comment letter attached. Also outstanding Agency reviews (other than Planning) are:

Lot 9:
Building
DPW
Sewer
Waste Management

Lot 10:
DPW
Sewer
Waste Management

Lot 11:
DPW
Sewer
Waste Management

Once permits are ready to issue, you can pick up the approved Erosion Control/Tree Protection plan, implement it onsite, and call Jeremiah (650-599-1592) for a Pre-Site Inspection. When this inspection is signed off, permits and grading hard card can be issued.

Please note that County is interviewing environmental consultants this week to do condition and mitigation monitoring related to construction on Lots 9-11 and later Lots 5-8.

Thanks

From: Camille Leung
Sent: Friday, November 17, 2017 12:13 PM
To: 'Jonathan Tang' <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Looks good. Please submit 5 full size sets to the Building Counter.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]
Sent: Thursday, November 16, 2017 11:53 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see attached updated sheet C11.50 and C11.80 incorporating the comments.

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200

Redwood City, CA 94065

d 650.482.6306

jtang@bkf.com

www.bkf.com



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Tuesday, November 14, 2017 1:20 PM
To: Jonathan Tang <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jonathan,

Looks good. Any way you can add some erosion control measures for outfall construction on Lot 11 (non-filament fiber rolls will work best). Noticed that the stockpile needs to be moved away from tree on page C11.80. Sorry, these were late comments that came as a result of the review for the moratorium exception.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]

Sent: Friday, November 10, 2017 8:48 AM

To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>

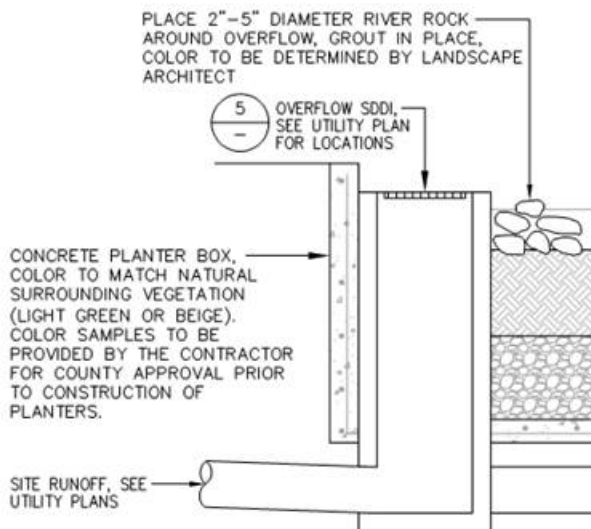
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see below for response to your civil related comments:

Comment #1: Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.

Response: Please clarify comment. Notes are already on the plans for planter color to match natural surrounding vegetation (light green or beige) and color samples to be provided for County approval prior to construction of planters as shown below.



Comment #2b: Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation easement.

Response: Chainlink fence added to all and extended across all property lines shared with the conservation easement. Please see attached sheets C9.50, C10.50 and C11.50.

Comment #2c: Access paths for Lots 9 and 10 need to be moved within the set grading limits.

Response: Access paths for Lots 9 and 10 have been adjusted to be within the grading limits. Please see attached sheets C9.50, C9.80, C10.50 and C10.80.

Comment for Lot 10 #a: Move storage out of tree driplines.

Response: Storage moved out of tree driplines. Please see attached sheets C9.80 and C10.80.

Please let me know if you have any questions.

Thanks,

Jonathan



ENGINEERS
SURVEYORS
PLANNERS

100+
YEARS

JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

d 650.482.6306

jtang@bkf.com

www.bkf.com



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 07, 2017 12:20 PM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling <ralph@ralphosterling.com>; Roland Haga <RHAGA@BKF.com>; Doug McBeth <doug@markgrossinc.com>; Jonathan Tang <jtang@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung

Sent: Friday, October 20, 2017 10:40 AM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang

Jonathan' <jtang@bkf.com>

Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Friday, October 20, 2017 8:00 AM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>

Subject: Re: Health impacts on trees

Camille

I am in North Carolina until next week. I will call when I return.

RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung

Sent: Wednesday, August 09, 2017 4:25 PM

To: Ralph Osterling <ralph@ralphosterling.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Wednesday, August 09, 2017 3:53 PM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland

<RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

****Please note that all of our BKF offices will be closed Nov 23->24 and Dec 25th thru Jan 1st 2018.
We are open Jan 2nd.**

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 2017

Camille Leung

From: Noel Chamberlain <noel@nexgenbuilders.com>
Sent: Wednesday, December 06, 2017 3:46 PM
To: Camille Leung
Subject: RE: Planning Comments on 10/17/17 submittal

Thanks Camille,

I will put something together tomorrow morning.

Thanks,
Noel

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Wednesday, December 6, 2017 3:41 PM
To: Chamberlain Jack <jtuttlec@aol.com>; Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>; Jonathan Tang <jtang@BKF.com>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jack and Noel,

As you know, we are waiting to get a little closer to the time of Building Permit issuance to satisfy Condition 24 which requires a Schedule of Grading Operations.

In speaking with Steve Monowitz in more detail regarding his decision on the Exception to the Grading Moratorium, he wants to see a detailed schedule (see below). No need to provide actual dates at this time, just give us time frames like "Lots 9 and 10 - Rough Grading - 2 weeks".

Lots 9 and 10

1. Duration of Tree Removal

2. Duration of Rough Grading

--- Describe Erosion Control measures in place during ACTIVE rough grading (e.g., not EC blankets, but aggregate construction entrance, fiber rolls and silt fences)

--- Describe Erosion Control measures in place during Evenings and Weekends during rough grading stage (e.g., blankets, aggregate construction entrance, fiber rolls and silt fences)

3. Duration of Fine Grading (Will EC measures be the same as during Rough Grading? If not, please describe)

4. Duration of House Construction (Foundation, framing, and interior)

--- Describe Erosion Control measures in place during house construction (e.g., EC blankets on graded slopes, aggregate construction entrance, fiber rolls and silt fences)

Lot 11

Please provide the same as above

Also, will rough and fine grading for Lots 9-11 occur at the same time?

From: Camille Leung
Sent: Wednesday, November 29, 2017 11:58 AM
To: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>; Jonathan Tang <jtang@BKF.com>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jack and Noel,

I signed off the revised civil plans submitted on 11/22/17. Still waiting for Architectural and "prior to issuance" comments to be addressed. See revised Planning comment letter attached. Also outstanding Agency reviews (other than Planning) are:

Lot 9:
Building
DPW
Sewer
Waste Management

Lot 10:
DPW
Sewer
Waste Management

Lot 11:
DPW
Sewer
Waste Management

Once permits are ready to issue, you can pick up the approved Erosion Control/Tree Protection plan, implement it onsite, and call Jeremiah (650-599-1592) for a Pre-Site Inspection. When this inspection is signed off, permits and grading hard card can be issued.

Please note that County is interviewing environmental consultants this week to do condition and mitigation monitoring related to construction on Lots 9-11 and later Lots 5-8.

Thanks

From: Camille Leung
Sent: Friday, November 17, 2017 12:13 PM
To: 'Jonathan Tang' <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Looks good. Please submit 5 full size sets to the Building Counter.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]
Sent: Thursday, November 16, 2017 11:53 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see attached updated sheet C11.50 and C11.80 incorporating the comments.

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

d 650.482.6306

jtang@bkf.com

www.bkf.com



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Tuesday, November 14, 2017 1:20 PM
To: Jonathan Tang <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jonathan,

Looks good. Any way you can add some erosion control measures for outfall construction on Lot 11 (non-filament fiber rolls will work best). Noticed that the stockpile needs to be moved away from tree on page C11.80. Sorry, these were late comments that came as a result of the review for the moratorium exception.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]
Sent: Friday, November 10, 2017 8:48 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>

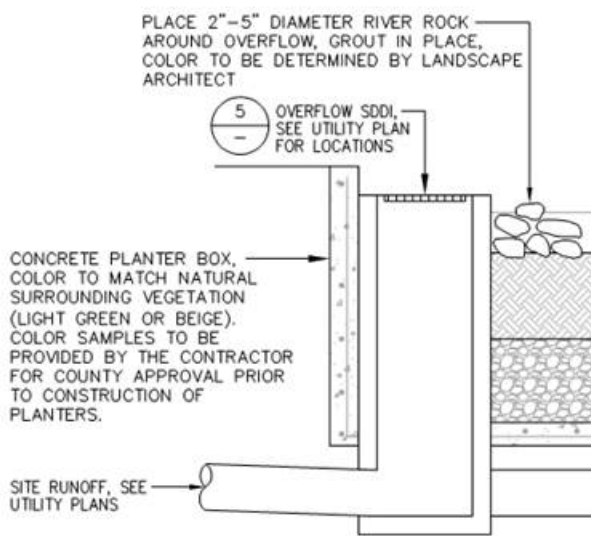
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see below for response to your civil related comments:

Comment #1: Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.

Response: Please clarify comment. Notes are already on the plans for planter color to match natural surrounding vegetation (light green or beige) and color samples to be provided for County approval prior to construction of planters as shown below.



Comment #2b: Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation easement.

Response: Chainlink fence added to all and extended across all property lines shared with the conservation easement. Please see attached sheets C9.50, C10.50 and C11.50.

Comment #2c: Access paths for Lots 9 and 10 need to be moved within the set grading limits.

Response: Access paths for Lots 9 and 10 have been adjusted to be within the grading limits. Please see attached sheets C9.50, C9.80, C10.50 and C10.80.

Comment for Lot 10 #a: Move storage out of tree driplines.

Response: Storage moved out of tree driplines. Please see attached sheets C9.80 and C10.80.

Please let me know if you have any questions.

Thanks,

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

ENGINEERS
SURVEYORS
PLANNERS

d 650.482.6306

jtang@bkf.com

www.bkf.com

100+
YEARS



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 07, 2017 12:20 PM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling <ralph@ralphosterling.com>; Roland Haga <RHAGA@BKF.com>; Doug McBeth <doug@markgrossinc.com>; Jonathan Tang <jtang@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung

Sent: Friday, October 20, 2017 10:40 AM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>

Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.
Ralph
Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12” tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

****Please note that all of our BKF offices will be closed Nov 23->24 and Dec 25th thru Jan 1st 2018.
We are open Jan 2nd.**

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 2017

Camille Leung

From: Camille Leung
Sent: Thursday, December 07, 2017 12:37 PM
To: Chamberlain Jack; Chamberlain Noel
Cc: Fred; Roland Haga; John Brennan; Jonathan Tang
Subject: RE: Planning Comments on 10/17/17 submittal
Attachments: Planning Comments on Lots 9 thu 11_120717_Remaining Items.pdf

Hi Jack and Noel,

I did another sweep through the conditions and added a few notes (see yellow highlights) to my last comment letter. Any idea when we will get revised Architectural Plans?

Also, any word on the traffic report for additional grading for Lots 5-8? If you want to overlap construction timeframes for Lots 9-11 and Lots 5-8, we probably should resolve any significant difference in grading through a Planning Commission hearing soon.

Thanks!

From: Camille Leung
Sent: Wednesday, November 29, 2017 11:58 AM
To: 'Chamberlain Jack' <jtuttlec@aol.com>; 'Chamberlain Noel' <noel@nexgenbuilders.com>
Cc: 'Fred' <fredh@nexgenbuilders.com>; 'Roland Haga' <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>; 'Jonathan Tang' <jtang@BKF.com>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jack and Noel,

I signed off the revised civil plans submitted on 11/22/17. Still waiting for Architectural and “prior to issuance” comments to be addressed. See revised Planning comment letter attached. Also outstanding Agency reviews (other than Planning) are:

Lot 9:
Building
DPW
Sewer
Waste Management

Lot 10:
DPW
Sewer
Waste Management

Lot 11:
DPW
Sewer
Waste Management

Once permits are ready to issue, you can pick up the approved Erosion Control/Tree Protection plan, implement it onsite, and call Jeremiah (650-599-1592) for a Pre-Site Inspection. When this inspection is signed off, permits and grading hard card can be issued.

Please note that County is interviewing environmental consultants this week to do condition and mitigation monitoring related to construction on Lots 9-11 and later Lots 5-8.

Thanks

From: Camille Leung
Sent: Friday, November 17, 2017 12:13 PM
To: 'Jonathan Tang' <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Looks good. Please submit 5 full size sets to the Building Counter.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]
Sent: Thursday, November 16, 2017 11:53 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see attached updated sheet C11.50 and C11.80 incorporating the comments.

Jonathan



ENGINEERS
SURVEYORS
PLANNERS

100+
YEARS

JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

d 650.482.6306

jtang@bkf.com

www.bkf.com



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Tuesday, November 14, 2017 1:20 PM
To: Jonathan Tang <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jonathan,

Looks good. Any way you can add some erosion control measures for outfall construction on Lot 11 (non-filament fiber rolls will work best). Noticed that the stockpile needs to be moved away from tree on page C11.80. Sorry, these were late comments that came as a result of the review for the moratorium exception.

Thanks

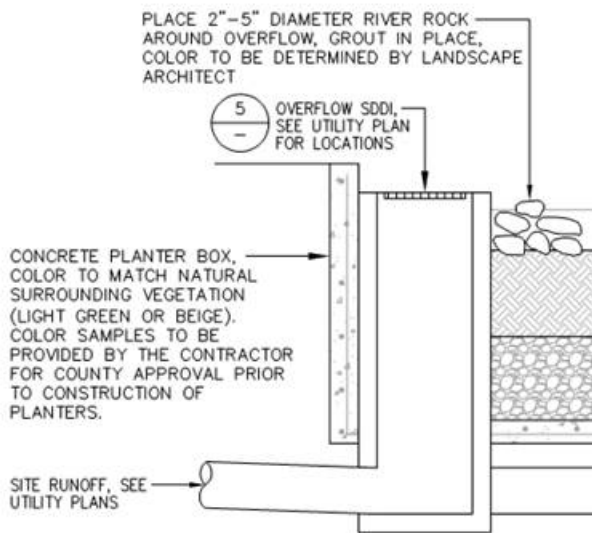
From: Jonathan Tang [<mailto:jtang@BKF.com>]
Sent: Friday, November 10, 2017 8:48 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see below for response to your civil related comments:

Comment #1: Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.

Response: Please clarify comment. Notes are already on the plans for planter color to match natural surrounding vegetation (light green or beige) and color samples to be provided for County approval prior to construction of planters as shown below.



Comment #2b: Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation easement.

Response: Chainlink fence added to all and extended across all property lines shared with the conservation easement. Please see attached sheets C9.50, C10.50 and C11.50.

Comment #2c: Access paths for Lots 9 and 10 need to be moved within the set grading limits.

Response: Access paths for Lots 9 and 10 have been adjusted to be within the grading limits. Please see attached sheets C9.50, C9.80, C10.50 and C10.80.

Comment for Lot 10 #a: Move storage out of tree driplines.

Response: Storage moved out of tree driplines. Please see attached sheets C9.80 and C10.80.

Please let me know if you have any questions.

Thanks,

Jonathan



JONATHAN TANG, PE | Project Manager

BKF Engineers

255 Shoreline Drive, Suite 200
Redwood City, CA 94065

ENGINEERS
SURVEYORS
PLANNERS

d 650.482.6306

jtang@bkf.com

www.bkf.com

100+
YEARS



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 07, 2017 12:20 PM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling <ralph@alphosterling.com>; Roland Haga <RHAGA@BKF.com>; Doug McBeth <doug@markgrossinc.com>; Jonathan Tang <jtang@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung

Sent: Friday, October 20, 2017 10:40 AM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@alphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>

Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@alphosterling.com>]

Sent: Friday, October 20, 2017 8:00 AM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>

Subject: Re: Health impacts on trees

Camille

I am in North Carolina until next week. I will call when I return.

RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung

Sent: Wednesday, August 09, 2017 4:25 PM

To: Ralph Osterling <ralph@ralphosterling.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Wednesday, August 09, 2017 3:53 PM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph

Ralph Osterling

President

Registered Professional Forester No. 38

ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.

346 Rheem Blvd.

Suite 104

Moraga, California

94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
 - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
 - c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe

equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.

- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

****Please note that all of our BKF offices will be closed Nov 23->24 and Dec 25th thru Jan 1st 2018. We are open Jan 2nd.**

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 2017

Camille Leung

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, September 07, 2017 4:15 PM
To: Camille Leung
Cc: JTUTTLEC@aol.com
Subject: RE: Requested Documents
Attachments: 230-1-5 Highland Estates Lots 5-11 FINAL GI rpt.pdf

The Report.

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

www.cornerstoneearth.com

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Thursday, September 07, 2017 3:55 PM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Subject: FW: Requested Documents

Hi Scott,

Please send documents requested below as soon as possible 😊

Thanks!

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

From: Camille Leung
Sent: Thursday, August 31, 2017 9:56 AM

To: 'sfittinghoff@cornerstoneearthgroup.com' <sfittinghoff@cornerstoneearthgroup.com>

Cc: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>

Subject: RE: Requested Documents

Hi Scott,

Can you also include the signed Section I forms.

Thanks!

From: Camille Leung

Sent: Wednesday, August 30, 2017 2:08 PM

To: 'sfittinghoff@cornerstoneearthgroup.com' <sfittinghoff@cornerstoneearthgroup.com>

Cc: JTUTTLEC@aol.com

Subject: Requested Documents

Hi Scott,

In response to a neighbor inquiry, can you send me:

1 – PDF or link to Cornerstone Report dated 10/30/15

2 – Cornerstone's response to Jean Demouthe's Comment letter of April 6, 2016 for Lots 9-11, and Lots 5-8 if available

Can you send in a week?

Thanks!

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

Camille Leung

From: crystal hayling <cryshayling@gmail.com>
Sent: Friday, September 08, 2017 5:19 PM
To: Camille Leung
Subject: Objection Re: Notice of Consideration of Proposed Minor Modification for Lots 9 and 11 (Highland Estates)

Dear Camille,

Thank you for sending this notice. I strongly object to the "minor modification". According to the 2010 Conditions of Approval and subsequent approval letters from the Planning and Building Department, any change in location is by definition a "Major Modification" and **requires** public hearings and community input.

From the materials you have sent it is not possible to tell the true impact of this change. The plans you share are isolated extractions and need to be put in context on the site so that neighbors can adequately determine if this is a net positive or negative.

In addition, the increased floor area of these houses remains another Major Modification that has not been properly addressed. We cannot agree to the change you propose here as that implies agreement with the increase in the floor areas approved by the Supervisors.

We look forward to an opportunity to properly address these Major changes in the proper forum and according to the County's stated conditions of approval.

Sincerely yours,

Crystal Hayling
San Mateo Highlands Resident
1-415-602-0296

Camille Leung

From: Dave Michaels <dm94402@gmail.com>
Sent: Friday, September 08, 2017 7:29 PM
To: Camille Leung
Subject: Proposed Minor Modification for Lots 9 and 11 (Highland Estates)
Attachments: Minor Modification Memo_August 2017.pdf

Dear Camille, I am writing to express my concern and disapproval of the proposed "Minor Modification" regarding house location for homes 9-11 (attached below). Home locations must be a Major Modification per Conditions 1 and 5, and we were guaranteed this in 2010. We want Planning to honor this requirement, even if they believe this is a benign issue. Neighbors, Environmental Groups and other interested parties have no way of knowing at this stage if it is benign or not, and if it is indeed benign the reasonable members of this Community will get behind it, and it would likewise have no problem getting the Planning Commission's approval. We need the appropriate time frame in which to have the matter properly fleshed-out and a hearing in front of the Planning Commission. I personally need to understand specifically why the builder is requesting this and why it is coming at this late stage, if there have been any grading changes from the numbers in the Staff Report in per-lot cut or fill (not total cut or fill) on lots 9-11 and if so why, and if this impacts tree removals one way or the other, and would like in-writing answers to these questions, rather than informal verbal responses. I am only one member of this community, and the rest of the community and other interested parties will have other questions. Other parties still may not have their questions or concerns even triggered until more information comes out into the open. Once we receive answers to our initial round of questions we will have follow up questions, which we need the opportunity and venue to address, so this cannot be a one-way feedback process after which Staff crafts a carefully-worded decision behind closed doors. A proscribed, out-in-the open process called a Major Modification was guaranteed to the Highlands Neighborhood as part of the thoughtful Conditions of Approval for specific categories of changes, and we assert the need for, and our right to, this now.

Regards,
Dave Michaels

Camille Leung

From: Steve Powell <stevepowell@biomaas.com>
Sent: Friday, November 17, 2017 3:16 PM
To: Camille Leung
Subject: Re: Highland Estates

Hi Camille,

This helps a lot.

thanks, Steve

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 17, 2017 2:11:15 PM
To: Steve Powell
Subject: RE: Highland Estates

Hi Steve,

Yes there is a project biologist (MIG) working for the applicant. You can propose a lump sum or hourly based on an estimated total of hours.

Overlap in time will save on travel to San Mateo Highlands but as sites are in different places and will be in different stages of construction, it may be just result in some small savings.

Hope this helps ☺

From: Steve Powell [mailto:stevepowell@biomaas.com]
Sent: Friday, November 17, 2017 1:26 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highland Estates

Hi Camille,

so it sounds like there is already a project biologist that we would be oversight for is that right?

In terms of creating a budget, I'm wondering what is the best approach. I'm assuming you'll want a lump sum for the budget rather than an hourly rate is that correct?

I know that there are 2 phases to the project, but they overlap in time, so I'm not exactly sure how long the project might run overall.

Any info you have that we could use to create an accurate budget would help.

thanks, Steve

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, November 17, 2017 1:14:55 PM
To: Steve Powell
Subject: RE: Highland Estates

Hi Steve,

Contract will cover compliance monitoring with construction stage conditions of approval and mitigation measures (reviewing the project biologist's surveys and reports). No QSP/QSD services are needed, but the expertise will probably come in handy during the erosion control inspections so feel free to cite this expertise in your proposal.

Thank you!

From: Steve Powell [<mailto:stevepowell@biomaas.com>]
Sent: Thursday, November 16, 2017 10:33 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Highland Estates

hello Ms. Leung,

I wasn't certain if this project's environmental scope covers only the environmental compliance management (oversight of all environmental), or if it's expected to include implementation of everything in the mitigation plan, hazmat, traffic, sewer monitoring, etc.?

or do you want bids on any areas of expertise we might possess, eg. env. compliance, biology, and SWPPP?

thank you, Steve

Camille Leung

From: Hillary Hodge <hillaryhodge@biomaas.com>
Sent: Tuesday, November 21, 2017 3:57 PM
To: Camille Leung; cmleung@aol.com
Cc: Steve Powell; Bill Stagnaro
Subject: Highland Estates MMRP Oversight and Monitoring Proposal Submittal
Attachments: BioMaAS Highand Estates MMRP Proposal Final 112117.docx; BioMaAS Highand Estates MMRP Proposal Final 112117.pdf

Camille,

I included all the items I believe are required including sample insurance certificate and fee schedule as well as resumes within one document. For your convenience, there is also a word and pdf version as well. They are the same document. If you need anything else, please don't hesitate to ask. We are also perfectly willing to negotiate on the work and cost scope as well.

Try to get in some holiday time. Best Wishes!

Hillary Hodge
Principal
BioMaAS Inc.
Biological Monitoring and Assessment Specialists, Inc.
1278 Indiana Street #300, San Francisco, CA. 94107
Phone (415)255-8077 Fax (925)887-94702 www.BioMaAS.com
***Cell 510-704-3484**
Please Leave Messages at the Office. Thanks!
hillaryhodge@Biomaas.com

Camille Leung

From: Camille Leung
Sent: Monday, November 27, 2017 8:54 AM
To: Kristen Outten
Subject: Highlands Estates Mitigation Monitoring Proposal

Hi Kristen,

I just left you a voicemail. I wanted to reach out and thank you again for your proposal and try to set up a quick interview this week. I am free the following times:

Tuesday - 11-12 noon

Wednesday – 10:30-12 noon, 2-3pm, 4-5 pm

Thursday – 9-10am, 11-12 noon

Friday- 9-11am

One other Senior Planner or management personnel will also participate in the interview.

Looking forward to talking with 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

Camille Leung

Subject: Highlands Estates Mitigation Monitoring RFP
Location: COB_201PLN

Start: Wed 11/29/2017 4:00 PM
End: Wed 11/29/2017 5:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Camille Leung
Required Attendees: Kristen Outten
Resources: COB_201PLN

Hi Kristen,

Does 4pm on Wednesday 11/29 work? Let me know if it doesn't 😊 Please feel free to invite other members of your team (if applicable).

Thank you!

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Monday, November 27, 2017 1:20 PM
To: Camille Leung
Subject: RE: Highlands Estates Mitigation Monitoring Proposal

Hello Camille,

I am pleased to hear we have been selected for an interview! I just received your meeting invite and will accept the suggested time. What will be the format of the interview? Will it primarily consist of questions regarding our proposal, or are there specific questions you'd like to have answered? Any insight would be greatly appreciated to help me best prepare for the meeting.

Thank you again. I look forward to meeting with you Wednesday at 4:00pm.

~Kristen

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, November 27, 2017 8:54 AM
To: Kristen Outten <koutten@swca.com>
Subject: Highlands Estates Mitigation Monitoring Proposal

Hi Kristen,

I just left you a voicemail. I wanted to reach out and thank you again for your proposal and try to set up a quick interview this week. I am free the following times:

Tuesday - 11-12 noon

Wednesday – 10:30-12 noon, 2-3pm, 4-5 pm

Thursday – 9-10am, 11-12 noon

Friday- 9-11am

One other Senior Planner or management personnel will also participate in the interview.

Looking forward to talking with 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

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Monday, November 27, 2017 2:55 PM
To: Camille Leung
Subject: RE: Highlands Estates Mitigation Monitoring Proposal

Ok, sounds good. We will hold off on preparing any sort of presentation at this time and assume this will be more of a Q&A format. Thanks again and feel free to send over any questions you may have in advance.

Thanks,
Kristen

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, November 27, 2017 2:21 PM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Highlands Estates Mitigation Monitoring Proposal

Hi Kristen,

When I have a chance to fully review the proposal, I can send along some questions. Likely we will just talk about comparable experience and dealing with the public. This is likely to be a controversial project.

Thanks

From: Kristen Outten [mailto:koutten@swca.com]
Sent: Monday, November 27, 2017 1:20 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highlands Estates Mitigation Monitoring Proposal

Hello Camille,

I am pleased to hear we have been selected for an interview! I just received your meeting invite and will accept the suggested time. What will be the format of the interview? Will it primarily consist of questions regarding our proposal, or are there specific questions you'd like to have answered? Any insight would be greatly appreciated to help me best prepare for the meeting.

Thank you again. I look forward to meeting with you Wednesday at 4:00pm.

~Kristen

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, November 27, 2017 8:54 AM
To: Kristen Outten <koutten@swca.com>
Subject: Highlands Estates Mitigation Monitoring Proposal

Hi Kristen,

I just left you a voicemail. I wanted to reach out and thank you again for your proposal and try to set up a quick interview this week. I am free the following times:

Tuesday - 11-12 noon

Wednesday – 10:30-12 noon, 2-3pm, 4-5 pm

Thursday – 9-10am, 11-12 noon

Friday- 9-11am

One other Senior Planner or management personnel will also participate in the interview.

Looking forward to talking with 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

Camille Leung

From: Camille Leung
Sent: Wednesday, November 29, 2017 12:33 PM
To: Kristen Outten
Subject: RE: Highlands Estates Mitigation Monitoring Proposal

Hi Kristen,

I haven't yet had a chance but plan to review the proposal before our meeting today. They will be relatively straightforward questions. See you both soon!

Thanks

From: Kristen Outten [mailto:koutten@swca.com]
Sent: Wednesday, November 29, 2017 8:26 AM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highlands Estates Mitigation Monitoring Proposal

Good morning Camille,

I am looking forward to our interview later this afternoon. I will be bringing Megan Peterson, our office director, to the interview as well.

I wanted to follow up to see if you had a chance to fully review our proposal and compile a list of questions for us. I want to make sure we provide you with all the information you need and make the most of our interview time.

Thanks,
Kristen

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, November 27, 2017 2:21 PM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Highlands Estates Mitigation Monitoring Proposal

Hi Kristen,

When I have a chance to fully review the proposal, I can send along some questions. Likely we will just talk about comparable experience and dealing with the public. This is likely to be a controversial project.

Thanks

From: Kristen Outten [mailto:koutten@swca.com]
Sent: Monday, November 27, 2017 1:20 PM
To: Camille Leung <cleung@smcgov.org>
Subject: RE: Highlands Estates Mitigation Monitoring Proposal

Hello Camille,

I am pleased to hear we have been selected for an interview! I just received your meeting invite and will accept the suggested time. What will be the format of the interview? Will it primarily consist of questions regarding our proposal, or are there specific questions you'd like to have answered? Any insight would be greatly appreciated to help me best prepare for the meeting.

Thank you again. I look forward to meeting with you Wednesday at 4:00pm.

~Kristen

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, November 27, 2017 8:54 AM
To: Kristen Outten <koutten@swca.com>
Subject: Highlands Estates Mitigation Monitoring Proposal

Hi Kristen,

I just left you a voicemail. I wanted to reach out and thank you again for your proposal and try to set up a quick interview this week. I am free the following times:

Tuesday - 11-12 noon
Wednesday – 10:30-12 noon, 2-3pm, 4-5 pm
Thursday – 9-10am, 11-12 noon
Friday- 9-11am

One other Senior Planner or management personnel will also participate in the interview.

Looking forward to talking with 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

Camille Leung

From: Camille Leung
Sent: Monday, December 04, 2017 11:00 AM
To: Kristen Outten
Cc: Victoria Mejia; Dave Holbrook
Subject: RE: Highlands Estates RFP
Attachments: Timeline for RFP and Next Steps.docx

Hi Kristen,

We are happy to inform SWCA that we have selected your firm as the consultant for the Highlands Estates Condition of Approval and Mitigation Monitoring Contract! I included a draft of the next steps that we can discuss in further detail.

We discussed during the interview that in completing the contract, SWCA can revise the scope and budget (as necessary) to focus on review of project surveys rather than performance of surveys. Please let us know when we can expect the revised scope. Also, as we discussed, this week, I will send you a revised list of conditions of approval that SWCA will be monitoring (removing those that have already been met).

Once again, thank you so much for your comprehensive proposal and time 😊

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: Thursday, November 30, 2017 11:10 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands Estates RFP

Hello Camille,

I wanted to thank you, Victoria, and Dave for providing the opportunity to interview for the Highland Estates Project. Please let me know if you have any questions or require any additional information from us at this time. Also, please let me know when the County anticipates awarding a contract for this project.

Thank you again. I look forward to hearing from you soon.

~Kristen

Kristen Outten
Project Manager / Senior Biologist

SWCA Environmental Consultants
60 Stone Pine Road, Suite 100

Half Moon Bay, CA 94019
P 650.440.4160 x 6404 | C 831.331.5264 | F 650.440.4165



Visit Our New [Website!](#)

The contents of this email and any associated emails, information, and attachments are CONFIDENTIAL. Use or disclosure without sender's authorization is prohibited. If you are not an authorized recipient, please notify the sender and then immediately delete the email and any attachments.

Camille Leung

From: Elizabeth Kimmel
Sent: Thursday, December 07, 2017 11:14 AM
To: Camille Leung; Diana Shu; Jeremiah Pons
Subject: RE: Need Extra Ipad for Stormwater compliance monitoring

Hello Camille,

I do not have any more usable iPads, but I can come up with a license.

Elizabeth Kimmel
Accela Database Administrator
Planning and Building
455 County Center 2nd Fl
Redwood City, CA 94063
(650)363 4397

From: Camille Leung
Sent: Thursday, December 07, 2017 11:02 AM
To: Elizabeth Kimmel <ekimmel@smcgov.org>; Diana Shu <dshu@smcgov.org>; Jeremiah Pons <jpons@smcgov.org>
Subject: Need Extra Ipad for Stormwater compliance monitoring

Hi Diana, Elizabeth, and Jeremiah,

We are hiring a contractor to monitor erosion control just for the Highlands Estates Project. They will need an iPad and a license (?). Can we spare one of each?

They will start in December (say 2 weeks from now) and will need some training. Jeremiah can you help me with training them? They will go out with you and I to do the Pre-Site..... But BLD permits not ready....

Thanks!

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

Camille Leung

From: Camille Leung
Sent: Thursday, December 07, 2017 12:19 PM
To: Kristen Outten
Subject: RE: Highlands Estates RFP
Attachments: Highlands COA Excel Table_SWCA.xlsx; Asbestos Report.pdf

Hi Kristen,

Please see Conditions table attached. Asbestos report is for compliance with Condition 4.v.3. Hope this is easy to follow. See notes at the top for my methodology ☺

Please let me know if you have questions ☺ Thank you!

From: Camille Leung
Sent: Monday, December 04, 2017 11:00 AM
To: 'Kristen Outten' <koutten@swca.com>
Cc: Victoria Mejia <vmejia@smcgov.org>; Dave Holbrook <dholbrook@smcgov.org>
Subject: RE: Highlands Estates RFP

Hi Kristen,

We are happy to inform SWCA that we have selected your firm as the consultant for the Highlands Estates Condition of Approval and Mitigation Monitoring Contract! I included a draft of the next steps that we can discuss in further detail.

We discussed during the interview that in completing the contract, SWCA can revise the scope and budget (as necessary) to focus on review of project surveys rather than performance of surveys. Please let us know when we can expect the revised scope. Also, as we discussed, this week, I will send you a revised list of conditions of approval that SWCA will be monitoring (removing those that have already been met).

Once again, thank you so much for your comprehensive proposal and time ☺

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: Thursday, November 30, 2017 11:10 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands Estates RFP

Hello Camille,

I wanted to thank you, Victoria, and Dave for providing the opportunity to interview for the Highland Estates Project. Please let me know if you have any questions or require any additional information from us at this time. Also, please let me know when the County anticipates awarding a contract for this project.

Thank you again. I look forward to hearing from you soon.

~Kristen

Kristen Outten
Project Manager / Senior Biologist

SWCA Environmental Consultants
60 Stone Pine Road, Suite 100
Half Moon Bay, CA 94019
P 650.440.4160 x 6404 | C 831.331.5264 | F 650.440.4165



Visit Our New [Website!](#)

The contents of this email and any associated emails, information, and attachments are CONFIDENTIAL. Use or disclosure without sender's authorization is prohibited. If you are not an authorized recipient, please notify the sender and then immediately delete the email and any attachments.

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Monday, December 11, 2017 3:32 PM
To: Camille Leung
Cc: Victoria Mejia; Steve Monowitz
Subject: RE: Highlands Estates RFP

Hello Camille,

Thank you for the follow up comments/questions. Please see responses below in red...

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, December 11, 2017 2:44 PM
To: Kristen Outten <koutten@swca.com>
Cc: Victoria Mejia <vmejia@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: FW: Highlands Estates RFP

Hi Kristen,

Thanks for the revised scope 😊 Some quick follow-up questions/comments:

1. In Subtask 2.1: For the most part, monitoring can be done separate from County permit tracking, except for Erosion Control. All the results from the app will get entered into the County's systems which just tracks EC inspections. While inspections will be weekly for overall compliance, Erosion Inspections will be done monthly (unless corrections are required and a follow-up inspection is needed) using a mobile device (I'm tracking one down) with an app offered by Accela (County's permit tracking system). Will that be ok? SWCA will need to communicate to the developer that any corrections to Erosion Control will need to be implemented before the next major rain event or within 10 business days. Also, in instances where there is a record of non-compliance (County notes same correction 2-3 times and its not getting fixed) or illicit discharge to the street or stormdrain, County should issue a Stop Work Notice (Please notify me when this happens and I can coordinate with the Building Inspection Section to issue the SWN). Work will not resume until the correction is completed to your satisfaction. Training on the mobile app may take about 2-3 hours, including time at the pre-site inspection, a separate training session at our office with the iPad, and any questions when you try this on your own. Jeremiah (EC Inspector) and I will show you how to use the app and print the results for the developer. **Great. This shouldn't change our costs. I will fold this training time into the project management hours. I will also be sure the contractor is aware that any corrections to Erosion Control will need to be implemented before the next major rain event or within 10 business days.**
2. In Subtask 2.3: Can we do a final MMRP Compliance Matrix at the end of each Phase? Considering little progress on Lots 5-8, I'm guessing there will be a gap between the 2 Phases. **We can definitely do a final compliance matrix at the end of each phase. I anticipate the tracking matrix being current throughout the project so it will require very little time to create a final matrix for each phase. If we were to prepare a separate Final MMRP Compliance Report for each phase, I would build in some extra costs to account for the additional report preparation. Also, keep in mind that we cost our services under the assumption that there would be a 6-month overlap. In event this changes, there would be added costs for additional inspections and reporting. My recommendation at this time would be to move forward with the cost estimate as it currently stands, and then file for a change order for any out of scope items (e.g. additional site inspections due to no overlap in**

construction). Alternatively, if you would like to see us cost it now as two separate phases with no overlap, then I could do that prior to us finalizing a contract. Please let me know your preference.

3. In Subtask 2.3 and Task 3: For the Compliance Matrix and Public Information Log, in addition to the monthly reports, lets do a Sharepoint document so that I wont have to email/call you in between monthly reports and there is an incident. **Agreed. I think this is a convenient/efficient way to share information. Once we execute a contract and start getting everything in place, we can discuss who we want to include on the Sharepoint site.**
4. Assumptions 1: I think you mean Phase II needs 26 visits too. **Oops, I did! Good eye😊**

Thank you!

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Thursday, December 07, 2017 1:30 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Victoria Mejia <vmejia@smcgov.org>; Dave Holbrook <dholbrook@smcgov.org>
Subject: RE: Highlands Estates RFP

Hello Camille,

Please find attached the revised scope and cost estimate for the Highland Estates Project. As you will see, this is a summarized version of the initial proposal. In summary, I eliminated all costs associated with performing the surveys and instead added a few hours to review survey reports. In addition, I incorporated two extra hours (increased from 3 hours to 5 hours per month) for public inquiries. Although 5 hours may be a bit low some months, it should be sufficient averaged across the duration of the project. Please let me know if you have any questions once you've had time to review the attached materials.

Also, I received the updated Conditions table; thank you for sending that over! I will look that over this week to get up to speed on where everything is at.

Thank you,
Kristen

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, December 04, 2017 11:00 AM
To: Kristen Outten <koutten@swca.com>
Cc: Victoria Mejia <vmejia@smcgov.org>; Dave Holbrook <dholbrook@smcgov.org>
Subject: RE: Highlands Estates RFP

Hi Kristen,

We are happy to inform SWCA that we have selected your firm as the consultant for the Highlands Estates Condition of Approval and Mitigation Monitoring Contract! I included a draft of the next steps that we can discuss in further detail.

We discussed during the interview that in completing the contract, SWCA can revise the scope and budget (as necessary) to focus on review of project surveys rather than performance of surveys. Please let us know when we can expect the revised scope. Also, as we discussed, this week, I will send you a revised list of conditions of approval that SWCA will be monitoring (removing those that have already been met).

Once again, thank you so much for your comprehensive proposal and time 😊

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: Thursday, November 30, 2017 11:10 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands Estates RFP

Hello Camille,

I wanted to thank you, Victoria, and Dave for providing the opportunity to interview for the Highland Estates Project. Please let me know if you have any questions or require any additional information from us at this time. Also, please let me know when the County anticipates awarding a contract for this project.

Thank you again. I look forward to hearing from you soon.

~Kristen

Kristen Outten
Project Manager / Senior Biologist

SWCA Environmental Consultants
60 Stone Pine Road, Suite 100
Half Moon Bay, CA 94019
P 650.440.4160 x 6404 | C 831.331.5264 | F 650.440.4165



Visit Our New [Website!](#)

The contents of this email and any associated emails, information, and attachments are CONFIDENTIAL. Use or disclosure without sender's authorization is prohibited. If you are not an authorized recipient, please notify the sender and then immediately delete the email and any attachments.

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Wednesday, December 13, 2017 2:06 PM
To: Camille Leung
Cc: Victoria Mejia; Steve Monowitz
Subject: RE: Highlands Estates RFP

Great, thanks Camille!

Victoria: Please let me know how you would like to proceed. You can either send me a contract which I would forward to my contracts department for review. Alternatively, I can send you our stand services agreement for you to review and sign.

Thanks,
Kristen

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Wednesday, December 13, 2017 2:00 PM
To: Kristen Outten <koutten@swca.com>
Cc: Victoria Mejia <vmejia@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Highlands Estates RFP

Hi Kristen,

Thanks you for your responses! If Victoria is ok with it, I believe we can proceed with the revised scope based on this info 😊

Thanks!

From: Kristen Outten [mailto:koutten@swca.com]
Sent: Monday, December 11, 2017 3:32 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Victoria Mejia <vmejia@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Highlands Estates RFP

Hello Camille,

Thank you for the follow up comments/questions. Please see responses below in red...

From: Camille Leung [mailto:cleung@smcgov.org]
Sent: Monday, December 11, 2017 2:44 PM
To: Kristen Outten <koutten@swca.com>
Cc: Victoria Mejia <vmejia@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: FW: Highlands Estates RFP

Hi Kristen,

Thanks for the revised scope 😊 Some quick follow-up questions/comments:

1. In Subtask 2.1: For the most part, monitoring can be done separate from County permit tracking, except for Erosion Control. All the results from the app will get entered into the County's systems which just tracks EC inspections. While inspections will be weekly for overall compliance, Erosion Inspections will be done monthly (unless corrections are required and a follow-up inspection is needed) using a mobile device (I'm tracking one down) with an app offered by Accela (County's permit tracking system). Will that be ok? SWCA will need to communicate to the developer that any corrections to Erosion Control will need to be implemented before the next major rain event or within 10 business days. Also, in instances where there is a record of non-compliance (County notes same correction 2-3 times and its not getting fixed) or illicit discharge to the street or stormdrain, County should issue a Stop Work Notice (Please notify me when this happens and I can coordinate with the Building Inspection Section to issue the SWN). Work will not resume until the correction is completed to your satisfaction. Training on the mobile app may take about 2-3 hours, including time at the pre-site inspection, a separate training session at our office with the iPad, and any questions when you try this on your own. Jeremiah (EC Inspector) and I will show you how to use the app and print the results for the developer. **Great. This shouldn't change our costs. I will fold this training time into the project management hours. I will also be sure the contractor is aware that any corrections to Erosion Control will need to be implemented before the next major rain event or within 10 business days.**
2. In Subtask 2.3: Can we do a final MMRP Compliance Matrix at the end of each Phase? Considering little progress on Lots 5-8, I'm guessing there will be a gap between the 2 Phases. **We can definitely do a final compliance matrix at the end of each phase. I anticipate the tracking matrix being current throughout the project so it will require very little time to create a final matrix for each phase. If we were to prepare a separate Final MMRP Compliance Report for each phase, I would build in some extra costs to account for the additional report preparation. Also, keep in mind that we cost our services under the assumption that there would be a 6-month overlap. In event this changes, there would be added costs for additional inspections and reporting. My recommendation at this time would be to move forward with the cost estimate as it currently stands, and then file for a change order for any out of scope items (e.g. additional site inspections due to no overlap in construction). Alternatively, if you would like to see us cost it now as two separate phases with no overlap, then I could do that prior to us finalizing a contract. Please let me know your preference.**
3. In Subtask 2.3 and Task 3: For the Compliance Matrix and Public Information Log, in addition to the monthly reports, lets do a Sharepoint document so that I wont have to email/call you in between monthly reports and there is an incident. **Agreed. I think this is a convenient/efficient way to share information. Once we execute a contract and start getting everything in place, we can discuss who we want to include on the Sharepoint site.**
4. Assumptions 1: I think you mean Phase II needs 26 visits too. **Oops, I did! Good eye😊**

Thank you!

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Thursday, December 07, 2017 1:30 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Victoria Mejia <vmejia@smcgov.org>; Dave Holbrook <dholbrook@smcgov.org>
Subject: RE: Highlands Estates RFP

Hello Camille,

Please find attached the revised scope and cost estimate for the Highland Estates Project. As you will see, this is a summarized version of the initial proposal. In summary, I eliminated all costs associated with performing the surveys and instead added a few hours to review survey reports. In addition, I incorporated two extra hours (increased from 3 hours to 5 hours per month) for public inquiries. Although 5 hours may be a bit low some months, it should be sufficient averaged across the duration of the project. Please let me know if you have any questions once you've had time to review the attached materials.

Also, I received the updated Conditions table; thank you for sending that over! I will look that over this week to get up to speed on where everything is at.

Thank you,
Kristen

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Monday, December 04, 2017 11:00 AM
To: Kristen Outten <koutten@swca.com>
Cc: Victoria Mejia <vmejia@smcgov.org>; Dave Holbrook <dholbrook@smcgov.org>
Subject: RE: Highlands Estates RFP

Hi Kristen,

We are happy to inform SWCA that we have selected your firm as the consultant for the Highlands Estates Condition of Approval and Mitigation Monitoring Contract! I included a draft of the next steps that we can discuss in further detail.

We discussed during the interview that in completing the contract, SWCA can revise the scope and budget (as necessary) to focus on review of project surveys rather than performance of surveys. Please let us know when we can expect the revised scope. Also, as we discussed, this week, I will send you a revised list of conditions of approval that SWCA will be monitoring (removing those that have already been met).

Once again, thank you so much for your comprehensive proposal and time 😊

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: Thursday, November 30, 2017 11:10 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands Estates RFP

Hello Camille,

I wanted to thank you, Victoria, and Dave for providing the opportunity to interview for the Highland Estates Project. Please let me know if you have any questions or require any additional information from us at this time. Also, please let me know when the County anticipates awarding a contract for this project.

Thank you again. I look forward to hearing from you soon.

~Kristen

Kristen Outten

Project Manager / Senior Biologist

SWCA Environmental Consultants

60 Stone Pine Road, Suite 100

Half Moon Bay, CA 94019

P 650.440.4160 x 6404 | C 831.331.5264 | F 650.440.4165



Visit Our New [Website!](#)

The contents of this email and any associated emails, information, and attachments are CONFIDENTIAL. Use or disclosure without sender's authorization is prohibited. If you are not an authorized recipient, please notify the sender and then immediately delete the email and any attachments.

CHAMBERLAIN GROUP

December 1, 2017

Camille Leung
County of San Mateo
Planning and Building Department
455 County Center 2nd Floor
Redwood City, CA 94063

Re: The Highlands Lots 1 thru 4, Bunker Hill Drive

Camille,

Enclosed please find all of the documents that have been recorded against the referenced properties. I have had Old Republic Title do an extensive search of all of their records and this is the extent of their files. They handled all of the escrows on the four units

I have also had the listing broker John Shroyer, Sothbey's, research all of their sales records and they were unable to produce any more than the enclosed documents.

Therefore, I believe that this is the total of all that exist.

Cordially,



Jack Chamberlain
Ticonderoga Properties, LLC

SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

2017 DEC -4 P 3:40

RECEIVED

**RECORDING REQUESTED BY
AND FOR THE BENEFIT OF:**

County of San Mateo
Department of Public Works

WHEN RECORDED MAIL TO:

County of San Mateo
Department of Public Works
555 County Center, 5th Floor
Redwood City, CA 94063

2015-084575

10:55 am 08/11/15 AG Fee: 30.00

Count of Pages 6

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



Attn: Mark Chow (PONY: DPW-155)

**Covenant Regarding Sewage Ejector Pump System
California Civil Code §§ 1457 *et seq.*
2265 Bunker Hill Drive
Crystal Springs County Sanitation District**

6 Sp

We, Highland Estates Development I, LLC, a California limited liability company, the undersigned, hereinafter called "Owners", hereby certify that we are the owners of or have some right, title or interest in and to the real property commonly known as 2265 Bunker Hill Drive, San Mateo, CA 94402, and identified in the records of the Assessor of San Mateo County as of the date of this Covenant as Assessor Parcel Number 041-053-170, and legally known as that real property situated in the County of San Mateo, State of California, more particularly described in Exhibit "A" hereto attached and made a part hereof by reference, hereinafter called "Property"; and that we are the only persons whose consent is necessary to pass clear title to said property; and that we consent to the making and recording of this Covenant.

We, Highland Estates Development I, LLC, hereby state the following to be true:

- A. The Property, on the date this Covenant was executed, was identified in the records of the San Mateo County Assessor as Assessor's Parcel Number 041-053-170. Exhibit "A" contains a legal description of said parcel.
- B. The Crystal Springs County Sanitation District, hereinafter called "District", a special district of the County of San Mateo, provides sanitary sewer service to the Property.
- C. Pursuant to the County of San Mateo Building Permit No. BLD2013-01792, a sewage ejector system, hereinafter called "Pump System", has been constructed on Assessor Parcel Number 041-053-170.

- D. The Pump System serves a building which has a finished floor elevation lower than the elevation of the existing District owned sanitary sewer system providing sanitary sewer service to the Property; and the Pump System exists to transport sewage from the building to sanitary sewer facilities owned and maintained by the District.

For the benefit of the land described herein, and in consideration of the foregoing, we, Highland Estates Development I, LLC, do hereby covenant and agree as follows, and agree that successive owners of the land shall be bound by said Covenant:

1. The Owners hereby accept sole responsibility for the ownership, operation, maintenance and repair of the Pump System.
2. The Owners hereby release the District and the County of San Mateo from any obligation whatsoever to replace, reconstruct, or repair, or to pay for the replacement, reconstruction, or repair of any of the structures or facilities of any kind damaged as a result of the operation of the Pump System described in this Covenant.
3. The Owners hereby release and hold harmless the District, the County of San Mateo, their officers, employees, agents, representatives and insurance carriers from any and all rights, claims, demands, suits or actions of every name, kind and description and damages of any kind, existing or arising in the future, resulting from or relating from or relating to any and all property damage arising from any aspect of the operation of the Pump System described in this Covenant. The Owners agree that this obligation to release and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.
4. The Owners hereby further release and hold harmless the District, the County of San Mateo, their officers, employees, agents, representatives and insurance carriers from any and all rights, claims and demands of any third persons due to any aspect of the operation of the Pump System described in this Covenant. The Owners agree that this obligation to release and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

On AUG 7, 2015 before me, MARY R. LAZO NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JACK Chamberlain
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Mary R. Lazo
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Covenant Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN MATEO)

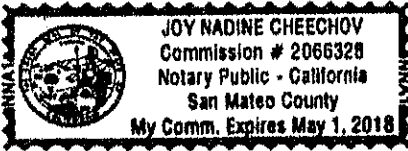
On AUGUST 11, 2015 before me, JOY NADINE CHEECHOV, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared JAMES C. PORTER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joy Cheechov
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: COVENANT Document Date: _____
Number of Pages: 7 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JAMES C. PORTER
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: DEPT. OF PUBLIC WORKS

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Recording requested by
County of San Mateo

and when recorded mail to:

Camille Leung
County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

2015-081740 CONF

12:09 pm 08/03/15 AG Fee: NO FEE

Count of pages 19

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



* R 0 0 0 2 0 6 9 0 4 3 *

THIS SPACE FOR RECORDER'S USE ONLY

Exempt from fees per R & T Code 6103

**STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(GOVT. CODE 27361.6)

STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT

Address: 2265 Bunker Hill Drive
APN: 041-053-170
PLN 2006-00357/ BLD 2013-01792 (Lot 1)

RECITALS

This Stormwater Treatment Measures Maintenance Agreement ("Agreement") is entered into this August 3rd day of 2015 by and between the County of San Mateo ("County") and Highland Estates Development I, LLC ("Property Owner"), the owner of real property described in Exhibit A to this Agreement.

WHEREAS, on October 14, 2009, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2009-0074, amending the San Mateo Countywide NPDES Municipal Stormwater Permit (Order 99-059, CAS0029921) ("NPDES Permit"); and

WHEREAS, provision C.3.e.ii of this NPDES Permit requires the permittee public agencies to provide minimum verification and access assurances that all treatment measures shall be adequately operated and maintained by entities responsible for the stormwater treatment measures; and

WHEREAS, the Property Owner is the owner of real property commonly known as 2265 Bunker Hill Drive (the "Property"), and more particularly described in the legal description attached as Exhibit A to this Agreement, and incorporated herein by reference; and

WHEREAS, attached hereto, as Exhibit B and incorporated by reference into the Agreement, is a legible reduced-scale copy of the Stormwater Control Plan or comparable document showing the stormwater treatment measures that the Property Owner has stated will be located and/or constructed on the Property; and

WHEREAS, the County is the permittee public agency with jurisdiction over the Property; and

WHEREAS, the Property Owner recognizes that the stormwater treatment measure(s) more particularly described and shown on Exhibit B, of which full-scale plans and any amendments thereto are on file with the Planning Department of the County and incorporated by reference into the Agreement, must be installed and permanently maintained as indicated in this Agreement and as required by the NPDES Permit; and

WHEREAS, the County and the Property Owner agree that the health, safety and welfare of the citizens of the County require that the stormwater treatment measure(s) described in the Site Plan in Exhibit B be constructed and permanently maintained on the Property; and

WHEREAS, the County's Stormwater Management Ordinance, guidelines, criteria and other written directions require that the stormwater treatment measure(s), as shown on the approved Site Plan, be constructed and maintained by the Property Owner.

other conveyances built by Property Owner to convey stormwater to the treatment measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described facilities in good working condition into perpetuity so that these facilities continue to operate as originally designed and approved. The Maintenance Plan shall include a detailed description of and schedule for long-term maintenance activities.

SECTION 4: SEDIMENT MANAGEMENT

Sediment accumulation resulting from the normal operation of the stormwater treatment measure(s) will be managed appropriately by the Property Owner in accordance with the Maintenance Plan and applicable federal, state, and County laws, regulations and guidelines, as these may be amended from time to time. The Property Owner will provide for the timely removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Property, unless specifically provided for in the Maintenance Plan. Any disposal or removal of accumulated sediments or debris shall be in compliance with all federal, state and local law and regulations.

SECTION 5: ANNUAL INSPECTION AND REPORT

The Property Owner shall, on an annual basis, complete a Treatment Measure Operation and Maintenance Inspection Report ("Annual Report") using a form available from the County's Planning Department. The Annual Report shall include all completed Inspection and Maintenance Checklists for the reporting period, as well as a copy of this Operation and Maintenance Agreement, and shall be submitted to the County in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. **The Annual Report shall be submitted no later than December 31 of each year**, signed under penalty of perjury, to the Current Planning Section, Attention: Camille Leung, Planner, or another member of the County staff as subsequently directed in writing by the County. The Property Owner shall provide in the Annual Report a record of the volume of all accumulated sediment removed as a result of the treatment measure(s). The Property Owner shall conduct a minimum of one annual inspection of the stormwater treatment measure(s) before the wet season. This inspection shall occur between August 1 and October 1 each year. More frequent inspections may be required by the Maintenance Plan in Exhibit C. The results of inspections shall be included on an Inspection and Maintenance Checklist(s) form available from the County's Planning Department and submitted to the County as part of the Annual Report. The Property Owner shall pay the required fees to cover County staff time spent performing necessary compliance monitoring activities, such as annual report reviews and necessary inspections.

SECTION 6: NECESSARY CHANGES AND MODIFICATIONS

At its sole expense, the Property Owner shall make all changes, repairs or modifications to the stormwater treatment measure(s) and/or the Maintenance Plan shown in Exhibit C as may be determined as reasonably necessary by the County to ensure that treatment measures are properly maintained and continue to operate as

whatever steps it deems necessary and appropriate to inspect the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. It is expressly understood and agreed that the County is under no obligation to inspect, maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 10: REIMBURSEMENT OF COUNTY EXPENDITURES

In the event the County, pursuant to this Agreement, performs work of any nature (direct or indirect), including any inspections, re-inspections or any actions it deems necessary or appropriate as indicated in Section 8 or 9 above, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the County, upon demand within thirty (30) days of receipt thereof for the costs incurred by the County hereunder. If these costs are not paid within the prescribed time period, the County may assess the Property Owner the cost of the work, both direct and indirect, and applicable penalties. Said assessment shall be a lien against the Property or may be placed on the property tax bill and collected as ordinary taxes by the County. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to the County as a result of the Property Owner's failure to report or to maintain the treatment measure(s).

SECTION 11: INDEMNIFICATION

The Property Owner shall indemnify, hold harmless and defend the County and its authorized agents, officers, officials and employees from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed or which might arise or be asserted against the County that are alleged or proven to result or arise from the construction, presence, existence, inspection or maintenance of the treatment measure(s) by the Property Owner or the County. In the event a claim is asserted against the County, its authorized agents, officers, officials or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the County, its authorized agents, officers, officials or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. This section shall not apply to any claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed which arise due solely to the negligence or willful misconduct of the County.

SECTION 12: NO ADDITIONAL LIABILITY

It is the intent of this Agreement to insure the proper maintenance of the treatment measure(s) by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 19: GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

SECTION 20. WAIVER

Waiver by County of any breach of one or more of these terms, covenants or conditions of this Agreement or any default in the performance of any obligations under this Agreement shall not be construed as waiver of any other term, covenant, condition or obligation; nor shall a waiver of any incident of breach or default constitute a continuing waiver of same.

SECTION 21: ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, arrangements or understandings (oral or written) between or among the parties relating to the subject matter of the Agreement which are not fully expressed herein. This Agreement may not be amended or modified except by a written instrument signed by both parties and recorded in the San Mateo County Recorder's Office.

SECTION 22: NOTICE

All notices or other communications shall be deemed given when: (a) personally delivered or (b) mailed by postage prepaid mail to the parties at the addresses set forth below:

County: Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Property Owner: Highland Estates Development I, LLC
655 Skyway, Suite 230
San Carlos, CA 94070

Attn: Noel Chamberlain

SECTION 23: EXHIBITS

The following exhibits are attached hereto and fully incorporated by reference herein:

Exhibit A: Legal Description of Property
Exhibit B: Site Plan
Exhibit C: Maintenance Plan

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)

On July 28, 2015 before me, Mary R. Lazo, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jack Chamberlain
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary R. Lazo
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

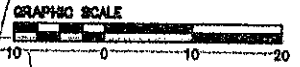
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 as shown on that certain map entitled "PARCEL MAP NO. 1094", filed in the office of the County Recorder of San Mateo County, State of California, on March 15, 2013 in Volume 80 of Parcel Maps at Pages 69 and 70.

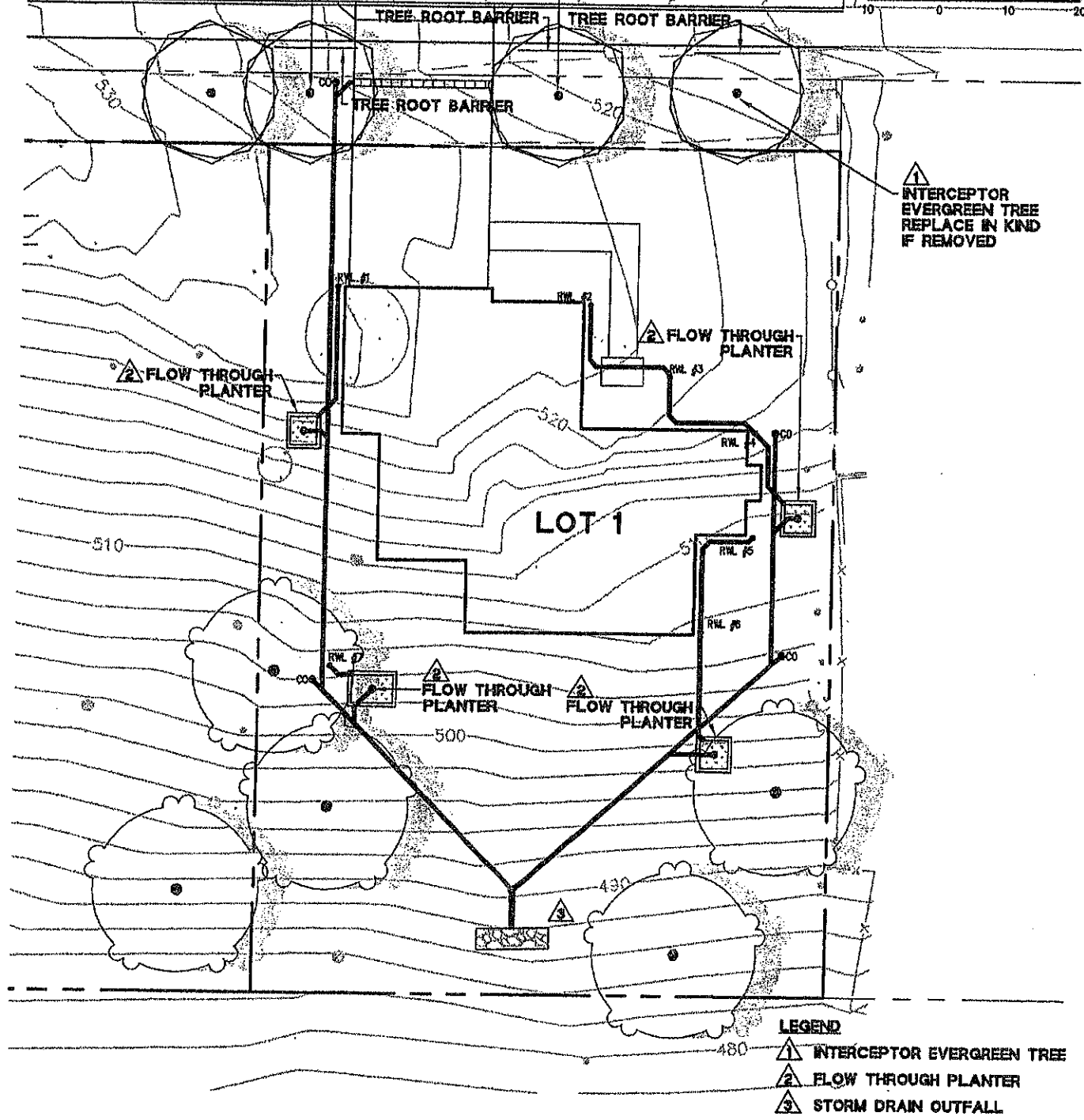
BUNKER HILL DRIVE

1 INTERCEPTOR
EVERGREEN TREE
REPLACE IN KIND
IF REMOVED

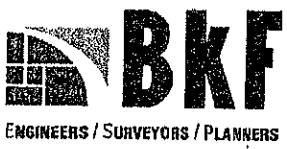
1 INTERCEPTOR
EVERGREEN TREE
REPLACE IN KIND
IF REMOVED



1 INTERCEPTOR
EVERGREEN TREE
REPLACE IN KIND
IF REMOVED



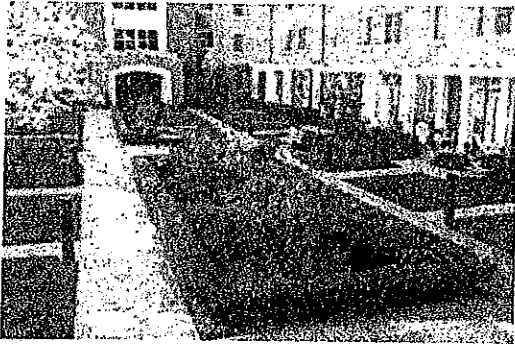
- LEGEND**
- 1 INTERCEPTOR EVERGREEN TREE
 - 2 FLOW THROUGH PLANTER
 - 3 STORM DRAIN OUTFALL



255 Shoreline Drive, Suite 200
Redwood City, CA 94065
(650) 482-6300
(650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 1 SITE PLAN
Job No. 19950168-14
By MD Date 07/27/15 Chkd. RH
SHEET 1 OF 2

**Flow Through Planter Maintenance Plan for
Highland Estates, Lot 1 Bunker Hill Drive
December 7, 2011**



Flow through planters function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

Project Address & Cross Streets: Lot 1 Bunker Hill Drive

Assessor's Parcel No.: _____

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains four (4) flow through planters, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to flow through planter failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow Through Planters		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from flow through planter and dispose of properly.	Monthly, or as needed after storm events
2	Inspect flow through planter to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly, or as needed after storm events
4	Remove and replace all dead and diseased vegetation.	Twice a year
5	Maintain vegetation and the irrigation system. Prune and weed to keep flow through planter neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly
7	Inspect flow through planter area using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

2

**RECORDING REQUESTED BY
AND FOR THE BENEFIT OF:**

**County of San Mateo
Department of Public Works**

WHEN RECORDED MAIL TO:

**County of San Mateo
Department of Public Works
555 County Center, 5th Floor
Redwood City, CA 94063**

Attn: Mark Chow (PONY: DPW-155)

2015-084576

10:55 am 08/11/15 AG Fee: 30.00
Count of Pages 6
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder



**Covenant Regarding Sewage Ejector Pump System
California Civil Code §§ 1457 et seq.
2271 Bunker Hill Drive
Crystal Springs County Sanitation District**

We, Highland Estates Development I, LLC, a California limited liability company, the undersigned, hereinafter called "Owners", hereby certify that we are the owners of or have some right, title or interest in and to the real property commonly known as 2271 Bunker Hill Drive, San Mateo, CA 94402, and identified in the records of the Assessor of San Mateo County as of the date of this Covenant as Assessor Parcel Number 041-053-180, and legally known as that real property situated in the County of San Mateo, State of California, more particularly described in Exhibit "A" hereto attached and made a part hereof by reference, hereinafter called "Property"; and that we are the only persons whose consent is necessary to pass clear title to said property; and that we consent to the making and recording of this Covenant.

We, Highland Estates Development I, LLC, hereby state the following to be true:

- A. The Property, on the date this Covenant was executed, was identified in the records of the San Mateo County Assessor as Assessor's Parcel Number 041-053-180. Exhibit "A" contains a legal description of said parcel.
- B. The Crystal Springs County Sanitation District, hereinafter called "District", a special district of the County of San Mateo, provides sanitary sewer service to the Property.
- C. Pursuant to the County of San Mateo Building Permit No. BLD2013-01793, a sewage ejector system, hereinafter called "Pump System", has been constructed on Assessor Parcel Number 041-053-180.

- D. The Pump System serves a building which has a finished floor elevation lower than the elevation of the existing District owned sanitary sewer system providing sanitary sewer service to the Property; and the Pump System exists to transport sewage from the building to sanitary sewer facilities owned and maintained by the District.

For the benefit of the land described herein, and in consideration of the foregoing, we, Highland Estates Development I, LLC, do hereby covenant and agree as follows, and agree that successive owners of the land shall be bound by said Covenant:

1. The Owners hereby accept sole responsibility for the ownership, operation, maintenance and repair of the Pump System.
2. The Owners hereby release the District and the County of San Mateo from any obligation whatsoever to replace, reconstruct, or repair, or to pay for the replacement, reconstruction, or repair of any of the structures or facilities of any kind damaged as a result of the operation of the Pump System described in this Covenant.
3. The Owners hereby release and hold harmless the District, the County of San Mateo, their officers, employees, agents, representatives and insurance carriers from any and all rights, claims, demands, suits or actions of every name, kind and description and damages of any kind, existing or arising in the future, resulting from or relating from or relating to any and all property damage arising from any aspect of the operation of the Pump System described in this Covenant. The Owners agree that this obligation to release and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.
4. The Owners hereby further release and hold harmless the District, the County of San Mateo, their officers, employees, agents, representatives and insurance carriers from any and all rights, claims and demands of any third persons due to any aspect of the operation of the Pump System described in this Covenant. The Owners agree that this obligation to release and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN MATEO)

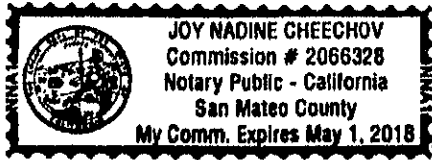
On AUGUST 11, 2013 before me, JOY NADINE CHEECHOV, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JAMES C. PORTER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joy Cheechov
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: COVENANT Document Date: _____

Number of Pages: 7 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JAMES C. PORTER

- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: DEPT. OF PUBLIC WORKS

Signer Is Representing: _____

Recording requested by
County of San Mateo

and when recorded mail to:

Camille Leung
County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

2015-081742 CONF

12:11 pm 08/03/15 AG Fee: NO FEE

Count of pages 19

Recorded in Official Records
County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



* R 0 0 0 2 0 6 9 0 4 5 *

THIS SPACE FOR RECORDER'S USE ONLY

Exempt from fees per R & T Code 6103

**STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(GOVT. CODE 27361.6)

STORMWATER TREATMENT MEASURES

MAINTENANCE AGREEMENT

Address: 2271 Bunker Hill Drive

APN: 041-053-180

PLN 2006-00357/ BLD 2013-01793 (Lot 2)

RECITALS

This Stormwater Treatment Measures Maintenance Agreement ("Agreement") is entered into this 2nd of August day of 2015 by and between the County of San Mateo ("County") and Highland Estates Development I, LLC ("Property Owner"), the owner of real property described in Exhibit A to this Agreement.

WHEREAS, on October 14, 2009, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2009-0074, amending the San Mateo Countywide NPDES Municipal Stormwater Permit (Order 99-059, CAS0029921) ("NPDES Permit"); and

WHEREAS, provision C.3.e.ii of this NPDES Permit requires the permittee public agencies to provide minimum verification and access assurances that all treatment measures shall be adequately operated and maintained by entities responsible for the stormwater treatment measures; and

WHEREAS, the Property Owner is the owner of real property commonly known as 2271 Bunker Hill Drive (the "Property"), and more particularly described in the legal description attached as Exhibit A to this Agreement, and incorporated herein by reference; and

WHEREAS, attached hereto, as Exhibit B and incorporated by reference into the Agreement, is a legible reduced-scale copy of the Stormwater Control Plan or comparable document showing the stormwater treatment measures that the Property Owner has stated will be located and/or constructed on the Property; and

WHEREAS, the County is the permittee public agency with jurisdiction over the Property; and

WHEREAS, the Property Owner recognizes that the stormwater treatment measure(s) more particularly described and shown on Exhibit B, of which full-scale plans and any amendments thereto are on file with the Planning Department of the County and incorporated by reference into the Agreement, must be installed and permanently maintained as indicated in this Agreement and as required by the NPDES Permit; and

WHEREAS, the County and the Property Owner agree that the health, safety and welfare of the citizens of the County require that the stormwater treatment measure(s) described in the Site Plan in Exhibit B be constructed and permanently maintained on the Property; and

WHEREAS, the County's Stormwater Management Ordinance, guidelines, criteria and other written directions require that the stormwater treatment measure(s), as shown on the approved Site Plan, be constructed and maintained by the Property Owner.

THEREFORE, in consideration of the benefit received by the Property Owner as a result of the County's approval of the Site Plan, the Property Owner hereby covenants and agrees with the County as follows:

SECTION 1: CONSTRUCTION OF TREATMENT MEASURES

Property Owner agrees to construct the on-site stormwater treatment measure(s) shown on the Site Plan in strict accordance with the approved plans and specifications identified for the development and any other requirements thereto which have been approved by the County in conformance with appropriate County ordinances, guidelines, criteria and other written direction.

SECTION 2: OPERATION AND MAINTENANCE RESPONSIBILITY

This Agreement shall serve as the signed statement and agreement by the Property Owner accepting responsibility for the permanent operation and maintenance of stormwater treatment measures as set forth in this Agreement, and the documents incorporated by reference into the Agreement, and as required by the NPDES Permit until the responsibility is legally transferred to another person or entity. Before the Property is legally transferred to another person or entity, the Property Owner shall provide to the County at least one of the following:

1. A signed statement from a public entity assuming permanent post-construction responsibility for treatment measure maintenance and that the treatment measures meet all local agency design standards; or
2. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume permanent responsibility for operation and maintenance ("O&M") consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow and which shall run with the land; or
3. Written text in project conditions, covenants and restrictions ("CCRs") for residential properties permanently assigning O&M responsibilities to the homeowners association for O&M of the treatment measures, such responsibilities to run with the land; or
4. Any other legally enforceable agreement or mechanism acceptable to County that assigns responsibility for the maintenance of treatment measures.

SECTION 3: MAINTENANCE OF TREATMENT MEASURES

The Property Owner shall not destroy or remove the stormwater treatment measures from the Property nor modify the stormwater treatment system in a manner that lessens its effectiveness, and shall, at Property Owner's sole expense, adequately repair and maintain the stormwater treatment measure(s) in good working order acceptable to the County and in accordance with the Maintenance Plan agreed hereto and attached as Exhibit C ("Maintenance Plan"), and incorporated by reference into this Agreement. This includes all pipes, channels or

other conveyances built by Property Owner to convey stormwater to the treatment measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described facilities in good working condition into perpetuity so that these facilities continue to operate as originally designed and approved. The Maintenance Plan shall include a detailed description of and schedule for long-term maintenance activities.

SECTION 4: SEDIMENT MANAGEMENT

Sediment accumulation resulting from the normal operation of the stormwater treatment measure(s) will be managed appropriately by the Property Owner in accordance with the Maintenance Plan and applicable federal, state, and County laws, regulations and guidelines, as these may be amended from time to time. The Property Owner will provide for the timely removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Property, unless specifically provided for in the Maintenance Plan. Any disposal or removal of accumulated sediments or debris shall be in compliance with all federal, state and local law and regulations.

SECTION 5: ANNUAL INSPECTION AND REPORT

The Property Owner shall, on an annual basis, complete a Treatment Measure Operation and Maintenance Inspection Report ("Annual Report") using a form available from the County's Planning Department. The Annual Report shall include all completed Inspection and Maintenance Checklists for the reporting period, as well as a copy of this Operation and Maintenance Agreement, and shall be submitted to the County in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. **The Annual Report shall be submitted no later than December 31 of each year**, signed under penalty of perjury, to the Current Planning Section, Attention: Camille Leung, Planner, or another member of the County staff as subsequently directed in writing by the County. The Property Owner shall provide in the Annual Report a record of the volume of all accumulated sediment removed as a result of the treatment measure(s). The Property Owner shall conduct a minimum of one annual inspection of the stormwater treatment measure(s) before the wet season. This inspection shall occur between August 1 and October 1 each year. More frequent inspections may be required by the Maintenance Plan in Exhibit C. The results of inspections shall be included on an Inspection and Maintenance Checklist(s) form available from the County's Planning Department and submitted to the County as part of the Annual Report. The Property Owner shall pay the required fees to cover County staff time spent performing necessary compliance monitoring activities, such as annual report reviews and necessary inspections.

SECTION 6: NECESSARY CHANGES AND MODIFICATIONS

At its sole expense, the Property Owner shall make all changes, repairs or modifications to the stormwater treatment measure(s) and/or the Maintenance Plan shown in Exhibit C as may be determined as reasonably necessary by the County to ensure that treatment measures are properly maintained and continue to operate as

originally designed and approved; provided, however, Property Owner shall be responsible for repairs or modifications that are not part of the approved Maintenance Plan only after receipt of notice from the County with regard to such repair and maintenance and after the opportunity to meet and confer with the County with regard to such repairs or modifications.

SECTION 7: ACCESS TO THE PROPERTY

The Property Owner hereby grants permission to the County; the San Francisco Bay Regional Water Quality Control Board (Regional Board); the San Mateo County Mosquito Abatement District (Mosquito Abatement District); and their respective authorized agents and employees to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that treatment measures are being properly maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to enter upon the Property whenever there is a reasonable basis to believe that a violation of this Agreement, the County's Stormwater Management Ordinance, guidelines, criteria, other written direction, or the NPDES Permit (and any amendments or re-issuances of this permit) is occurring, has occurred or threatens to occur. The above-listed agencies shall also have a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of the ordinance, guidelines, criteria or other written direction. The County, Regional Board, or the Mosquito Abatement District shall provide reasonable (as may be appropriate for the particular circumstances) notice to the Property Owner before entering the Property and shall not interfere with the Property Owner's tenants, guest, licensees and invitees during any such entry.

SECTION 8: FAILURE TO MAINTAIN TREATMENT MEASURES

In the event the Property Owner fails to maintain the stormwater treatment measure(s) as shown on the approved Site Plan in good working order acceptable to the County and in accordance with the Maintenance Plan, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to return the treatment measure(s) to good working order; provided, however, County shall not be authorized to remove any structures or improvements on the Property or in any way interfere with Property Owner's use of the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that the County is under no obligation to maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 9: FAILURE TO FILE ANNUAL REPORT

In the event the Property Owner fails to file the Annual Report required under this Agreement in a form acceptable to the County, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take

whatever steps it deems necessary and appropriate to inspect the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. It is expressly understood and agreed that the County is under no obligation to inspect, maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 10: REIMBURSEMENT OF COUNTY EXPENDITURES

In the event the County, pursuant to this Agreement, performs work of any nature (direct or indirect), including any inspections, re-inspections or any actions it deems necessary or appropriate as indicated in Section 8 or 9 above, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the County, upon demand within thirty (30) days of receipt thereof for the costs incurred by the County hereunder. If these costs are not paid within the prescribed time period, the County may assess the Property Owner the cost of the work, both direct and indirect, and applicable penalties. Said assessment shall be a lien against the Property or may be placed on the property tax bill and collected as ordinary taxes by the County. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to the County as a result of the Property Owner's failure to report or to maintain the treatment measure(s).

SECTION 11: INDEMNIFICATION

The Property Owner shall indemnify, hold harmless and defend the County and its authorized agents, officers, officials and employees from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed or which might arise or be asserted against the County that are alleged or proven to result or arise from the construction, presence, existence, inspection or maintenance of the treatment measure(s) by the Property Owner or the County. In the event a claim is asserted against the County, its authorized agents, officers, officials or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the County, its authorized agents, officers, officials or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. This section shall not apply to any claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed which arise due solely to the negligence or willful misconduct of the County.

SECTION 12: NO ADDITIONAL LIABILITY

It is the intent of this Agreement to insure the proper maintenance of the treatment measure(s) by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 13: PERFORMANCE FINANCIAL ASSURANCE

The County may request the Property Owner to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to the County's ordinances, guidelines, criteria or written direction.

SECTION 14: TRANSFER OF PROPERTY

This Agreement shall run with the title to the land and any portion thereof. The Property Owner further agrees whenever the Property or any portion thereof is held, sold, conveyed or otherwise transferred, it shall be subject to this Agreement which shall apply to, bind and be obligatory to all present and subsequent owners of the Property or any portion thereof.

SECTION 15: SEVERABILITY

The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Property Owner is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement.

SECTION 16: RECORDATION

This Agreement shall be recorded by the Property Owner in the County Recorder's Office of the County of San Mateo, California, within ten (10) working days after the execution date of this Agreement at the Property Owner's expense. The County reserves the option to record this Agreement and shall be entitled to collect any expenses related to recordation if it does so. The Property Owner shall provide County with a copy of the recorded document.

SECTION 17: RELEASE OF AGREEMENT

In the event that the County determines that the stormwater treatment measures located on the Property are no longer required, then the County, at the request of the Property Owner shall execute a release of this Maintenance Agreement, which the Property Owner shall record in the County Recorder's Office at the Property Owner's expense. The County reserves the option to record such release of this Maintenance Agreement. The stormwater treatment measure(s) shall not be removed from the Property unless such a release is so executed and recorded.

SECTION 18: EFFECTIVE DATE AND MODIFICATION

This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement shall not be modified except by written instrument executed by the County and the Property Owner at the time of modification. Such modifications shall be effective upon the date of execution and shall be recorded.

SECTION 19: GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

SECTION 20. WAIVER

Waiver by County of any breach of one or more of these terms, covenants or conditions of this Agreement or any default in the performance of any obligations under this Agreement shall not be construed as waiver of any other term, covenant, condition or obligation; nor shall a waiver of any incident of breach or default constitute a continuing waiver of same.

SECTION 21: ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, arrangements or understandings (oral or written) between or among the parties relating to the subject matter of the Agreement which are not fully expressed herein. This Agreement may not be amended or modified except by a written instrument signed by both parties and recorded in the San Mateo County Recorder's Office.

SECTION 22: NOTICE

All notices or other communications shall be deemed given when: (a) personally delivered or (b) mailed by postage prepaid mail to the parties at the addresses set forth below:

County: Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Property Owner: Highland Estates Development I, LLC
655 Skyway, Suite 230
San Carlos, CA 94070

Attn: Noel Chamberlain

SECTION 23: EXHIBITS

The following exhibits are attached hereto and fully incorporated by reference herein:

Exhibit A: Legal Description of Property
Exhibit B: Site Plan
Exhibit C: Maintenance Plan

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)

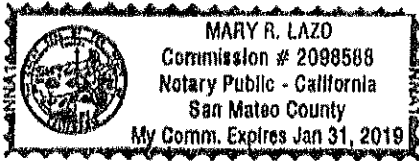
On July 28, 2015 before me, Mary R. Lazo, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jack Chamberlain
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary R. Lazo
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2 as shown on that certain map entitled "PARCEL MAP NO. 1094", filed in the office of the County Recorder of San Mateo County, State of California, on March 15, 2013 in Volume 80 of Parcel Maps at Pages 69 and 70.

EXHIBIT B: STORMWATER CONTROL PLAN

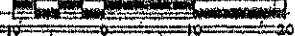
Date of County-Approved Drawing:

BUNKER HILL DRIVE

1 INTERCEPTOR EVERGREEN TREE REPLACE IN KIND IF REMOVED

1 INTERCEPTOR EVERGREEN TREE REPLACE IN KIND IF REMOVED

GRAPHIC SCALE



TREE ROOT BARRIER 330

TREE ROOT BARRIER

2 FLOW THROUGH PLANTER

2 FLOW THROUGH PLANTER

LOT 2

510

2 FLOW THROUGH PLANTER

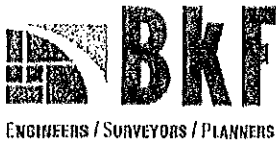
2 FLOW THROUGH PLANTER

500

490

LEGEND

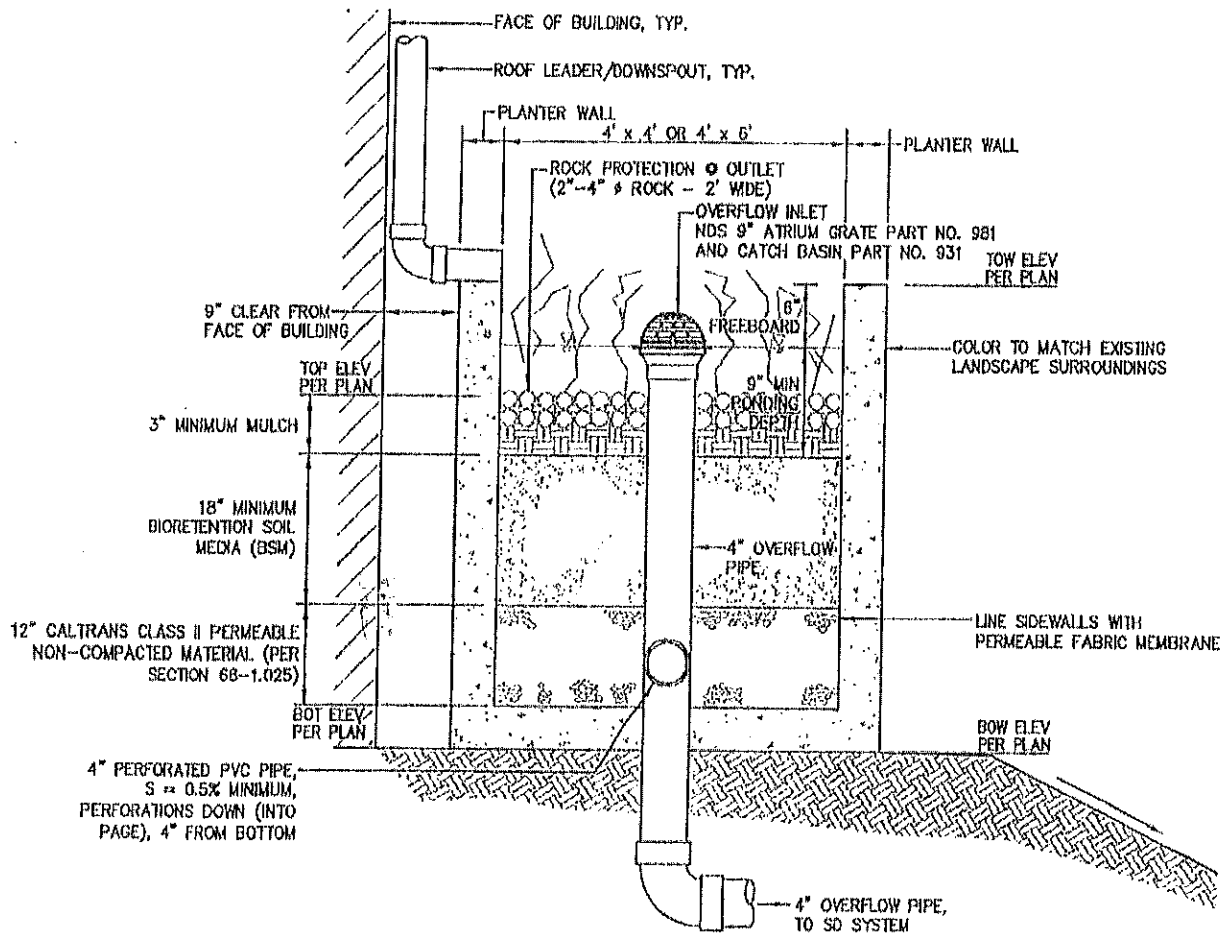
- 1 INTERCEPTOR EVERGREEN TREE
- 2 FLOW THROUGH PLANTER
- 3 STORM DRAIN OUTFALL



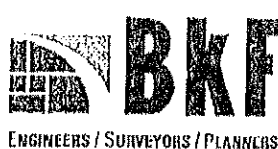
255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 2 SITE PLAN

Job No. 19950618-14
 By MD Date 07/27/15 Chkd. RH
 SHEET 1 OF 2



1 FLOW-THROUGH PLANTER (FTP)



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 2 PLANTER DETAIL
 Job No. 19950618-14
 By LE Date 07/27/15 Chkd. RH
 SHEET 2 OF 2




EXHIBIT C: MAINTENANCE PLAN

Address: 2271 Bunker Hill Drive

APN: 041-053-180

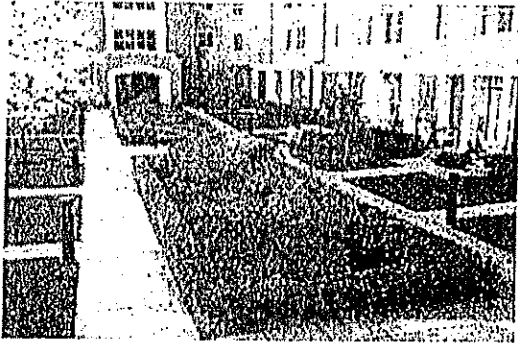
NOM: 2015-00002

SUBMIT TO THE COUNTY DECEMBER 31 of EACH YEAR

Stormwater Collection and Detention Devices to be Maintained		
Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property (See Exhibit B)
1	Interceptor Evergreen Tree	 See Exhibit B for location
2	Flow Through Planter	 See Exhibit B for location
3	Storm Drain Outfall	 See Exhibit B for location

Summary of Inspections and Maintenance			
Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments
1			
2			
3			

**Flow Through Planter Maintenance Plan for
Highland Estates, Lot 2 Bunker Hill Drive
December 7, 2011**



Flow through planter function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

Project Address & Cross Streets: Lot 2 Bunker Hill Drive

Assessor's Parcel No.: _____

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains four (4) flow through planters, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow Through Planters		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from flow through planter and dispose of properly.	Monthly, or as needed after storm events
2	Inspect flow through planter to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly, or as needed after storm events
4	Remove and replace all dead and diseased vegetation.	Twice a year
5	Maintain vegetation and the irrigation system. Prune and weed to keep flow through planter neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly
7	Inspect flow through planter using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

II. Prohibitions

The use of pesticides and quick release fertilizers shall be minimized, and the principles of integrated pest management (IPM) followed:

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Provide adequate irrigation for landscape plants. Do not over water.
4. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable. Check with municipality for specific requirements.
5. Pest control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, apply the least toxic and the least persistent pesticide that will provide adequate pest control. Do not apply pesticides on a prescheduled basis.
6. Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
7. Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
8. Only licensed, trained pesticide applicators shall apply pesticides.
9. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
10. Unwanted/unused pesticides shall be disposed as hazardous waste.

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

III. Mosquito Abatement Contact Information

San Mateo County Mosquito Abatement District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
Email: info@smcmad.org

IV. Inspections

The attached flow through planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Flow Through Planter Inspection and Maintenance Checklist

Property Address: Highland Estates, Lot 2 Bunker Hill Drive, San Mateo, CA Property Owner: Highland Estates Development I, LLC / Contact: Noel Chamberlain

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

Inspector(s): _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed, maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in the flow through planter between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of flow through planter, or added underdrains.
2. Trash and Debris Accumulation	Trash and debris accumulated in the flow through planter.			Trash and debris removed from flow through planter and disposed of properly.
3. Sediment	Evidence of sedimentation in flow through planter.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
5. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
6. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 3 inches in depth.			All bare earth is covered, except trunks of trees and shrubs. Mulch is even in appearance, at a depth of 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the flow through planter to function as designed.			Meet the design specifications.

**RECORDING REQUESTED BY
AND FOR THE BENEFIT OF:**

**County of San Mateo
Department of Public Works**

WHEN RECORDED MAIL TO:

**County of San Mateo
Department of Public Works
555 County Center, 5th Floor
Redwood City, CA 94063**

2015-084577

10:56 am 08/11/15 AG Fee: 30.00
Count of Pages 6
Recorded in Official Records
County of San Mateo
Mark Church

Assessor-County Clerk-Recorder



Attn: Mark Chow (PONY: DPW-155)

**Covenant Regarding Sewage Ejector Pump System
California Civil Code §§ 1457 et seq.
2275 Bunker Hill Drive
Crystal Springs County Sanitation District**

bp

We, Highland Estates Development I, LLC, a California limited liability company, the undersigned, hereinafter called "Owners", hereby certify that we are the owners of or have some right, title or interest in and to the real property commonly known as 2275 Bunker Hill Drive, San Mateo, CA 94402, and identified in the records of the Assessor of San Mateo County as of the date of this Covenant as Assessor Parcel Number 041-053-190, and legally known as that real property situated in the County of San Mateo, State of California, more particularly described in Exhibit "A" hereto attached and made a part hereof by reference, hereinafter called "Property"; and that we are the only persons whose consent is necessary to pass clear title to said property; and that we consent to the making and recording of this Covenant.

We, Highland Estates Development I, LLC, hereby state the following to be true:

- A. The Property, on the date this Covenant was executed, was identified in the records of the San Mateo County Assessor as Assessor's Parcel Number 041-053-190. Exhibit "A" contains a legal description of said parcel.
- B. The Crystal Springs County Sanitation District, hereinafter called "District", a special district of the County of San Mateo, provides sanitary sewer service to the Property.
- C. Pursuant to the County of San Mateo Building Permit No. BLD2013-01794, a sewage ejector system, hereinafter called "Pump System", has been constructed on Assessor Parcel Number 041-053-190.

- D. The Pump System serves a building which has a finished floor elevation lower than the elevation of the existing District owned sanitary sewer system providing sanitary sewer service to the Property; and the Pump System exists to transport sewage from the building to sanitary sewer facilities owned and maintained by the District.

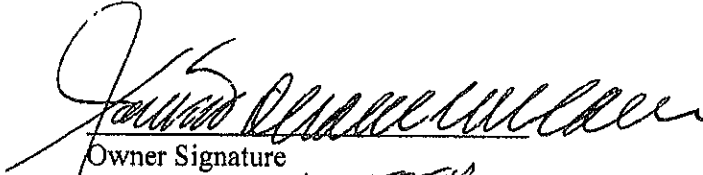

For the benefit of the land described herein, and in consideration of the foregoing, we, Highland Estates Development I, LLC, do hereby covenant and agree as follows, and agree that successive owners of the land shall be bound by said Covenant:

1. The Owners hereby accept sole responsibility for the ownership, operation, maintenance and repair of the Pump System.
2. The Owners hereby release the District and the County of San Mateo from any obligation whatsoever to replace, reconstruct, or repair, or to pay for the replacement, reconstruction, or repair of any of the structures or facilities of any kind damaged as a result of the operation of the Pump System described in this Covenant.
3. The Owners hereby release and hold harmless the District, the County of San Mateo, their officers, employees, agents, representatives and insurance carriers from any and all rights, claims, demands, suits or actions of every name, kind and description and damages of any kind, existing or arising in the future, resulting from or relating from or relating to any and all property damage arising from any aspect of the operation of the Pump System described in this Covenant. The Owners agrees that this obligation to release and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.
4. The Owners hereby further release and hold harmless the District, the County of San Mateo, their officers, employees, agents, representatives and insurance carriers from any and all rights, claims and demands of any third persons due to any aspect of the operation of the Pump System described in this Covenant. The Owners agree that this obligation to release and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.

This Covenant is for the benefit of the land described herein, is specifically intended to run with the land pursuant to California Civil Code §§1457 *et seq.*, and shall be binding upon the undersigned, their heirs, executors, administrators, successors, transferees and assignees, with respect to said above described property.

Executed this 7 day of March, 2015 at San Mateo, California.

HIGHLAND ESTATES DEVELOPMENT I, LLC
2275 Bunker Hill Drive - Assessor Parcel Number 041-053-190

 Owner Signature
 Owner Signature

CRYSTAL SPRINGS COUNTY SANITATION DISTRICT

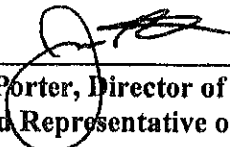

James C. Porter, Director of Public Works
Authorized Representative of Crystal Springs County Sanitation District

EXHIBIT "A"

Legal Description for 2275 Bunker Hill Drive, San Mateo, CA Assessors Parcel Number 041-053-190

The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

Lot 3 as designated on the Map entitled "Parcel Map No. 1094, Lands of Ticonderoga Partners LLC" filed March 15, 2013, in Book 80 of Parcel Maps, Pages 69 and 70, in the Office of the Recorder of the County of San Mateo, State of California.

APN: 041-053-190

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo
On Aug 7, 2015 before me Mary R Lazo *NOTARY PUBLIC*
Date Here Insert Name and Title of the Officer
personally appeared Jack Chamberlain
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary R Lazo
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Unrecorded Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN MATEO)

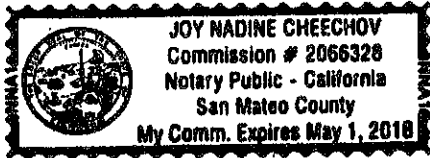
On AUGUST 11, 2014 before me, JOY NADINE CHEECHOV, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JAMES C. PORTER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joy Cheechov
Signature of Notary, Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: COVENANT Document Date: _____
Number of Pages: 7 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JAMES C. PORTER
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: DEPT. OF PUBLIC WORKS

Signer Is Representing: _____

Recording requested by
County of San Mateo

and when recorded mail to:

Camille Leung
County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

2015-081743 CONF

12:12 pm 08/03/15 AG Fee: NO FEE

Count of pages 19

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDER'S USE ONLY

Exempt from fees per R & T Code 6103

**STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT**

READ AND APPROVED

[Handwritten signature]

[Handwritten signature]

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(GOVT. CODE 27361.6)

STORMWATER TREATMENT MEASURES

MAINTENANCE AGREEMENT

Address: 2275 Bunker Hill Drive

APN: 041-053-190

PLN 2006-00357/ BLD 2013-01794 (Lot 3)

READ AND APPROVED

RECITALS

[Handwritten signatures]

This Stormwater Treatment Measures Maintenance Agreement ("Agreement") is entered into this 3rd of August day of 2015 by and between the County of San Mateo ("County") and Highland Estates Development I, LLC ("Property Owner"), the owner of real property described in Exhibit A to this Agreement.

WHEREAS, on October 14, 2009, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2009-0074, amending the San Mateo Countywide NPDES Municipal Stormwater Permit (Order 99-059, CAS0029921) ("NPDES Permit"); and

WHEREAS, provision C.3.e.ii of this NPDES Permit requires the permittee public agencies to provide minimum verification and access assurances that all treatment measures shall be adequately operated and maintained by entities responsible for the stormwater treatment measures; and

WHEREAS, the Property Owner is the owner of real property commonly known as 2275 Bunker Hill Drive (the "Property"), and more particularly described in the legal description attached as Exhibit A to this Agreement, and incorporated herein by reference; and

WHEREAS, attached hereto, as Exhibit B and incorporated by reference into the Agreement, is a legible reduced-scale copy of the Stormwater Control Plan or comparable document showing the stormwater treatment measures that the Property Owner has stated will be located and/or constructed on the Property; and

WHEREAS, the County is the permittee public agency with jurisdiction over the Property; and

WHEREAS, the Property Owner recognizes that the stormwater treatment measure(s) more particularly described and shown on Exhibit B, of which full-scale plans and any amendments thereto are on file with the Planning Department of the County and incorporated by reference into the Agreement, must be installed and permanently maintained as indicated in this Agreement and as required by the NPDES Permit; and

WHEREAS, the County and the Property Owner agree that the health, safety and welfare of the citizens of the County require that the stormwater treatment measure(s) described in the Site Plan in Exhibit B be constructed and permanently maintained on the Property; and

WHEREAS, the County's Stormwater Management Ordinance, guidelines, criteria and other written directions require that the stormwater treatment measure(s), as shown on the approved Site Plan, be constructed and maintained by the Property Owner.

THEREFORE, in consideration of the benefit received by the Property Owner as a result of the County's approval of the Site Plan, the Property Owner hereby covenants and agrees with the County as follows:

SECTION 1: CONSTRUCTION OF TREATMENT MEASURES

Property Owner agrees to construct the on-site stormwater treatment measure(s) shown on the Site Plan in strict accordance with the approved plans and specifications identified for the development and any other requirements thereto which have been approved by the County in conformance with appropriate County ordinances, guidelines, criteria and other written direction.

SECTION 2: OPERATION AND MAINTENANCE RESPONSIBILITY

This Agreement shall serve as the signed statement and agreement by the Property Owner accepting responsibility for the permanent operation and maintenance of stormwater treatment measures as set forth in this Agreement, and the documents incorporated by reference into the Agreement, and as required by the NPDES Permit until the responsibility is legally transferred to another person or entity. Before the Property is legally transferred to another person or entity, the Property Owner shall provide to the County at least one of the following:

1. A signed statement from a public entity assuming permanent post-construction responsibility for treatment measure maintenance and that the treatment measures meet all local agency design standards; or
2. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume permanent responsibility for operation and maintenance ("O&M") consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow and which shall run with the land; or
3. Written text in project conditions, covenants and restrictions ("CCRs") for residential properties permanently assigning O&M responsibilities to the homeowners association for O&M of the treatment measures, such responsibilities to run with the land; or
4. Any other legally enforceable agreement or mechanism acceptable to County that assigns responsibility for the maintenance of treatment measures.

SECTION 3: MAINTENANCE OF TREATMENT MEASURES

The Property Owner shall not destroy or remove the stormwater treatment measures from the Property nor modify the stormwater treatment system in a manner that lessens its effectiveness, and shall, at Property Owner's sole expense, adequately repair and maintain the stormwater treatment measure(s) in good working order acceptable to the County and in accordance with the Maintenance Plan agreed hereto and attached as Exhibit C ("Maintenance Plan"), and incorporated by reference into this Agreement. This includes all pipes, channels or

other conveyances built by Property Owner to convey stormwater to the treatment measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described facilities in good working condition into perpetuity so that these facilities continue to operate as originally designed and approved. The Maintenance Plan shall include a detailed description of and schedule for long-term maintenance activities.

SECTION 4: SEDIMENT MANAGEMENT

Sediment accumulation resulting from the normal operation of the stormwater treatment measure(s) will be managed appropriately by the Property Owner in accordance with the Maintenance Plan and applicable federal, state, and County laws, regulations and guidelines, as these may be amended from time to time. The Property Owner will provide for the timely removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Property, unless specifically provided for in the Maintenance Plan. Any disposal or removal of accumulated sediments or debris shall be in compliance with all federal, state and local law and regulations.

SECTION 5: ANNUAL INSPECTION AND REPORT

The Property Owner shall, on an annual basis, complete a Treatment Measure Operation and Maintenance Inspection Report ("Annual Report") using a form available from the County's Planning Department. The Annual Report shall include all completed Inspection and Maintenance Checklists for the reporting period, as well as a copy of this Operation and Maintenance Agreement, and shall be submitted to the County in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. **The Annual Report shall be submitted no later than December 31 of each year**, signed under penalty of perjury, to the Current Planning Section, Attention: Camille Leung, Planner, or another member of the County staff as subsequently directed in writing by the County. The Property Owner shall provide in the Annual Report a record of the volume of all accumulated sediment removed as a result of the treatment measure(s). The Property Owner shall conduct a minimum of one annual inspection of the stormwater treatment measure(s) before the wet season. This inspection shall occur between August 1 and October 1 each year. More frequent inspections may be required by the Maintenance Plan in Exhibit C. The results of inspections shall be included on an Inspection and Maintenance Checklist(s) form available from the County's Planning Department and submitted to the County as part of the Annual Report. The Property Owner shall pay the required fees to cover County staff time spent performing necessary compliance monitoring activities, such as annual report reviews and necessary inspections.

SECTION 6: NECESSARY CHANGES AND MODIFICATIONS

At its sole expense, the Property Owner shall make all changes, repairs or modifications to the stormwater treatment measure(s) and/or the Maintenance Plan shown in Exhibit C as may be determined as reasonably necessary by the County to ensure that treatment measures are properly maintained and continue to operate as

originally designed and approved; provided, however, Property Owner shall be responsible for repairs or modifications that are not part of the approved Maintenance Plan only after receipt of notice from the County with regard to such repair and maintenance and after the opportunity to meet and confer with the County with regard to such repairs or modifications.

SECTION 7: ACCESS TO THE PROPERTY

The Property Owner hereby grants permission to the County; the San Francisco Bay Regional Water Quality Control Board (Regional Board); the San Mateo County Mosquito Abatement District (Mosquito Abatement District); and their respective authorized agents and employees to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that treatment measures are being properly maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to enter upon the Property whenever there is a reasonable basis to believe that a violation of this Agreement, the County's Stormwater Management Ordinance, guidelines, criteria, other written direction, or the NPDES Permit (and any amendments or re-issuances of this permit) is occurring, has occurred or threatens to occur. The above-listed agencies shall also have a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of the ordinance, guidelines, criteria or other written direction. The County, Regional Board, or the Mosquito Abatement District shall provide reasonable (as may be appropriate for the particular circumstances) notice to the Property Owner before entering the Property and shall not interfere with the Property Owner's tenants, guest, licensees and invitees during any such entry.

SECTION 8: FAILURE TO MAINTAIN TREATMENT MEASURES

In the event the Property Owner fails to maintain the stormwater treatment measure(s) as shown on the approved Site Plan in good working order acceptable to the County and in accordance with the Maintenance Plan, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to return the treatment measure(s) to good working order; provided, however, County shall not be authorized to remove any structures or improvements on the Property or in any way interfere with Property Owner's use of the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that the County is under no obligation to maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 9: FAILURE TO FILE ANNUAL REPORT

In the event the Property Owner fails to file the Annual Report required under this Agreement in a form acceptable to the County, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take

whatever steps it deems necessary and appropriate to inspect the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. It is expressly understood and agreed that the County is under no obligation to inspect, maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 10: REIMBURSEMENT OF COUNTY EXPENDITURES

In the event the County, pursuant to this Agreement, performs work of any nature (direct or indirect), including any inspections, re-inspections or any actions it deems necessary or appropriate as indicated in Section 8 or 9 above, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the County, upon demand within thirty (30) days of receipt thereof for the costs incurred by the County hereunder. If these costs are not paid within the prescribed time period, the County may assess the Property Owner the cost of the work, both direct and indirect, and applicable penalties. Said assessment shall be a lien against the Property or may be placed on the property tax bill and collected as ordinary taxes by the County. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to the County as a result of the Property Owner's failure to report or to maintain the treatment measure(s).

SECTION 11: INDEMNIFICATION

The Property Owner shall indemnify, hold harmless and defend the County and its authorized agents, officers, officials and employees from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed or which might arise or be asserted against the County that are alleged or proven to result or arise from the construction, presence, existence, inspection or maintenance of the treatment measure(s) by the Property Owner or the County. In the event a claim is asserted against the County, its authorized agents, officers, officials or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the County, its authorized agents, officers, officials or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. This section shall not apply to any claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed which arise due solely to the negligence or willful misconduct of the County.

SECTION 12: NO ADDITIONAL LIABILITY

It is the intent of this Agreement to insure the proper maintenance of the treatment measure(s) by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 13: PERFORMANCE FINANCIAL ASSURANCE

The County may request the Property Owner to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to the County's ordinances, guidelines, criteria or written direction.

SECTION 14: TRANSFER OF PROPERTY

This Agreement shall run with the title to the land and any portion thereof. The Property Owner further agrees whenever the Property or any portion thereof is held, sold, conveyed or otherwise transferred, it shall be subject to this Agreement which shall apply to, bind and be obligatory to all present and subsequent owners of the Property or any portion thereof.

SECTION 15: SEVERABILITY

The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Property Owner is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement.

SECTION 16: RECORDATION

This Agreement shall be recorded by the Property Owner in the County Recorder's Office of the County of San Mateo, California, within ten (10) working days after the execution date of this Agreement at the Property Owner's expense. The County reserves the option to record this Agreement and shall be entitled to collect any expenses related to recordation if it does so. The Property Owner shall provide County with a copy of the recorded document.

SECTION 17: RELEASE OF AGREEMENT

In the event that the County determines that the stormwater treatment measures located on the Property are no longer required, then the County, at the request of the Property Owner shall execute a release of this Maintenance Agreement, which the Property Owner shall record in the County Recorder's Office at the Property Owner's expense. The County reserves the option to record such release of this Maintenance Agreement. The stormwater treatment measure(s) shall not be removed from the Property unless such a release is so executed and recorded.

SECTION 18: EFFECTIVE DATE AND MODIFICATION

This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement shall not be modified except by written instrument executed by the County and the Property Owner at the time of modification. Such modifications shall be effective upon the date of execution and shall be recorded.

SECTION 19: GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

SECTION 20. WAIVER

Waiver by County of any breach of one or more of these terms, covenants or conditions of this Agreement or any default in the performance of any obligations under this Agreement shall not be construed as waiver of any other term, covenant, condition or obligation; nor shall a waiver of any incident of breach or default constitute a continuing waiver of same.

SECTION 21: ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, arrangements or understandings (oral or written) between or among the parties relating to the subject matter of the Agreement which are not fully expressed herein. This Agreement may not be amended or modified except by a written instrument signed by both parties and recorded in the San Mateo County Recorder's Office.

SECTION 22: NOTICE

All notices or other communications shall be deemed given when: (a) personally delivered or (b) mailed by postage prepaid mail to the parties at the addresses set forth below:

County: Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Property Owner: Highland Estates Development I, LLC
655 Skyway, Suite 230
San Carlos, CA 94070

Attn: Noel Chamberlain

SECTION 23: EXHIBITS

The following exhibits are attached hereto and fully incorporated by reference herein:

Exhibit A: Legal Description of Property
Exhibit B: Site Plan
Exhibit C: Maintenance Plan

IN WITNESS WHEREOF, the parties hereby execute this Agreement as follows:

Lisa Abzasa 7/30/15
Signature for the County Date

Lisa Abzasa Deputy Director
Type or print name and title

ATTEST:

Highland Estates Development I, LLC, a California limited liability company

Noel Chamberlain, Manager 7-20-15
By: Noel Chamberlain, Manager Date
authorizes Jack Chamberlain

ACKNOWLEDGEMENT:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

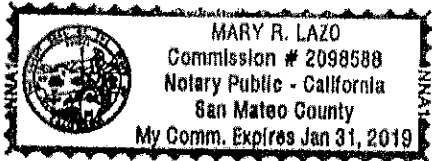
State of California)
County of San Mateo)

On July 28, 2015 before me, Mary R. Lazo, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jack Chamberlain
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Mary R. Lazo*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

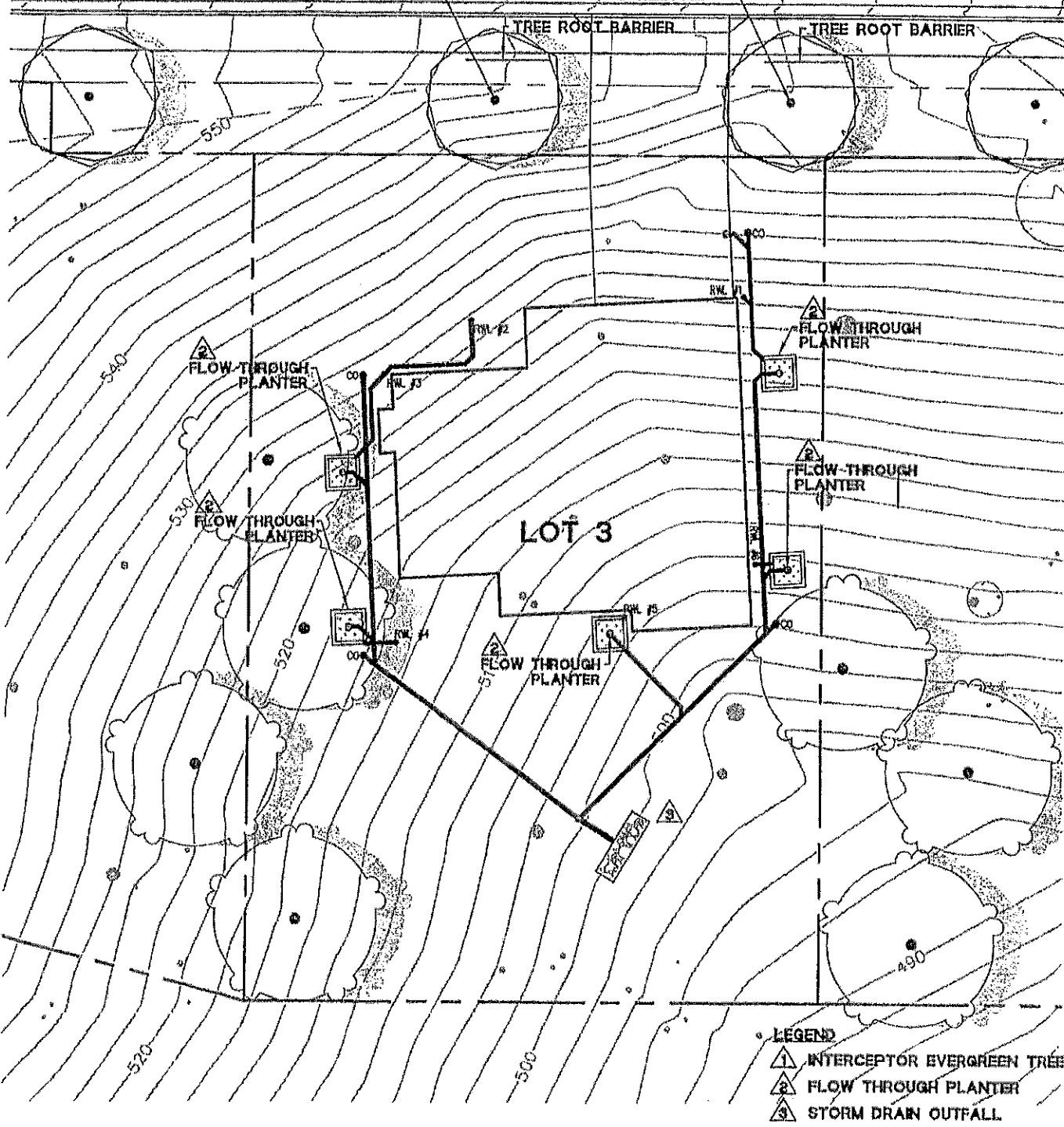
Lot 3 as shown on that certain map entitled "PARCEL MAP NO. 1094", filed in the office of the County Recorder of San Mateo County, State of California, on March 15, 2013 in Volume 80 of Parcel Maps at Pages 69 and 70.

EXHIBIT B: STORMWATER CONTROL PLAN
Date of County-Approved Drawing:

BUNKER HILL DRIVE

INTERCEPTOR
EVERGREEN TREE
REPLACE IN KIND
IF REMOVED

INTERCEPTOR
EVERGREEN TREE
REPLACE IN KIND
IF REMOVED

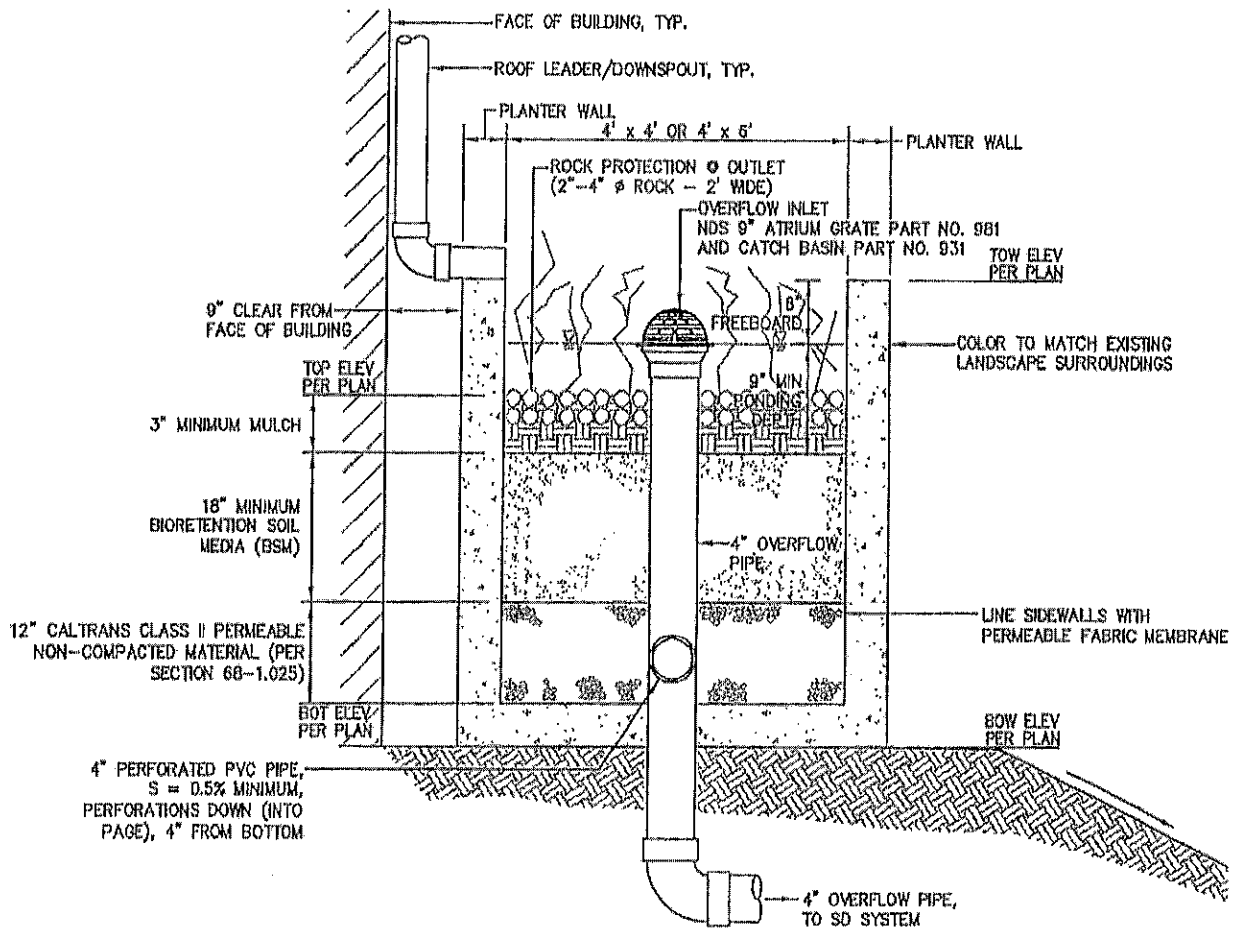


- LEGEND
- ▲ INTERCEPTOR EVERGREEN TREE
 - ▲ FLOW THROUGH PLANTER
 - ▲ STORM DRAIN OUTFALL



255 Shoreline Drive, Suite 200
Redwood City, CA 94065
(650) 482-6300
(650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 3 SITE PLAN
Job No. 19950168-14
By MD Date 07/27/15 Chkd. RH
SHEET 1 OF 2



1
FLOW-THROUGH PLANTER (FTP)



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 3 PLANTER DETAIL
 Job No. 19950168-14
 By LE Date 07/27/15 Chkd. RH
 SHEET 2 OF 2




EXHIBIT C: MAINTENANCE PLAN

Address: 2275 Bunker Hill Drive

APN: 041-053-190

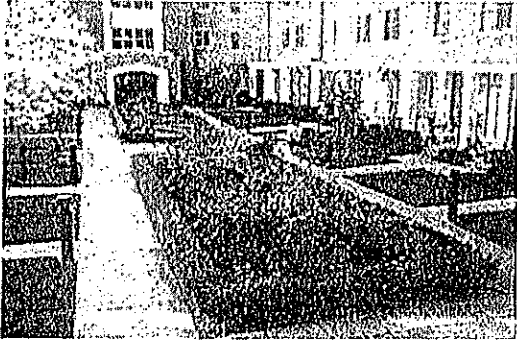
NOM: 2015-00003

SUBMIT TO THE COUNTY DECEMBER 31 of EACH YEAR

Stormwater Collection and Detention Devices to be Maintained		
Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property (See Exhibit B)
1	Interceptor Evergreen Tree	 See Exhibit B for location
2	Flow Through Planter	 See Exhibit B for location
3	Storm Drain Outfall	 See Exhibit B for location

Summary of Inspections and Maintenance			
Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments
1			
2			
3			

**Flow Through Planter Maintenance Plan for
Highland Estates, Lot 3 Bunker Hill Drive
December 7, 2011**



Flow through planters function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

Project Address & Cross Streets: Lot 3 Bunker Hill Drive

Assessor's Parcel No.: _____

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains four (4) flow through planters, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to flow through planter failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow Through Planters		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from flow through planter and dispose of properly.	Monthly, or as needed after storm events
2	Inspect flow through planter to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly, or as needed after storm events
4	Remove and replace all dead and diseased vegetation.	Twice a year
5	Maintain vegetation and the irrigation system. Prune and weed to keep flow through planter neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly
7	Inspect flow through planter using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

II. Prohibitions

The use of pesticides and quick release fertilizers shall be minimized, and the principles of integrated pest management (IPM) followed:

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Provide adequate irrigation for landscape plants. Do not over water.
4. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable. Check with municipality for specific requirements.
5. Pest control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, apply the least toxic and the least persistent pesticide that will provide adequate pest control. Do not apply pesticides on a prescheduled basis.
6. Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
7. Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
8. Only licensed, trained pesticide applicators shall apply pesticides.
9. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
10. Unwanted/unused pesticides shall be disposed as hazardous waste.

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

III. Mosquito Abatement Contact Information

San Mateo County Mosquito Abatement District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
Email: info@smcmad.org

IV. Inspections

The attached flow through planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

4

**RECORDING REQUESTED BY
AND FOR THE BENEFIT OF:**

County of San Mateo
Department of Public Works

WHEN RECORDED MAIL TO:

County of San Mateo
Department of Public Works
555 County Center, 5th Floor
Redwood City, CA 94063

2015-084578

10:56 am 08/11/15 AG Fee: 30.00
Count of Pages 8
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder



Attn: Mark Chow (PONY: DPW-155)

**Covenant Regarding Sewage Ejector Pump System
California Civil Code §§ 1457 et seq.
2279 Bunker Hill Drive
Crystal Springs County Sanitation District**

by

We, Highland Estates Development I, LLC, a California limited liability company, the undersigned, hereinafter called "Owners", hereby certify that we are the owners of or have some right, title or interest in and to the real property commonly known as 2279 Bunker Hill Drive, San Mateo, CA 94402, and identified in the records of the Assessor of San Mateo County as of the date of this Covenant as Assessor Parcel Number 041-053-200, and legally known as that real property situated in the County of San Mateo, State of California, more particularly described in Exhibit "A" hereto attached and made a part hereof by reference, hereinafter called "Property"; and that we are the only persons whose consent is necessary to pass clear title to said property; and that we consent to the making and recording of this Covenant.

We, Highland Estates Development I, LLC, hereby state the following to be true:

- A. The Property, on the date this Covenant was executed, was identified in the records of the San Mateo County Assessor as Assessor's Parcel Number 041-053-200. Exhibit "A" contains a legal description of said parcel.
- B. The Crystal Springs County Sanitation District, hereinafter called "District", a special district of the County of San Mateo, provides sanitary sewer service to the Property.
- C. Pursuant to the County of San Mateo Building Permit No. BLD2013-01795, a sewage ejector system, hereinafter called "Pump System", has been constructed on Assessor Parcel Number 041-053-200.

- D. The Pump System serves a building which has a finished floor elevation lower than the elevation of the existing District owned sanitary sewer system providing sanitary sewer service to the Property; and the Pump System exists to transport sewage from the building to sanitary sewer facilities owned and maintained by the District.

For the benefit of the land described herein, and in consideration of the foregoing, we, Highland Estates Development I, LLC, do hereby covenant and agree as follows, and agree that successive owners of the land shall be bound by said Covenant:

1. The Owners hereby accept sole responsibility for the ownership, operation, maintenance and repair of the Pump System.
2. The Owners hereby release the District and the County of San Mateo from any obligation whatsoever to replace, reconstruct, or repair, or to pay for the replacement, reconstruction, or repair of any of the structures or facilities of any kind damaged as a result of the operation of the Pump System described in this Covenant.
3. The Owners hereby release and hold harmless the District, the County of San Mateo, their officers, employees, agents, representatives and insurance carriers from any and all rights, claims, demands, suits or actions of every name, kind and description and damages of any kind, existing or arising in the future, resulting from or relating from or relating to any and all property damage arising from any aspect of the operation of the Pump System described in this Covenant. The Owners agree that this obligation to release and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.
4. The Owners hereby further release and hold harmless the District, the County of San Mateo, their officers, employees, agents, representatives and insurance carriers from any and all rights, claims and demands of any third persons due to any aspect of the operation of the Pump System described in this Covenant. The Owners agree that this obligation to release and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.

EXHIBIT "A"

**Legal Description for 2279 Bunker Hill Drive, San Mateo, CA
Assessors Parcel Number 041-053-200**

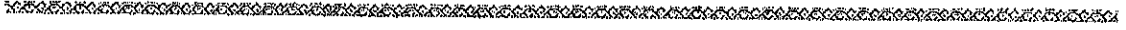
The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

Lots 4 as designated on the Map entitled "Parcel Map No. 1094, Lands of Ticonderoga Partners LLC" filed March 15, 2013 in Book 80 of Parcel Maps, Pages 69 and 70, in the Office of the Recorder of the County of San Mateo, State of California.

APN: 041-053-200

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo
On Aug 7, 2015 before me, Mary R LAZO Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jack Chamberlain
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary R LAZO
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Leases Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN MATEO)

On AUGUST 11, 2015 before me, JOY NADINE CHEECHOV, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared JAMES C. PORTER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joy Cheechov
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: COVENANT Document Date: _____
Number of Pages: 7 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JAMES C. PORTER
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: DEPT. OF PUBLIC WORKS

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Recording requested by
County of San Mateo

and when recorded mail to:

Camille Leung
County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

2015-081744

12:13 pm 08/03/15 AG Fee: NO FEE

Count of Pages 19

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDER'S USE ONLY

19 p

Exempt from fees per R & T Code 6103

**STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(GOVT. CODE 27361.6)

THEREFORE, in consideration of the benefit received by the Property Owner as a result of the County's approval of the Site Plan, the Property Owner hereby covenants and agrees with the County as follows:

SECTION 1: CONSTRUCTION OF TREATMENT MEASURES

Property Owner agrees to construct the on-site stormwater treatment measure(s) shown on the Site Plan in strict accordance with the approved plans and specifications identified for the development and any other requirements thereto which have been approved by the County in conformance with appropriate County ordinances, guidelines, criteria and other written direction.

SECTION 2: OPERATION AND MAINTENANCE RESPONSIBILITY

This Agreement shall serve as the signed statement and agreement by the Property Owner accepting responsibility for the permanent operation and maintenance of stormwater treatment measures as set forth in this Agreement, and the documents incorporated by reference into the Agreement, and as required by the NPDES Permit until the responsibility is legally transferred to another person or entity. Before the Property is legally transferred to another person or entity, the Property Owner shall provide to the County at least one of the following:

1. A signed statement from a public entity assuming permanent post-construction responsibility for treatment measure maintenance and that the treatment measures meet all local agency design standards; or
2. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume permanent responsibility for operation and maintenance ("O&M") consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow and which shall run with the land; or
3. Written text in project conditions, covenants and restrictions ("CCRs") for residential properties permanently assigning O&M responsibilities to the homeowners association for O&M of the treatment measures, such responsibilities to run with the land; or
4. Any other legally enforceable agreement or mechanism acceptable to County that assigns responsibility for the maintenance of treatment measures.

SECTION 3: MAINTENANCE OF TREATMENT MEASURES

The Property Owner shall not destroy or remove the stormwater treatment measures from the Property nor modify the stormwater treatment system in a manner that lessens its effectiveness, and shall, at Property Owner's sole expense, adequately repair and maintain the stormwater treatment measure(s) in good working order acceptable to the County and in accordance with the Maintenance Plan agreed hereto and attached as Exhibit C ("Maintenance Plan"), and incorporated by reference into this Agreement. This includes all pipes, channels or

originally designed and approved; provided, however, Property Owner shall be responsible for repairs or modifications that are not part of the approved Maintenance Plan only after receipt of notice from the County with regard to such repair and maintenance and after the opportunity to meet and confer with the County with regard to such repairs or modifications.

SECTION 7: ACCESS TO THE PROPERTY

The Property Owner hereby grants permission to the County; the San Francisco Bay Regional Water Quality Control Board (Regional Board); the San Mateo County Mosquito Abatement District (Mosquito Abatement District); and their respective authorized agents and employees to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that treatment measures are being properly maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to enter upon the Property whenever there is a reasonable basis to believe that a violation of this Agreement, the County's Stormwater Management Ordinance, guidelines, criteria, other written direction, or the NPDES Permit (and any amendments or re-issuances of this permit) is occurring, has occurred or threatens to occur. The above-listed agencies shall also have a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of the ordinance, guidelines, criteria or other written direction. The County, Regional Board, or the Mosquito Abatement District shall provide reasonable (as may be appropriate for the particular circumstances) notice to the Property Owner before entering the Property and shall not interfere with the Property Owner's tenants, guest, licensees and invitees during any such entry.

SECTION 8: FAILURE TO MAINTAIN TREATMENT MEASURES

In the event the Property Owner fails to maintain the stormwater treatment measure(s) as shown on the approved Site Plan in good working order acceptable to the County and in accordance with the Maintenance Plan, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to return the treatment measure(s) to good working order; provided, however, County shall not be authorized to remove any structures or improvements on the Property or in any way interfere with Property Owner's use of the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that the County is under no obligation to maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 9: FAILURE TO FILE ANNUAL REPORT

In the event the Property Owner fails to file the Annual Report required under this Agreement in a form acceptable to the County, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take

SECTION 13: PERFORMANCE FINANCIAL ASSURANCE

The County may request the Property Owner to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to the County's ordinances, guidelines, criteria or written direction.

SECTION 14: TRANSFER OF PROPERTY

This Agreement shall run with the title to the land and any portion thereof. The Property Owner further agrees whenever the Property or any portion thereof is held, sold, conveyed or otherwise transferred, it shall be subject to this Agreement which shall apply to, bind and be obligatory to all present and subsequent owners of the Property or any portion thereof.

SECTION 15: SEVERABILITY

The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Property Owner is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement.

SECTION 16: RECORDATION

This Agreement shall be recorded by the Property Owner in the County Recorder's Office of the County of San Mateo, California, within ten (10) working days after the execution date of this Agreement at the Property Owner's expense. The County reserves the option to record this Agreement and shall be entitled to collect any expenses related to recordation if it does so. The Property Owner shall provide County with a copy of the recorded document.

SECTION 17: RELEASE OF AGREEMENT

In the event that the County determines that the stormwater treatment measures located on the Property are no longer required, then the County, at the request of the Property Owner shall execute a release of this Maintenance Agreement, which the Property Owner shall record in the County Recorder's Office at the Property Owner's expense. The County reserves the option to record such release of this Maintenance Agreement. The stormwater treatment measure(s) shall not be removed from the Property unless such a release is so executed and recorded.

SECTION 18: EFFECTIVE DATE AND MODIFICATION

This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement shall not be modified except by written instrument executed by the County and the Property Owner at the time of modification. Such modifications shall be effective upon the date of execution and shall be recorded.

IN WITNESS WHEREOF, the parties hereby execute this Agreement as follows:

Lisa Aozasa 7/30/15
Signature for the County Date

Lisa Aozasa, Deputy Director
Type or print name and title

ATTEST:

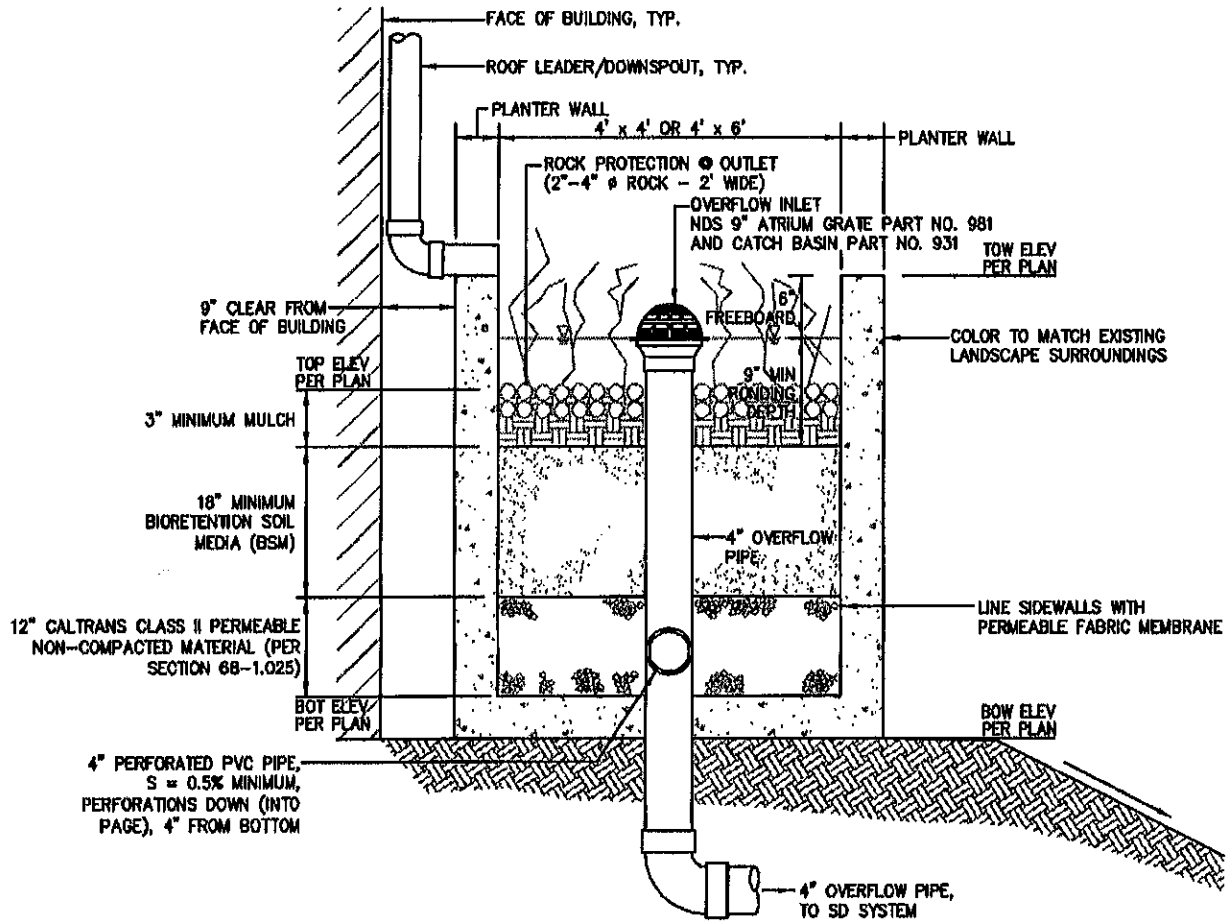
Highland Estates Development I, LLC, a California limited liability company

Noel Chamberlain, MEMBER 7-22-15
By: Noel Chamberlain, Manager Date
authorizes Jack Chamberlain

ACKNOWLEDGEMENT:

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT B: STORMWATER CONTROL PLAN
Date of County-Approved Drawing:



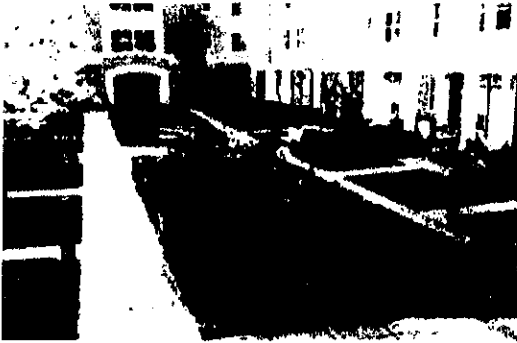
FLOW-THROUGH PLANTER (FTP)



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 4 PLANTER DETAIL
 Job No. 19950168-14
 By MD Date 07/27/15 Chkd. RH
 SHEET 2 OF 2

**Flow Through Planter Maintenance Plan for
Highland Estates, Lot 4 Bunker Hill Drive
December 7, 2011**



Flow through planters function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

Project Address & Cross Streets: Lot 4 Bunker Hill Drive

Assessor's Parcel No.: _____

Property Owner: Highland Estates Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains four (4) flow through planters, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to flow through planter area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow Through Planters		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from flow through planter and dispose of properly.	Monthly, or as needed after storm events
2	Inspect flow through planter to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly, or as needed after storm events
4	Remove and replace all dead and diseased vegetation.	Twice a year
5	Maintain vegetation and the irrigation system. Prune and weed to keep flow through planter neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly
7	Inspect flow through planter using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0377014836
APN: 041-053-200

When Recorded Mail Document and Tax Statements to:

Sanjeev Sardana and Shalini Sardana
2279 Bunker Hill Drive
San Mateo Ca 94402

2015-097524

1:05 pm 09/14/15 DE Fee: 30.00
Count of Pages 6 UN
Recorded in Official Records
County of San Mateo
Mark Church

Assessor-County Clerk-Recorder



SPACE ABOVE THIS WITH ...

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is 2,200.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Highland Estates Development I, LLC, a California limited liability company

hereby GRANT(S) to Sanjeev Sardana and Shalini Sardana, Trustees of the Sardana Family
Trust Dated June 20, 2001

that property in Unincorporated area of San Mateo County, State of California, described as follows:
See "Exhibit A" attached hereto and made a part hereof.

See "Exhibit B" attached hereto and made a part hereof.

Date: August 06, 2015

Highland Estates Development I, LLC, a California limited liability company

By: 
Noel Chamberlain, Managing Member

6

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

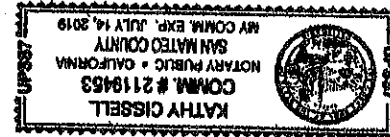
On 6th day of August, 2016 before me, Kathy Cissell a Notary Public, personally appeared Noel Chamberlain, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument; and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Kathy Cissell
Name: Kathy Cissell
(Typed or Printed)

(Seal)



ORDER NO. : 0377014948-ML

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

Lots 4 as designated on the Map entitled "Parcel Map No. 1094, Lands of Ticonderoga Partners LLC" filed March 15, 2013 in Book 80 of Parcel Maps, Pages 69 and 70, in the Office of the Recorder of the County of San Mateo, State of California.

APN: 041-053-200

EXHIBIT "B"

1. Mitigation Measures HAZMAT-2: As required by the San Mateo County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project.

Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or "major removal" of vegetation requiring an RM Permit.

For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.

2. Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:

a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director.

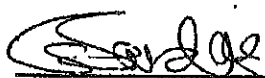
Exterior lighting shall be minimized and earth-tone colors of lights used.

b. Lots 1, 2, 3, 4 and 11: Homes shall be no more than one-story high on the front curbside. Home design will be compatible with the area's contemporary, mid-20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences.

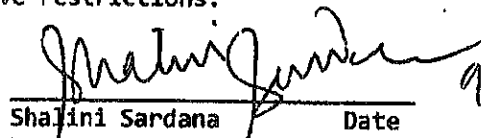
3. For Lots 1 through 8 and Lot 11 (lots with the RM Zoning District), all present and future site preparation activity and development shall comply with Section 6319C.2.F (Development Standards) and Section 6319C.2.G (Minimization of Grading). All setbacks shall be measured from the limits of the

buildable portion of the parcel (i.e., excluding any "No-Build" areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any "No-Build" areas as shown on the Final Map for the subject property. The above statement shall be added as a deed restriction to the respective lots when the lots are sold.

The undersigned buyers hereby accept the above restrictions.

 9/10/15

Sanjeev Sardana Date
Trustee of the
Sardana Family Trust dated
June 20, 2001

 9/10/15

Shalini Sardana Date
Trustee of the Sardana Family
Trust dated June 20, 2001

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)
On 8-10-15 before me, Kathy Cissell, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Noel Chamberlain
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kathy Cissell
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Developer responses for Conditions 4s, 4t & 24

Responses

A COA #4S & 4S2 Contractor shall comply with BAAQMD practices regarding grading equipment. Contractor will comply with 30% tier 1 equipment usage requirements. Every effort will be made to ensure excavation equipment is EPA/CARB compliant. In addition, contractor will be diligent in its efforts to control all dust from grading & trucking operations.

B COA #4T Contractor will comply with construction work hours which limit work to the hours between 7:00 AM and 7:00 PM Monday through Friday and Saturday from 8:00 AM and 5:00 PM.

C COA 24 Grading operations are expected to start on or before September 25, 2017 and will continue through November 30, 2017. Contractor will load any export dirt into 5 axle Super dumps. Any export will go to Ox Mountain Landfill. Trucking route will be Ticonderoga to Crystal Springs south to HWY 92 East to Ox Mountain.

stabilized
10/31/17

see
grading
hand
card

10/1 → 10/27

NEXGEN

BUILDERS, INC.

LETTER OF TRANSMITTAL

DATE: 10-17-2016

**TO: Camille Leung
San Mateo County Senior Planner**

Regarding: Highland Estates 1 Lots 9-11

WE ARE SENDING YOU ENCLOSED:

1 ea. Resubmittal Package Lots 9-11

MESSAGE

Dear Camille,

Please find attached the resubmittal for lots 9-11 for Highlands Estates. I am hoping that I have everything covered this time.

Please let me know if you require additional information or have any questions.

Thank you,
Noel Chamberlain

RECEIVED

OCT 17 2016

San Mateo County
Planning Department

06117777

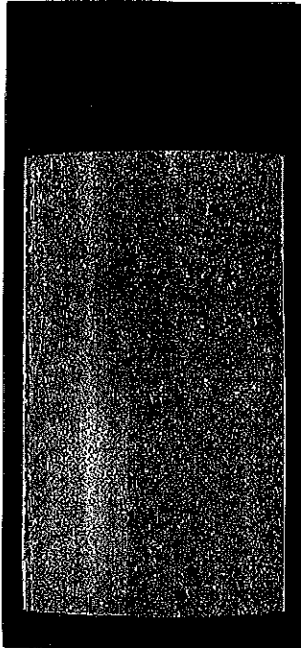
LAMPS PLUS.

THE NATION'S LARGEST LIGHTING RETAILER

Shop by Room/Trends ▾ Store Locations ▾ Rate Us Chat 800-782-1967

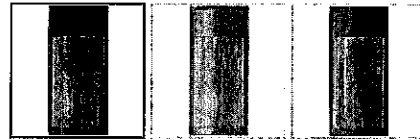
Lamps Plus | Outdoor Lighting | Dark Sky | Hinkley Shelter 12" High LED Black Outdoor Wall Light

< Go Back



Hinkley Shelter 12" High LED Black Outdoor Wall Light - Style # 1R447

OTHER OPTIONS



\$249.00

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

1

ADD TO CART

ADD TO WISH LIST

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

[Write a Review](#) | [Ask a Question](#)

VIEW IN YOUR ROOM

This simple but stylish modern outdoor wall light is chic in black and seedy glass, and it saves energy, too.

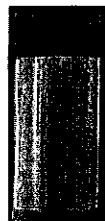
[MORE DETAILS >](#)

[PRODUCT DETAILS](#) | [RELATED PRODUCTS](#) | [OTHER OPTIONS](#) | [Q & A](#) | [REVIEWS](#)

MORE YOU MAY LIKE



\$249.00



\$249.00



\$279.00



\$210.00



\$229.00

PRODUCT DETAILS

- Contemporary LED outdoor wall light.

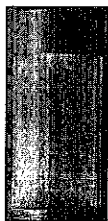
The minimalist style and energy-efficiency of this small black outdoor LED wall light make it a perfect choice for your chic home's exterior. The single light creates a dramatic statement as it pours out from the top of the fixture through a curved panel of clear seeded glass. A Dark Sky compliant outdoor design from Hinkley.



[Shop all Hinkley](#)

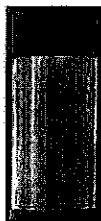
- Black finish.
- Metal construction with clear seeded glass.
- Dark Sky compliant.
- ADA compliant.
- Dimmable.
- Integrated 16 watt LED.
- 800 lumen light output.
- Light output comparable to a 60 watt incandescent bulb.
- 2700K color temperature.
- 91 CRI.
- 12" high.
- 6" wide.
- Extends 3 3/4" from the wall.
- Back plate is 12" high, 6" wide.
- 2 1/2" from mounting point to top of fixture.
- Wet location outdoor rated.

YOU MAY ALSO LIKE



\$279.00

[More Like This](#)



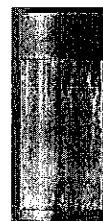
\$249.00

[More Like This](#)



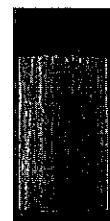
\$279.00

[More Like This](#)



\$249.00

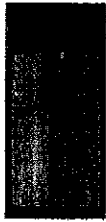
[More Like This](#)



\$279.00

[More Like This](#)

OTHER OPTIONS



\$249.00



\$249.00



\$249.00

Q & A [ASK A QUESTION](#) [Need Immediate Help? Try CHAT](#)

Have a question? Ask owners.

Start typing your question and we'll check if it was already asked and answered. [Learn More](#)

No questions have been asked about this item. Be the first!

CUSTOMER REVIEWS

[Review This Item For a Chance to Win \\$500.00 | view rules](#)

[Review More Purchases | My Posts](#)

There are no reviews for this item. [Write Review](#)

[BACK TO TOP](#)

*Free Shipping applies only to orders shipping to the 48 continental United States or to Canada that qualify and meet the minimum purchase requirement; standard shipping only and select products excluded, including freight and oversized items. Free Returns valid on select items in United States only; does not apply to freight, clearance, Daily Sale, designs with giclee art shades, Color Plus and Tiffany Color Plus brand items, or certain items with designer shades.

OCT 17 2017

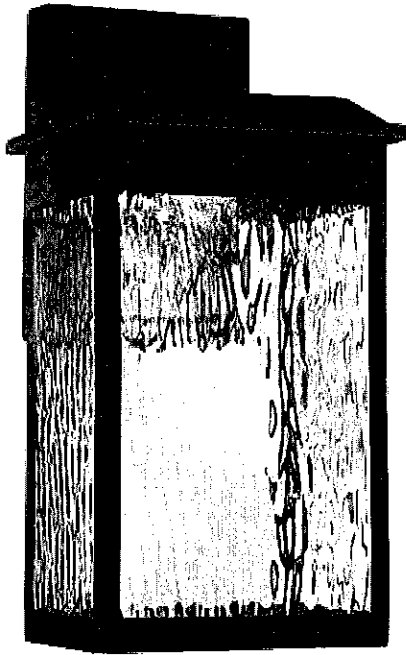
LAMPS PLUS

THE NATION'S LARGEST LIGHTING RETAILER

Shop by Room/Trends | Store Locations | Rate Us | Chat | 800-782-1967

Lamps Plus | Outdoor Lighting | Dark Sky | Newcastle 13" High Matte Black LED Outdoor Wall Light

< Go Back



Newcastle 13" High Matte Black LED Outdoor Wall Light - Style # 9V820

\$198.00

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

1

ADD TO CART

ADD TO WISH LIST

[Ships in 4 to 8 Weeks](#) | [Check Store Availability](#)

[Write a Review](#) | [Ask a Question](#)

Grace your home with the detailed appearance of this transitional single-light LED outdoor wall light.

[MORE DETAILS >](#)

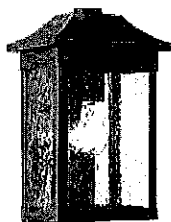
[VIEW IN YOUR ROOM](#)

[PRODUCT DETAILS](#) | [RELATED PRODUCTS](#) | [Q & A](#) | [REVIEWS](#)

MORE YOU MAY LIKE



\$230.00



\$165.00



\$230.00



\$210.00



\$189.99

PRODUCT DETAILS

Designed with clean, thin lines, this transitional small LED outdoor wall light from Elk Lighting has a contemporary style. Covered in a texture matte black finish, you'll love how the

- Transitional small LED outdoor wall light.

detailed appearance stands out on the exterior of your home. With subtle ripples in the clear water glass panels, this wall light is rich with texture and elegance in the appearance.



[Shop all Elk](#)

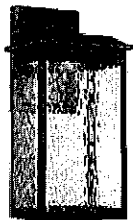
- Textured matte black finish.
- Metal and glass construction.
- Clear water glass panels.
- Dark sky compliant.
- California Title 24 compliant.
- Part of the Newcastle collection by Elk Lighting.
- Non-dimmable.
- Integrated 6 watt LED module.
- Light output is 360 lumens; comparable to a 35 watt incandescent bulb.
- 2700K color temperature; 80 CRI.
- 13" high.
- 7" wide.
- Extends 7" from the wall.
- Backplate is 7" high, 5" wide.
- Wet location outdoor rated.

YOU MAY ALSO LIKE



\$310.00

[More Like This](#)



\$250.00

[More Like This](#)



\$230.00

[More Like This](#)



\$230.00

[More Like This](#)

Q & A

Need Immediate Help? Try [CHAT](#)

Questions that need answers | [My Posts](#)

ASK A QUESTION:

Have a question? Ask owners.



Start typing your question and we'll check if it was already asked and answered. [Learn More](#)

No questions have been asked about this item. Be the first!

CUSTOMER REVIEWS

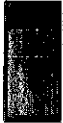
[Review This Item For a Chance to Win \\$500.00 | view rules](#)

[Review More Purchases | My Posts](#)

There are no reviews for this item. [Write Review](#)

[BACK TO TOP](#)

RECENTLY VIEWED



[More Like This](#)

*Free Shipping applies only to orders shipping to the 48 continental United States or to Canada that qualify and meet the minimum purchase requirement; standard shipping only and select products excluded, including freight and oversized items. Free Returns valid on select items in United States only; does not apply to freight, clearance, Daily Sale, designs with giclee art shades, Color Plus and Tiffany Color Plus brand items, or certain items with designer shades.

LAMPS PLUS.

THE NATION'S LARGEST LIGHTING RETAILER

Shop by Room/Trends ▾ Store Locations ▾ Rate Us Chat 800-782-1967

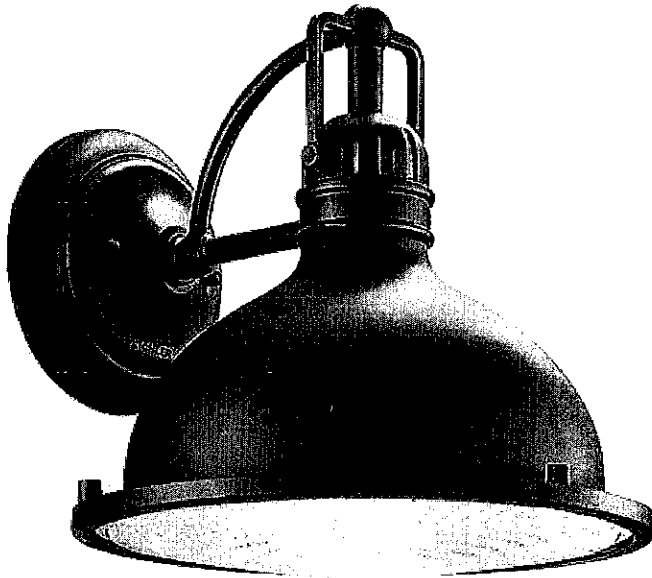
Lamps Plus | Outdoor Lighting | Dark Sky | Kichler Hatteras Bay 10 1/4" High Bronze Outdoor Wall Light

< Go Back

Kichler Hatteras Bay 10 1/4" High Bronze Outdoor Wall Light - Style # 3J726

\$212.00

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)



1

ADD TO CART

ADD TO WISH LIST

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

1 Review | [Ask a Question](#)

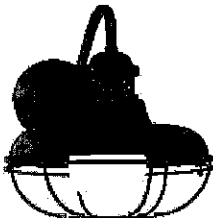
Inspired by industrial design, this outdoor wall light is finished in olde bronze with a clear fresnel lens.

[MORE DETAILS >](#)

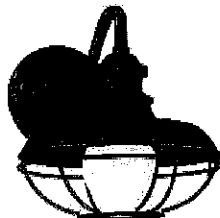
[VIEW IN YOUR ROOM](#)

[PRODUCT DETAILS](#) | [RELATED PRODUCTS](#) | [Q & A](#) | [REVIEWS](#)

MORE YOU MAY LIKE



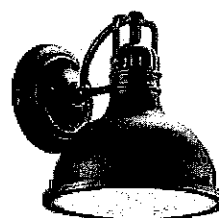
\$199.99



\$149.99



\$99.99



\$178.00



\$260.00

PRODUCT DETAILS

Add charm to your outdoor spaces with this outdoor wall lantern from the Hatteras Bay collection. Featuring a rich, olde bronze finish and a broad clear fresnel lens, this design is

- Clear fresnel lens.

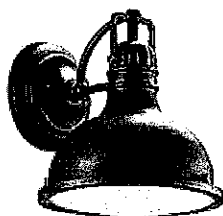
sure to leave an impression. When the lens is installed inward, this design becomes dark sky compliant. From Kichler Lighting.

KICHLER.

[Shop all Kichler](#)

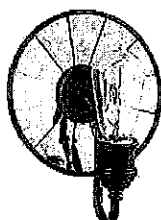
- Bronze finish.
- Dark sky compliant when lens installed inwards.
- With an industrial or barn light look.
- Design by Kichler lighting.
- Maximum 100 watt or equivalent bulb (not included).
- 10 1/4" high.
- 10 1/2" wide.
- Extends 11 3/4" from the wall.
- Backplate is 5 1/2" wide.
- Wet location outdoor rated.

RELATED ITEMS



\$178.00

[More Like This](#)



\$127.00

[More Like This](#)



\$189.99

[More Like This](#)



\$236.00

[More Like This](#)



\$107.50

[More Like This](#)

Q & A

Need Immediate Help? Try [CHAT](#)

[Questions that need answers](#) | [My Posts](#)

ASK A QUESTION:

Have a question? Ask owners.

Start typing your question and we'll check if it was already asked and answered. [Learn More](#)



No questions have been asked about this item. Be the first!

CUSTOMER REVIEWS

Review This Item For a Chance to Win \$500.00 | [view rules](#)

[Review More Purchases](#) | [My Posts](#)

5.0 / 5.0

1 Review

5 Stars	1
4 Stars	0
3 Stars	0

2 Stars 0
1 Stars 0

Looks Great with Beach House

May 23, 2014
none

This style looks great at our beach house. Good illumination area. Pros: Area Of Illumination, Attractive Design, Weather Resistant Cons: Not easy to c [Read More](#)

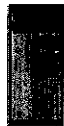
Was this review helpful? [\(0\)](#) [\(0\)](#) · [Flag as inappropriate](#)

BACK TO TOP

RECENTLY VIEWED



[More Like This](#)



[More Like This](#)

*Free Shipping applies only to orders shipping to the 48 continental United States or to Canada that qualify and meet the minimum purchase requirement; standard shipping only and select products excluded, including freight and oversized items. Free Returns valid on select items in United States only; does not apply to freight, clearance, Daily Sale, designs with giclee art shades, Color Plus and Tiffany Color Plus brand items, or certain items with designer shades.

LANDSCAPE ARCHITECT PLANTER COMMENTS

Noel Chamberlain

From: melissa <melissa@valainc.com>
Sent: Monday, October 16, 2017 8:57 AM
To: Noel Chamberlain
Subject: RE: Highland Estates Lots 9-11

Hi Noel, I do not know the building colors, but I'd say the Grey, Charcoal or Espresso would probably work best. Darker color planters tend to visually recede more and not stand out too much, which I'd say is better.

The problem with selecting a 'beige or tan is those will probably be slightly off from the building colors (which I'm guessing have tans and beige). When a color is just slightly off, it tends to really stand out. Also, light colors will really stand out visually.



From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]
Sent: Friday, October 13, 2017 3:13 PM
To: melissa <melissa@valainc.com>
Cc: Camille Leung <cleung@smcgov.org>
Subject: Highland Estates Lots 9-11

Hi Melissa,

Please find attached the color chart for the planters that will be used as our bio retention basins for lots 5-11. Camille has asked me to reach out to for recommendations for the colors of the planters. The color we used on lots 1-4 were too Green. I believe that we are looking for a more neutral color in the browns and beiges.

<https://lib.store.yahoo.net/lib/hooksandlattice/PU-Color-Chart.pdf>

Could you please review the attached color chart and possibly offer some suggestions. Thank you so much for your help on this.

Have a great weekend,
Noel

COLOR CHART

COLORS

PLEASE SEE OUR COLOR OPTIONS BELOW

Not all products are available in all colors. Custom colors are available for a nominal fee. Please contact us for any color related question.

AVAILABLE STANDARD COLORS IN FIBERGLASS AND PREMIER COMPOSITE PVC

WHITE PEARL BUFF KHAKI

LATTE PARCHMENT MOCHA TAN

BEIGE LIGHT COCOA TERRACOTTA PERSIMMON

ADOBE BURGUNDY DOVE CYPRESS

DARK GRAY CHARCOAL BLACK FOX HUNTER GREEN

DARK CHOCOLATE CHAPS BROWN ESPRESSO BLACK

STANDARD FINISHES

MATTE



SEMI-GLOSS



GLOSS



SAND



ARMORECOAT REAL METAL COATINGS



COPPER

BRONZE



IRON-CORTEN



ALUMINUM

SPECIALTY METALLIC PAINTS

SILVER



COPPER



DARK BRONZE



BRONZE



GRAY



Lot # 10
2184 Cobble Hill Place
APN 041-101-4430

RECORDED
OCT 17 1994

Covenants and Restrictions

4 u

✓ Mitigation Measures HAZMAT-2: As required by the San Mateo County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project.

Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or "major removal" of vegetation requiring an RM Permit.

For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 9, 10, and 11 when the lots are sold. Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:

Ca

Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director.

Exterior lighting shall be minimized and earth-tone colors of lights used

The undersigned buyers here by accept the above restrictions.

DATE

DATE

STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT

Address: 2184 Cobblehill Place
APN: 041-101-440
BLD 2016-00158 (Lot 10)

RECITALS

This Stormwater Treatment Measures Maintenance Agreement ("Agreement") is entered into this _____ day of 2017 by and between the County of San Mateo ("County") and Highland Estates Development I, LLC ("Property Owner"), the owner of real property described in Exhibit A to this Agreement.

WHEREAS, on October 14, 2009, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2009-0074, amending the San Mateo Countywide NPDES Municipal Stormwater Permit (Order 99-059, CAS0029921) ("NPDES Permit"); and

WHEREAS, provision C.3.e.ii of this NPDES Permit requires the permittee public agencies to provide minimum verification and access assurances that all treatment measures shall be adequately operated and maintained by entities responsible for the stormwater treatment measures; and

WHEREAS, the Property Owner is the owner of real property commonly known as 2184 Cobblehill Place (the "Property"), and more particularly described in the legal description attached as Exhibit A to this Agreement, and incorporated herein by reference; and

WHEREAS, attached hereto, as Exhibit B and incorporated by reference into the Agreement, is a legible reduced-scale copy of the Stormwater Control Plan or comparable document showing the stormwater treatment measures that the Property Owner has stated will be located and/or constructed on the Property; and

WHEREAS, the County is the permittee public agency with jurisdiction over the Property; and

WHEREAS, the Property Owner recognizes that the stormwater treatment measure(s) more particularly described and shown on Exhibit B, of which full-scale plans and any amendments thereto are on file with the Planning Department of the County and incorporated by reference into the Agreement, must be installed and permanently maintained as indicated in this Agreement and as required by the NPDES Permit; and

WHEREAS, the County and the Property Owner agree that the health, safety and welfare of the citizens of the County require that the stormwater treatment measure(s) described in the Site Plan in Exhibit B be constructed and permanently maintained on the Property; and

WHEREAS, the County's Stormwater Management Ordinance, guidelines, criteria and other written directions require that the stormwater treatment measure(s), as shown on the approved Site Plan, be constructed and maintained by the Property Owner.

THEREFORE, in consideration of the benefit received by the Property Owner as a result of the County's approval of the Site Plan, the Property Owner hereby covenants and agrees with the County as follows:

SECTION 1: CONSTRUCTION OF TREATMENT MEASURES

Property Owner agrees to construct the on-site stormwater treatment measure(s) shown on the Site Plan in strict accordance with the approved plans and specifications identified for the development and any other requirements thereto which have been approved by the County in conformance with appropriate County ordinances, guidelines, criteria and other written direction.

SECTION 2: OPERATION AND MAINTENANCE RESPONSIBILITY

This Agreement shall serve as the signed statement and agreement by the Property Owner accepting responsibility for the permanent operation and maintenance of stormwater treatment measures as set forth in this Agreement, and the documents incorporated by reference into the Agreement, and as required by the NPDES Permit until the responsibility is legally transferred to another person or entity. Before the Property is legally transferred to another person or entity, the Property Owner shall provide to the County at least one of the following:

1. A signed statement from a public entity assuming permanent post-construction responsibility for treatment measure maintenance and that the treatment measures meet all local agency design standards; or
2. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume permanent responsibility for operation and maintenance ("O&M") consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow and which shall run with the land; or
3. Written text in project conditions, covenants and restrictions ("CCRs") for residential properties permanently assigning O&M responsibilities to the homeowners association for O&M of the treatment measures, such responsibilities to run with the land; or
4. Any other legally enforceable agreement or mechanism acceptable to County that assigns responsibility for the maintenance of treatment measures.

SECTION 3: MAINTENANCE OF TREATMENT MEASURES

The Property Owner shall not destroy or remove the stormwater treatment measures from the Property nor modify the stormwater treatment system in a manner that lessens its effectiveness, and shall, at Property Owner's sole expense, adequately repair and maintain the stormwater treatment measure(s) in good working order acceptable to the County and in accordance with the Maintenance Plan agreed hereto and attached as Exhibit C ("Maintenance Plan"), and incorporated by reference into this Agreement. This includes all pipes, channels or

other conveyances built by Property Owner to convey stormwater to the treatment measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described facilities in good working condition into perpetuity so that these facilities continue to operate as originally designed and approved. The Maintenance Plan shall include a detailed description of and schedule for long-term maintenance activities.

SECTION 4: SEDIMENT MANAGEMENT

Sediment accumulation resulting from the normal operation of the stormwater treatment measure(s) will be managed appropriately by the Property Owner in accordance with the Maintenance Plan and applicable federal, state, and County laws, regulations and guidelines, as these may be amended from time to time. The Property Owner will provide for the timely removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Property, unless specifically provided for in the Maintenance Plan. Any disposal or removal of accumulated sediments or debris shall be in compliance with all federal, state and local law and regulations.

SECTION 5: ANNUAL INSPECTION AND REPORT

The Property Owner shall, on an annual basis, complete a Treatment Measure Operation and Maintenance Inspection Report ("Annual Report") using a form available from the County's Planning Department. The Annual Report shall include all completed Inspection and Maintenance Checklists for the reporting period, as well as a copy of this Operation and Maintenance Agreement, and shall be submitted to the County in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. **The Annual Report shall be submitted no later than December 31 of each year**, signed under penalty of perjury, to the Current Planning Section, Attention: Camille Leung, Planner, or another member of the County staff as subsequently directed in writing by the County. The Property Owner shall provide in the Annual Report a record of the volume of all accumulated sediment removed as a result of the treatment measure(s). The Property Owner shall conduct a minimum of one annual inspection of the stormwater treatment measure(s) before the wet season. This inspection shall occur between August 1 and October 1 each year. More frequent inspections may be required by the Maintenance Plan in Exhibit C. The results of inspections shall be included on an Inspection and Maintenance Checklist(s) form available from the County's Planning Department and submitted to the County as part of the Annual Report. The Property Owner shall pay the required fees to cover County staff time spent performing necessary compliance monitoring activities, such as annual report reviews and necessary inspections.

SECTION 6: NECESSARY CHANGES AND MODIFICATIONS

At its sole expense, the Property Owner shall make all changes, repairs or modifications to the stormwater treatment measure(s) and/or the Maintenance Plan shown in Exhibit C as may be determined as reasonably necessary by the County to ensure that treatment measures are properly maintained and continue to operate as

originally designed and approved; provided, however, Property Owner shall be responsible for repairs or modifications that are not part of the approved Maintenance Plan only after receipt of notice from the County with regard to such repair and maintenance and after the opportunity to meet and confer with the County with regard to such repairs or modifications.

SECTION 7: ACCESS TO THE PROPERTY

The Property Owner hereby grants permission to the County; the San Francisco Bay Regional Water Quality Control Board (Regional Board); the San Mateo County Mosquito Abatement District (Mosquito Abatement District); and their respective authorized agents and employees to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that treatment measures are being properly maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to enter upon the Property whenever there is a reasonable basis to believe that a violation of this Agreement, the County's Stormwater Management Ordinance, guidelines, criteria, other written direction, or the NPDES Permit (and any amendments or re-issuances of this permit) is occurring, has occurred or threatens to occur. The above-listed agencies shall also have a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of the ordinance, guidelines, criteria or other written direction. The County, Regional Board, or the Mosquito Abatement District shall provide reasonable (as may be appropriate for the particular circumstances) notice to the Property Owner before entering the Property and shall not interfere with the Property Owner's tenants, guest, licensees and invitees during any such entry.

SECTION 8: FAILURE TO MAINTAIN TREATMENT MEASURES

In the event the Property Owner fails to maintain the stormwater treatment measure(s) as shown on the approved Site Plan in good working order acceptable to the County and in accordance with the Maintenance Plan, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to return the treatment measure(s) to good working order; provided, however, County shall not be authorized to remove any structures or improvements on the Property or in any way interfere with Property Owner's use of the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that the County is under no obligation to maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 9: FAILURE TO FILE ANNUAL REPORT

In the event the Property Owner fails to file the Annual Report required under this Agreement in a form acceptable to the County, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take

whatever steps it deems necessary and appropriate to inspect the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. It is expressly understood and agreed that the County is under no obligation to inspect, maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 10: REIMBURSEMENT OF COUNTY EXPENDITURES

In the event the County, pursuant to this Agreement, performs work of any nature (direct or indirect), including any inspections, re-inspections or any actions it deems necessary or appropriate as indicated in Section 8 or 9 above, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the County, upon demand within thirty (30) days of receipt thereof for the costs incurred by the County hereunder. If these costs are not paid within the prescribed time period, the County may assess the Property Owner the cost of the work, both direct and indirect, and applicable penalties. Said assessment shall be a lien against the Property or may be placed on the property tax bill and collected as ordinary taxes by the County. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to the County as a result of the Property Owner's failure to report or to maintain the treatment measure(s).

SECTION 11: INDEMNIFICATION

The Property Owner shall indemnify, hold harmless and defend the County and its authorized agents, officers, officials and employees from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed or which might arise or be asserted against the County that are alleged or proven to result or arise from the construction, presence, existence, inspection or maintenance of the treatment measure(s) by the Property Owner or the County. In the event a claim is asserted against the County, its authorized agents, officers, officials or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the County, its authorized agents, officers, officials or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. This section shall not apply to any claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed which arise due solely to the negligence or willful misconduct of the County.

SECTION 12: NO ADDITIONAL LIABILITY

It is the intent of this Agreement to insure the proper maintenance of the treatment measure(s) by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 13: PERFORMANCE FINANCIAL ASSURANCE

The County may request the Property Owner to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to the County's ordinances, guidelines, criteria or written direction.

SECTION 14: TRANSFER OF PROPERTY

This Agreement shall run with the title to the land and any portion thereof. The Property Owner further agrees whenever the Property or any portion thereof is held, sold, conveyed or otherwise transferred, it shall be subject to this Agreement which shall apply to, bind and be obligatory to all present and subsequent owners of the Property or any portion thereof.

SECTION 15: SEVERABILITY

The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Property Owner is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement.

SECTION 16: RECORDATION

This Agreement shall be recorded by the Property Owner in the County Recorder's Office of the County of San Mateo, California, within ten (10) working days after the execution date of this Agreement at the Property Owner's expense. The County reserves the option to record this Agreement and shall be entitled to collect any expenses related to recordation if it does so. The Property Owner shall provide County with a copy of the recorded document.

SECTION 17: RELEASE OF AGREEMENT

In the event that the County determines that the stormwater treatment measures located on the Property are no longer required, then the County, at the request of the Property Owner shall execute a release of this Maintenance Agreement, which the Property Owner shall record in the County Recorder's Office at the Property Owner's expense. The County reserves the option to record such release of this Maintenance Agreement. The stormwater treatment measure(s) shall not be removed from the Property unless such a release is so executed and recorded.

SECTION 18: EFFECTIVE DATE AND MODIFICATION

This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement shall not be modified except by written instrument executed by the County and the Property Owner at the time of modification. Such modifications shall be effective upon the date of execution and shall be recorded.

SECTION 19: GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

SECTION 20. WAIVER

Waiver by County of any breach of one or more of these terms, covenants or conditions of this Agreement or any default in the performance of any obligations under this Agreement shall not be construed as waiver of any other term, covenant, condition or obligation; nor shall a waiver of any incident of breach or default constitute a continuing waiver of same.

SECTION 21: ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, arrangements or understandings (oral or written) between or among the parties relating to the subject matter of the Agreement which are not fully expressed herein. This Agreement may not be amended or modified except by a written instrument signed by both parties and recorded in the San Mateo County Recorder's Office.

SECTION 22: NOTICE

All notices or other communications shall be deeded given when: (a) personally delivered or (b) mailed by postage prepaid mail to the parties at the addresses set forth below:

County: Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Property Owner: Highland Estates Development I, LLC
655 Skyway, Suite 230
San Carlos, CA 94070

Attn: Noel Chamberlain

SECTION 23: EXHIBITS

The following exhibits are attached hereto and fully incorporated by reference herein:

Exhibit A: Legal Description of Property
Exhibit B: Site Plan
Exhibit C: Maintenance Plan

IN WITNESS WHEREOF, the parties hereby execute this Agreement as follows:

Signature for the County

Date

Type or print name and title

ATTEST:

Highland Estates Development I, LLC, a California limited liability company

By: Noel Chamberlain, Manager

Date

ACKNOWLEDGEMENT:

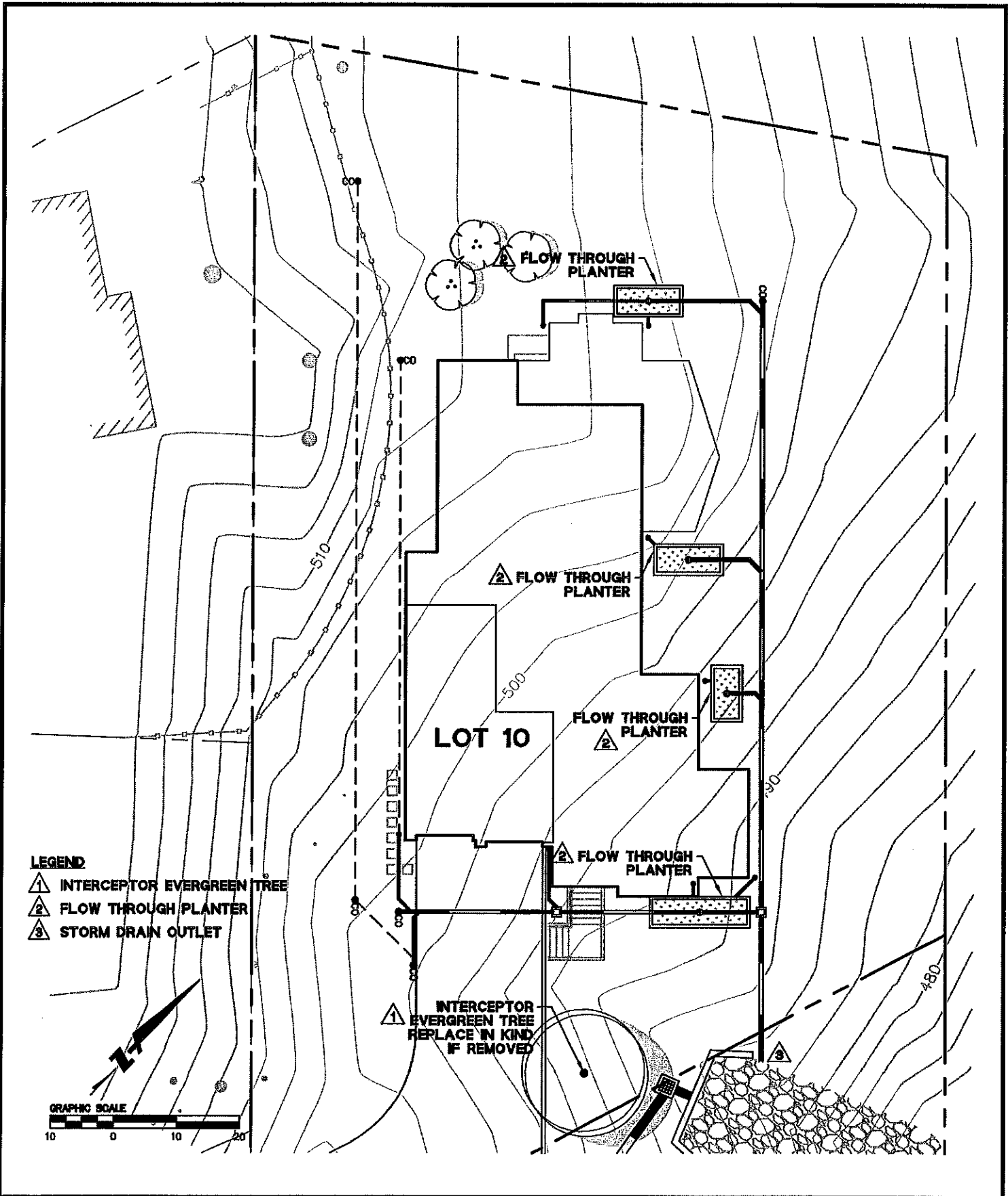
EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 10 as shown on that certain map entitled "TRACT MAP NO. 944", filed in the office of the County Recorder of San Mateo County, State of California, on July 7, 2016 in Volume 140 of Tract Maps, at Pages 94 through 99.

EXHIBIT B: STORMWATER CONTROL PLAN

Date of County-Approved Drawing:



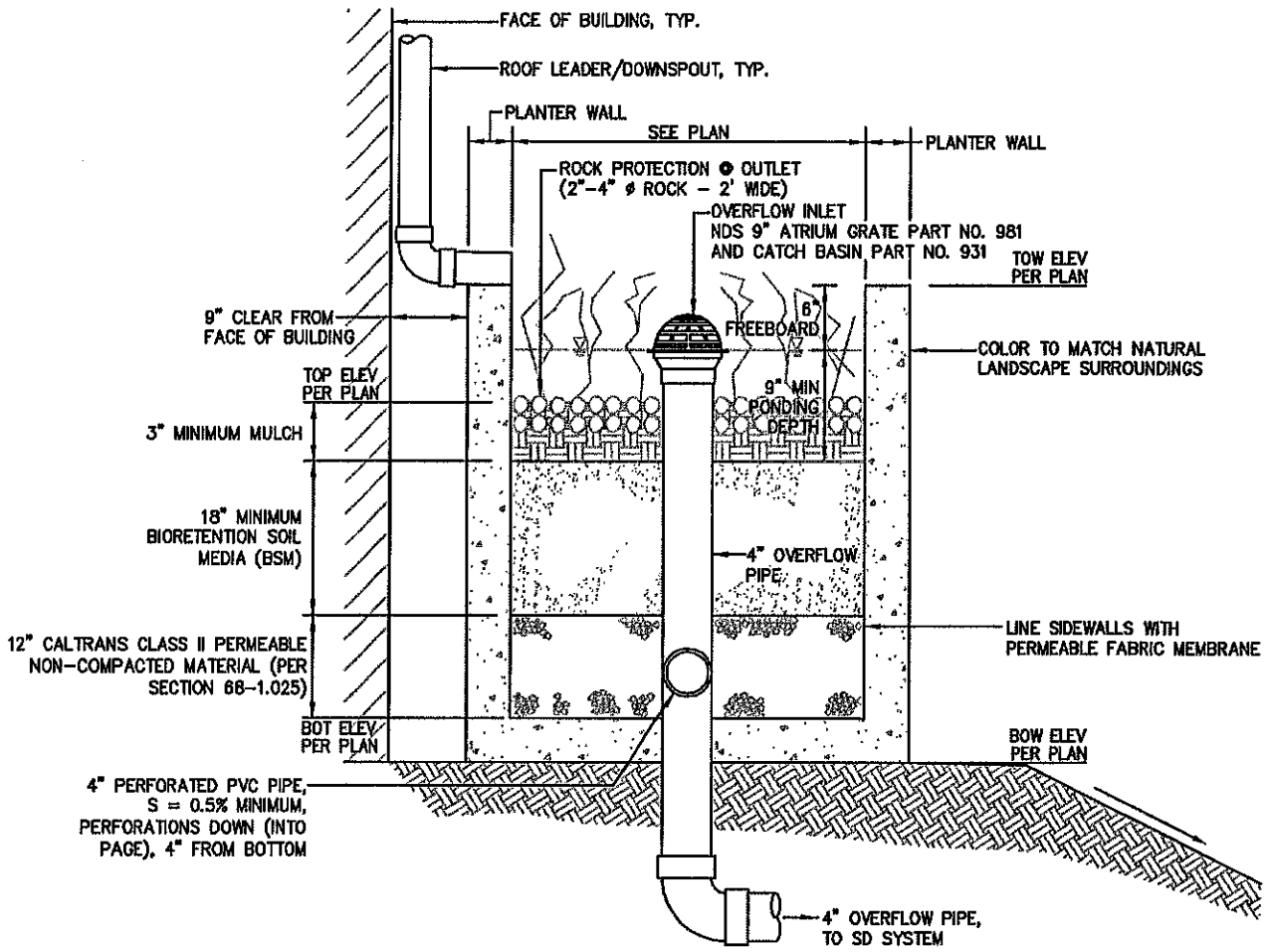
LEGEND

- ▲ INTERCEPTOR EVERGREEN TREE
- ▲ FLOW THROUGH PLANTER
- ▲ STORM DRAIN OUTLET



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 10 SITE PLAN
 Job No. 19950168-20
 By CW Date 09/27/17 Chkd. RH
 SHEET 1 OF 2



1
FLOW-THROUGH PLANTER (FTP)



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 10 PLANTER DETAIL
 Job No. 19950168-20
 By CW Date 09/27/17 Chkd. RH
 SHEET 2 OF 2




EXHIBIT C: MAINTENANCE PLAN

Address: 2184 Cobblehill Place

APN: 041-101-440

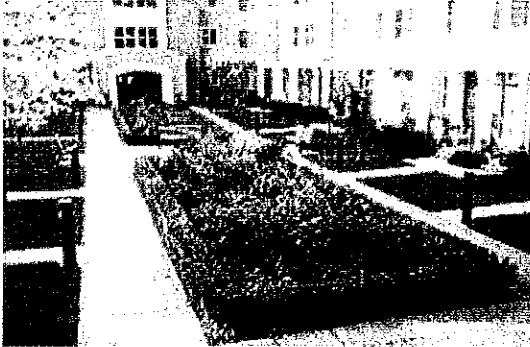
NOM: 2015-00004

SUBMIT TO THE COUNTY DECEMBER 31 of EACH YEAR

Stormwater Collection and Detention Devices to be Maintained		
Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property (See Exhibit B)
1	Interceptor Evergreen Tree	 See Exhibit B for location
2	Flow Through Planter	 See Exhibit B for location
3	Storm Drain Outfall	 See Exhibit B for location

Summary of Inspections and Maintenance			
Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments
1			
2			
3			

**Flow Through Planter Maintenance Plan for
Highland Estates, Lot 10 Cobblehill Place
September 27, 2017**



Flow through planters function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

Project Address & Cross Streets: Lot 10
Cobblehill Place

Assessor's Parcel No.: 041-101-440

Property Owner: Highland Estates
Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains four (4) flow through planters, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to flow through planter area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow Through Planters		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from flow through planter and dispose of properly.	Monthly, or as needed after storm events
2	Inspect flow through planter to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly, or as needed after storm events
4	Remove and replace all dead and diseased vegetation.	Twice a year
5	Maintain vegetation and the irrigation system. Prune and weed to keep flow through planter neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly
7	Inspect flow through planter using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

II. Prohibitions

The use of pesticides and quick release fertilizers shall be minimized, and the principles of integrated pest management (IPM) followed:

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Provide adequate irrigation for landscape plants. Do not over water.
4. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable. Check with municipality for specific requirements.
5. Pest control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, apply the least toxic and the least persistent pesticide that will provide adequate pest control. Do not apply pesticides on a prescheduled basis.
6. Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
7. Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
8. Only licensed, trained pesticide applicators shall apply pesticides.
9. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
10. Unwanted/unused pesticides shall be disposed as hazardous waste.

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

III. Mosquito Abatement Contact Information

San Mateo County Mosquito Abatement District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
Email: info@smcmad.org

IV. Inspections

The attached Flow Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Flow Through Planter Inspection and Maintenance Checklist

Property Address: Highland Estates, Lot 10 Cobblehill Place, San Mateo, CA Property Owner: Highland Estates Development 1, LLC / Contact: Noel Chamberlain

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Inspector(s): _____ Other: _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in the flow through planter between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of flow through planter, or added underdrains.
2. Trash and Debris Accumulation	Trash and debris accumulated in the flow through planter.			Trash and debris removed from flow through planter and disposed of properly.
3. Sediment	Evidence of sedimentation in flow through planter.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
5. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
6. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 3 inches in depth.			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the flow through planter to function as designed.			Meet the design specifications.

Lot # 9
2185 Cobblehill Place
APN 041-101-430

OCT 17 2007

Covenants and Restrictions

4a ✓ Mitigation Measures HAZMAT-2: As required by the San Mateo

County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project

Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or "major removal" of vegetation requiring an RM Permit.

6a For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 9, 10, and 11 when the lots are sold. ✓ Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:

Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director.

Exterior lighting shall be minimized and earth-tone colors of lights used

The undersigned buyers here by accept the above restrictions.

DATE

DATE

STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT

Address: 2185 Cobblehill Place
APN: 041-101-430
BLD 2016-00160 (Lot 9)

RECITALS

This Stormwater Treatment Measures Maintenance Agreement ("Agreement") is entered into this _____ day of 2017 by and between the County of San Mateo ("County") and Highland Estates Development I, LLC ("Property Owner"), the owner of real property described in Exhibit A to this Agreement.

WHEREAS, on October 14, 2009, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2009-0074, amending the San Mateo Countywide NPDES Municipal Stormwater Permit (Order 99-059, CAS0029921) ("NPDES Permit"); and

WHEREAS, provision C.3.e.ii of this NPDES Permit requires the permittee public agencies to provide minimum verification and access assurances that all treatment measures shall be adequately operated and maintained by entities responsible for the stormwater treatment measures; and

WHEREAS, the Property Owner is the owner of real property commonly known as 2185 Cobblehill Place (the "Property"), and more particularly described in the legal description attached as Exhibit A to this Agreement, and incorporated herein by reference; and

WHEREAS, attached hereto, as Exhibit B and incorporated by reference into the Agreement, is a legible reduced-scale copy of the Stormwater Control Plan or comparable document showing the stormwater treatment measures that the Property Owner has stated will be located and/or constructed on the Property; and

WHEREAS, the County is the permittee public agency with jurisdiction over the Property; and

WHEREAS, the Property Owner recognizes that the stormwater treatment measure(s) more particularly described and shown on Exhibit B, of which full-scale plans and any amendments thereto are on file with the Planning Department of the County and incorporated by reference into the Agreement, must be installed and permanently maintained as indicated in this Agreement and as required by the NPDES Permit; and

WHEREAS, the County and the Property Owner agree that the health, safety and welfare of the citizens of the County require that the stormwater treatment measure(s) described in the Site Plan in Exhibit B be constructed and permanently maintained on the Property; and

WHEREAS, the County's Stormwater Management Ordinance, guidelines, criteria and other written directions require that the stormwater treatment measure(s), as shown on the approved Site Plan, be constructed and maintained by the Property Owner.

THEREFORE, in consideration of the benefit received by the Property Owner as a result of the County's approval of the Site Plan, the Property Owner hereby covenants and agrees with the County as follows:

SECTION 1: CONSTRUCTION OF TREATMENT MEASURES

Property Owner agrees to construct the on-site stormwater treatment measure(s) shown on the Site Plan in strict accordance with the approved plans and specifications identified for the development and any other requirements thereto which have been approved by the County in conformance with appropriate County ordinances, guidelines, criteria and other written direction.

SECTION 2: OPERATION AND MAINTENANCE RESPONSIBILITY

This Agreement shall serve as the signed statement and agreement by the Property Owner accepting responsibility for the permanent operation and maintenance of stormwater treatment measures as set forth in this Agreement, and the documents incorporated by reference into the Agreement, and as required by the NPDES Permit until the responsibility is legally transferred to another person or entity. Before the Property is legally transferred to another person or entity, the Property Owner shall provide to the County at least one of the following:

1. A signed statement from a public entity assuming permanent post-construction responsibility for treatment measure maintenance and that the treatment measures meet all local agency design standards; or
2. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume permanent responsibility for operation and maintenance ("O&M") consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow and which shall run with the land; or
3. Written text in project conditions, covenants and restrictions ("CCRs") for residential properties permanently assigning O&M responsibilities to the homeowners association for O&M of the treatment measures, such responsibilities to run with the land; or
4. Any other legally enforceable agreement or mechanism acceptable to County that assigns responsibility for the maintenance of treatment measures.

SECTION 3: MAINTENANCE OF TREATMENT MEASURES

The Property Owner shall not destroy or remove the stormwater treatment measures from the Property nor modify the stormwater treatment system in a manner that lessens its effectiveness, and shall, at Property Owner's sole expense, adequately repair and maintain the stormwater treatment measure(s) in good working order acceptable to the County and in accordance with the Maintenance Plan agreed hereto and attached as Exhibit C ("Maintenance Plan"), and incorporated by reference into this Agreement. This includes all pipes, channels or

other conveyances built by Property Owner to convey stormwater to the treatment measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described facilities in good working condition into perpetuity so that these facilities continue to operate as originally designed and approved. The Maintenance Plan shall include a detailed description of and schedule for long-term maintenance activities.

SECTION 4: SEDIMENT MANAGEMENT

Sediment accumulation resulting from the normal operation of the stormwater treatment measure(s) will be managed appropriately by the Property Owner in accordance with the Maintenance Plan and applicable federal, state, and County laws, regulations and guidelines, as these may be amended from time to time. The Property Owner will provide for the timely removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Property, unless specifically provided for in the Maintenance Plan. Any disposal or removal of accumulated sediments or debris shall be in compliance with all federal, state and local law and regulations.

SECTION 5: ANNUAL INSPECTION AND REPORT

The Property Owner shall, on an annual basis, complete a Treatment Measure Operation and Maintenance Inspection Report ("Annual Report") using a form available from the County's Planning Department. The Annual Report shall include all completed Inspection and Maintenance Checklists for the reporting period, as well as a copy of this Operation and Maintenance Agreement, and shall be submitted to the County in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. **The Annual Report shall be submitted no later than December 31 of each year**, signed under penalty of perjury, to the Current Planning Section, Attention: Camille Leung, Planner, or another member of the County staff as subsequently directed in writing by the County. The Property Owner shall provide in the Annual Report a record of the volume of all accumulated sediment removed as a result of the treatment measure(s). The Property Owner shall conduct a minimum of one annual inspection of the stormwater treatment measure(s) before the wet season. This inspection shall occur between August 1 and October 1 each year. More frequent inspections may be required by the Maintenance Plan in Exhibit C. The results of inspections shall be included on an Inspection and Maintenance Checklist(s) form available from the County's Planning Department and submitted to the County as part of the Annual Report. The Property Owner shall pay the required fees to cover County staff time spent performing necessary compliance monitoring activities, such as annual report reviews and necessary inspections.

SECTION 6: NECESSARY CHANGES AND MODIFICATIONS

At its sole expense, the Property Owner shall make all changes, repairs or modifications to the stormwater treatment measure(s) and/or the Maintenance Plan shown in Exhibit C as may be determined as reasonably necessary by the County to ensure that treatment measures are properly maintained and continue to operate as

originally designed and approved; provided, however, Property Owner shall be responsible for repairs or modifications that are not part of the approved Maintenance Plan only after receipt of notice from the County with regard to such repair and maintenance and after the opportunity to meet and confer with the County with regard to such repairs or modifications.

SECTION 7: ACCESS TO THE PROPERTY

The Property Owner hereby grants permission to the County; the San Francisco Bay Regional Water Quality Control Board (Regional Board); the San Mateo County Mosquito Abatement District (Mosquito Abatement District); and their respective authorized agents and employees to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that treatment measures are being properly maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to enter upon the Property whenever there is a reasonable basis to believe that a violation of this Agreement, the County's Stormwater Management Ordinance, guidelines, criteria, other written direction, or the NPDES Permit (and any amendments or re-issuances of this permit) is occurring, has occurred or threatens to occur. The above-listed agencies shall also have a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of the ordinance, guidelines, criteria or other written direction. The County, Regional Board, or the Mosquito Abatement District shall provide reasonable (as may be appropriate for the particular circumstances) notice to the Property Owner before entering the Property and shall not interfere with the Property Owner's tenants, guest, licensees and invitees during any such entry.

SECTION 8: FAILURE TO MAINTAIN TREATMENT MEASURES

In the event the Property Owner fails to maintain the stormwater treatment measure(s) as shown on the approved Site Plan in good working order acceptable to the County and in accordance with the Maintenance Plan, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to return the treatment measure(s) to good working order; provided, however, County shall not be authorized to remove any structures or improvements on the Property or in any way interfere with Property Owner's use of the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that the County is under no obligation to maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 9: FAILURE TO FILE ANNUAL REPORT

In the event the Property Owner fails to file the Annual Report required under this Agreement in a form acceptable to the County, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take

whatever steps it deems necessary and appropriate to inspect the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. It is expressly understood and agreed that the County is under no obligation to inspect, maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 10: REIMBURSEMENT OF COUNTY EXPENDITURES

In the event the County, pursuant to this Agreement, performs work of any nature (direct or indirect), including any inspections, re-inspections or any actions it deems necessary or appropriate as indicated in Section 8 or 9 above, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the County, upon demand within thirty (30) days of receipt thereof for the costs incurred by the County hereunder. If these costs are not paid within the prescribed time period, the County may assess the Property Owner the cost of the work, both direct and indirect, and applicable penalties. Said assessment shall be a lien against the Property or may be placed on the property tax bill and collected as ordinary taxes by the County. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to the County as a result of the Property Owner's failure to report or to maintain the treatment measure(s).

SECTION 11: INDEMNIFICATION

The Property Owner shall indemnify, hold harmless and defend the County and its authorized agents, officers, officials and employees from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed or which might arise or be asserted against the County that are alleged or proven to result or arise from the construction, presence, existence, inspection or maintenance of the treatment measure(s) by the Property Owner or the County. In the event a claim is asserted against the County, its authorized agents, officers, officials or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the County, its authorized agents, officers, officials or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. This section shall not apply to any claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed which arise due solely to the negligence or willful misconduct of the County.

SECTION 12: NO ADDITIONAL LIABILITY

It is the intent of this Agreement to insure the proper maintenance of the treatment measure(s) by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 13: PERFORMANCE FINANCIAL ASSURANCE

The County may request the Property Owner to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to the County's ordinances, guidelines, criteria or written direction.

SECTION 14: TRANSFER OF PROPERTY

This Agreement shall run with the title to the land and any portion thereof. The Property Owner further agrees whenever the Property or any portion thereof is held, sold, conveyed or otherwise transferred, it shall be subject to this Agreement which shall apply to, bind and be obligatory to all present and subsequent owners of the Property or any portion thereof.

SECTION 15: SEVERABILITY

The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Property Owner is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement.

SECTION 16: RECORDATION

This Agreement shall be recorded by the Property Owner in the County Recorder's Office of the County of San Mateo, California, within ten (10) working days after the execution date of this Agreement at the Property Owner's expense. The County reserves the option to record this Agreement and shall be entitled to collect any expenses related to recordation if it does so. The Property Owner shall provide County with a copy of the recorded document.

SECTION 17: RELEASE OF AGREEMENT

In the event that the County determines that the stormwater treatment measures located on the Property are no longer required, then the County, at the request of the Property Owner shall execute a release of this Maintenance Agreement, which the Property Owner shall record in the County Recorder's Office at the Property Owner's expense. The County reserves the option to record such release of this Maintenance Agreement. The stormwater treatment measure(s) shall not be removed from the Property unless such a release is so executed and recorded.

SECTION 18: EFFECTIVE DATE AND MODIFICATION

This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement shall not be modified except by written instrument executed by the County and the Property Owner at the time of modification. Such modifications shall be effective upon the date of execution and shall be recorded.

SECTION 19: GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

SECTION 20. WAIVER

Waiver by County of any breach of one or more of these terms, covenants or conditions of this Agreement or any default in the performance of any obligations under this Agreement shall not be construed as waiver of any other term, covenant, condition or obligation; nor shall a waiver of any incident of breach or default constitute a continuing waiver of same.

SECTION 21: ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, arrangements or understandings (oral or written) between or among the parties relating to the subject matter of the Agreement which are not fully expressed herein. This Agreement may not be amended or modified except by a written instrument signed by both parties and recorded in the San Mateo County Recorder's Office.

SECTION 22: NOTICE

All notices or other communications shall be deemed given when: (a) personally delivered or (b) mailed by postage prepaid mail to the parties at the addresses set forth below:

County: Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Property Owner: Highland Estates Development I, LLC
655 Skyway, Suite 230
San Carlos, CA 94070

Attn: Noel Chamberlain

SECTION 23: EXHIBITS

The following exhibits are attached hereto and fully incorporated by reference herein:

Exhibit A: Legal Description of Property
Exhibit B: Site Plan
Exhibit C: Maintenance Plan

IN WITNESS WHEREOF, the parties hereby execute this Agreement as follows:

Signature for the County

Date

Type or print name and title

ATTEST:

Highland Estates Development I, LLC, a California limited liability company

By: Noel Chamberlain, Manager

Date

ACKNOWLEDGEMENT:

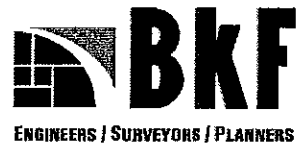
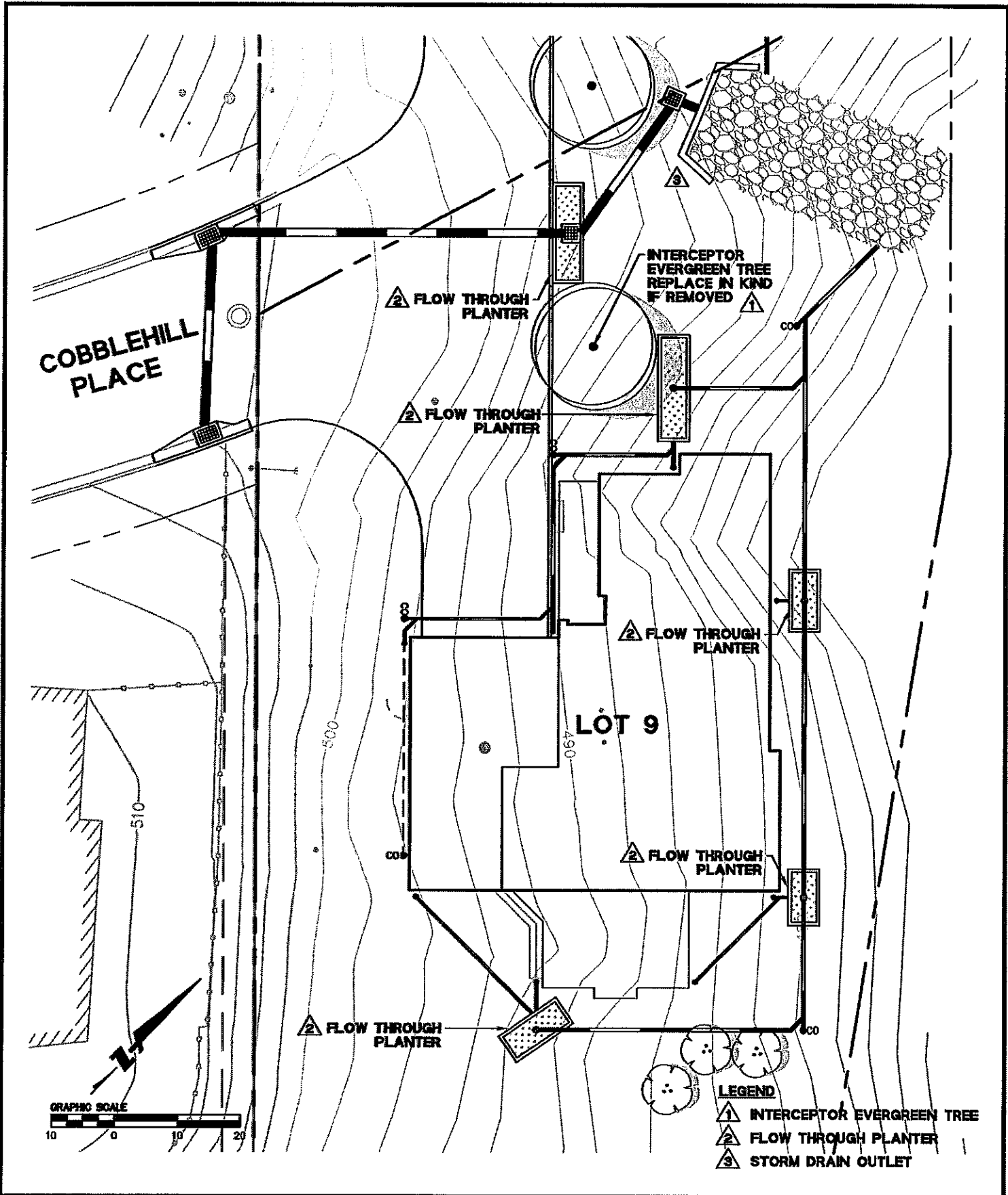
EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 9 as shown on that certain map entitled "TRACT MAP NO. 944", filed in the office of the County Recorder of San Mateo County, State of California, on July 7, 2016 in Volume 140 of Tract Maps, at Pages 94 through 99.

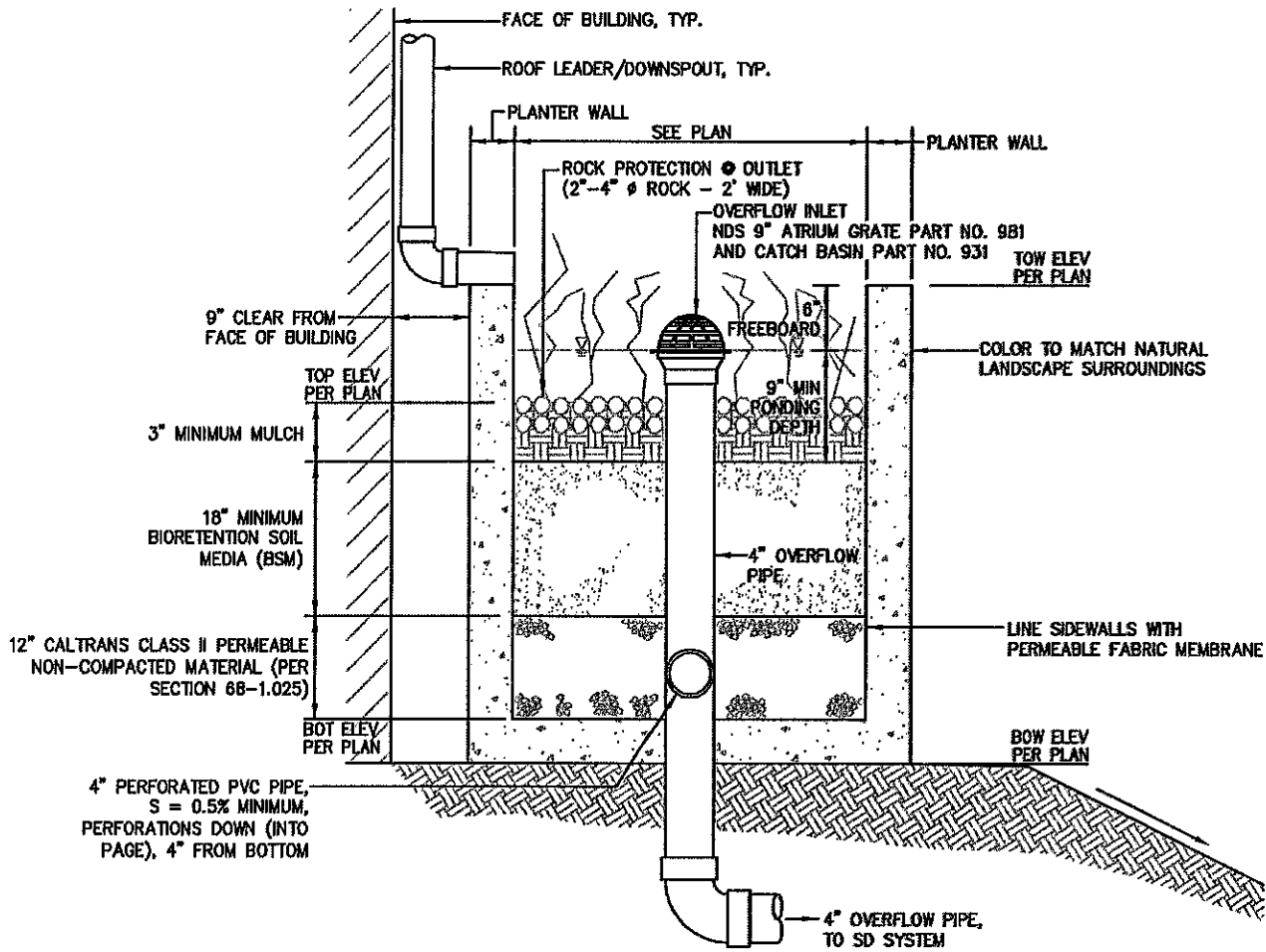
EXHIBIT B: STORMWATER CONTROL PLAN

Date of County-Approved Drawing:



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 9 SITE PLAN
 Job No. 19950168-20
 By CW Date 09/27/17 Chkd. RH
 SHEET 1 OF 2



1
-

FLOW-THROUGH PLANTER (FTP)



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 9 PLANTER DETAIL
 Job No. 19950168-20
 By CW Date 09/27/17 Chkd. RH
 SHEET 2 OF 2




EXHIBIT C: MAINTENANCE PLAN

Address: 2185 Cobblehill Place

APN: 041-101-430

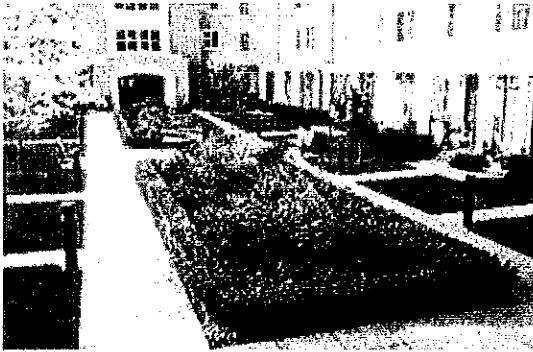
NOM: 2015-00004

SUBMIT TO THE COUNTY DECEMBER 31 of EACH YEAR

Stormwater Collection and Detention Devices to be Maintained		
Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property (See Exhibit B)
1	Interceptor Evergreen Tree	 See Exhibit B for location
2	Flow Through Planter	 See Exhibit B for location
3	Storm Drain Outfall	 See Exhibit B for location

Summary of Inspections and Maintenance			
Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments
1			
2			
3			

**Flow Through Planter Maintenance Plan for
Highland Estates, Lot 9 Cobblehill Place
September 27, 2017**



Flow through planters function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

Project Address & Cross Streets: Lot 9
Cobblehill Place
 Assessor's Parcel No.: 041-101-430
 Property Owner: Highland Estates
Development I, LLC
 Phone No.: (650) 595-5582
 Designated Contact: Noel Chamberlain
 Mailing Address: 655 Skyway, Suite 230
San Carlos, California 94070

The property contains five (5) flow through planters, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to flow through planter area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow Through Planters		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from flow through planter and dispose of properly.	Monthly, or as needed after storm events
2	Inspect flow through planter to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly, or as needed after storm events
4	Remove and replace all dead and diseased vegetation.	Twice a year
5	Maintain vegetation and the irrigation system. Prune and weed to keep flow through planter neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly
7	Inspect flow through planter using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

II. Prohibitions

The use of pesticides and quick release fertilizers shall be minimized, and the principles of integrated pest management (IPM) followed:

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Provide adequate irrigation for landscape plants. Do not over water.
4. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable. Check with municipality for specific requirements.
5. Pest control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, apply the least toxic and the least persistent pesticide that will provide adequate pest control. Do not apply pesticides on a prescheduled basis.
6. Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
7. Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
8. Only licensed, trained pesticide applicators shall apply pesticides.
9. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
10. Unwanted/unused pesticides shall be disposed as hazardous waste.

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

III. Mosquito Abatement Contact Information

San Mateo County Mosquito Abatement District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
Email: info@smcmad.org

IV. Inspections

The attached Flow Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Flow Through Planter Inspection and Maintenance Checklist

Property Address: Highland Estates, Lot 9 Cobblehill Place, San Mateo, CA Property Owner: Highland Estates Development I, LLC / Contact: Noel Chamberlain

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Inspector(s): _____ Other: _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in the flow through planter between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of flow through planter, or added underdrains.
2. Trash and Debris Accumulation	Trash and debris accumulated in the flow through planter.			Trash and debris removed from flow through planter and disposed of properly.
3. Sediment	Evidence of sedimentation in flow through planter.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
5. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
6. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 3 inches in depth.			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the flow through planter to function as designed.			Meet the design specifications.



Mark Gross & Associates, Inc.
ARCHITECTURE • PLANNING

JUNE 13, 2017

CHAMBERLAIN
"HIGHLAND ESTATES" - LOT 11
SAN MATEO, CALIFORNIA
JOB #4278

PLANNING CHANGES

1. PROVIDED DIMENSIONS OF MAXIMUM HEIGHT OF STRUCTURES FROM FINISHED GRADE, PER TABLE 6. SEE RIGHT AND LEFT ELEVATIONS, SHEET 9.
2. PROVIDED EXTERIOR LIGHTING ON THE ELEVATIONS. SEE FRONT AND REAR ELEVATIONS, SHEET 8.



Mark Gross & Associates, Inc.
ARCHITECTURE • PLANNING

JUNE 13, 2017

OCT 18 2017
CHAMBERLAIN
"HIGHLAND ESTATES" - LOT 9
SAN MATEO, CALIFORNIA
JOB #4276

PLANNING CHANGES

1. PROVIDED DIMENSIONS OF MAXIMUM HEIGHT OF STRUCTURES FROM FINISHED GRADE, PER TABLE 6. SEE LEFT ELEVATION, SHEET 9.
2. PROVIDED EXTERIOR LIGHTING ON THE ELEVATIONS. SEE FRONT ELEVATION, SHEET 8. ALSO, SEE LEFT ELEVATION, SHEET 9.
3. REVISED DIMENSIONS ON THE LOWER LEVEL FLOOR PLAN (SHEET 2) AND ON THE SLAB PLAN (SHEET 12).



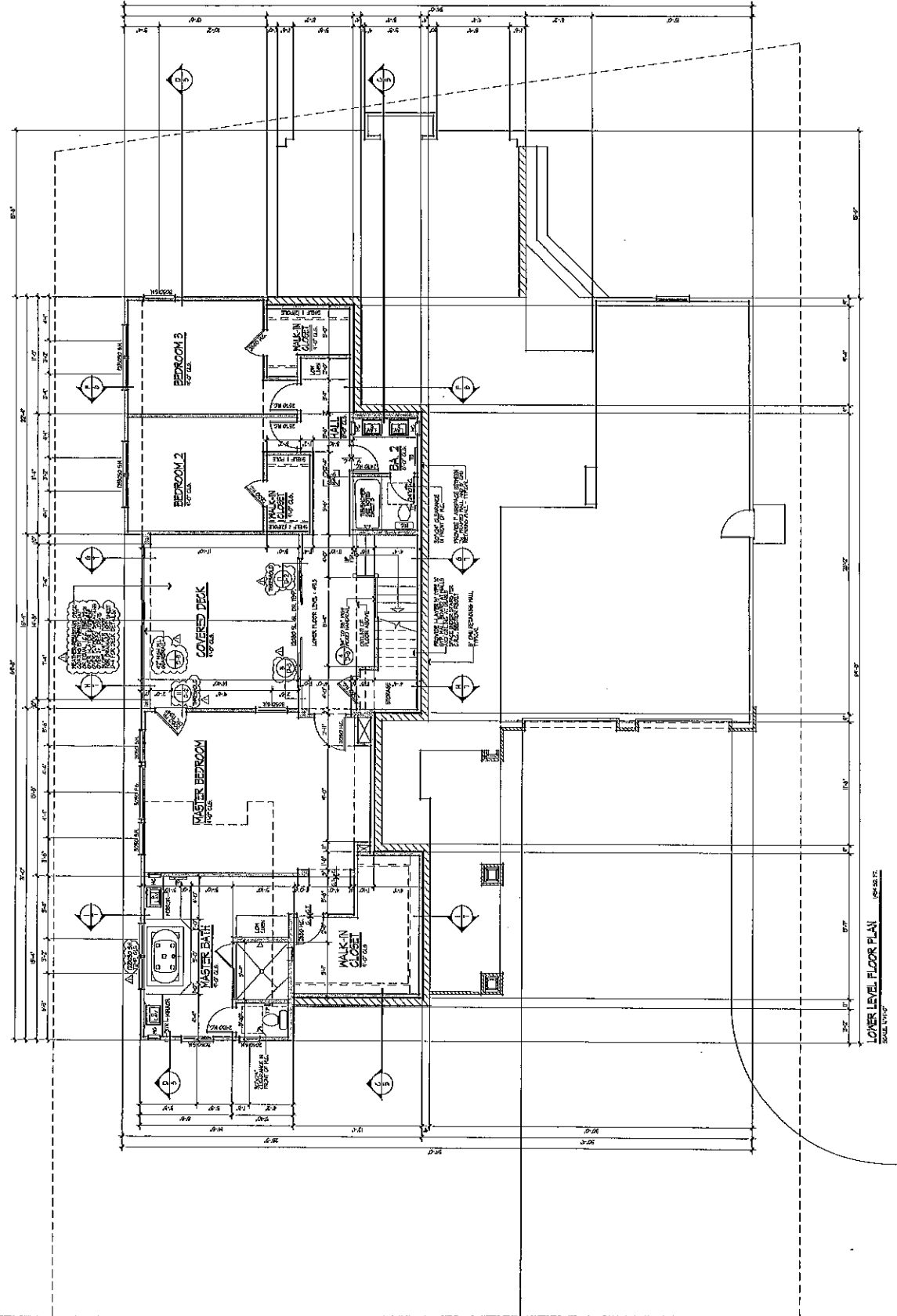
Mark Cross & Associates, Inc.
Architects
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: (310) 206-1000

INGLISD ESTATES, LOT 9
2105 COMBETH PLACE
SAN MATEO COUNTY, CALIFORNIA
THE CHAMBERLAIN GROUP
525 ELI STREET
SAN FRANCISCO, CA 94102
Tel: (415) 774-1000

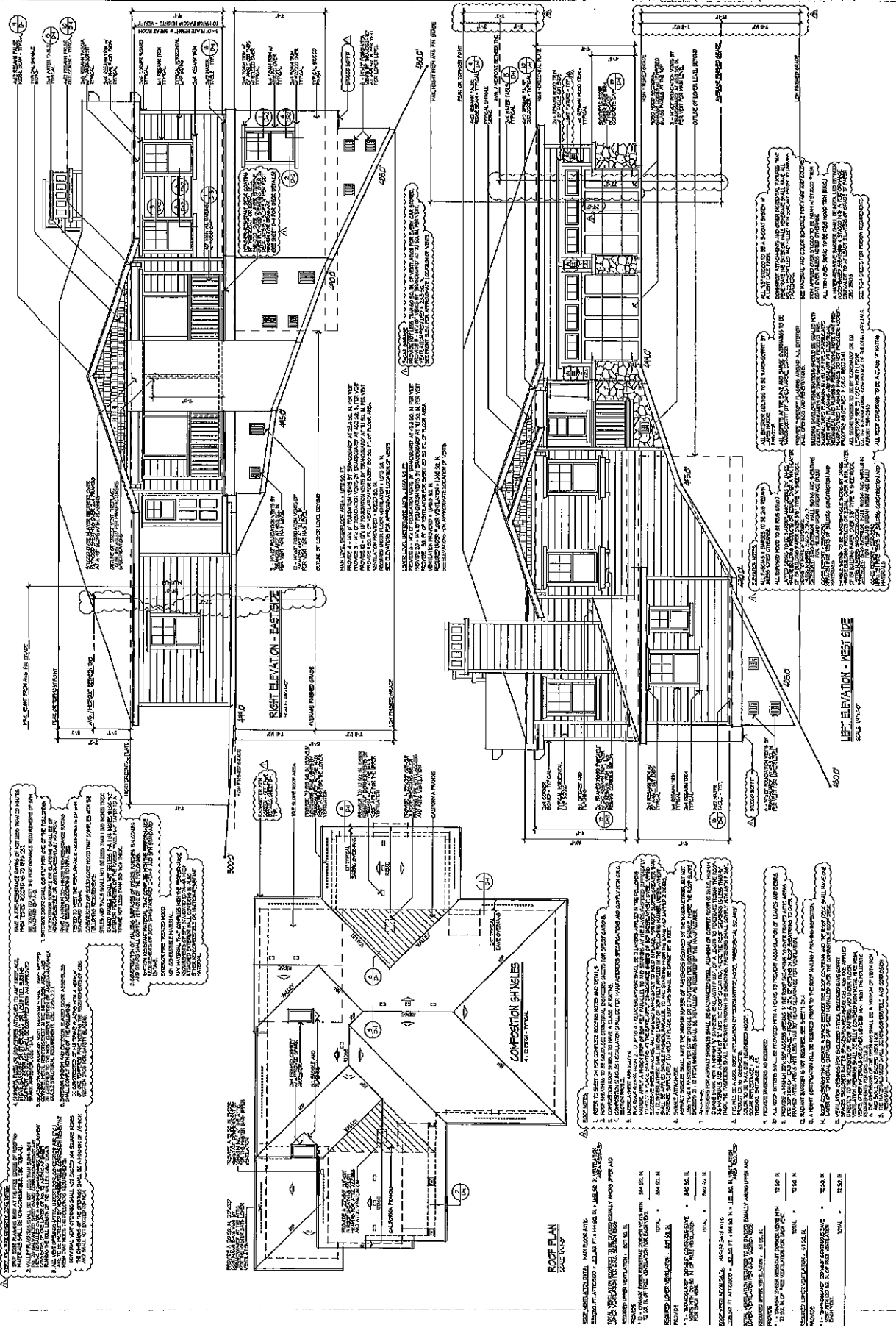
LOT NO. 9
5,390 SQ. FT.
LOWER LEVEL FLOOR PLAN



DATE	10/15/03
BY	MARK CROSS
CHECKED BY	MARK CROSS
SCALE	AS SHOWN
TITLE	LOWER LEVEL FLOOR PLAN
PROJECT	INGLISD ESTATES, LOT 9
OWNER	THE CHAMBERLAIN GROUP
ARCHITECT	MARK CROSS & ASSOCIATES, INC.



LOWER LEVEL FLOOR PLAN (REV. 10/15/03)



RIGHT ELEVATION - EAST SIDE
SCALE 1/8" = 1'-0"

LEFT ELEVATION - WEST SIDE
SCALE 1/8" = 1'-0"

ROOF PLAN
SCALE 1/8" = 1'-0"

COMPOSITION SHINGLES
1/2" SPIRAL TYPICAL

DETAILS

1. ROOF TO BE SET ON 2" X 4" JOISTS SPACED 16" O.C. WITH 1/2" X 1/2" BRACKETS TO BE INSTALLED AT ALL JOIST ENDS TO SUPPORT ROOF SHEATHING. ALL JOIST ENDS TO BE BRACKETED TO STUD WALLS. ALL JOIST ENDS TO BE BRACKETED TO STUD WALLS. ALL JOIST ENDS TO BE BRACKETED TO STUD WALLS.

2. ROOF SHEATHING TO BE 1/2" CDX PLYWOOD OR EQUIVALENT. ALL SHEATHING TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C. ALL SHEATHING TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C. ALL SHEATHING TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C.

3. ROOF FLASHING TO BE 30 MINUTE FIRE RATED GUTTER FLASHING. ALL FLASHING TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL FLASHING TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL FLASHING TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES.

4. ROOF DRAINAGE TO BE 1/2" DIA. GALVANIZED STEEL DRAIN WITH 1/2" DIA. GALVANIZED STEEL DOWNSPOUT. ALL DRAINAGE TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL DRAINAGE TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL DRAINAGE TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES.

5. ROOF VENTILATION TO BE 1/2" DIA. GALVANIZED STEEL VENT WITH 1/2" DIA. GALVANIZED STEEL DOWNSPOUT. ALL VENTILATION TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL VENTILATION TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL VENTILATION TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES.

6. ROOF FINISH TO BE 1/2" CDX PLYWOOD OR EQUIVALENT. ALL FINISH TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C. ALL FINISH TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C. ALL FINISH TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C.

7. ROOF FLASHING TO BE 30 MINUTE FIRE RATED GUTTER FLASHING. ALL FLASHING TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL FLASHING TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL FLASHING TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES.

8. ROOF DRAINAGE TO BE 1/2" DIA. GALVANIZED STEEL DRAIN WITH 1/2" DIA. GALVANIZED STEEL DOWNSPOUT. ALL DRAINAGE TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL DRAINAGE TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL DRAINAGE TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES.

9. ROOF VENTILATION TO BE 1/2" DIA. GALVANIZED STEEL VENT WITH 1/2" DIA. GALVANIZED STEEL DOWNSPOUT. ALL VENTILATION TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL VENTILATION TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES. ALL VENTILATION TO BE INSTALLED OVER SHEATHING AND UNDER SHINGLES.

10. ROOF FINISH TO BE 1/2" CDX PLYWOOD OR EQUIVALENT. ALL FINISH TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C. ALL FINISH TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C. ALL FINISH TO BE FASTENED TO JOISTS WITH 1" X 6" SCREWS SPACED 12" O.C.



Mark Gross & Associates, Inc.
Architects + Engineers
1000 California Street, Suite 1000
San Francisco, CA 94108
Tel: (415) 774-1000
Fax: (415) 774-1001

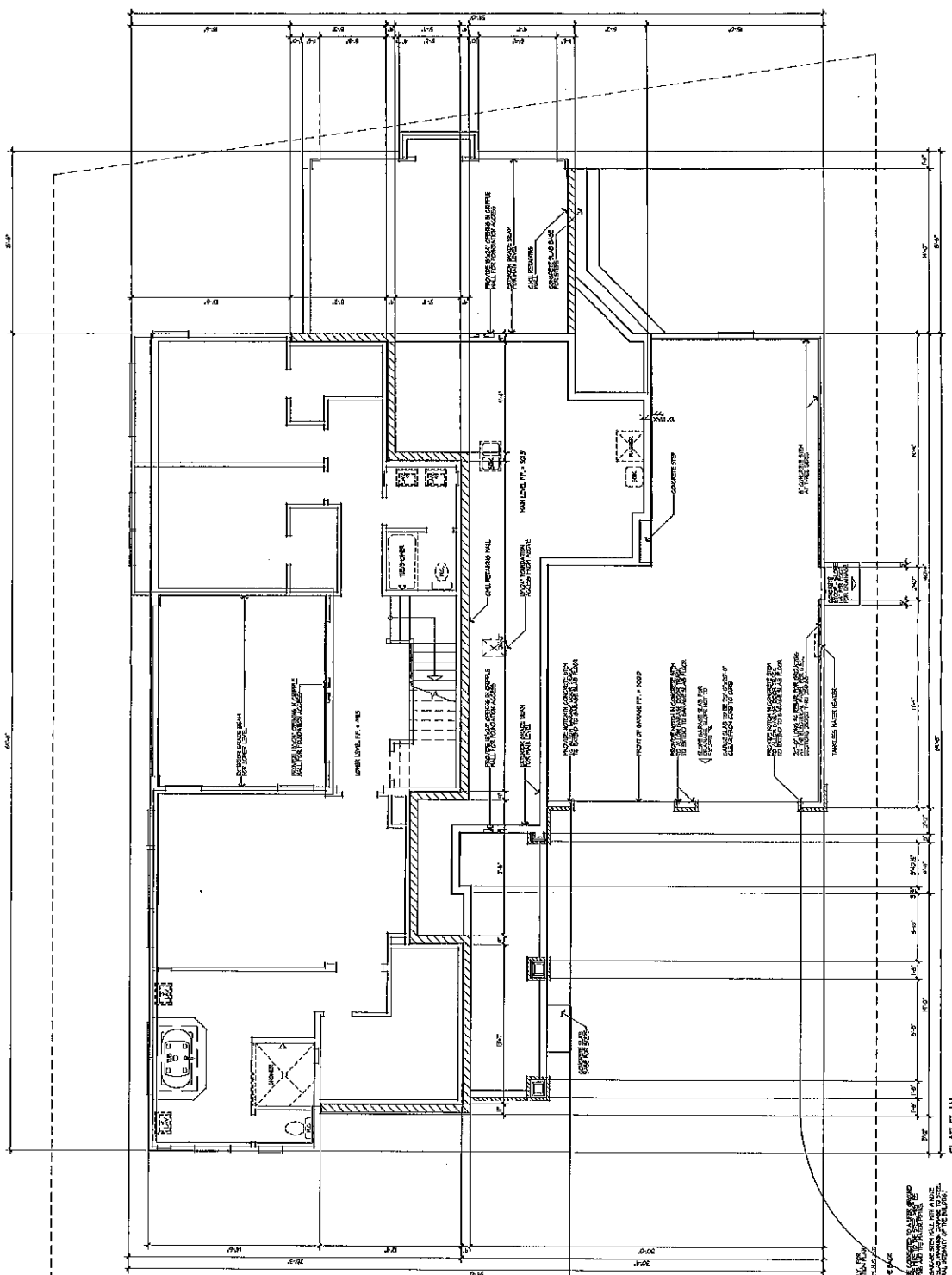
"MORNING ESTATES, LOT 9"
2185 MARCO CANYON PLACE
SAN MATEO COUNTY, CALIFORNIA
400 WEST 10TH AVE
SAN FRANCISCO, CALIFORNIA 94103
PHONE (415) 774-1000 FAX (415) 774-1001

SLAB PLAN

LOT No. 9



PROJECT NO. 98-001
DATE: 10/15/98
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN



SLAB PLAN
SCALE 1/8" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE TO BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
3. ALL FLOORS ARE TO BE CONCRETE SLAB ON GRADE WITH 1/2" GYPSUM BOARD ON TOP.
4. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD ON 2x4 JOISTS.
5. ALL ROOF ARE TO BE 4" CONCRETE SLAB ON GRADE WITH 1/2" GYPSUM BOARD ON TOP.
6. ALL EXTERIOR WALLS ARE TO BE 12" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
7. ALL EXTERIOR FLOORS ARE TO BE 4" CONCRETE SLAB ON GRADE WITH 1/2" GYPSUM BOARD ON TOP.
8. ALL EXTERIOR ROOF ARE TO BE 4" CONCRETE SLAB ON GRADE WITH 1/2" GYPSUM BOARD ON TOP.
9. ALL EXTERIOR WALLS ARE TO BE 12" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
10. ALL EXTERIOR FLOORS ARE TO BE 4" CONCRETE SLAB ON GRADE WITH 1/2" GYPSUM BOARD ON TOP.
11. ALL EXTERIOR ROOF ARE TO BE 4" CONCRETE SLAB ON GRADE WITH 1/2" GYPSUM BOARD ON TOP.



Mark Gross & Associates, Inc.
ARCHITECTURE • PLANNING

CHAMBERLAIN
"HIGHLAND ESTATES" – LOT 10
SAN MATEO, CALIFORNIA
JOB #4277

JUNE 13, 2017

PLANNING CHANGES

1. PROVIDED DIMENSIONS OF MAXIMUM HEIGHT OF STRUCTURES FROM FINISHED GRADE, PER TABLE 6. SEE SECTIONS 'E-E' AND 'F-F', SHEET 10-8. ALSO, SEE SECTIONS 'G-G' AND 'H-H', SHEET 10-9.
2. LOWERED PLATE LINE OF UPPER LEVEL (511.4593') FROM 9'-1" TO 8'-4". SEE UPPER LEVEL FLOOR PLAN, SHEET 10-4. ALSO, SEE INTERIOR ELEVATIONS, SHEET 10-5. ALSO SEE SECTIONS 'C-C' AND 'D-D', SHEET 10-7. ALSO, SEE SECTIONS 'E-E' AND 'F-F', SHEET 10-8. ALSO, SEE SECTIONS 'G-G' AND 'H-H', SHEET 10-9. ALSO, SEE FRONT AND REAR ELEVATIONS, SHEET 10-11. ALSO, SEE RIGHT AND LEFT ELEVATIONS, SHEET 10-12.
3. PROVIDED EXTERIOR LIGHTING ON THE ELEVATIONS. SEE FRONT ELEVATION, SHEET 10-11. ALSO, SEE RIGHT AND LEFT ELEVATIONS, SHEET 10-12.















Lot # 11
88 Cowpens Way
APN 041-101-450

RECEIVED
CITY OF SAN MATEO
APR 11 2011

Covenants and Restrictions

9 ✓ Mitigation Measures HAZMAT-2: As required by the San Mateo County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project.

Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or "major removal" of vegetation requiring an RM Permit.

For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a "major removal" requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 9, 10, and 11 when the lots are sold. Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:

10a ✓ Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a "cool roof." Roof colors shall be of a medium tone, subject to the approval of the Community Development Director.

Exterior lighting shall be minimized and earth-tone colors of lights used

For Lot 11 (lots with the RM Zoning District) all present and future site preparation activity and development shall comply with Section 6319C.2.F (Development Standards) and Section 6319C.2.G (Minimization of Grading). All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e. excluding any "no-build" areas on the final map) For the purpose of calculating the maximum building site coverage ratio 40%, the Building Site Area shall excluded any "no Build" areas as shown on the Final Map for the subject property. The above statement shall be added as a deed restriction to the respective lots when the lots are sold.

66?

The undersigned buyers here by accept the above restrictions.

DATE

DATE

**STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT**

Address: 88 Cowpens Way
APN: 041-101-450
BLD 2016-00159 (Lot 11)

RECITALS

This Stormwater Treatment Measures Maintenance Agreement ("Agreement") is entered into this _____ day of 2017 by and between the County of San Mateo ("County") and Highland Estates Development I, LLC ("Property Owner"), the owner of real property described in Exhibit A to this Agreement.

WHEREAS, on October 14, 2009, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2009-0074, amending the San Mateo Countywide NPDES Municipal Stormwater Permit (Order 99-059, CAS0029921) ("NPDES Permit"); and

WHEREAS, provision C.3.e.ii of this NPDES Permit requires the permittee public agencies to provide minimum verification and access assurances that all treatment measures shall be adequately operated and maintained by entities responsible for the stormwater treatment measures; and

WHEREAS, the Property Owner is the owner of real property commonly known as 88 Cowpens Way (the "Property"), and more particularly described in the legal description attached as Exhibit A to this Agreement, and incorporated herein by reference; and

WHEREAS, attached hereto, as Exhibit B and incorporated by reference into the Agreement, is a legible reduced-scale copy of the Stormwater Control Plan or comparable document showing the stormwater treatment measures that the Property Owner has stated will be located and/or constructed on the Property; and

WHEREAS, the County is the permittee public agency with jurisdiction over the Property; and

WHEREAS, the Property Owner recognizes that the stormwater treatment measure(s) more particularly described and shown on Exhibit B, of which full-scale plans and any amendments thereto are on file with the Planning Department of the County and incorporated by reference into the Agreement, must be installed and permanently maintained as indicated in this Agreement and as required by the NPDES Permit; and

WHEREAS, the County and the Property Owner agree that the health, safety and welfare of the citizens of the County require that the stormwater treatment measure(s) described in the Site Plan in Exhibit B be constructed and permanently maintained on the Property; and

WHEREAS, the County's Stormwater Management Ordinance, guidelines, criteria and other written directions require that the stormwater treatment measure(s), as shown on the approved Site Plan, be constructed and maintained by the Property Owner.

THEREFORE, in consideration of the benefit received by the Property Owner as a result of the County's approval of the Site Plan, the Property Owner hereby covenants and agrees with the County as follows:

SECTION 1: CONSTRUCTION OF TREATMENT MEASURES

Property Owner agrees to construct the on-site stormwater treatment measure(s) shown on the Site Plan in strict accordance with the approved plans and specifications identified for the development and any other requirements thereto which have been approved by the County in conformance with appropriate County ordinances, guidelines, criteria and other written direction.

SECTION 2: OPERATION AND MAINTENANCE RESPONSIBILITY

This Agreement shall serve as the signed statement and agreement by the Property Owner accepting responsibility for the permanent operation and maintenance of stormwater treatment measures as set forth in this Agreement, and the documents incorporated by reference into the Agreement, and as required by the NPDES Permit until the responsibility is legally transferred to another person or entity. Before the Property is legally transferred to another person or entity, the Property Owner shall provide to the County at least one of the following:

1. A signed statement from a public entity assuming permanent post-construction responsibility for treatment measure maintenance and that the treatment measures meet all local agency design standards; or
2. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume permanent responsibility for operation and maintenance ("O&M") consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow and which shall run with the land; or
3. Written text in project conditions, covenants and restrictions ("CCRs") for residential properties permanently assigning O&M responsibilities to the homeowners association for O&M of the treatment measures, such responsibilities to run with the land; or
4. Any other legally enforceable agreement or mechanism acceptable to County that assigns responsibility for the maintenance of treatment measures.

SECTION 3: MAINTENANCE OF TREATMENT MEASURES

The Property Owner shall not destroy or remove the stormwater treatment measures from the Property nor modify the stormwater treatment system in a manner that lessens its effectiveness, and shall, at Property Owner's sole expense, adequately repair and maintain the stormwater treatment measure(s) in good working order acceptable to the County and in accordance with the Maintenance Plan agreed hereto and attached as Exhibit C ("Maintenance Plan"), and incorporated by reference into this Agreement. This includes all pipes, channels or other conveyances built by Property Owner to convey stormwater to the treatment

measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described facilities in good working condition into perpetuity so that these facilities continue to operate as originally designed and approved. The Maintenance Plan shall include a detailed description of and schedule for long-term maintenance activities.

SECTION 4: SEDIMENT MANAGEMENT

Sediment accumulation resulting from the normal operation of the stormwater treatment measure(s) will be managed appropriately by the Property Owner in accordance with the Maintenance Plan and applicable federal, state, and County laws, regulations and guidelines, as these may be amended from time to time. The Property Owner will provide for the timely removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Property, unless specifically provided for in the Maintenance Plan. Any disposal or removal of accumulated sediments or debris shall be in compliance with all federal, state and local law and regulations.

SECTION 5: ANNUAL INSPECTION AND REPORT

The Property Owner shall, on an annual basis, complete a Treatment Measure Operation and Maintenance Inspection Report ("Annual Report") using a form available from the County's Planning Department. The Annual Report shall include all completed Inspection and Maintenance Checklists for the reporting period, as well as a copy of this Operation and Maintenance Agreement, and shall be submitted to the County in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. **The Annual Report shall be submitted no later than December 31 of each year**, signed under penalty of perjury, to the Current Planning Section, Attention: Camille Leung, Planner, or another member of the County staff as subsequently directed in writing by the County. The Property Owner shall provide in the Annual Report a record of the volume of all accumulated sediment removed as a result of the treatment measure(s). The Property Owner shall conduct a minimum of one annual inspection of the stormwater treatment measure(s) before the wet season. This inspection shall occur between August 1 and October 1 each year. More frequent inspections may be required by the Maintenance Plan in Exhibit C. The results of inspections shall be included on an Inspection and Maintenance Checklist(s) form available from the County's Planning Department and submitted to the County as part of the Annual Report. The Property Owner shall pay the required fees to cover County staff time spent performing necessary compliance monitoring activities, such as annual report reviews and necessary inspections.

SECTION 6: NECESSARY CHANGES AND MODIFICATIONS

At its sole expense, the Property Owner shall make all changes, repairs or modifications to the stormwater treatment measure(s) and/or the Maintenance Plan shown in Exhibit C as may be determined as reasonably necessary by the County to ensure that treatment measures are properly maintained and continue to operate as originally designed and approved; provided, however, Property Owner shall be

responsible for repairs or modifications that are not part of the approved Maintenance Plan only after receipt of notice from the County with regard to such repair and maintenance and after the opportunity to meet and confer with the County with regard to such repairs or modifications.

SECTION 7: ACCESS TO THE PROPERTY

The Property Owner hereby grants permission to the County; the San Francisco Bay Regional Water Quality Control Board (Regional Board); the San Mateo County Mosquito Abatement District (Mosquito Abatement District); and their respective authorized agents and employees to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that treatment measures are being properly maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to enter upon the Property whenever there is a reasonable basis to believe that a violation of this Agreement, the County's Stormwater Management Ordinance, guidelines, criteria, other written direction, or the NPDES Permit (and any amendments or re-issuances of this permit) is occurring, has occurred or threatens to occur. The above-listed agencies shall also have a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of the ordinance, guidelines, criteria or other written direction. The County, Regional Board, or the Mosquito Abatement District shall provide reasonable (as may be appropriate for the particular circumstances) notice to the Property Owner before entering the Property and shall not interfere with the Property Owner's tenants, guest, licensees and invitees during any such entry.

SECTION 8: FAILURE TO MAINTAIN TREATMENT MEASURES

In the event the Property Owner fails to maintain the stormwater treatment measure(s) as shown on the approved Site Plan in good working order acceptable to the County and in accordance with the Maintenance Plan, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to return the treatment measure(s) to good working order; provided, however, County shall not be authorized to remove any structures or improvements on the Property or in any way interfere with Property Owner's use of the Property. Such notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that the County is under no obligation to maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 9: FAILURE TO FILE ANNUAL REPORT

In the event the Property Owner fails to file the Annual Report required under this Agreement in a form acceptable to the County, the County, and its authorized agents and employees, with reasonable notice, may enter the Property and take whatever steps it deems necessary and appropriate to inspect the Property. Such

notice will not be necessary if emergency conditions require immediate remedial action. It is expressly understood and agreed that the County is under no obligation to inspect, maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 10: REIMBURSEMENT OF COUNTY EXPENDITURES

In the event the County, pursuant to this Agreement, performs work of any nature (direct or indirect), including any inspections, re-inspections or any actions it deems necessary or appropriate as indicated in Section 8 or 9 above, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the County, upon demand within thirty (30) days of receipt thereof for the costs incurred by the County hereunder. If these costs are not paid within the prescribed time period, the County may assess the Property Owner the cost of the work, both direct and indirect, and applicable penalties. Said assessment shall be a lien against the Property or may be placed on the property tax bill and collected as ordinary taxes by the County. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to the County as a result of the Property Owner's failure to report or to maintain the treatment measure(s).

SECTION 11: INDEMNIFICATION

The Property Owner shall indemnify, hold harmless and defend the County and its authorized agents, officers, officials and employees from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed or which might arise or be asserted against the County that are alleged or proven to result or arise from the construction, presence, existence, inspection or maintenance of the treatment measure(s) by the Property Owner or the County. In the event a claim is asserted against the County, its authorized agents, officers, officials or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the County, its authorized agents, officers, officials or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. This section shall not apply to any claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed which arise due solely to the negligence or willful misconduct of the County.

SECTION 12: NO ADDITIONAL LIABILITY

It is the intent of this Agreement to insure the proper maintenance of the treatment measure(s) by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 13: PERFORMANCE FINANCIAL ASSURANCE

The County may request the Property Owner to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to the County's ordinances, guidelines, criteria or written direction.

SECTION 14: TRANSFER OF PROPERTY

This Agreement shall run with the title to the land and any portion thereof. The Property Owner further agrees whenever the Property or any portion thereof is held, sold, conveyed or otherwise transferred, it shall be subject to this Agreement which shall apply to, bind and be obligatory to all present and subsequent owners of the Property or any portion thereof.

SECTION 15: SEVERABILITY

The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Property Owner is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement.

SECTION 16: RECORDATION

This Agreement shall be recorded by the Property Owner in the County Recorder's Office of the County of San Mateo, California, within ten (10) working days after the execution date of this Agreement at the Property Owner's expense. The County reserves the option to record this Agreement and shall be entitled to collect any expenses related to recordation if it does so. The Property Owner shall provide County with a copy of the recorded document.

SECTION 17: RELEASE OF AGREEMENT

In the event that the County determines that the stormwater treatment measures located on the Property are no longer required, then the County, at the request of the Property Owner shall execute a release of this Maintenance Agreement, which the Property Owner shall record in the County Recorder's Office at the Property Owner's expense. The County reserves the option to record such release of this Maintenance Agreement. The stormwater treatment measure(s) shall not be removed from the Property unless such a release is so executed and recorded.

SECTION 18: EFFECTIVE DATE AND MODIFICATION

This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement shall not be modified except by written instrument executed by the County and the Property Owner at the time of modification. Such modifications shall be effective upon the date of execution and shall be recorded.

SECTION 19: GOVERNING LAW

This Agreement shall be governed by the laws of the State of California.

SECTION 20. WAIVER

Waiver by County of any breach of one or more of these terms, covenants or conditions of this Agreement or any default in the performance of any obligations under this Agreement shall not be construed as waiver of any other term, covenant, condition or obligation; nor shall a waiver of any incident of breach or default constitute a continuing waiver of same.

SECTION 21: ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, arrangements or understandings (oral or written) between or among the parties relating to the subject matter of the Agreement which are not fully expressed herein. This Agreement may not be amended or modified except by a written instrument signed by both parties and recorded in the San Mateo County Recorder's Office.

SECTION 22: NOTICE

All notices or other communications shall be deeded given when: (a) personally delivered or (b) mailed by postage prepaid mail to the parties at the addresses set forth below:

County: Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Property Owner: Highland Estates Development I, LLC
655 Skyway, Suite 230
San Carlos, CA 94070

Attn: Noel Chamberlain

SECTION 23: EXHIBITS

The following exhibits are attached hereto and fully incorporated by reference herein:

Exhibit A: Legal Description of Property
Exhibit B: Site Plan
Exhibit C: Maintenance Plan

IN WITNESS WHEREOF, the parties hereby execute this Agreement as follows:

Signature for the County

Date

Type or print name and title

ATTEST:

Highland Estates Development I, LLC, a California limited liability company

By: Noel Chamberlain, Manager

Date

ACKNOWLEDGEMENT:

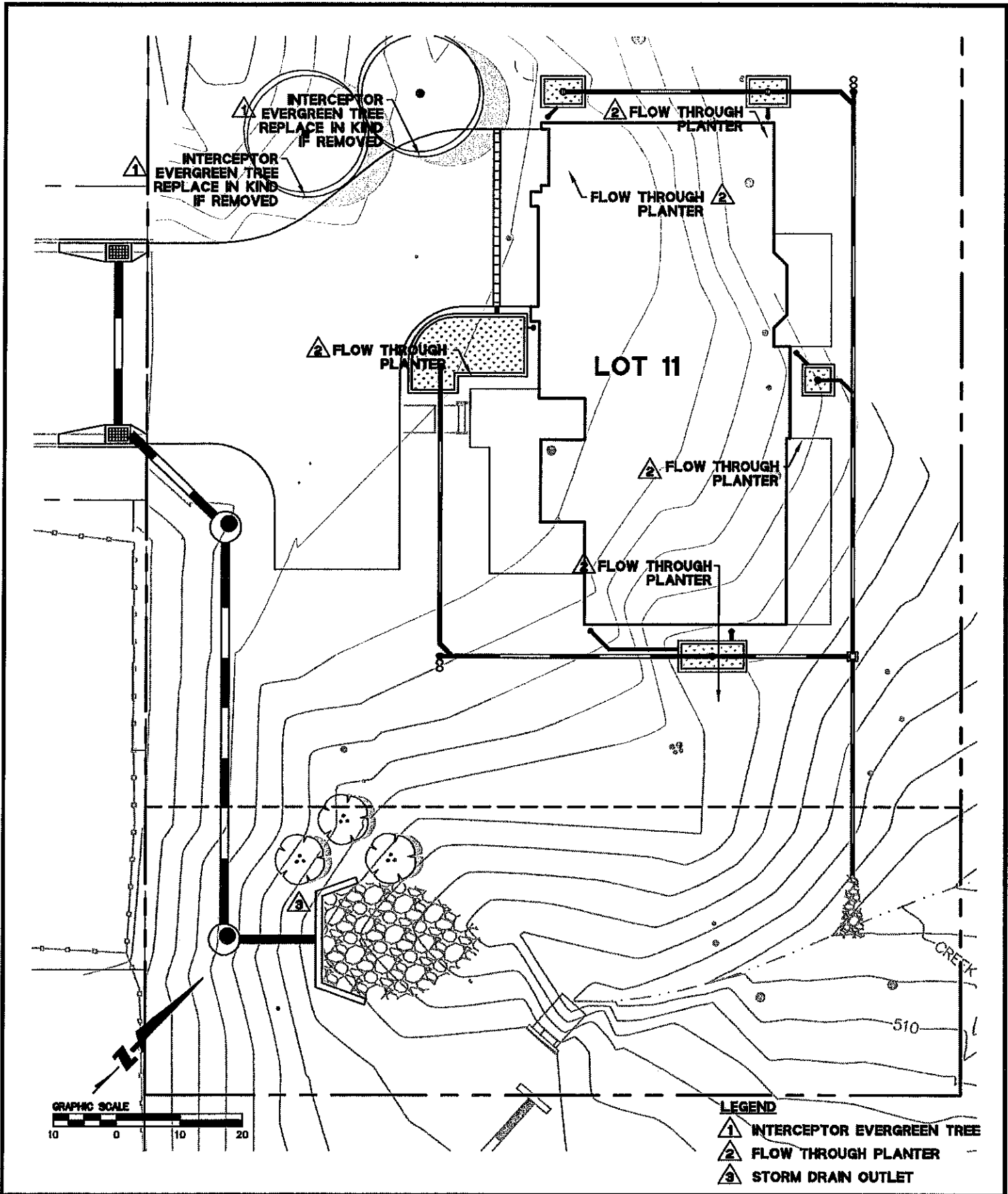
EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 11 as shown on that certain map entitled "TRACT MAP NO. 944", filed in the office of the County Recorder of San Mateo County, State of California, on July 7, 2016 in Volume 140 of Tract Maps, at Pages 94 through 99.

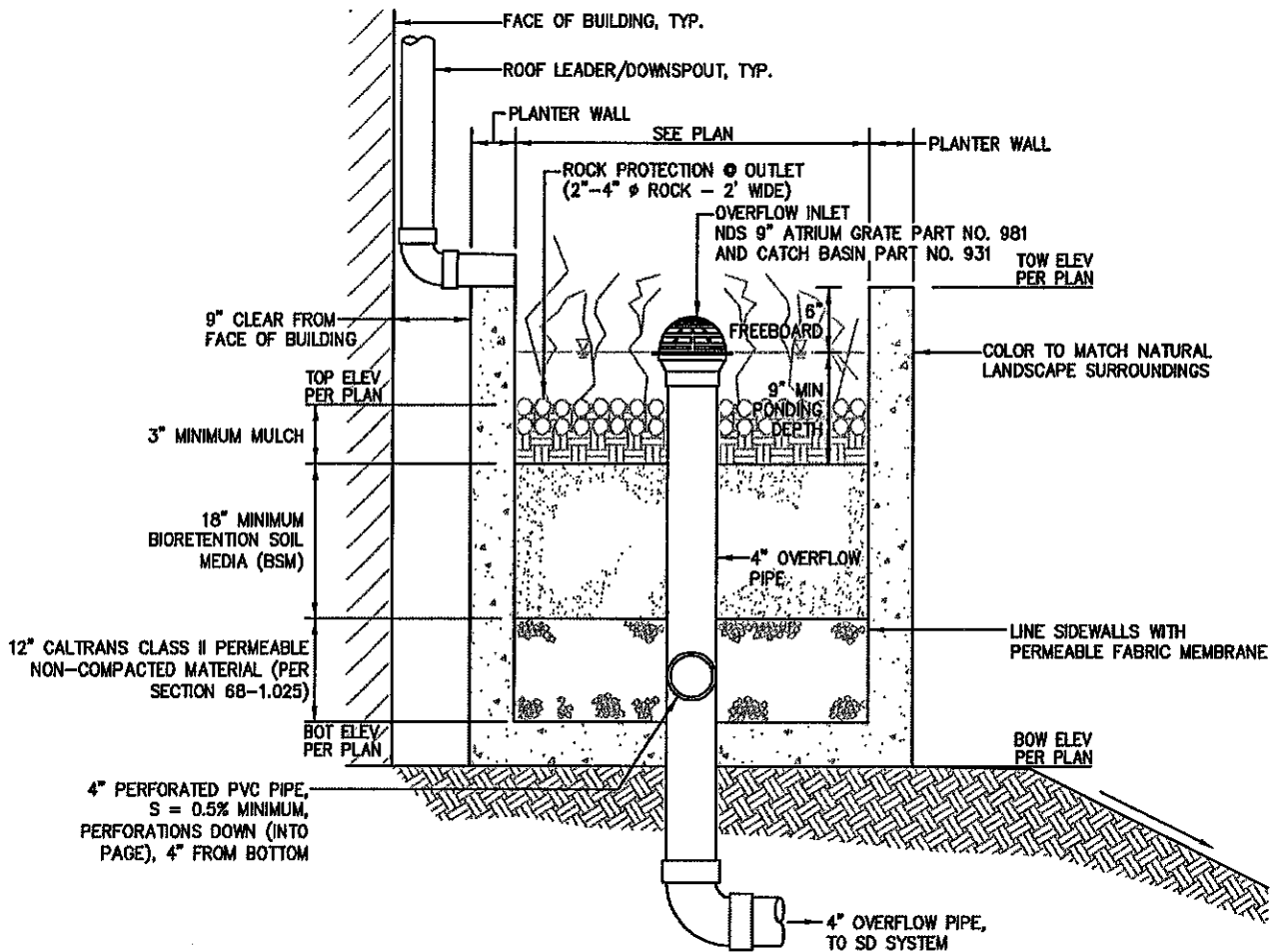
EXHIBIT B: STORMWATER CONTROL PLAN

Date of County-Approved Drawing:



255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 (650) 482-6300
 (650) 482-6399 (FAX)

Subject HIGHLAND ESTATES
EXHIBIT B - LOT 11 SITE PLAN
 Job No. 19950168-20
 By CW Date 09/27/17 Chkd. RH
 SHEET 1 OF 2



1
-

FLOW-THROUGH PLANTER (FTP)




EXHIBIT C: MAINTENANCE PLAN

Address: 88 Cowpens Way

APN: 041-101-450

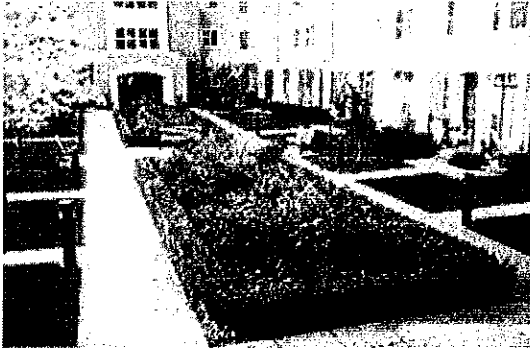
NOM: 2015-00004

SUBMIT TO THE COUNTY DECEMBER 31 of EACH YEAR

Stormwater Collection and Detention Devices to be Maintained		
Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property (See Exhibit B)
1	Interceptor Evergreen Tree	 See Exhibit B for location
2	Flow Through Planter	 See Exhibit B for location
3	Storm Drain Outfall	 See Exhibit B for location

Summary of Inspections and Maintenance			
Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments
1			
2			
3			

**Flow Through Planter Maintenance Plan for
Highland Estates, Lot 11 Cowpens Way
September 27, 2017**



Flow through planters function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.

Project Address & Cross Streets: Lot 11
Cowpens Way

Assessor's Parcel No.: 041-101-450

Property Owner: Highland Estates
Development I, LLC

Phone No.: (650) 595-5582

Designated Contact: Noel Chamberlain

Mailing Address: 655 Skyway, Suite 230

San Carlos, California 94070

The property contains five (5) flow through planters, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to flow through planter area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow Through Planters		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from flow through planter and dispose of properly.	Monthly, or as needed after storm events
2	Inspect flow through planter to ensure that it drains between storms and within five days after rainfall.	Monthly, or as needed after storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Monthly, or as needed after storm events
4	Remove and replace all dead and diseased vegetation.	Twice a year
5	Maintain vegetation and the irrigation system. Prune and weed to keep flow through planter neat and orderly in appearance.	Before wet season begins, or as needed
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Monthly
7	Inspect flow through planter using the attached inspection checklist.	Monthly, or after large storm events, and after removal of accumulated debris or material

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

II. Prohibitions

The use of pesticides and quick release fertilizers shall be minimized, and the principles of integrated pest management (IPM) followed:

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Provide adequate irrigation for landscape plants. Do not over water.
4. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable. Check with municipality for specific requirements.
5. Pest control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, apply the least toxic and the least persistent pesticide that will provide adequate pest control. Do not apply pesticides on a prescheduled basis.
6. Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
7. Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
8. Only licensed, trained pesticide applicators shall apply pesticides.
9. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
10. Unwanted/unused pesticides shall be disposed as hazardous waste.

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

III. Mosquito Abatement Contact Information

San Mateo County Mosquito Abatement District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
Email: info@smcmad.org

IV. Inspections

The attached Flow Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

HIGHLAND ESTATES 1, LLC
225 Demeter Street
East Palo Alto, CA 94303
(650) 444-3089

October 16, 2017

Camille Leung, Senior Planner
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Extension of time to grade at 2184 Cobble Hill Place, San Mateo, CA

Dear Ms. Leung:

Please accept this letter as request to extend the grading period for 88 Cowpens Place, San Mateo, from 10/1/17 to 11/15/2017. Based on the engineers cut & fill net quantities for 2815 Cobble Hill (fill 1660 CY), 2184 Cobble Hill (cut 460 CY), 88 Cowpens (cut 400 CY) and cut from pier & utility trench spoils (cut 300 CY) we expect that there will be no truck trips for hauling. Therefore, all grading operations will remain onsite.

Thank in advance for your consideration of our request. Please do not hesitate to contact me with any questions or comments that you may have.

Sincerely,
NEXGEN Builders, Inc.

Noel Chamberlain
Project Manager

Date: November 6, 2017
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 – Exception to Winter Grading
San Mateo Highlands (Lots 9 to 11)
APN No. 041-101-370
2184 and 2185 Cobblehill Place and 88 Cowpens Way
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents our response to the County of San Mateo, Planning and Building Department comments for the above referenced project, received via email. 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.

Response to Comments

***Comment #1:** Concurrence by the Geotechnical Engineer for repair, large grading projects (if required by the Geotechnical Section).*

Response: Based on our review, the soil and bedrock anticipated to be encountered during grading will likely consist of low plasticity clayey sand, sandy clay, and sheared rock. Based on our experience with these materials and similar sites in San Mateo County, it has been possible to perform earthwork during the winter months (October 1 to April 30) during dry periods between rain events. Therefore, we do not take exception to the general contractor and subcontractor proceeding with grading during the winter period on this project provided that the SWPPP is followed and now grading is performed within 24 hours after a rain event. We will monitor the earthwork activities during grading to confirm the contractor is producing work that meets or exceeds the recommendations in our geotechnical report and the approved plans and specifications.

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 properties at 2184 and 2185 Cobblehill Place (Lots 9 and 10) and 88 Cowpens Way (Lot 11) 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.

A handwritten signature in black ink, appearing to read 'S. Fitinghoff', written over a horizontal line.

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

SEF:sef



Addressee (1 by email)

GRADING PERMIT HARD CARD

455 County Center, 2nd Floor ■ Mail Drop PLN 122
 Redwood City, CA 94063
 TEL (650) 363-4161 ■ FAX (650) 363-4849
<http://planning.smcgov.org/>

Issuance of this Grading Permit "Hard Card" authorizes for the applicant to break ground on the project described below. Issuance of this hard card is in addition to any required planning or building permit approvals that have been granted for the project. THIS "HARD CARD" SHALL REMAIN POSTED ON THE JOB SITE THROUGHOUT THE DURATION OF GRADING ACTIVITIES.

Site Address 2184 COPPER HILL PLACE SAN MARTIN CO CA 95050
 APN _____

Property Owner: HUETHUND ESTATES I, LLC
 Mailing Address: 225 DEMETER STREET
 City: E. PALO ALTO State: CA Zip: 94303
 Tel: (650) 322-5800 Fax: (650) 322-5800
 email: Nobel@NEXGENBUILDERS.COM

Estimated Schedule Dates:
 Installation of Erosion Control measures: 10/11/2017
 Rough Grading Completion: 10/27/2017
 Landscaping/Site stabilization: 10/31/2017

Applicant/ Developer: HUETHUND ESTATES I, LLC
 Mailing Address: 225 DEMETER STREET
 City: E. PALO ALTO State: CA Zip: 94303
 Tel: (650) 322-5800 Fax: (650) 322-5800
 email: Nobel@NEXGENBUILDERS.COM

Parcel/Lot Size: _____ Acres/Sq. ft.
 Area of land disturbance: _____ Acres/Sq. ft.
 WDDID#: 429668
 ASBS Yes No
 Grading Quantities (cubic yards)
 Cut: _____ c.y. Fill: _____ c.y.
 Export: _____ c.y.
 Total cut and fill: _____ c.y.

Description of Work: GRADE FOR NEW HOUSE PAD & DRIVEWAY

No grading is allowed during the wet weather season (October 1 through April 30), unless authorization is granted by the Community Development Director in advance of issuance of this hard card.

The project site is considered a Construction Stormwater Regulated Site (SWRS). Any authorized grading and/or ground disturbance activities conducted during the wet weather season (October 1 through April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, or weekly inspections if the project site is within the Fitzgerald Area of Special Biological Significance (ASBS). Any violations must be corrected within 10 business days of Notice by the County.

I hereby acknowledge that I have read this application and agree to comply with all applicable ordinances and regulations pertaining to this permit. Furthermore, I certify that the information provided is true and correct to the best of my knowledge and belief and that it is my responsibility to notify the county of any changes to this information.

Applicant: HUETHUND ESTATES I, LLC
 Signature: [Signature] Date: 9/28/2017

Grading Permit # _____
 Building Permit # 2016-00158
 Issue Date _____

Project Planner _____
 Grading Operator/ Contractor: NEXGEN BUILDERS, INC
 License #: 709928
 Tel: 650 322-5080 Fax: 650 322-5800
 email: Nobel@NEXGENBUILDERS.COM

Civil Engineer: BLF
 License #: C 43971
 Tel: (650) 482-6300 Fax: (650) 482-6399
 email: _____

Geotechnical Consultant: CONNORSTONE EVENT GROUP
 License #: PE _____ CEG 2379
 Tel: (415) 245-4600 Fax: (415) 245-4600
 email: STONING HOFF@CONNORSTONE.COM

EC Point of Contact: _____
 Mailing Address: _____ State: _____ Zip: _____
 City: _____
 Title/Qualification: _____
 Tel: _____ Fax: _____
 email: _____

ACCELA SIGN-OFFS:
 Building Approval Date 8/30/2016
 Fire Approval Date _____
 Environmental Health Approval Date _____

REQUIRED SIGNATURES:
 DPW (Roads) Approval/Date _____ Building (Geotechnical) Approval/Date _____
 Planning Approval/Date _____ Issued By/Date _____

Fees Paid Original to: Applicant Planning File Building File
 Copy to: Grading Inbox

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

Last Update: 1/12/17

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: 9/28/2017 (Allow 7 business days for staff review)
 Grading Permit No.: PLN: _____ BLD: 2016-00158
 Site Address: 2184 COBBLE HILL PLACE SAN MATEO
 Grading Quantities: 770 cut cubic yards 310 fill cubic yards
 Applicant Name: HIGHLAND ESTATES I, LLC
 Email: NOEL@NEXUSBUILDERS.COM Phone: (650) 444-3089

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

NEXGEN

BUILDERS, INC.

**Highland Estates
San Mateo Highlands
San Mateo, CA
Lots 5 -8, 9, 10, and 11.**

RECEIVED
OCT 08 2017
San Mateo County
Planning and Building Department

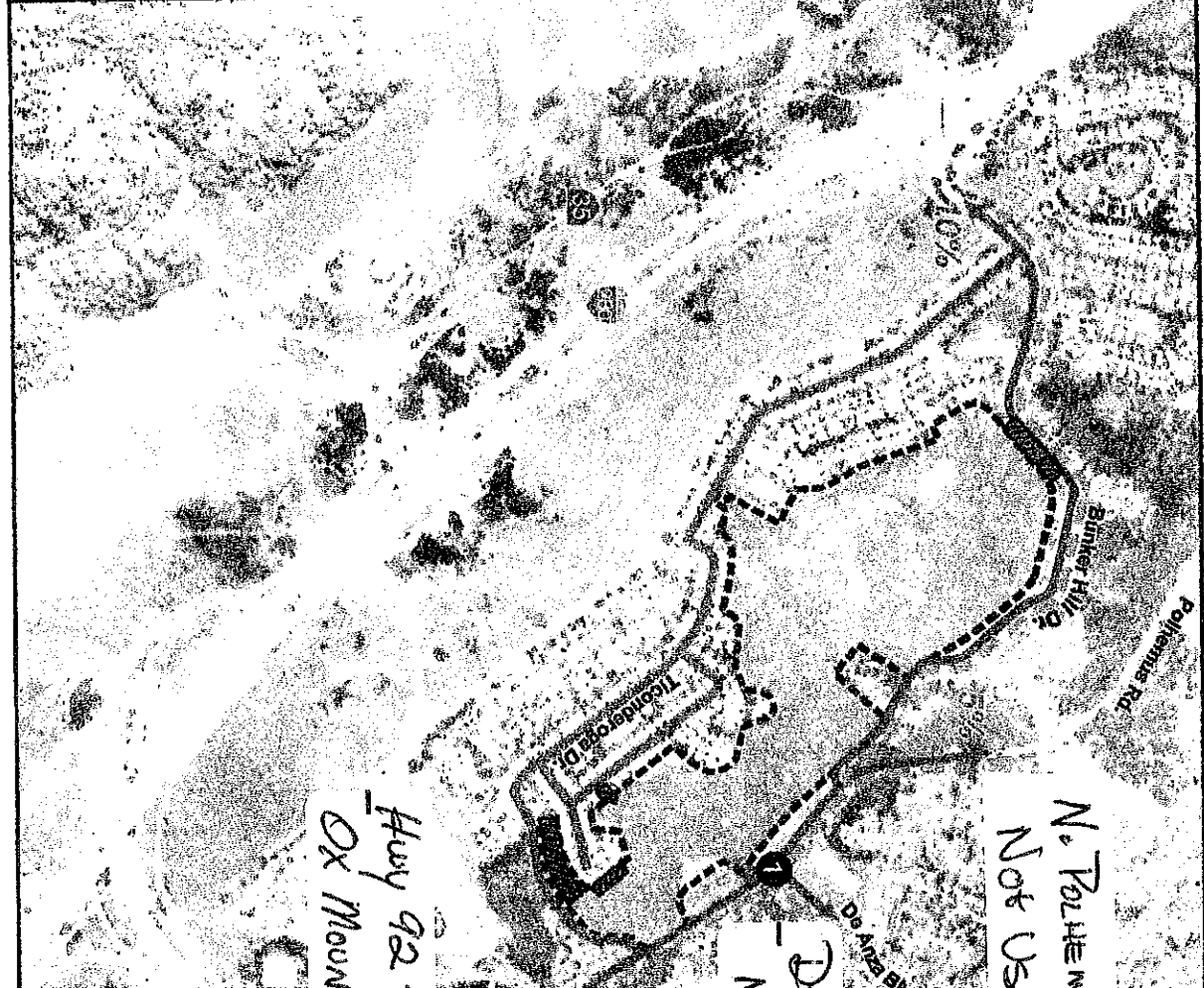
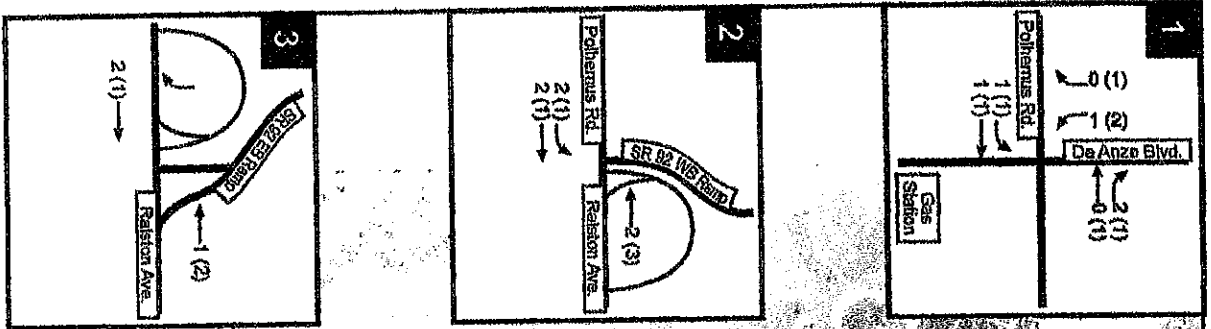
Off-haul of Excess Dirt

During and after grading operations excess dirt will be loaded into end-dump *and/or 10-wheel dump trucks when access is limited* and transported to the Ox Mountain landfill in Half Moon Bay, CA.

Loading and off-haul will be limited to between the hours of 7:00 AM and 4:00 PM on weekdays and 8:00 AM and 3:00 PM on Saturdays. No Sunday work will be performed.

Loads will be moistened with water during the loading process for dust control measures and covered during transport as required.

Truck route will be as per the attached map to and from the construction site(s) with Ticonderoga, (S.) Polhemus, and Highway 92 being the preferential route. DeAnza Blvd. (N.) Polhemus, and Ralston Ave. will NOT be used.



LEGEND:

- = Study Intersections
- = 15% = Distribution for Lots 1-4
- = 15% = Distribution for Lots 5-11
- = Lots 1-4
- = Lots 5-11
- = AM (PM)

NOT TO SCALE

N

N. POLKENSIS
NOT USED.

DE ANZA BLVD.
NOT USED.

Hwy 92 TO
Ox Mountain

Ralston
NOT USED

Hwy 92
TO RECOLOGY

NEXGEN

BUILDERS, INC.

**Highland Estates
San Mateo Highlands
San Mateo, CA
Lots 5 -8, 9, 10, and 11.**

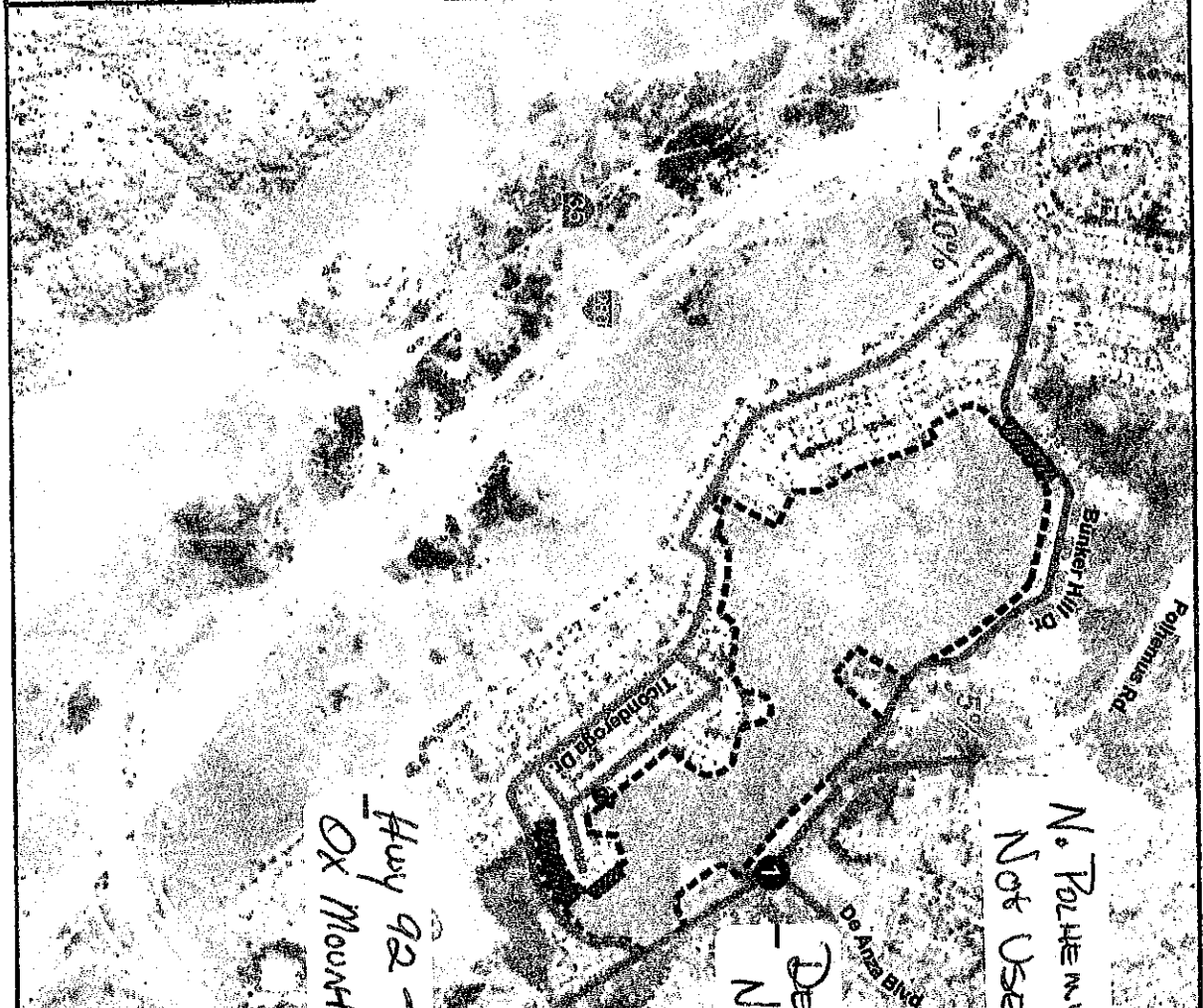
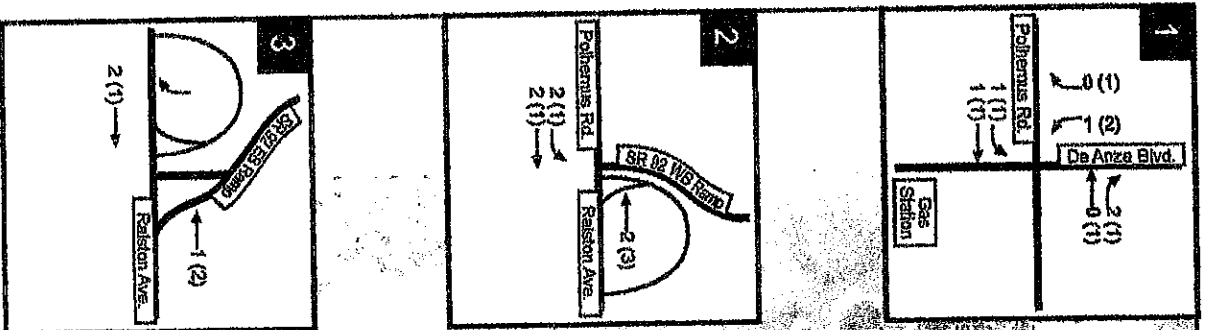
Construction Waste Management Plan

All construction waste material will be loaded into metal debris boxes provided by Peninsula Debris Box Services in San Mateo, CA.

Debris boxes will be picked up periodically from the site and transported to the Recology transfer station in Redwood Shores where employees will sort materials into specific groups prior to recycling. Loads will be covered during transport as required.

The average amount of recycled materials after sorting is 75%.

Truck route will be as per the attached map to and from the construction site(s) with Ticonderoga, (S.) Polhemus, and Highway 92 being the preferential route. DeAnza Blvd. (N.) Polhemus, and Ralston Ave. will NOT be used.



LEGEND:

- ① = Study Intersections
- ▬ = 15% = Distribution for Lots 1-4
- ▬ = 15% = Distribution for Lots 5-11
- ▬ = Lots 1-4
- ▬ = Lots 5-11
- XX (NY) = AM (PM)

NOT TO SCALE

N

Hwy 92 TO
Ox Mountain

DE ANZA BLVD.
NOT USED

N. POLHEMUS
NOT USED.

Ralston
Not Used

Hwy 92
TO Ralston



**PROPOSAL FOR
IMPLEMENTATION OF
HIGHLAND ESTATES EIR
MITIGATION MONITORING AND
REPORTING PROGRAM (MMRP) AND
COMPLIANCE MONITORING WITH
PROJECT CONDITIONS OF APPROVAL**



SUBMITTED TO

Camille Leung
Senior Planner
455 County Center, Second Floor
Redwood City, CA 94063

November 17, 2017

SUBMITTED BY

SWCA Environmental Consultants
60 Stone Pine Road, Suite 100
Half Moon Bay, CA 94019
Phone: 650.440.4160

2166



SWCA[®]

ENVIRONMENTAL CONSULTANTS

2/35

Sound Science. Creative Solutions.[®]

Half Moon Bay Office
60 Stone Pine Road, Suite 100
Half Moon Bay, California 94019
Tel 650.440.4160 Fax 650.440.4165

RECEIVED

NOV 17 2017

San Mateo County
Planning Division

November 17, 2017

Camille Leung, Senior Planner

County of San Mateo, Building and Planning Department

455 County Center, Second Floor

Redwood City, CA 94063

Re: Highland Estates Environmental Compliance Support Services

Dear Ms. Leung:

SWCA Environmental Consultants (SWCA) is pleased to submit our proposal to the County of San Mateo Building and Planning Department (County) to oversee and ensure compliance with the Mitigation, Monitoring, and Reporting Program (MMRP) for the Highland Estates Subdivision in San Mateo County, California. We have assembled a project team with the technical expertise to perform all services within the requested scope of work. Our team has worked closely together on successful environmental compliance programs, and has specific experience within the project area, having managed the compliance programs during construction of the San Francisco Public Utilities Commission Water System Improvement Program projects and nearby projects for Pacific Gas and Electric Company. SWCA maintains a fully staffed office in Half Moon Bay, 10 minutes from the project, and we will quickly respond to project needs.

SWCA Senior Biologist and Project Manager Kristen Outten will serve as the primary point of contact for the County and as project manager for this effort. Ms. Outten will coordinate directly with the County, as well as construction, engineering, and contractor staff, as required to track project progress and compliance, and to ensure the project is running smoothly and efficiently. Our field support team consists of several qualified local biologists with specific work experience in and around the Crystal Springs area who are familiar with conducting special-status species surveys for California red-legged frog, San Francisco dusky-footed woodrat, nesting birds, and bats, among others; implementing biological mitigation measures to ensure the

Page 2

protection of these species; and inspecting work sites to ensure compliance with other air quality, stormwater, noise, and traffic requirements outlined in the MMRP and project Conditions of Approval.

Our team has a wealth of experience in the project area, and, with our local office in Half Moon Bay, has the ability to mobilize quickly and be flexible to construction schedules. We greatly appreciate this opportunity to submit our proposal to the County. We are eager to demonstrate our approach and capabilities to you on this project and look forward to the next steps in the Request for Proposals process. SWCA has reviewed and agrees to the terms within the contract for services that would result from this proposal. Should you have any questions or require clarification, please feel free to contact me at (831) 331-5264 or via email at koutten@swca.com.

Sincerely,



Kristen Outten

Senior Biologist/Project Manager



Megan Peterson

Director, Half Moon Bay



CONTENTS

1. INTRODUCTION TO SWCA	1
Project Understanding	1
2. FIRM QUALIFICATIONS	2
Natural Resources	2
Environmental Compliance Monitoring	3
3. INSURANCE COVERAGE	5
4. ASSIGNED STAFF	5
Kristen Outten, Senior Biologist/Project Manager	5
Chennie Castañon, Biologist.....	6
Jessica Henderson-McBean, Biologist	7
Eric Peterson, Compliance Monitor.....	7
Dana Page, Compliance Monitor.....	7
Representative Projects and Client References.....	8
City of Half Moon Bay, Drainage Ditch Maintenance Biological Services; Half Moon Bay, California	8
Environmental Project Support; Pajaro Valley Water Management Agency; Multiple Counties, California	9
Pacific Gas and Electric Company Vegetation Management Environmental Support; Multiple Counties, California	10
5. APPROACH TO THE SCOPE OF WORK.....	11
Compliance Management and Oversight.....	11
Compliance Monitoring.....	12
Compliance with MMRP and Conditions of Approval	12
Compliance Matrix	12
County Erosion Control and Tree Protection Requirements.....	17

Compliance Reporting 17
 Monthly Progress Reports..... 17
 Reporting and Non-Compliance and Resolution Reports..... 18
 Public Inquiries and Complaint Tracking..... 18
 Final MMRP Compliance Report 18
Optional Tasks 19
 Nesting Bird Monitoring 19
 SWPPP Rain Event Inspections and Sampling 19
Strategies for Efficiency and Cost Savings 19

6. ESTIMATED COST..... 21
 General Assumptions 21

APPENDIX A: SWCA’S CERTIFICATE OF LIABILITY INSURANCE 22
APPENDIX B: RESUMES..... 23
APPENDIX C: PROPOSED SCHEDULE..... 24

1. INTRODUCTION TO SWCA

SWCA Environmental Consultants (SWCA) is a 100% employee-owned firm that provides a full spectrum of environmental services focused on environmental planning, permitting, and compliance services; natural and cultural resource management; and water resources.

SWCA has more than 800 staff members in 30 offices throughout the United States (U.S.). Our four California offices in Half Moon Bay, San Francisco, San Luis Obispo, and Pasadena have provided a wide range of planning, permitting, and compliance services for clients throughout the state. We have provided or are currently providing environmental consulting services for cities, counties, and other lead agencies in the Bay Area and Central Coast, including:

- County of San Mateo Planning and Public Works Department
- County of San Cruz Public Works Department
- City and County of Monterey Planning Department and Public Works Department
- County of Fresno Public Works Department
- California Department of Transportation (Caltrans) Districts 5 and 6 (sub-consultant to a Prime)
- City of Half Moon Bay Planning Department
- City and County of San Francisco Planning Department
- County of Kern Public Works Department
- City of San Luis Obispo Public Works Department and Community Development Department
- Pajaro Valley Water Management Agency (PVWMA)

Information pertaining to our specific capabilities is discussed below in the *Firm Qualifications* section.

PROJECT UNDERSTANDING

The proposed Highland Estates Subdivision Project (project) consists of the development of 11 houses on a 97-acre parcel in unincorporated San Mateo County. The project is located on the east side of Interstate (I)-280 near the

Bunker Hill Road exit and in close proximity to the Crystal Springs watershed, which lies on the west side of I-280. Four of the 11 houses have already been built and the County of San Mateo Building and Planning Department (County) is requesting proposals to oversee and ensure compliance with the project's Mitigation, Monitoring, and Reporting Program (MMRP) and Conditions of Approval for the remaining seven building lots. The remaining seven lots will be constructed in two phases, each assumed to be 1 year in duration with the two phases overlapping by 6 months. Although the Request for Proposals (RFP) indicates that construction of Phase I (Lots 9, 10, and 11) would start in late 2017, we are assuming that the County will grant an exception to the winter grading moratorium and that construction of Phase I will start in February 2018. Assuming the phases overlap by 6 months, construction of Phase II (Lots 5–8) would then begin in August 2018. A detailed timeline for each construction phase tied to the implementation of required mitigation measures in the MMRP is presented in the *Approach to the Scope of Work* section.

2. FIRM QUALIFICATIONS

NATURAL RESOURCES

SWCA's California team of biologists includes scientists, planners, restoration ecologists, and arborists who are respected by their peers and natural resource agency personnel alike. Our natural resource specialists are well known for exceptional data collection, analysis, and deliverable production, which assures our clients receive high-quality environmental documentation. Our biologists have extensive project experience conducting siting, alternatives, and constraints analyses; recording and documenting pre-project existing biological conditions; and developing and implementing specialized studies, mitigation and monitoring plans, and environmental compliance programs for a wide range of project types.

SWCA biologists are experts in the diverse ecological systems and processes of the California region, as well as its sensitive natural resources, including jurisdictional and sensitive habitats, rare plants and wildlife species, wetland and water resources, and urban forests and native woodlands. Additionally, our biologists are experts in the laws, regulations, and ordinances that protect these natural resources, as well as the associated agency consultation, permitting, and compliance processes.

More locally, SWCA has performed similar biological services for numerous construction mitigation projects on the San Francisco Peninsula and in northern California. Our biologists are adept at identifying federal and state special-status species known to occur within the county, including but not limited to California red-legged frog, San Francisco garter snake, San Francisco dusky-footed woodrat, nesting birds and raptors, bats, and rare plants. Our team has an applied understanding of what it takes to develop projects while ensuring compliance with California Environmental Quality Act (CEQA) mitigation measures. Most recently, we have conducted several biological assessments and prepared biological reports for single-family residential and land development projects within San Mateo County, including unincorporated areas such as El Granada and the cities of Half Moon Bay and Pacifica.

In addition, for more than 2 years, SWCA team members worked together on-site on a daily basis to implement and manage the construction environmental compliance programs for eight capital projects associated with the San Francisco Public Utilities Commission's (SFPUC's) Water System Improvement Program (WSIP) within or adjacent to the Crystal Springs watershed. Our team members were involved during all project phases—preconstruction, construction, and post-construction—and tracked compliance on each project according to the established MMRPs and numerous permit conditions. Our team has also worked together on many nearby construction projects for Pacific Gas and Electric Company (PG&E), conducting special-status species surveys and construction monitoring for vegetation management activities, natural gas pipeline maintenance, and hydrotesting activities on PG&E's Line 109, which runs alongside the proposed project.

Representative projects and their associated references are provided in the *Representative Projects and Client References* section.

ENVIRONMENTAL COMPLIANCE MONITORING

Operating in hand with our natural resource services, SWCA also provides comprehensive compliance monitoring and inspection services to help regulatory agencies ensure that construction personnel meet environmental permitting requirements. With an integrated and cross-trained team of compliance inspectors, biologists, cultural resource specialists, paleontologists, and stormwater specialists, we excel at quickly mobilizing and managing multi-disciplinary field crews for construction monitoring.

SWCA's team of environmental compliance experts is familiar with all aspects of the construction process. Our team is well versed in multiple disciplines and has provided inspection services to document compliance with air quality and fugitive dust requirements, erosion and sediment control and stormwater Best Management Practices (BMPs), hazardous materials and soil management requirements, noise abatement and control measures, traffic control measures, and visual and lighting requirements, among others. With our construction knowledge, we bring innovative ideas to the table, can assist with issue resolution and address environmental concerns swiftly and efficiently, and provide Quality Assurance/Quality Control and project-specific compliance training to assist in establishing and maintaining regulatory compliance.

Environmental regulations are complicated. Construction companies without extensive environmental regulatory experience often run the risk of violating important mandates. As a result, they may experience delays and unanticipated costs as they try to mitigate or eliminate the environmental impacts associated with the construction of their projects. Our experienced environmental compliance staff consistently provide regulatory guidance to keep clients' projects within permit limits. An example of this is the support we provided to the City of Half Moon Bay in the development of the Mitigated Negative Declaration (MND) and MMRP for the Drainages Maintenance Project and Routine Maintenance Agreement. As part of this process, SWCA provided recommendations for mitigation measures designed to avoid, minimize, and mitigate impacts to special-status species and Coastal Resource Areas; assessed consistency with the City of Half Moon Bay Zoning Code and Land Use Plans; and provided guidance permitting pathways and associated timelines. By systematically evaluating the habitat suitability for special-status species and conducting jurisdictional assessments within 22 drainages in the city limits, SWCA assigned sensitivity zones to the drainages, which would ultimately allow the City of Half Moon Bay to carry out certain routine maintenance activities in less sensitive drainages while seeking further permit authorizations in others that were more biologically diverse.

Our monitoring staff is well versed in documenting and photographing compliance while in the field, writing objective reports, and utilizing compliance tracking tools to summarize weekly or monthly reporting into a Compliance Matrix, which provides documentation of compliance with MMRPs and other project conditions or specifications. The compliance reporting within the matrix allows project team members to easily identify and track compliance issues in one location, alert project construction and environmental teams of potential issues before they become problematic, and take swift action to correct any issues.

While we strive to avoid compliance issues and resolve issues at the lowest level (in the field), we have also effectively dealt with environmental non-compliance issues on past projects. We always consider three things in determining if an action constitutes a non-compliance:

- 1) history of the action (i.e., is the action a repeat of previously documented problems);
- 2) intent of the action (i.e., was the action intentional or accidental); and
- 3) extent of environmental resource damage (i.e., did the action result in, or have the potential to result in, resource damage).

In the event of a non-compliance, we would evaluate these three considerations with the County and project team, and then work with the contractors and the County to recommend corrective actions and to ensure that these actions are not repeated. We would also ensure that all parties involved understand the consequences of their actions. At the end of the process, we typically prepare a report describing the issue and the resolution for MMRP compliance verification purposes. SWCA has also prepared weekly, monthly, annual, and end of project reports summarizing the project's compliance with the MMRP, any issues that arose during the course of construction, and the resolutions used to close out compliance issues.

3. INSURANCE COVERAGE

SWCA affirms that we meet and/or exceed the insurance coverage requirements stated in the RFP. A Certificate of Liability Insurance (COI) from SWCA's insurance carrier is included in Appendix A. If awarded the contract, SWCA is able to prepare a COI specific to the County of San Mateo and the proposed project.

4. ASSIGNED STAFF

SWCA has assembled a core compliance team that will provide the full suite of services requested by the County in the RFP. Detailed resumes for our team members are provided in Appendix B.

KRISTEN OUTTEN, SENIOR BIOLOGIST/PROJECT MANAGER

Ms. Outten will serve as the project manager and primary point of contact for the County, coordinating and deploying staff for the project and managing compliance in the field. Ms. Outten is a senior biologist and botanist in SWCA's Half

Moon Bay office with experience conducting environmental constraints reviews, designing and implementing habitat restoration plans, and preparing plant salvage and plant protection plans. Ms. Outten has experience implementing several MMRPs, including those for the PVWMA Recycled Water Facility Treatment, Storage, and Distribution Improvements Project; the City of Monterey Sanitary Sewer Collection System Rehabilitation Project; the PG&E Cressey-Gallo 115-kilovolt Power Line Project; and the DuPont Oakley Outfall Removal and Final Closure Project. Ms. Outten is a Qualified Stormwater Pollution Prevention Plan (SWPPP) Practitioner (QSP; #24981) and actively holds a California Department of Fish and Wildlife Scientific Collecting Permit (#12947). She has conducted assessments and implemented habitat protection measures for jurisdictional waters and special-status species, including California red-legged frog, California tiger salamander, and salmonid species, among others. Ms. Outten's other areas of expertise include special-status flora and fauna surveys, nesting bird surveys, botanical surveys, wetland delineations, environmental compliance management, construction monitoring, and erosion and sediment control practices. She has also prepared and contributed to a variety of environmental documents including CEQA Initial Studies/MNDs, Proponent's Environmental Assessments, biological assessments for compliance with the federal Endangered Species Act, essential fish habitat assessments, California State Park marbled murrelet habitat management plans, and numerous biological technical reports.

CHENNIE CASTAÑÓN, BIOLOGIST

Ms. Castañón is a biologist with biological resource experience throughout California, including specialized experience within the San Francisco Bay Area. She has performed resource surveys and biological monitoring for all types of construction projects across a wide range of habitats, including native and non-native grasslands, coastal chaparral, oak woodlands, riparian corridors, and unique habitats, such as serpentine grasslands and the diverse Peninsula watershed, where she worked for 2 years as a biologist and Environmental Inspector (EI) for the SFPUC on the WSIP. Ms. Castañón is also skilled in performing habitat assessments and constraints reviews; developing compliance tracking tools, such as MMRP compliance matrices; preparing weekly, monthly, and annual compliance reports, biological technical reports, and permit applications; and conducting field coordination and monitor scheduling, special-status species surveys, and preconstruction surveys. During her work on the WSIP program, she spent several months dismantling and relocating woodrat middens prior to construction crews clearing and grading project sites. Ms. Castañón is a QSP (#25633) and she has conducted stormwater monitoring and water quality

sampling in accordance with projects' National Pollutant Discharge Elimination System (NPDES) general construction stormwater permits.

JESSICA HENDERSON-MCBEAN, BIOLOGIST

Ms. Henderson-McBean is a biologist with experience in the San Francisco Bay Area conducting preconstruction nesting bird surveys and identification; radio telemetry tracking; SonoBat field equipment deployment; wildlife camera deployment; and preconstruction surveys for San Joaquin kit fox, American badger, California red-legged frog, and California tiger salamander, as well as other rare reptiles, amphibians, and mammals. Ms. Henderson-McBean also has experience in construction monitoring, small mammal trapping, seine net fish surveying, dip net amphibian surveys, sediment sampling, vegetation transect sampling, rare plant surveys, and data collection.

ERIC PETERSON, COMPLIANCE MONITOR

Mr. Peterson is an EI and biological monitor with extensive experience managing compliance within the Peninsula Watershed. For over 2 years, he was on-site serving as the environmental compliance manager for the WSIP projects just west of the Highland Estates Subdivision and I-280. In this role, Mr. Peterson worked closely with inspection and monitoring staff, project engineers, and contractors to ensure implementation of the project's mitigation measures and permit conditions during preconstruction, construction, and restoration activities. He assisted with the development of the project's environmental training program and tracked compliance with the project's MMRP and permit conditions. In addition to his work on WSIP, Mr. Peterson has experience ensuring compliance and conducting special-status species surveys and preconstruction surveys for California red-legged frog, western pond turtle, San Francisco garter snake, nesting birds, and San Francisco dusky-footed woodrat, among others. With an erosion and sediment control background, he has also conducted SWPPP inspections and monitoring in compliance with projects' NPDES general construction stormwater permits.

DANA PAGE, COMPLIANCE MONITOR

Dana Page is a wildlife biologist with almost a decade of professional and academic experience, including 5 years of experience as a field biologist on construction and infrastructure projects throughout northern California and within San Mateo County. Ms. Page specializes in upland and coastal avian habitat restoration, including restoration of burrowing owl nesting, wintering and foraging habitat in the City of Mountain View for over 2 years. She has also

participated in numerous native grassland restoration projects with the Santa Clara Valley Water District and the UC Natural Reserve System. Ms. Page has experience on the San Francisco Peninsula conducting nesting bird surveys, small mammal trapping, wildlife camera deployment, dip net amphibian surveys, and implementing invasive species control plans. She also has also provided compliance monitoring and preconstruction surveys for special-status species such as California red-legged frog, including recent work on the Ritz-Carlton Emergency Bluff Protection Project in Half Moon Bay.

REPRESENTATIVE PROJECTS AND CLIENT REFERENCES

CITY OF HALF MOON BAY, DRAINAGE DITCH MAINTENANCE BIOLOGICAL SERVICES; HALF MOON BAY, CALIFORNIA



PROJECT NAME AND LOCATION

Drainage Ditch Maintenance Biological Services;
San Mateo County, California

DATES OF WORK PERFORMED

May 2013 to April 2014

CLIENT REFERENCE

City of Half Moon Bay Planning Department
Carol Hamilton, Senior Planner
650.712.5836 | chamilton@hmbcity.com

RELEVANCE

Provided environmental documentation support, developed the MMRP, and provided environmental compliance support to ensure compliance with CEQA.

SWCA assisted the City of Half Moon Bay in reviewing and finalizing the Initial Study/MND, MMRP, and Draft Routine Maintenance Agreement – Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW) for the City of Half Moon Bay Drainage Ditch Maintenance Program. SWCA also prepared a Biological Resource Evaluation to support compliance with CEQA, the City of Half Moon Bay’s Local Coastal Program Land Use Plan, the California Coastal Act of 1976, and ultimately for the issuance of a Local Coastal Development Permit for the completion of routine maintenance activities within 22 drainages located within the City of Half Moon Bay’s jurisdiction. In preparing the report, SWCA completed a background review of applicable databases and existing literature resources to gain familiarity with the drainage locations and to identify potentially sensitive biological features, including Coastal Resource Areas (as defined by the City Code), and target flora and fauna species with the

potential to occur in the study areas. SWCA biologists performed a site visit at each drainage and adjacent study area, surveyed vegetation communities and habitats, mapped and identified Coastal Resource Areas, delineated coastal wetlands and waters in accordance with the City Code and California Coastal Commission requirements, developed a list of all plant and wildlife species observed within the study areas, assessed each study area for its potential to support special-status plant and wildlife species, and assessed the effects proposed activities would have on sensitive resources.

The Biological Resource Evaluation summarized existing conditions and discussed potential impacts to biological features and/or Coastal Resource Areas. SWCA also provided recommendations for measures designed to avoid, minimize, and mitigate impacts; assessed consistency with the City of Half Moon Bay Zoning Code and Land Use Plans; and recommended additional focused surveys and studies as need for permits and project approvals.

ENVIRONMENTAL PROJECT SUPPORT; PAJARO VALLEY WATER MANAGEMENT AGENCY; MULTIPLE COUNTIES, CALIFORNIA



PROJECT NAME AND LOCATION

Environmental Project Support;
Santa Cruz and Monterey Counties, California

DATES OF WORK PERFORMED

December 2014 to Present

CLIENT REFERENCE

Pajaro Valley Water Management Agency
Brian Lockwood, Interim General Manager
831.722.9292 | lockwood@pvwater.org

RELEVANCE

Provided environmental documentation in support of CEQA and provided construction-phase environmental compliance support to ensure compliance with the Mitigation, Monitoring, and Reporting Program.

SWCA provided document sufficiency assessments, environmental document preparation, environmental permitting, and technical studies support for three separate water management projects located near Watsonville and Moss Landing. These projects entailed construction of additional water storage tanks and a disk filtration system within the PVWMA's existing recycled water treatment facility, as well as the addition of two new coastal distribution pipelines to better serve Santa Cruz County and Monterey County agricultural customers. SWCA prepared a CEQA Plus environmental document addendum, two CEQA addendums, and Section 106 and CEQA archaeological surveys and

reports; conducted consultation assistance with the State Historic Preservation Officer, Extended Phase I archaeological presence/absence testing, a wetland delineation, biological technical reporting; and provided preparation assistance for funding applications.

SWCA worked closely with the PVWMA to ensure the environmental package submitted with the State Revolving Fund application, and associated CEQA compliance documentation, met all State Water Resources Control Board (SWRCB) requirements for consideration of funding. This process also required quick response to SWRCB questions prior to and during consultation with federal and state agencies to keep the funding process expediently moving forward. SWCA also managed environmental compliance monitoring, preconstruction surveys, field staff training, and archaeological and Native American monitoring.

PACIFIC GAS AND ELECTRIC COMPANY VEGETATION MANAGEMENT ENVIRONMENTAL SUPPORT; MULTIPLE COUNTIES, CALIFORNIA



PROJECT NAME AND LOCATION

Vegetation Management Environmental Support;
Multiple Counties, California

DATES OF WORK PERFORMED

2013 to 2015

CLIENT REFERENCE

Pacific Gas and Electric Company
Vick Germany, Senior Land Planner
916.328.5176 | V1G6@pge.com

RELEVANCE

Provided environmental documentation and construction-phase environmental compliance support to ensure compliance with CEQA and other regulations.

SWCA was retained by PG&E to provide environmental support for PG&E's Vegetation Management program throughout the PG&E Central Coast region, including several projects on the San Francisco Peninsula. In support of the Vegetation Management program, SWCA has prepared CEQA documents, prepared environmental permits (e.g., CDFW Section 1602), and provided agency consultation (e.g., U.S. Fish and Wildlife Service, CDFW) regarding potential impacts to special-status species, wetlands, and sensitive habitat. SWCA has also provided project environmental review for over 50 Vegetation Management projects, each including desktop review, field habitat assessments, and preparation of a constraints report detailing potential impacts to special-status species, an

assessment of potential resource permits required, and suggested avoidance and minimization measures. SWCA provided environmental review for five projects in the Crystal Springs watershed, including impact assessments for special-status wildlife (e.g., California red-legged frog, San Francisco dusky-footed woodrat) and special-status plants (e.g., Marin western flax, fountain thistle, San Mateo thorn-mint). SWCA also conducted preconstruction special-status species surveys, nesting bird surveys, rare plant surveys, and biological monitoring during vegetation management activities. SWCA provided biological monitoring for several projects within San Francisco dusky-footed woodrat habitat that included midden avoidance and the dismantling of middens that could not be avoided.

5. APPROACH TO THE SCOPE OF WORK

The following is SWCA's approach to completing the MMRP requirements and meeting the Conditions of Approval necessary to successfully manage environmental compliance during construction. Our proposed schedule for conducting the scope of work described below is provided in Gantt chart format Appendix C.

COMPLIANCE MANAGEMENT AND OVERSIGHT

SWCA Project Manager Ms. Outten will work closely with County personnel, the project applicant, contractors, subcontractors, and SWCA's environmental monitors to ensure the project remains in compliance with the MMRP and project Conditions of Approval throughout the duration of construction. Upon notice to proceed, Ms. Outten will arrange a meeting with the project team and will work with the County to develop an attendee list and agenda for this initial project meeting. The meeting will allow us to review current project design and the project schedule; discuss the MMRP, project Conditions of Approval, and other relevant permits and plans; and set up field visits.

During the preconstruction and construction phases of the project, Ms. Outten will coordinate closely with the County, the project applicant, and construction contractor, and will disseminate to project team members pertinent details from team communications and site visits so that all team members are aware of compliance status and progress. This coordination will ensure the project remains compliant and on schedule, compliance concerns that require attention are promptly communicated, and efficient and practical solutions can be developed for avoiding and/or mitigating impacts to environmental resources. Ms. Outten will also provide the County with monthly status updates identifying how well project mitigation measures are being implemented in the field and any modifications to mitigation measures or project areas that may be required.

COMPLIANCE MONITORING

COMPLIANCE WITH MMRP AND CONDITIONS OF APPROVAL

We have thoroughly evaluated the mitigation measures and Conditions of Approval contained within the RFP attachments. Table 1 below presents a brief description of the required mitigation measures, how each measure will be implemented by the SWCA team, and our assumptions associated with each measure.

We understand that in this compliance monitoring capacity, we are responsible for acting on behalf of the County, communicating daily observations through detailed and accurate reports, and working collaboratively with construction personnel on a regular basis to resolve compliance issues at the lowest level—in the field—and work to solve problems before issues escalate.

COMPLIANCE MATRIX

Prior to the start of construction and the initiation of preconstruction surveys, SWCA will develop a Compliance Matrix, inclusive of Phase I and Phase II activities, which will serve as a global environmental checklist for the project. The matrix will be used as our key tool to track compliance with mitigation measures, conditions of approval, and submittals for the project. The matrix will be developed using templates developed and tested as compliance tools on past, similar-scale compliance projects. The matrix, in Microsoft Excel format, will be arranged so that each document (e.g., MMRP, SWPPP) has its own tab, and within each tab will be a spreadsheet that contains document measures and specific implementation timing to ensure that measures are planned for and addressed within the right timeframe. For example, mitigation measures that require a nesting bird survey within 2 weeks prior to construction or preconstruction surveys for California red-legged frog would be listed within the matrix as individual line items showing the appropriate survey windows, based on the construction scope and lead time required for the survey. Once the surveys are completed, the tasks would be recorded in the matrix as completed, including information as to who completed the task, in what area the task was performed, and on what date the task was completed.

SWCA will also use the Compliance Matrix to identify and track compliance trends. The compliance reporting within the matrix will allow project team members to identify compliance issues, alert project construction and environmental teams of potential issues before they become problematic, and take necessary actions to quickly correct any issues.

The Compliance Matrix is also a streamlined tool to develop the monthly progress report submittals to the County and over time will provide the overall compliance record for the project.

Table 1: Approach to Mitigation Measures

MITIGATION MEASURE	APPROACH
<p>BIO 2a: Woodrat Surveys and Midden Dismantling</p>	<p>Prior to construction of Phase I and during the woodrat non-breeding season, two SWCA woodrat biologists will mark and dismantle all woodrat middens within the Phase I and Phase II disturbance footprints.</p> <p>During weekly project spot checks for the entirety of the Phase I/Phase II construction period, the biologist will walk the disturbance footprints to ensure that no new woodrat middens are constructed. If new middens are observed, the biologist will dismantle the nest start.</p> <p><i>Assumptions:</i></p> <ul style="list-style-type: none"> • <i>A total of 6 days will be required for two biologists to conduct the initial woodrat midden survey and midden dismantling.</i> • <i>Since dismantling of woodrat middens is only permissible outside the breeding season (i.e., not within the February-July breeding period window), all woodrat surveys and midden dismantling will be done as part of Phase I in the month of January, 2018.</i> • <i>Because dismantling of dusky footed woodrat middens will occur outside of the breeding season, we assume no young will be discovered during dismantling of middens.</i> • <i>Weekly checks will be conducted to detect the presence of any new middens concurrently during weekly site visits.</i> • <i>To ensure that no new woodrat middens have become established, a preconstruction survey for woodrat middens will be performed prior to Phase II.</i>

MITIGATION MEASURE	APPROACH
BIO 2b: Nesting Bird Surveys	<p>An SWCA avian biologist will conduct an initial nesting bird survey within 2 weeks prior to the start dates for Phase I and Phase II project construction. The nest survey area will include the disturbance areas and a 500-foot buffer surrounding the disturbance areas.</p> <p>During the Phase I and Phase II weekly site visits that occur from February 1 to August 31, an SWCA biologist will survey the disturbance area and surrounding area for nesting birds that may have been established following construction.</p> <p><i>Assumptions:</i></p> <ul style="list-style-type: none"> • <i>Weekly surveys during the nesting season will be conducted concurrently with weekly site visits.</i> • <i>No nests will be observed during surveys. If active nests are observed that require additional support for nest buffer establishment, agency coordination, or nest monitoring, such services can be provided at a rate of \$450.00 per half-day visit (up to 4 hours) and \$900 per full-day visit (up to 8 hours).</i> • <i>Construction delays necessitating additional nesting bird surveys will not exceed two weeks.</i>
BIO 2c: Bat Maternity Roost Surveys	<p>Two SWCA bat biologists will conduct dusk bat roost surveys on 2 consecutive nights immediately prior to Phase II planned tree removal activities. During each survey, the biologists will survey planned removal trees from 1 hour prior to sunset until dark and conduct exit counts of any bats leaving the trees.</p> <p><i>Assumptions:</i></p> <ul style="list-style-type: none"> • <i>A total of two dusk bat surveys will be required.</i> • <i>Prior to the survey, trees planned for removal will be marked by the removal contractor.</i> • <i>No roosting special-status bats will be observed during the surveys.</i> • <i>Roost surveys will not be required for Phase I, as tree removal activities for that phase will be conducted outside of the bat maternal roosting season.</i> • <i>The bat survey task for Phase II of construction will be completed in April 1-August 31 time frame.</i>

MITIGATION MEASURE	APPROACH
<p>BIO-2d: California Red-Legged Frog Survey</p>	<p>Immediately prior to initial ground disturbance activities at Lot 11, an SWCA biologist will conduct a preconstruction survey for California red-legged frog within the Lot 11 disturbance area and vicinity.</p> <p><i>Assumptions:</i></p> <ul style="list-style-type: none"> • <i>No California red-legged frogs will be observed during the survey.</i> • <i>The survey will be conducted during one of the Phase I weekly site visits.</i>
<p><i>Tree Planting:</i></p> <ul style="list-style-type: none"> • AES-1b: Tree Planting Requirements • BIO-3: Tree Replacement Plan 	<p>SWCA biologists will review the project Tree Plan and ensure that tree replacement done by the contractor is compliant with the plan and the Environmental Impact Report (EIR) Mitigation Measures, which include planting the correct native species, the correct number of trees, and in the correct location to provide adequate mitigation for visual screening as well as native trees removed.</p> <p>SWCA will also review the Tree Plan to ensure that the success criteria, performance standards, and mitigation monitoring are adequate to satisfy tree mitigation requirements.</p> <p><i>Assumptions:</i></p> <ul style="list-style-type: none"> • <i>Post-tree planting, or post-construction success-criteria monitoring are not included in the scope of work and cost estimate.</i>
<p>BIO-5a: Environmentally Sensitive Area Delineation</p>	<p>During the California red-legged frog survey visit at Lot 11, an SWCA biologist will also delineate the edge of the willow scrub habitat so that construction personnel can erect the temporary fencing that indicates the area is restricted for all construction personnel and activities. The biologist will also install signage identifying the location as an Environmentally Sensitive Area.</p> <p><i>Assumptions:</i></p> <ul style="list-style-type: none"> • <i>Following the delineation of Environmentally Sensitive Areas, the construction contractor will be responsible for the installation of any exclusion/construction fencing.</i>
<p>BIO-6: Purple Needlegrass Mapping</p>	<p>Prior to the start of construction at Lot 8, an SWCA botanist will use a sub-meter Global Positioning System unit to map all areas that have a 20% or greater cover of native grasses and are greater than 10 feet in diameter. The results of the mapping will be converted into a spatial ArcGIS file and a map will be produced showing the extent and acreage of the mapped needlegrass areas.</p>

MITIGATION MEASURE	APPROACH
<p><i>Monitoring / Inspection:</i></p> <ul style="list-style-type: none"> • AES-1b: Tree Planting Requirements • AES-2: On-Site Equipment Storage Minimization • BIO-5a: Environmentally Sensitive Area Marking • GEO-3: SWPPP Inspection • AQ-1: Air Quality BMPs • NOI-1: Noise Reduction BMPs • HAZMAT-2: Fuel Break Requirement 	<p>An SWCA EI, cross-trained as a biologist, will conduct weekly site visits of the construction disturbance area (including grading activity areas) during both Phase I and Phase II. During each weekly site visit, the EI will meet with the project superintendent/foreman and discuss project schedule, planned activities, and any compliance concerns. The EI will walk the site and ensure that the project complies with project environmental requirements, such as adequate installation and management of stormwater BMPs, implementation appropriate noise reduction and air quality standards, and compliance with biological requirements.</p> <p>During weekly checks, the EI will also conduct any necessary environmental training for crews, preconstruction biological surveys, and woodrat midden dismantling (outside the breeding season).</p> <p><i>Assumptions:</i></p> <ul style="list-style-type: none"> • <i>A total of 78 weekly site visits (26 visits for Phase I only, 26 visits for Phase I only, and 26 visits when Phases I and II overlap) are included in this scope of work and cost estimate, based off of the proposed construction work schedules for Phase I and Phase II.</i> • <i>If additional site visits are required due to schedule changes, construction delays, inclement weather, or other factors, such services can be provided at a rate of \$450.00 per half-day visit (up to 4 hours) and \$900 per full-day visit (up to 8 hours).</i> • <i>Post-construction SWPPP inspections are not included in the scope of work and cost estimate.</i>

MITIGATION MEASURE	APPROACH
<p><i>Compliance Tracking and Verification:</i></p> <ul style="list-style-type: none"> • AES-1a: Structure Height Requirements • BIO-5b: Erosion Control Plan • BIO-5c: Lighting Plan • GEO-1: Geotechnical Investigation • GEO-2a: Buttress Fill Materials • GEO-2b: Structure Stability Measures • GEO-3: SWPPP Preparation • GEO-4: Seismic Design Compliance • GEO-5/ HAZMAT-3: Soil Testing • TRANS 1: Travel During Non-Peak Hours • TRANS 2: Traffic Sign Installation • UTIL: 1 Sewer System Improvements 	<p>A number of EIR mitigation measures require the applicant/contractor to prepare reports and/or plans for compliance with geotechnical, structure height, lighting, stormwater, traffic, and utilities requirements.</p> <p>Although SWCA will not prepare these reports and plans, nor implement them, our environmental team will review project plans to ensure that they comply with EIR/MMRP requirements and are completed prior to construction. During weekly site visits, our environmental team will also observe compliance with these measures and/or prepared plans.</p>

COUNTY EROSION CONTROL AND TREE PROTECTION REQUIREMENTS

Prior to work beginning on each phase of the project, the applicant is required to install erosion control and tree protection measures according to the Erosion Control and Tree Protection Plans that are issued upon building/grading permit approval. SWCA will inspect the sites to ensure the erosion control and tree protection measures are in place and conform to the requirements of the plans, and document the inspection with a brief report to the County. During the weekly site visits for SWPPP and other BMP compliance, SWCA will inspect and monitor the functionality of the erosion control and tree protection measures, and recommend maintenance as required. We assume only one site inspection would be required prior to each phase of construction; if additional preconstruction inspections are necessary because measures are installed incorrectly, SWCA can provide additional inspections at the half day rate of \$450.00.

COMPLIANCE REPORTING

MONTHLY PROGRESS REPORTS

Using the Compliance Matrix, Ms. Outten will prepare a monthly progress report and submit the report to the County at the end of the first week of every month. The progress report will include a brief summary of project compliance

updates, and a detailed compliance record, in tabular format, that shows what compliance tasks have been initiated, are in progress, and are completed, as well as the contractor's record of compliance to date.

REPORTING AND NON-COMPLIANCE AND RESOLUTION REPORTS

Although SWCA does not anticipate any incidences of non-compliance on the project, SWCA will notify the County Planner and Community Development Director of any potential violations of non-compliance events within 24 hours of the issue identification and provide recommended corrective actions. These compliance issues will be tracked in the Compliance Matrix and, once the issue is resolved, SWCA will document the resolution in a non-compliance resolution report (in memorandum format) within 3 days of the issue resolution.

PUBLIC INQUIRIES AND COMPLAINT TRACKING

SWCA will assist the County by documenting and tracking public questions and complaints during the construction process. SWCA Project Manager Ms. Outten will be the point of contact and will communicate with the applicant and contractors each week to determine if any public inquiries or complaints were logged, discuss with the team how to address such questions/complaints, and provide the County with a written status report describing the nature of the complaint, date received, date of reply, date resolved, and a description of the resolution. We will create a tracking tool in Microsoft Excel that will be the repository for all public inquiry and complaints logged on the project. This Public Information Log, along with our Compliance Matrix, will be submitted to the County on a monthly basis, or in a mutually agreed upon timeframe.

FINAL MMRP COMPLIANCE REPORT

At the end of the project, the detailed compliance record will be helpful during the lessons learned process to show which measures were successfully implemented with no issues, and which measures could use further refinement in future County planning documents to better protect resources, facilitate construction, and help avoid repetition of certain compliance issues. By tracking compliance with the Compliance Matrix on a monthly basis throughout the construction process, we will have all the information we would need for the final compliance report in one tabular format, which we can easily transition into a final MMRP compliance report. We assume one draft and one final MMRP compliance report will be submitted to the County for review and approval.

OPTIONAL TASKS

NESTING BIRD MONITORING

In the event that nesting birds are observed during nesting bird surveys, our team will consult with the County on possible avoidance buffer distances and other measures in order to comply with the Migratory Bird Treaty Act and California Fish and Game Code. In addition, upon request, and in coordination with the County, our team will consult with CDFW on the proposed strategy. Once a strategy is agreed upon to minimize impacts to nesting birds, our team will oversee proper implementation of the measures and will provide additional monitoring of the nests as necessary.

If nest monitoring is required, daily observations of nest behavior will be documented by an SWCA avian biologist to ensure that the mitigation measures, as implemented, are effective. SWCA will then create a separate report documenting nesting bird behaviors. Once the young have successfully fledged, SWCA will submit the report to the County.

SWCA can provide optional nesting bird monitoring and CDFW consultation at a rate of \$450.00 per half day (up to 4 hours) and \$900.00 per full day (up to 8 hours) of monitoring and/or consultation required.

SWPPP RAIN EVENT INSPECTIONS AND SAMPLING

According to the RFP, the applicant will be obtaining permit coverage under the SWRCB's NPDES General Construction Stormwater Permit. Depending on the sediment and receiving water risk level assigned to each phase of the project and weather conditions, additional rain event inspections and receiving water sampling could be required of the applicant for SWPPP compliance. SWCA is capable of providing these additional SWPPP inspections to verify SWPPP compliance activities required by the permit. Should the County request this service, SWCA can provide rain event inspections at a half-day rate (up to 4 hours) of \$450.00 and a full-day rate (up to 8 hours) of \$900.00.

STRATEGIES FOR EFFICIENCY AND COST SAVINGS

When working on projects of this nature, SWCA has been able to assist clients by developing a number of strategies to increase efficiency and reduce project expenditures. We will respond quickly and use our local knowledge and experience on similar development projects to work with the County to develop effective cost-saving measures. For example, for this project, we have developed the following cost-savings measures:

- Utilizing monitoring staff out of our local Half Moon Bay office, only 10 minutes from the project site. This allows us to mobilize and demobilize staff rapidly, minimize travel time, and avoid mileage charges.
- Selecting project team members with several years of experience working within and around the Crystal Springs watershed as part of the SFPUC's WSIP. This intimate knowledge of the flora and fauna in this area will enable our team to be proactive, stay ahead of construction, and keep the project in compliance while ensuring protection of species.
- When construction phases overlap (assumed to be 6 months), monitoring/inspecting each construction phase during the same site visit.
- Conducting surveys for San Francisco dusky-footed woodrats prior to construction for all lots, including Phase II lots. Middens cannot be dismantled during the breeding season (when Phase II is estimated to begin construction). Therefore, the strategy would be to dismantle all woodrat middens in the impact areas as part of Phase I so that schedule impacts for Phase II could be avoided/minimized.
- Utilizing cross-trained staff to conduct site inspections. All of our biologists are cross-trained as EIs and QSPs to help identify other compliance issues that could affect species during construction. During the weekly SWPPP site inspection as required per the RFP, the County would also benefit from our field staff's multi-disciplinary capabilities to get a broad picture of overall project compliance.
- Having a construction savvy team with the ability to identify unanticipated or unexpected safety concerns, resource issues, or potential risks that could delay projects or drive up costs. SWCA's staff members are well versed in making educated decisions, judgement calls, and clear and immediate communications to the County and contractor staff as necessary to develop creative solutions and to maintain workflow and progress.

6. ESTIMATED COST

Table 2: Total and Per Phase Estimated Project Cost with Rates

Team Member	Billing Rate (per hour)	Phase I	Phase II	Total All Phases
Megan Peterson	\$190.00	\$1,330.00	\$1,900.00	\$3,230.00
Kristen Outten	\$131.00	\$18,864.00	\$16,768.00	\$35,632.00
Amanda Ehrenkrantz	\$131.00	-	\$1,310.00	\$1,310.00
Jessie Henderson-McBean	\$108.00	-	\$1,080.00	\$1,080.00
Eric Peterson	\$96.00	\$9,984.00	\$6,144.00	\$16,128.00
Dana Page	\$73.00	\$7,300.00	\$4,234.00	\$11,534.00
Totals		\$37,478.00	\$31,436.00	\$68,914.00

GENERAL ASSUMPTIONS

- The duration of construction on Lots 9-11 (Phase I) and Lots 5-8 (Phase II) is one year. The overlap period between construction Phase I and Phase II is assumed to be 6 months.
- Applicant will prepare Preconstruction Plans; SWCA will provide review and verification of completion for Preconstruction Plans.
- Preconstruction Plans will be submitted by the Applicant prior to the start of Phase I construction and will address both Phases I and II. If Preconstruction Plans are submitted separately for each phase, review of Phase II Preconstruction Plans can be provided under a separate scope and cost estimate.
- Contractors/Applicant are ultimately responsible for compliance with the MMRP whether SWCA staff is on-site or off-site.
- One round of review will be required for the final MMRP compliance report, assumed to be comprehensive compliance documentation for both phases of construction.
- Work associated with managing public inquiries and complaints will require no more than 3 hours per month.
- Observations from weekly spot checks will be recorded in a monitoring log. The monitoring log will be submitted as part of the monthly progress report.
- Scope and cost estimates are based only on services included in Section B of the Request for Proposal. Any additional services can be provided under separate scope and cost estimate.

APPENDIX A:

SWCA's Certificate of Liability Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/14/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Commercial Lines - 602-528-3000 Wells Fargo Insurance Services USA, Inc. 100 West Washington Street, 4th Floor Phoenix, AZ 85003-1808	CONTACT NAME: Maciel Ramirez PHONE (A/C, No, Ext): 602-528-3055 FAX (A/C, No): 866-624-3350 E-MAIL ADDRESS: Maciel.Ramirez@wellsfargo.com														
INSURED SWCA, Incorporated 3033 N Central Ave #145 Phoenix AZ 85012	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER B : XL Specialty Insurance Company</td> <td>37885</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Greenwich Insurance Company	22322	INSURER B : XL Specialty Insurance Company	37885	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Greenwich Insurance Company	22322														
INSURER B : XL Specialty Insurance Company	37885														
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER: 12229879

REVISION NUMBER: See below

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			GEC001910412	07/26/2017	07/26/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			AEC001910212	07/26/2017	07/26/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UEC001910312	07/26/2017	07/26/2018	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WEC001910612	7/26/2017	7/26/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	<input checked="" type="checkbox"/> Consultants Enviro Liab - E&O <input checked="" type="checkbox"/> Professional & Contractors <input checked="" type="checkbox"/> Pollution Liability			PEC001910512 Claims Made Form	07/26/2017	07/26/2018	Each Claim & Agg: \$5,000,000 Each Claim Deduct: \$100,000 See attached for Retroactive Dates

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

When required in a written contract or agreement with the Named Insured the attached form(s) apply to this certificate: GENERAL LIABILITY:CG20100413 Additional Insured, CG20370413 Additional Insureds Owners, Lessees or Contractors Completed Operations, CG24040509 Waiver of Transfer of Rights of Recovery Against Others To Us, CG24260413 Amendment of Insured Contract Definition (see item 9. f.), CG25030509 Designated Construction Project(s) General Aggregate Limit, CG20260413 Additional Insured Designated Person or Organization, CG20340413 Additional Insured Lessor of Leased Equipment Automatic Status When Required in Lease Agreement With You, XIL4240605 Primary Insurance Clause (includes "Not Contributing" wording). AUTOMOBILE LIABILITY: XIC4111013 Automatic Additional Insured, CA04441013 Waiver of Transfer of Rights of Recovery Against Others; CA04491116 Primary and Noncontributory; CA20011013 Lessor Additional Insured and Loss Payee. WORKERS COMPENSATION: WC000313 4/84

CERTIFICATE HOLDER

SWCA Incorporated
 3033 N. Central Ave, Ste. 145
 Phoenix, AZ 85012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

The ACORD name and logo are registered marks of ACORD © 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

Certificate of Insurance (Con't)

OTHER Coverage

INSR LTR	TYPE OF INSURANCE	ADDL INSR	WVD SUBR	POLICY NUMBER	EFFECTIVE DATE (MM/DD/YY)	EXPIRATION DATE (MM/DD/YY)	LIMIT
A	Consultants Environmental Liab			PEC001910512	07/26/2017	07/26/2018	Retroactive Limits:
	Retroactive Dates				2/28/1990	--	1st \$2,000,000/\$2,000,000
					7/26/2007	--	Next \$3,000,000/\$3,000,000

Additional Remarks Schedule (Continued from Page 1)

Waiver of Our Right to Recover from Others. POLLUTION LEGAL LIABILITY: Additional Insured and Waiver of Transfer of Rights of Recovery Against Others To Us included per attached forms. Umbrella follows form as pertains to General Liability, Auto Liability and Employers Liability, Additional Insured and Waiver of Subrogation.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT TO INCLUDE AS AN ADDITIONAL INSURED PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT.	VARIOUS

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)

ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT TO INCLUDE AS AN ADDITIONAL INSURED PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable limits of insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization:

ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT TO WAIVE ANY RIGHT OF RECOVERY WE MAY HAVE AGAINST THE PERSON OR ORGANIZATION, PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us of Section IV – Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT TO INCLUDE AS AN ADDITIONAL INSURED PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT.	VARIOUS

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".
However:
1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:
If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:
1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;
whichever is less.
This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s):

EACH OF YOUR PROJECTS AWAY FROM PREMISES OWNED BY OR RENTED TO YOU - WHEN REQUIRED BY WRITTEN CONTRACT.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A.** For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section I - Coverage A, and for all medical expenses caused by accidents under Section I - Coverage C, which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:
1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
 2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage C regardless of the number of:
 - a. Insureds;
 - b. Claims made or "suits" brought; or
 - c. Persons or organizations making claims or bringing "suits".
 3. Any payments made under Coverage A for damages or under Coverage C for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
 4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section I - Coverage A, and for all medical expenses caused by accidents under Section I - Coverage C, which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage A for damages or under Coverage C for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and
2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section III Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

ENDORSEMENT #

This endorsement, effective 12:01 a.m., July 26, 2017 forms a part of Policy No. GEC001910412 issued to SWCA, INC. DBA: SWCA ENVIRONMENTAL CONSULTANTS by Greenwich Insurance Company.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY INSURANCE CLAUSE ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS COVERAGE PART

It is agreed that to the extent that insurance is afforded to any Additional Insured under this policy, this insurance shall apply as primary and not contributing with any insurance carried by such Additional Insured, as required by written contract.

All other terms and conditions of this policy remain unchanged

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – LESSOR OF LEASED
EQUIPMENT – AUTOMATIC STATUS WHEN
REQUIRED IN LEASE AGREEMENT WITH YOU**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. Section II – Who Is An Insured is amended to include as an additional insured any person(s) or organization(s) from whom you lease equipment when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person(s) or organization(s) is an insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s)

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

- B. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

- C. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or

2. Available under the applicable Limits of Insurance shown in the Declarations,

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF INSURED CONTRACT DEFINITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The definition of "insured contract" in the **Definitions** section is replaced by the following:

"Insured contract" means:

- a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire to premises while rented to you or temporarily occupied by you with permission of the owner is not an "insured contract";
- b. A sidetrack agreement;
- c. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;
- d. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;
- e. An elevator maintenance agreement;
- f. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another party to pay for "bodily injury" or "property damage" to a third person or organization, provided the "bodily injury" or "property damage" is caused, in whole or in part, by you or by those acting on your behalf. However, such part of a contract or agreement shall only be considered an "insured contract" to the extent your assumption of the tort liability is permitted by law. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

Paragraph **f.** does not include that part of any contract or agreement:

- (1) That indemnifies a railroad for "bodily injury" or "property damage" arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, road-beds, tunnel, underpass or crossing;
- (2) That indemnifies an architect, engineer or surveyor for injury or damage arising out of:
 - (a) Preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - (b) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage; or
- (3) Under which the insured, if an architect, engineer or surveyor, assumes liability for an injury or damage arising out of the insured's rendering or failure to render professional services, including those listed in (2) above and supervisory, inspection, architectural or engineering activities.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

LESSOR – ADDITIONAL INSURED AND LOSS PAYEE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: SWCA, INC. DBA SWCA ENVIRONMENTAL CONSULTANTS
Endorsement Effective Date: July 26, 2017

SCHEDULE

Insurance Company: Greenwich Insurance Company	
Policy Number: AEC001910212	Effective Date: July 26, 2017
Expiration Date: July 26, 2017	
Named Insured: SWCA, INC. DBA SWCA ENVIRONMENTAL CONSULTANTS	
Address: 3033 NORTH CENTRAL AVENUE SUITE 145 PHOENIX, AZ 85012	
Additional Insured (Lessor):	See Endorsement #
Address:	
Designation Or Description Of "Leased Autos": See Endorsement #	

Coverages	Limit Of Insurance
Covered Autos Liability	\$ Each "Accident"
Comprehensive	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus \$ Deductible For Each Covered "Leased Auto"
Collision	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus \$ Deductible For Each Covered "Leased Auto"
Specified Causes Of Loss	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus \$ Deductible For Each Covered "Leased Auto"
Information required to complete this Schedule, if not shown above, will be shown in the Declarations	

A. Coverage

1. Any "leased auto" designated or described in the Schedule will be considered a covered "auto" you own and not a covered "auto" you hire or borrow.
2. For a "leased auto" designated or described in the Schedule, the **Who Is An Insured** provision under **Covered Autos Liability Coverage** is changed to include as an "insured" the lessor named in the Schedule. However, the lessor is an "insured" only for "bodily injury" or "property damage" resulting from the acts or omissions by:
 - a. You,
 - b. Any of your "employees" or agents; or
 - c. Any person, except the lessor or any "employee" or agent of the lessor, operating a "leased auto" with the permission of any of the above.
3. The coverages provided under this endorsement apply to any "leased auto" described in the Schedule until the expiration date shown in the Schedule, or when the lessor or his or her agent takes possession of the "leased auto", whichever occurs first.

B. Loss Payable Clause

1. We will pay, as interest may appear, you and the lessor named in this endorsement for "loss" to a "leased auto".

2. The insurance covers the interest of the lessor unless the "loss" results from fraudulent acts or omissions on your part.
3. If we make any payment to the lessor, we will obtain his or her rights against any other party.

C. Cancellation

1. If we cancel the policy, we will mail notice to the lessor in accordance with the Cancellation Common Policy Condition.
2. If you cancel the policy, we will mail notice to the lessor.
3. Cancellation ends this agreement.

- D. The lessor is not liable for payment of your premiums.

E. Additional Definition

As used in this endorsement:

"Leased auto" means an "auto" leased or rented to you, including any substitute, replacement or extra "auto" needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary insurance for the lessor.

ENDORSEMENT #

This endorsement, effective 12:01 a.m., July 26, 2017 forms a part of Policy No. AEC001910212 issued to SWCA, INC. DBA SWCA ENVIRONMENTAL CONSULTANTS by Greenwich Insurance Company.

In consideration of the premium charged, it is hereby understood and agreed that:

On form CA 20 01 LESSOR – ADDITIONAL INSURED AND LOSS PAYEE

Additional Insured (Lessor) on the Schedule is amended to include:

ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT TO INCLUDE AS AN ADDITIONAL INSURED, PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT.

Designation or Description of "Leased Autos" on the Schedule is amended to include:

Any "Leased Auto"

All other terms and conditions remain the same.

(Authorized Representative)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

- A.** The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

- B.** The following is added to the **Other Insurance** Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION)**

This endorsement modifies insurance provided under the following:

- AUTO DEALERS COVERAGE FORM
- BUSINESS AUTO COVERAGE FORM
- MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: SWCA, INC. DBA SWCA ENVIRONMENTAL CONSULTANTS Endorsement Effective Date: July 26, 2017

SCHEDULE

Name(s) Of Person(s) Or Organization(s): ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT TO WAIVE ANY RIGHT OF RECOVERY WE MAY HAVE AGAINST THE PERSON OR ORGANIZATION, PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations

The Transfer Of Rights Of Recovery Against Others To Us condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

ENDORSEMENT #

This endorsement, effective 12:01 a.m., July 26, 2017 forms a part of Policy No. AEC001910212 issued to SWCA, INC. DBA SWCA ENVIRONMENTAL CONSULTANTS by Greenwich Insurance Company.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AUTOMATIC ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
AUTO DEALERS COVERAGE FORM

A. **COVERED AUTOS LIABILITY COVERAGE, Who Is An Insured**, is amended to include as an "insured" any person or organization you are required in a written contract to name as an additional insured, but only for "bodily injury" or "property damage" otherwise covered under this policy caused, in whole or in part, by the negligent acts or omissions of:

1. You, while using a covered "auto"; or
2. Any other person, except the additional insured or any employee or agent of the additional insured, operating a covered "auto" with your permission;

Provided that,

- a. The written contract is in effect during the policy period of this policy;
- b. The written contract was signed by you and executed prior to the "accident" causing "bodily injury" or "property damage" for which liability coverage is sought; and
- c. Such person or organization is an "insured" solely to the extent required by the contract, but in no event if such person or organization is solely negligent.

B. The Limits of Insurance provided for the Additional Insured shall not be greater than those required by contract and, in no event shall the Limits of Insurance set forth in this policy be increased by the contract.

C. **General Conditions, Other Insurance** is amended as follows:

Any coverage provided hereunder shall be excess over any other valid and collectible insurance available to the additional insured whether such insurance is primary, excess, contingent or on any other basis unless the contract specifically requires that this policy be primary.

All terms, conditions, exclusions and limitations of this policy shall apply to the liability coverage provided to any additional insured, and in no event shall such coverage be enlarged or expanded by reason of the contract.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

Where required by written agreement signed prior to loss.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective July 26, 2017

Policy No WEC001910612

Endorsement No.

Insured SWCA, INC. DBA: SWCA ENVIRONMENTAL CONSULTANTS

Insurance Company
XL Specialty Insurance Company

Countersigned by _____

ENDORSEMENT #017

This endorsement, effective 12:01 a.m., July 28, 2017 forms a part of Policy No. PEC001910512 issued to SWCA, INC. DBA SWCA ENVIRONMENTAL CONSULTANTS by Greenwich Insurance Company.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**BLANKET ADDITIONAL INSURED ENDORSEMENT – VICARIOUS LIABILITY –
JOB SITE, TRANSPORTATION AND NON-OWNED DISPOSAL SITE**

This endorsement modifies insurance provided under the following:

PROFESSIONAL AND CONTRACTOR'S POLLUTION LEGAL LIABILITY POLICY

Section II. Definitions, G. INSURED, is amended to include the following:

With regard to coverage that may be afforded under Section I. Insuring Agreements, Coverage B.1. – JOB SITE, Coverage B.4 – TRANSPORTATION and Coverage B.5 – NON-OWNED DISPOSAL SITE only, any person or organization, other than a CLIENT, as required by a written contract signed by the NAMED INSURED, but only for:

1. a POLLUTION CONDITION caused by CONTRACTING SERVICES; and
2. the vicarious liability of the person or organization that results from the performance of CONTRACTING SERVICES.

provided that such written contract is signed by the NAMED INSURED prior to the commencement of the POLLUTION CONDITION.

Section IV. Exclusions, K Insured versus Insured does not apply to a CLAIM by any person or organization that qualifies as an INSURED under this endorsement.

All other terms and conditions remain the same.

- L. **Severability** -- Except with respect to the Limits of Liability and the Self-Insured Retention Amount, and any rights or duties specifically assigned in this Policy to the NAMED INSURED listed in Item (1) of the Declarations, this insurance applies: (i) as if each NAMED INSURED were the only NAMED INSURED; and (ii) separately to each INSURED against whom a CLAIM is made.
- M. **Sole Agent** -- The NAMED INSURED listed in Item (1) of the Declarations will act on behalf of all INSURED(s) for the payment or return of premium, receipt and acceptance of any endorsement issued to form a part of this Policy, giving and receiving notice of cancellation or non-renewal and the exercise of the rights provided in Section V. Extended Reporting Period, B. Optional Extended Reporting Period.
- N. **Subrogation** -- In the event of any payment under this Policy, the Company will be subrogated to all of the INSURED's rights of recovery against any person or organization and the INSURED will execute and deliver instruments and papers and do whatever else is necessary to secure such rights. The INSURED will do nothing at any time to prejudice the Company's subrogation rights.

However, the Company waives its right(s) of recovery against any person or organization if and to the extent the NAMED INSURED has agreed to waive its right(s) of recovery against such person or organization in a written contract signed by the NAMED INSURED prior to: (i) the act, error or omission in PROFESSIONAL SERVICES out of which the CLAIM or request for MITIGATION EXPENSE arises under Section I. Insuring Agreements, A. Coverage A - Professional Liability; or (ii) the first commencement of a POLLUTION CONDITION out of which the CLAIM or request for EMERGENCY REMEDIATION EXPENSE arises under Section I. Insuring Agreements, B. Coverage B - Contractor's Pollution Legal Liability.

APPENDIX B:

Resumes

KRISTEN OUTTEN, B.A., SENIOR BIOLOGIST / PROJECT MANAGER

Ms. Outten is a project manager and biologist in SWCA's Half Moon Bay office with experience conducting environmental constraints reviews, habitat assessments, habitat restoration design and implementation, and vegetation and ecosystem mapping. She has worked as a project manager, environmental compliance lead, and biological monitor on a variety of public and private projects throughout California. Areas of expertise include special-status flora and fauna surveys, botanical surveys, wetland delineations, environmental compliance coordination, construction monitoring, and erosion and sediment control practices.

Ms. Outten has extensive experience conducting biological research and surveys using various sampling protocols and techniques. She has conducted population assessments on special-status species including California red-legged frog, California tiger salamander, Swainson's hawk, western pond turtle, and salmonid species. She has also implemented habitat protection measures for special-status species and jurisdictional wetlands.

Ms. Outten has prepared biological reports for government agencies, non-governmental organizations, public utilities, universities, and the general public, including biological assessments for United States Fish and Wildlife Service, essential fish habitat assessments for National Oceanic and Atmospheric Administration, California State Park marbled murrelet habitat management plan, California Coastal Commission research studies, and numerous technical reports.

SELECTED PROJECT EXPERIENCE

San Mateo County Transportation Management Plan Environmental Consulting Services; Half Moon Bay, San Mateo County, California. SWCA is providing environmental consulting services in support of the San Mateo County Transportation Management Plan. *Role: Biologist. Preparing Biological Resources and Hydrology/Water Quality sections for an Initial Study Mitigated Negative Declaration.*

City of Half Moon Bay Drainage Maintenance Biological Services; Half Moon Bay, San Mateo County, California. SWCA prepared a biological resources evaluation to support compliance with the California Environmental Quality Act, the City of Half Moon Bay's Local Coastal Program Land Use Plan, the Coastal Act, and for issuance of a Local Coastal Development Permit. *Role: Biologist. Conducted biological resource survey and prepared the Biological Resources Evaluation.*

Aimco Storm Drain Restoration Project Biological Assessment; Pacifica, San Mateo County, California; AIMCO Esplanade Avenue Apartments, LLC. SWCA prepared a Biological Assessment suitable for use by the United States Army Corps of Engineers during Section 7 consultation with the United States Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS). Special-status species reviewed included western snowy plover, Coho salmon, and Chinook salmon. *Role: Project Manager. Project management duties included client correspondence, authoring of a biological assessment, post-construction survey, and QA/QC.*

Outfall Pipe Removal Project; Contra Costa County, California; Parsons. SWCA conducted botanical surveys, prepared plant salvage and plant protection plans, conducted pre-construction surveys for giant garter snake and western pond turtle, and provided biological monitoring services for a terrestrial and sub-aquatic pipe removal project. SWCA prepared technical reports for California Department of Fish and Wildlife and California State Lands Commission. *Role: Project Manager and Biologist. Coordinated project activities and*

YEARS OF EXPERIENCE
11

EXPERTISE
Environmental compliance coordination, inspection and monitoring
Habitat restoration
Special-status flora and fauna surveys
Wetland delineations

EDUCATION
B.A., Environmental Studies, emphasis in Natural Resource Management; University of California Santa Cruz; 2009

REGISTRATIONS / CERTIFICATIONS
Certified Erosion, Sediment, and Storm Water Inspector, CESSWI Council; 2014
Qualified SWPPP Practitioner, California No. 24981; 2014
Scientific Collecting Permit #12947, CDFW, 2014
Wilderness First Aid Certified, Back Country Medical Guides; 2015

prepared technical documents.

Half Moon Bay General Plan Update; Half Moon Bay, San Mateo County, California; Dyett & Bhatia. SWCA contributed an Existing Conditions Report for the City of Half Moon Bay General Plan Update to identify potential environmental constraints and opportunities and form the basis for the baseline discussion in the general plan update EIR. SWCA provided the following sections of the report: aesthetics, light, and glare; biological resources; cultural resources; geology, soils, and seismicity; and, hydrology and water quality. *Role: Biologist. Conducted biological resource survey and prepared the associated report in support of the general plan update.*

Highways 1, 9, 35, 236 Emergency Repair Environmental Compliance Support; Santa Cruz County, California; Granite Construction Company. SWCA is providing water quality and biological support services in support of emergency road and bridge repair projects throughout Santa Cruz County. SWCA is providing rapid response teams to multiple project sites to conduct initial site assessments, pre-construction nesting bird and special-status species surveys, environmental training, and biological monitoring. In addition, SWCA is assisting with permit preparation and implementation for regulatory agencies such as RWQCB, CDFW, USACE, NMFS, and USFWS. *Role: Project Manager and Biologist.*

City of Monterey Sewer Rehabilitation Project; Monterey County, California; City of Monterey. SWCA provided environmental support services for over 100 sewer repair projects throughout the City of Monterey. Services included biological and cultural environmental compliance monitoring, preconstruction surveys, archaeological surveys and reports, field staff training, and report preparation to document CEQA mitigation and monitoring requirements. *Role: Project Manager and Biologist.*

Recycled Water Facility, Blend Well Pipeline and K-1 Pipeline Projects; Santa Cruz and Monterey Counties, California; Pajaro Valley Water Management Agency. SWCA provided document sufficiency assessments, environmental document, environmental permitting, and technical studies support for three separate water management projects located in Watsonville and Moss Landing. SWCA prepared a CEQA Plus environmental document addendum, two CEQA addendums, Section 106 and CEQA archaeological surveys and reports, consultation assistance with the SHPO, Extended Phase I archaeological presence absence testing, a wetland delineation, biological technical reporting, and provided preparation assistance for funding applications. SWCA is currently managing environmental compliance monitoring, preconstruction surveys, and field staff training. *Role: Project Manager of the Recycled Water Treatment Facility Project and Biologist.*

Cressey - Gallo 115kV Power Line Project; Livingston, Merced County, California; Pacific Gas and Electric Company (PG&E). For this CPUC-regulated project, SWCA provided pre-construction compliance document preparation, including the development of an Environmental Compliance Management Plan (ECMP), compliance matrix, training program, western red bat survey methodology, and biological and cultural surveys. The SWCA team also provided environmental inspection, biological survey and monitoring, and paleontological monitoring. *Role: Biologist.*

North American Electric Reliability Corporation (NERC) Compliance Program; Multiple Counties, California; PG&E. SWCA provided environmental management, biological support services, and programmatic support for the National Electric Reliability Corporation (NERC) compliance program on the modification of over 400 electric transmission structures on approximately 60 transmission lines throughout California. For each NERC project, SWCA completed a resource constraints review and analysis, identified permits and regulatory approvals, addressed California Public Utilities Commission (CPUC) General Order 131-D compliance, and drafted release to construction documents. Additional services included resource surveys, construction monitoring, and GIS mapping. *Role: Planner/Biologist. Provided program management support and staff oversight; established tracking system to ensure project compliance and identify key strategic issues in response to rapidly changing schedule.*

Stormwater Inspection and Winterization Support Services; Multiple Counties, California; Surf 2 Snow Environmental Resource Management. SWCA identified the specific measures necessary to prevent impacts to State waters in the event of a rain event, increased overland flow at the project site, or increased flow in the unnamed tributary to San Benito River. Recommendations were made regarding the implementation of storm water management measures and Best Management Practices (BMPs). *Role: Biologist. Role: CESSWI/QSP. Conducted site inspections and provided recommendations for stormwater, erosion and sediment control BMPs.*

CHENNIE CASTAÑON, B.S., BIOLOGIST

Ms. Castañon is a biologist in SWCA's Half Moon Bay office with biological resource experience throughout California and specialized experience within the San Francisco Bay Area, Central Coast, and Central Valley regions. She has performed resource surveys and biological monitoring for pipeline and electric transmission line projects across a diverse range of habitats including native and non-native grasslands, coastal chaparral, oak woodlands, riparian corridors, and unique habitats such as the Peninsula watershed and serpentine grasslands. Her skills include performing habitat assessments, constraints reviews, preparing Mitigation and Monitoring Reporting Program matrices, biological technical reports and permit applications, field coordination and monitor scheduling, special-status species surveys, preconstruction surveys, and monitoring for: burrowing owl, tree removals, Swainson's hawk, and other nesting birds and raptors; Central Coast steelhead; California red-legged frog; San Francisco garter snake; San Francisco dusky-footed woodrat; western pond turtle; California tiger salamander; Mission blue butterfly; and rare plants.

YEARS OF EXPERIENCE

6

EXPERTISE

Special-status flora and fauna surveys
 Construction monitoring
 Environmental and SWPPP inspection
 Project coordination

EDUCATION

B.S., Conservation Resource Studies;
 University of California, Berkeley; 2009

REGISTRATIONS / CERTIFICATIONS

Qualified SWPPP Practitioner (certificate # 25633)

Certified Erosion Sediment Stormwater Inspector (certificate #3898)

Scientific Collection Permit; CDFW, SC-12816

California Red Legged Frog 10(a)(1)(A) permit; USFWS, pending

TRAINING

Rare Pond Species Survey Techniques (CRLF, CTS, WPT), Santa Rosa, 2012

Survey and Identification of listed invertebrates, San Bruno Mountain, 2012

Radio Telemetry Golden Gate Raptor Observatory, Marin Headlands, 2010

CPR/AED/First Aid Certification, American Heart Association, Berkeley, 2016

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

Outfall Pipe Removal Project; Contra Costa County, California; Parsons. SWCA conducted botanical surveys, prepared plant salvage and plant protection plans, conducted pre-construction surveys for giant garter snake and western pond turtle, and provided biological monitoring services for a terrestrial and sub-aquatic pipe removal project. SWCA prepared technical reports for California Department of Fish and Wildlife and California State Lands Commission. *Role: Environmental Specialist.*

*** Water System Improvement Program, Crystal Springs-San Andreas Transmission Upgrade Project; San Mateo County, California; San Francisco Public Utilities Commission (SFPUC).** Ms. Castañon performed project coordination, pre-construction surveys, biological monitoring, and inspection during the upgrade of a 7-mile-long, 60-inch-diameter pipeline within the Peninsula watershed. This project required pre-construction surveys for San Francisco garter snake, California red-legged frog, San Francisco dusky-footed woodrat, bats, and rare plants. Ms. Castañon performed focused surveys and buffer delineation for nesting migratory passerines and raptors. She worked closely with the contractors to ensure measures in Contract Documents were implemented and upheld, investigated non-compliance incidents and ensure corrective action. She inspected best management practices and SWPPP protocols, and reported compliance issues observed onsite to the Lead Environmental Inspector and Regional Environmental Compliance Manager. *Role: Project Coordinator and Environmental Inspector. Assisted the regional environmental compliance manager by preparing monthly and quarterly reports, developing Mitigation Monitoring and Reporting Program matrices, and gathering species observation data for submittal to the California Natural Diversity Database. Work was performed while with HDR Engineering.*

*** Water System Improvement Program, Bioregional Habitat Restoration Program; San Mateo County, CA; SFPUC.** Ms. Castañon served as the environmental coordinator for five restoration sites throughout the Peninsula watershed near the Crystal Springs and San Andreas reservoirs. She assisted the Regional Environmental Compliance Manager and construction management team by preparing monthly and quarterly compliance reports; identifying compliance trends; gathering species observation data for submittal to the California Natural Diversity Database. Ms. Castañon assisted in botanical inventory and survivorship surveys, proposed planting adjustment

and noxious weed mapping surveys. Performed preconstruction surveys for the larval food plants of the Mission blue butterfly and Bay

checkerspot butterfly during typical bloom season. Organized and performed aquatic trapping for Western pond turtle capture and relocation. Conducted a variety of presence/absence surveys for the California red-legged frog including upland aestivation habitat assessments, egg mass inspection and relocation, and adult night spotlight surveys. Executed daily monitoring scheduling, prepared monitoring report guidelines for field staff and conducted watershed safety awareness training.

*** Water System Improvement Program (WSIP), Crystal Springs Pipeline No. 2; San Mateo County, CA; SFPUC.** Ms. Castañon served as a biological monitor during construction of a 19-mile-long, 60-inch-diameter water pipeline replacement project traversing several communities along the San Francisco Peninsula. She conducted preconstruction surveys and monitoring for California Central Coast steelhead, California red-legged frog, San Francisco garter snake, San Francisco dusky-footed woodrat, nesting raptors and migratory birds, roosting bats, and rare plants. She oversaw two dam and flume pipeline crossings across San Mateo Creek, provided biological monitoring during vegetation and tree removal, and conducted water quality testing to ensure CDFW and NOAA Fisheries permit compliance. *Work was performed while with HDR Engineering.*

Highway 1 Trail Improvement Environmental Compliance Services; Half Moon Bay, California; City of Half Moon Bay. SWCA provided biological services for two segments of a trail construction project in Half Moon Bay, California. SWCA conducted pre-construction surveys for nesting birds, California red-legged frog, San Francisco garter snake, and other special status flora and fauna species. SWCA also provided biological monitoring and environmental compliance inspection during trail construction. *Role: Biologist. Provided workers environmental training, pre-construction survey, and biological monitoring for California red-legged frog and San Francisco garter snake.*

Recycled Water Facility, Blend Well Pipeline, and K-1 Pipeline Projects; Monterey and Santa Cruz Counties, California; Pajaro Valley Water Management Agency (PVWMA). SWCA provided document sufficiency assessments, environmental document, environmental permitting, and technical studies support for three separate water management projects located in Watsonville and Moss Landing. The projects entailed construction of additional water storage tanks and a disk filtration system within the agency's existing water treatment facility as well as the addition of two new distribution pipelines to better serve Santa Cruz and Monterey County customers. SWCA prepared a CEQA Plus environmental document addendum, two CEQA addendums, a wetland delineation, biological technical reporting, and provided preparation assistance for funding applications. SWCA is currently managing environmental compliance monitoring, preconstruction surveys, and field staff training for the two projects in Santa Cruz County and archaeological and Native American monitoring for the third project in Monterey County. *Role: Environmental Specialist. Conducted biological surveys for California red-legged frog and nesting birds.*

Natural Gas Pipeline Valve Automation Projects; multiple locations, California; Pacific Gas and Electric Company (PG&E). SWCA is providing construction environmental compliance, pre-construction biological surveys, biological monitoring, and reporting services for the natural gas transmission valve automation projects throughout Northern California. *Role: Biologist. Providing pre-construction surveys for special-status amphibian and reptile species, including California tiger salamander, California red-legged frog, and western pond turtle; biological monitoring; environmental site inspection; and environmental crew training.*

Chorro Flats Stream Gage; Morro Bay, California; PG&E. SWCA developed a biological resources assessment (BRA) for the City of Morro Bay. The project proposes to install two concrete weirs and two low-flow stream gages at two locations within Chorro Creek. SWCA conducted Clean Water Act (CWA) Section 404 and 401 permitting, secured a California Department of Fish and Game Lake and Streambed Alteration Agreement, and prepared California Environmental Quality Act (CEQA) documentation. *Role: Biologist. Assisted in evaluating biological reports, preparing permit application for CWA Section 401 Water Quality Certification and Section 404 permitting, and CDFG Section 1602 Streambed Alteration Agreement.*

Distribution Feeder Main (DFM) 1815-02 Environmental Support Services; Monterey County, California; PG&E. SWCA continues to provide biological review, permitting and mitigation guidance, rare plant surveys, wetland mapping, preconstruction biological surveys and compliance monitoring throughout multiple stages of a pipeline replacement project in Monterey County. *Role: Biologist. Provided pre-construction surveys and biological monitoring.*

Electric Transmission Towers Federal Aviation Administration (FAA) Lighting Project; multiple locations, California; PG&E. SWCA provided habitat assessments and biological monitoring for sensitive species including nesting birds and raptors, California black rail, California clapper rail, and salt marsh harvest mouse within various National Wildlife Refuges, Marsh Wildlife Areas, and California State Lands. *Role: Biologist. Provided environmental crew training, and biological monitoring for special-status species and shorebirds during Federal Aviation Administration lighting installation on towers.*

JESSIE HENDERSON-MCBEAN, B.S., BIOLOGIST

Ms. Henderson-McBean is a biologist in SWCA's Half Moon Bay office with experience in a variety of large and small-scale construction projects, including conducting preconstruction surveys, acoustic bat surveys, habitat suitability surveys, and monitoring and reporting for construction activities. Additionally, Ms. Henderson-McBean has experience conducting surveys for California red-legged frog, migratory nesting birds (including raptors), roosting bats, burrowing owl, American badger, and California tiger salamander, as well as other sensitive reptiles and amphibians. Ms. Henderson-McBean has also conducted small mammal trapping surveys, sediment sampling, vegetation transect sampling, rare plant surveys, and has overseen CEQA and NEPA document compliance. She holds a Bachelor of Science degree in Wildlife, Fish, and Conservation Biology from the University of California, Davis. Her coursework included field survey methods, ornithology, mammalogy, conservation biology, and behavioral ecology.

YEARS OF EXPERIENCE
8

EXPERTISE
Construction monitoring
SonoBat Equipment Deployment and Surveys
Small mammal trapping
Preconstruction surveys for nesting birds
Surveys for San Joaquin kit fox and burrowing owl
Data collection and management
Natural Resource Surveys
Wildlife camera surveys

EDUCATION
B.S., Wildlife, Fish and Conservation Biology, University of California, Davis, 2012

TRAINING
California Red-legged Frog Workshop, Alameda County Resource Conservation District; 2015
California Tiger Salamander Workshop, Elkhorn Slough Coastal Training Program; 2014
CEQA Essentials Workshop, Association of Environmental Professionals (AEP); 2014
Burrowing Owl Workshop Training, Elkhorn Slough Coastal Training Program; 2014
First Aid/CPR/AED - 0XG14U; 2017

MEMBERSHIPS
Member, The Wildlife Society; 2014-present

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

Cressey - Gallo 115kV Power Line Project; Livingston, Merced County, California; Pacific Gas and Electric Company (PG&E). SWCA provided pre-construction compliance document preparation, including the development of an Environmental Compliance Management Plan (ECMP), compliance matrix, and project training program. Ms. Henderson-McBean assisted with western red bat surveys, conducted numerous sensitive species pre-construction surveys and provided construction monitoring. *Role: Biologist. Responsibilities included: conducting sensitive species surveys, and providing compliance monitoring for special-status species during construction activities.*

*** Topaz Solar Farm; Paso Robles, California; First Solar/BHE Renewables** Construction of a 550MW Solar Farm in the Carrizo Plains, California. Ms. Henderson-McBean Conducted construction monitoring at Topaz Solar Farms, ensuring compliance with CEQA/NEPA documents during preconstruction and construction phases of the project. She also served as Lead Biologist leading and organizing a team of more than a dozen biologists in detecting migratory nesting birds throughout the project. Ensured that weekly surveys were completed in accordance with Bat Protection Plan requirements, Migratory Bird Treaty Act and the Avian Nesting Management Plan. Species of concern during surveys included: San Joaquin kit fox, American badger, burrowing owl and nesting birds. Conducted preconstruction surveys for San Joaquin kit fox, American badger, and burrowing owl; surveyed for sensitive and listed reptiles including blunt-nosed leopard lizard and San Joaquin coach whip; conducted transect surveys for rare plants and noxious weeds. Entered and organized data from daily staff reports into Microsoft Access Database and Microsoft Excel Spreadsheets. Developed and presented environmental training to educate staff about species behavior and identification. Conducted small mammal trapping surveys (Sherman traps) and herpetological surveys. Attended compliance meetings with construction contractors and sub-contractors and reported on behalf of the biological team. *Role: Lead Biologist (2012-2015).*

Santa Clara Valley Water District Biological Monitoring; San Jose, Santa Clara County, California; Ranger Pipelines Inc. SWCA is providing nesting bird surveys, nesting bird deterrence, migratory bird buffer reduction plans and guidance, and ongoing biological monitoring services for a water pipeline project site supporting nesting red-

tailed hawk. SWCA also provided environmental awareness program (WEAP) training. *Role: Biologist. Nesting bird, sensitive plant, and animal surveys, bird deterrence installation, reporting.*

Whitley 2B Biological Monitoring; Whitley Gardens, San Luis Obispo County, California; ICF International. SWCA is conducting long-term biological monitoring, through 2018, for the widening of the Whitley 2B section of Highway 46 in Paso Robles. Services include protocol-level surveys for Swainson's hawk and pre-construction surveys and monitoring for San Joaquin kit fox. *Role: San Joaquin kit fox Qualified Biologist.*

Meadows Field Airport Runway and Taxiway Rehabilitation Biological Monitoring; Kern County, California; Mead & Hunt, Inc. SWCA is conducting biological pre-construction surveys, environmental trainings, and biological monitoring for special-status species (burrowing owl, San Joaquin kit fox, and nesting birds) to comply with measures outlined in the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP). *Role: Biologist.*

Paso Robles Rehab Project; Paso Robles, San Luis Obispo County, California; ICF International. SWCA conducted pre-construction surveys for San Joaquin kit fox, burrowing owl, and other special-status species for a highway rehabilitation project located along U.S. Highway 101 between Monterey Road and Bradley Road in San Luis Obispo County. *Role: Biologist.*

Confidential Transmission Project, California: Confidential Client. SWCA is providing planning and permitting support for new 230/70 kV and 70/21 kV substations, 10 miles of 70 kV power line, and a 230 kV interconnection in California. Services include routing and siting support; alternatives analysis; biological surveys; preparation of a Proponent's Environmental Assessment; permit to construct application filing and noticing, and post-filing CEQA and permitting support. *Role: Biologist.*

Natural Gas Pipeline Valve Repair / Valve Automation; Multiple Counties, California; Surf 2 Snow Environmental Resource Management. SWCA is providing environmental services in support of PG&E's Valve Automation/ Valve Repair and Replacement program throughout PG&E's service territory, including land planner support; environmental release to construction (ERTC) preparation and task tracking; preparation of permit applications; agency consultation; project biological review; pre-construction nesting bird surveys; surveys for special-status species and biological monitor/training. *Role: Biologist. Performed preconstruction surveys for sensitive species presence and nesting birds/raptors. Providing monitoring for special-status species during construction activities, crew environmental awareness training and producing daily activity reports.*

Natural Gas Pipeline Spans Recoat and Repair Projects; Multiple Counties, California; PG&E. SWCA is providing environmental constraints reviews, permitting support, preconstruction nesting bird surveys, and biological monitoring and training to facilitate corrosion repair on approximately 150 pipe spans throughout PG&E's service territory. *Role: Biologist.*

Natural Gas Pipeline In-Line Inspection Environmental Services; Multiple Counties, California; PG&E. SWCA is providing environmental services in support of PG&E's In-line Inspection program throughout PG&E's service territory, including land planner support, wetland delineation, permit preparation, project biological review, pre-construction nesting bird surveys, surveys for special-status species, and biological monitor/training. *Role: Biologist.*

Recycled Water Facility, Blend Well Pipeline, and K-1 Pipeline Projects, Santa Cruz and Monterey Counties, California; Pajaro Valley Water Management Agency. SWCA provided environmental permitting, and document sufficiency assessments for three water management projects located in Watsonville. The project entailed construction of additional water storage tanks and a disk filtration system within the agency's existing water treatment facility and the addition of two new distribution pipelines to better serve Santa Cruz and Monterey County customers. *Role: Biologist. Performed preconstruction surveys for California Red-legged Frog and nesting birds. Created environmental training brochure.*

ERIC PETERSON, COMPLIANCE MONITOR

YEARS OF EXPERIENCE

20

EXPERTISE

Environmental compliance management and inspection

Constructability review and coordination with engineering and construction teams

Stormwater inspection, management, and SWPPP compliance

Erosion and sediment control, stream and wetland protection, and restoration

Environmental training presentation development and facilitation

Biological surveys and monitoring for common and special-status species

EDUCATION

B.A., Environmental Science; State University of New York, Plattsburg; 1992

TRAINING

California Rare Pond Workshop, 2017

Certified Stormwater Inspector (CESWWI) Training (2 days), 2016

Construction Stormwater Workshop (8 hours), 2013

SFPUC Water System Improvement Program, Construction Management Workshop (8 hours)

SFPUC Water System Improvement Program, Construction Management Information System (CMIS) Training (8 hours)

Eric Peterson has more than 20 years of experience in the environmental field, including 10 years of project management experience on large scale construction and infrastructure projects throughout the United States, including in the Bay Area and San Mateo County. His capabilities include constructability review, environmental compliance management, environmental inspection, training program development, stormwater inspection and monitoring, erosion and sediment control, hazardous materials inspection and monitoring, post-construction restoration, and management of field inspectors and monitors during construction.

Mr. Peterson has also been approved by the United States Fish and Wildlife Service to serve as a biological monitor for special-status species including California red-legged frog, San Francisco garter snake (no relocation), Central Coast steelhead, California tiger salamander, Alameda whipsnake, San Francisco dusky-footed woodrat, nesting raptors and migratory birds, among others.

SELECTED PROJECT EXPERIENCE

Ritz-Carlton Bluff Protection Project; San Mateo County, California; Ritz-Carlton. SWCA was retained by the Ritz-Carlton to prepare a Biological Resource Survey Report for emergency work within the Miramontes Point coastal bluff in the City of Half Moon Bay. The project included use of a large crane and excavator to demolish and remove exposed foundation elements within the coastal bluff in order to remove a potential public safety threat. SWCA also provided biological monitoring during the project to ensure that project activities did not impact sensitive habitats and special-status species, such as California red-legged frog and San Francisco garter snake. *Role: Biologist. Conducted preconstruction biological surveys and provided biological monitoring and environmental inspection activities during project construction.*

Pacific Rod and Gun Club Upland Soil Remedial Action Project, San Francisco, CA; San Francisco Public Utilities Commission (SFPUC). SWCA's team, including Mr. Peterson, performed environmental inspection during excavation and disposal of approximately 58,600 cubic yards of contaminated soils and backfilling of excavated areas with clean fill material at the site of the former Pacific Rod and Gun Club. Also performed QA inspections of the site to ensure compliance with NPDES General Construction Stormwater Permit. Surveyed for migratory birds and Western Pond Turtle. Approved by CDFW/USFWS to monitor for Western Pond Turtle. *Role: Biologist and Environmental Inspector. Performed multiple tasks, including environmental inspection, quality assurance, and wildlife survey.*

Crystal Springs/San Andreas Transmission Upgrade Project / Harry Tracy Water Treatment Plant Improvements Project, San Mateo County, CA; SFPUC. Served as the Environmental Compliance Manager for the Crystal Springs/San Andreas Transmission Upgrade Project and Harry Tracy Water Treatment Plant Improvements Project. Mr. Peterson managed the environmental inspection and specialty environmental monitoring staff within the sensitive Peninsula watershed. Mr. Peterson worked closely with inspection and monitoring staff, project engineers, and contractors to ensure implementation of the project's mitigation measures and permit conditions during preconstruction, construction, and restoration activities. He assisted with the development of the project's environmental training program and Mitigation, Monitoring, and Reporting Program (MMRP). Responsibilities included environmental staff oversight, assisting Project Construction Management with responses to Contractor Letters, Change Order Requests and Requests for Information, submittal review, and coordination

with agency representatives. Performed quality assurance inspections of the project sites to ensure compliance with the NPDES General Construction Stormwater Permit. *Role: Environmental Compliance Manager and Environmental Inspector.*

Bay Division Pipeline Reliability Upgrade – Bay Tunnel Project; San Mateo and Alameda Counties, CA; SFPUC. Performed environmental inspection during construction of 108-inch-diameter water pipeline tunneled beneath the San Francisco Bay and adjacent marshlands. Mr. Peterson worked closely with SFPUC personnel, the construction management team, project engineers, and contractors to ensure compliance with mitigation measures and permit conditions during preconstruction and construction activities. Performed quality assurance inspections of the Project sites to ensure compliance with the NPDES General Construction Stormwater Permit. *Role: Environmental Inspector.*

San Andreas Pipeline No. 3 Installation Project; San Francisco and San Mateo Counties, CA; SFPUC. Served as the Lead Environmental Inspector, overseeing the environmental inspection and reporting program, for the installation of a new 4.4-mile-long, 36-inch-diameter water pipeline within San Francisco and San Mateo counties. Coordinated with specialty biological and archaeological monitoring and developed the environmental training program, including crew training materials and a supervisory slide presentation. Reviewed preconstruction contractor submittals and worked closely with SFPUC personnel, contractor representatives, and project engineers regarding the implementation of the project's mitigation measures and permit conditions during construction. Assisted in the preparation of variance requests. Performed quality assurance inspections of the Project sites to ensure compliance with the NPDES General Construction Stormwater Permit. *Role: Lead Environmental Inspector.*

Pulgas Discharge Channel Modifications Project, San Mateo County, CA; SFPUC. Served as Environmental Inspector for a water transmission seismic upgrade project in San Mateo County. Monitored for San Francisco garter snake and California red-legged frog. Conducted crew-level environmental trainings. Ensured compliance with measures outlined in the project's environmental documents and Storm Water Pollution Prevention Plan (SWPPP). Performed quality assurance inspections of the Project sites to ensure compliance with the NPDES General Construction Stormwater Permit. *Role: Environmental Inspector.*

Interstate-5, State Route-526, to US-2 High-Occupancy Vehicle Lanes Expansion Project, Everett, WA; Washington Department of Transportation. Managed the field inspection program for a design-build freeway-widening project in Snohomish County, Washington. As the Lead Environmental Compliance Inspector, supervised field staff and ensured compliance during installation of high-occupancy vehicle lane, several new overpasses and retrofits, and the creation of additional storm water retention ponds. Conducted storm water sampling, monitoring, and reporting; interpreted drainage engineering drawings to determine outflows, interconnections, and appropriate locations for sampling; provided quality assurance with respect to erosion control installation and maintenance; oversaw restoration of disturbed areas. *Role: Lead Environmental Compliance Inspector.*

Northgate Mall Expansion Project, Seattle, WA; Simon Properties. Managed the preparation of regulatory submittals and acquired permits from local, state, and federal regulatory agencies for the expansion of a shopping mall in King County, Washington. Submitted the Notice of Intent and prepared a Storm Water Pollution Prevention Plan in compliance with the National Pollutant Discharge Elimination System General Construction Storm Water Permit (General Permit). Conducted storm water sampling, inspection, and reporting during the demolition phase. *Role: Environmental Inspector.*

Ft. Churchill to Buckeye 120 kV Transmission Line Project, Douglas and Lyon Counties, Nevada; Sierra Pacific Power Company. Managed the field inspection program for a new 120 kV electric transmission line in Lyon and Douglas counties, Nevada. Assisted in the development and facilitation of the project's environmental training program; oversaw the flagging, fencing, and signage of work sites and resource areas; and served as Lead Environmental Compliance Inspector. Supervised one additional inspector and various resource specialists during construction. Conducted biological monitoring of nesting goshawk and other sensitive raptors. Managed the restoration and revegetation of disturbed areas. Performed quality assurance inspections of the project sites to ensure compliance with the NPDES Construction Stormwater Permit. *Role: Lead Environmental Compliance Inspector.*

Geysers Recharge Project, Sonoma County, California; Calpine Corporation. Performed environmental inspection during installation of pipeline and appurtenances. Acted as the Environmental Compliance Manager on a rotational basis, overseeing up to four field inspectors and various resource specialists. Focused on major river crossings, wetland and water quality protection, dewatering, erosion control, and reclamation and restoration of disturbed areas. Performed quality assurance inspections of the Project sites to ensure compliance with the NPDES Construction Stormwater Permit. Worked closely with client, construction, and agency personnel regarding compliance issues and variance requests. The project was the recipient of several environmental awards. *Role: Environmental Inspector.*

DANA PAGE, MS, COMPLIANCE MONITOR

YEARS OF EXPERIENCE

7

EXPERTISE

Environmental compliance management and inspection

Constructability review and coordination with engineering and construction teams

Biological surveys and monitoring for common and special-status species

EDUCATION

M.S. Environmental Management; University of San Francisco, San Francisco, California; 2014

B.A., Environmental Studies; State University of California, Santa Cruz; Santa Cruz, California; 2010 (Honors: *magna cum laude*)

A.A., Liberal Studies, College of San Mateo, San Mateo, California; 2008

TRAINING

Seabird data collection

Steelhead trout collection and release

Small mammal trapping and data collection

Dana Page is a wildlife biologist with almost a decade of professional and academic experience, including 5 years of experience as a field biologist on construction and infrastructure projects throughout northern California. Ms. Page specializes in upland and coastal avian habitat restoration, including restoration of burrowing owl nesting, wintering, and foraging habitat in the City of Mountain View. Ms. Page has experience on the San Francisco Peninsula conducting nesting bird surveys, small mammal trapping, wildlife camera deployment, dip net amphibian surveys, native grassland restoration, and implementing invasive species control plans. She also has also provided compliance monitoring and preconstruction surveys for special-status species such as California red-legged frog and San Francisco garter snake.

SELECTED PROJECT EXPERIENCE

Seymour Ditch Emergency Erosion Stabilization Project; Half Moon Bay, San Mateo County, California; City of Half Moon Bay – SWCA provided biological survey and monitoring services in support of the Seymour Ditch Erosion Stabilization Project in the City of Half Moon Bay. The project included installation of check dams within the ditch in order to reduce downstream erosion. During the project, SWCA biologists monitored for special-status species, such as California red-legged frog and San Francisco garter snake. *Role: Biologist. Provided monitoring for special-status species during construction activities, crew environmental awareness training, communicated with the client about project concerns and produced daily activity reports.*

Highways 1, 9, 35, 236 Emergency Repair Environmental Compliance Support; Watsonville, Santa Cruz County, California; Granite Construction Company – SWCA is providing a full suite of biological field services in support of emergency road and bridge repairs throughout northern California, including Santa Cruz, Santa Clara, and San Mateo counties. SWCA has provided rapid response teams to multiple highway sites to conduct pre-construction surveys, environmental training, and biological monitoring in accordance with Caltrans Emergency Response requirements. *Role: Biologist. Provided monitoring for special-status species during construction activities, crew environmental awareness training,*

communicated with the client about project concerns and produced daily activity reports.

Ritz-Carlton Bluff Protection Project; San Mateo County, California; Ritz-Carlton - SWCA was retained by the Ritz-Carlton to prepare a Biological Resource Survey Report for emergency work within the Miramontes Point coastal bluff in the City of Half Moon Bay. The project included use of a large crane and excavator to demolish and remove exposed foundation elements within the coastal bluff in order to remove a potential public safety threat. SWCA also provided biological monitoring during the project to ensure that project activities did not impact sensitive habitats and special-status species, such as California red-legged frog and San Francisco garter snake. *Role: Biologist. Prepared biological report; conducted preconstruction biological surveys and provided biological monitoring and environmental inspection activities during project construction.*

Nesting Bird Surveys and Monitoring, City of Mountain View, Santa Clara County, California – Responsibilities include nesting bird surveys and monitoring, nuisance species management, monitoring and habitat enhancement for multiple sensitive and special species including; San Francisco common yellow throat, least tern, Congdon's tar plant, black skimmers, ridgeway rail, logger headed shrike and burrowing owls. Monitoring of resident and migratory burrowing owls, artificial burrow installation, demographic monitoring. Construction monitoring of varying species for all projects within the 750 acre wildlife area. Camera monitoring of wildlife. Weekly and quarterly reports of collected data for mitigation requirements. Maintenance of mitigation and restoration sites, including islands for nesting. *Role: Wildlife Biologist. Provided monitoring and environmental inspection.*

AMANDA EHRENKRANTZ, B.A., WILDLIFE ECOLOGIST / BAT SPECIALIST

Ms. Ehrenkrantz is a wildlife ecologist with experience in conducting a wide range of field protocols, as well as writing biological technical reports. Her areas of field expertise include bat acoustic and capture surveys; Mexican and California spotted owl presence/absence surveys and inventories; northern goshawk presence/absence and nest location surveys; small mammal trapping; and threatened, endangered, and sensitive species presence/absence surveys. She has worked on a range of project types including energy development (wind power, natural gas, mining, transmission), large- and small-scale housing developments, airports (expansions and new construction), and roads (expansions and new construction).

Ms. Ehrenkrantz has led numerous acoustic bat survey efforts including seven wind power projects, using a protocol to measure bat activity in the rotor-swept area. She has also conducted bat activity monitoring for other project types, including at a uranium mine evaporation pond, proposed housing developments, transmission lines, and cell towers.

YEARS OF EXPERIENCE
16

EXPERTISE

Bats capture and acoustic survey techniques

Mexican spotted owl

Northern goshawk

National Environmental Policy Act compliance

Threatened, endangered, and sensitive species surveys and inventories

Energy development, land development, airport expansion and construction, and roads

Aerial surveys for raptors, greater sage-grouse and big game

EDUCATION

B.A. cum laude, Environmental Science, Alaska Pacific University, Anchorage, Alaska; 2000.

M.N.R., in progress, Natural Resources, Utah State University, Logan, Utah

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

510-520 Townsend Office Development Entitlements; San Francisco, San Francisco City and County, California; ARE-San Francisco No. 47, LLC. – SWCA conducted special-status bat surveys and nesting bird surveys in support of an industrial building development in urban San Francisco. *Role: Biologist. Provided data analysis and reporting for special-status bat surveys.*

Cressey - Gallo 115kV Power Line Project; San Joaquin Valley, Merced County, California; Pacific Gas and Electric Company – SWCA is providing pre-construction compliance document preparation, including the development of an Environmental Compliance Management Plan (ECMP), compliance matrix, training program, western red bat survey methodology, and biological and cultural surveys. The SWCA team is also providing environmental inspection, biological survey and monitoring, and paleontological monitoring. *Role: ProjBat Biologist. Provided preconstruction acoustic bat surveys.*

Sweeney Ranch Wind Park Wildlife Studies and NEPA; Wyoming; Wasatch Wind Intermountain, LLC. – SWCA conducted baseline studies to characterize vegetation and wildlife within and near the project area for a proposed wind farm, prepared an EA for the proposed project, and evaluated cultural, paleontological, and visual resources. *Role: Wildlife Specialist. Responsible for supervision of field crew and data collection; performed survey focused on bat species (acoustic), white-tailed prairie dog, burrowing owl, Wyoming pocket gopher, and pygmy rabbit; coordinated with parties involved; and authored deliverable documents.*

Tony M Mine Bat Mitigation Plan; Garfield County, Utah; Energy Fuels Resources – SWCA conducted research to inform preparation of an outline for a mitigation plan to discourage bats from using the evaporation pond at a uranium mine in southeast Utah. The goal of the project was to document bat activity at a uranium mine evaporation pond. This

information will be used to develop mitigation measures to protect bats from the high contaminant levels that are present in the pond. *Role: Wildlife Specialist. Responsible for development and execution of protocol; coordination with government agencies, subcontractor, and client; data interpretation; and lead authorship of deliverable document.*

Wasatch Wind AnaBat Services; Wyoming; Wasatch Wind Intermountain, LLC. – SWCA provided installation and monitoring of AnaBat equipment in the proposed wind farm project area; collected and analyzed resulting data; and produced a report documenting the survey's

APPENDIX C:
Proposed Schedule

Task Name	Duration	Start	Finish
1. Network Expires Conceptual Work Item Schedule			
2. Connect Start Date	0 days	Mon 2/6/18	Mon 2/6/18
3. Preconstruction Phase 1	28 days	Mon 2/6/18	Wed 2/7/18
4. Preconstruction Plan Reviews	22 days	Mon 2/6/18	Tue 2/6/18
5. Pre-construction Surveys/Inspections	9 days	Fri 1/26/18	Wed 2/7/18
6. BOD-1: Wetland Survey and Reclamation	8 days	Mon 2/26/18	Mon 2/26/18
7. Survey and Mark Wetland Buffers	2 days	Mon 2/26/18	Tue 2/27/18
8. Delineate Wetlands (outside of breeding season)	4 days	Wed 2/7/18	Mon 2/6/18
9. BOD-2: Nesting Bird Surveys	2 days	Fri 2/2/18	Mon 2/26/18
10. BOD-3: CDF Survey Prior to Construction on Lot 11	1 day	Wed 2/7/18	Wed 2/7/18
11. BOD-4: Calculate and Stamp of Willow Scrub Habitat on Lot 11	1 day	Wed 2/7/18	Wed 2/7/18
12. Emission Control/Tree Protection Inspection	1 day	Fri 1/26/18	Fri 1/26/18
13. Construction Phase 1 (Lots 9, 10, and 11)	282 days	Thu 2/8/18	Fri 1/26/18
14. Weekly Compliance Inspections (MS-1b, MS-2, BOD-5, BOD-6, BOD-7, BOD-8, BOD-9, BOD-10, BOD-11, BOD-12, BOD-13, BOD-14, BOD-15, BOD-16, BOD-17, BOD-18, BOD-19, BOD-20, BOD-21, BOD-22, BOD-23, BOD-24, BOD-25, BOD-26, BOD-27, BOD-28, BOD-29, BOD-30, BOD-31, BOD-32, BOD-33, BOD-34, BOD-35, BOD-36, BOD-37, BOD-38, BOD-39, BOD-40, BOD-41, BOD-42, BOD-43, BOD-44, BOD-45, BOD-46, BOD-47, BOD-48, BOD-49, BOD-50, BOD-51, BOD-52, BOD-53, BOD-54, BOD-55, BOD-56, BOD-57, BOD-58, BOD-59, BOD-60, BOD-61, BOD-62, BOD-63, BOD-64, BOD-65, BOD-66, BOD-67, BOD-68, BOD-69, BOD-70, BOD-71, BOD-72, BOD-73, BOD-74, BOD-75, BOD-76, BOD-77, BOD-78, BOD-79, BOD-80, BOD-81, BOD-82, BOD-83, BOD-84, BOD-85, BOD-86, BOD-87, BOD-88, BOD-89, BOD-90, BOD-91, BOD-92, BOD-93, BOD-94, BOD-95, BOD-96, BOD-97, BOD-98, BOD-99, BOD-100)	282 days	Thu 2/8/18	Fri 1/26/18
15. Monthly Progress Reporting/Non-Compliance Reporting (if needed)	282 days	Thu 2/8/18	Fri 1/26/18
16. Public Inquiry and Complaint Tracking	282 days	Thu 2/8/18	Fri 1/26/18
17. Preconstruction Phase 2	2 days	Mon 2/26/18	Tue 2/27/18
18. Pre-Construction Surveys/Inspections	2 days	Mon 2/26/18	Tue 2/27/18
19. BOD-24: Wetland Survey Only, No Delineating	2 days	Mon 2/26/18	Tue 2/27/18
20. BOD-25: Nesting Bird Surveys	2 days	Mon 2/26/18	Tue 2/27/18
21. BOD-26: BIR Surveys	2 days	Mon 2/26/18	Tue 2/27/18
22. BOD-27: Measure and Assess Calculation for Purple 2 days	2 days	Mon 2/26/18	Tue 2/27/18
23. BOD-28: Measure and Assess Calculation for Purple 2 days	2 days	Mon 2/26/18	Tue 2/27/18
24. Emission Control/Tree Protection Inspection	1 day	Mon 2/26/18	Mon 2/26/18
25. Construction Phase 2 (Lots 5, 6, 7 and 8)	282 days	Mon 2/26/18	Mon 2/26/18
26. Weekly Compliance Inspections (MS-1b, MS-2, BOD-5, BOD-6, BOD-7, BOD-8, BOD-9, BOD-10, BOD-11, BOD-12, BOD-13, BOD-14, BOD-15, BOD-16, BOD-17, BOD-18, BOD-19, BOD-20, BOD-21, BOD-22, BOD-23, BOD-24, BOD-25, BOD-26, BOD-27, BOD-28, BOD-29, BOD-30, BOD-31, BOD-32, BOD-33, BOD-34, BOD-35, BOD-36, BOD-37, BOD-38, BOD-39, BOD-40, BOD-41, BOD-42, BOD-43, BOD-44, BOD-45, BOD-46, BOD-47, BOD-48, BOD-49, BOD-50, BOD-51, BOD-52, BOD-53, BOD-54, BOD-55, BOD-56, BOD-57, BOD-58, BOD-59, BOD-60, BOD-61, BOD-62, BOD-63, BOD-64, BOD-65, BOD-66, BOD-67, BOD-68, BOD-69, BOD-70, BOD-71, BOD-72, BOD-73, BOD-74, BOD-75, BOD-76, BOD-77, BOD-78, BOD-79, BOD-80, BOD-81, BOD-82, BOD-83, BOD-84, BOD-85, BOD-86, BOD-87, BOD-88, BOD-89, BOD-90, BOD-91, BOD-92, BOD-93, BOD-94, BOD-95, BOD-96, BOD-97, BOD-98, BOD-99, BOD-100)	282 days	Mon 2/26/18	Mon 2/26/18
27. Monthly Progress Reporting/Non-Compliance Reporting (if needed)	282 days	Mon 2/26/18	Mon 2/26/18
28. Public Inquiry and Complaint Tracking	282 days	Mon 2/26/18	Mon 2/26/18
29. Prepare Final MWR Compliance Report (Review of Draft and Final)	22 days	Wed 2/7/18	Thu 2/9/18
30. Submit Final Compliance Report	0 days	Thu 2/9/18	Thu 2/9/18

Project: Highway Survey Work Item Task: [] Mileage: [] Summary: []

Project Summary: [] External Tools: []

Health Milestones: [] Health Summary: []

General Milestones: [] Internal Task: []

Manual Task: [] Dependency: []

Manual Summary: [] Manual Summary: []

Start Date: [] Finish Date: []

Created By: []

Page 1