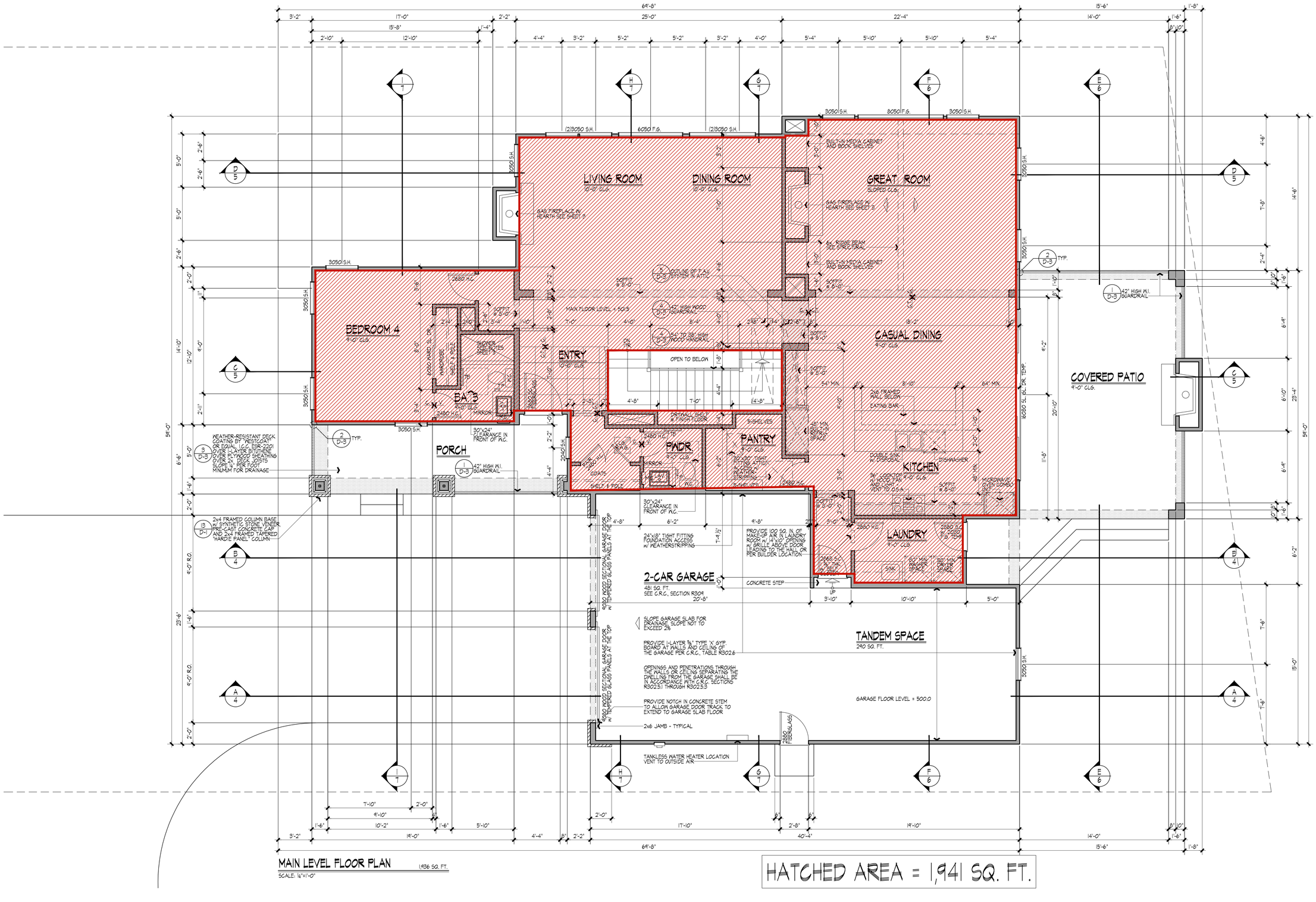




MGA Architecture • Planning

Mark Gross & Associates, Inc.
8001 Irvine Center Drive
Irvine, California 92618
(949) 387-3800 Fax (949) 387-7800


"HIGHLAND ESTATES, LOT 9"
2185 COBBLEHILL PLACE
SAN MATEO COUNTY, CALIFORNIA
THE CHAMBERLAIN GROUP
655 SKY WAY , SUITE 230
SAN CARLOS, CALIFORNIA 94070
PHONE (650) 595-5582 FAX (650) 595-5666

LOT No. 9
3,390 SQ. FT.

# MAIN LEVEL FLOOR PLAN

REVISIONS

| | | |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
| 4 | - | - |
| 5 | - | - |
| 6 | - | - |
| 7 | - | - |
| 8 | - | - |

LICENSED ARCHITECT
MARK N. GROSS
C-24315
Exp. 9-30-17
STATE OF CALIFORNIA

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

DESIGNED BY

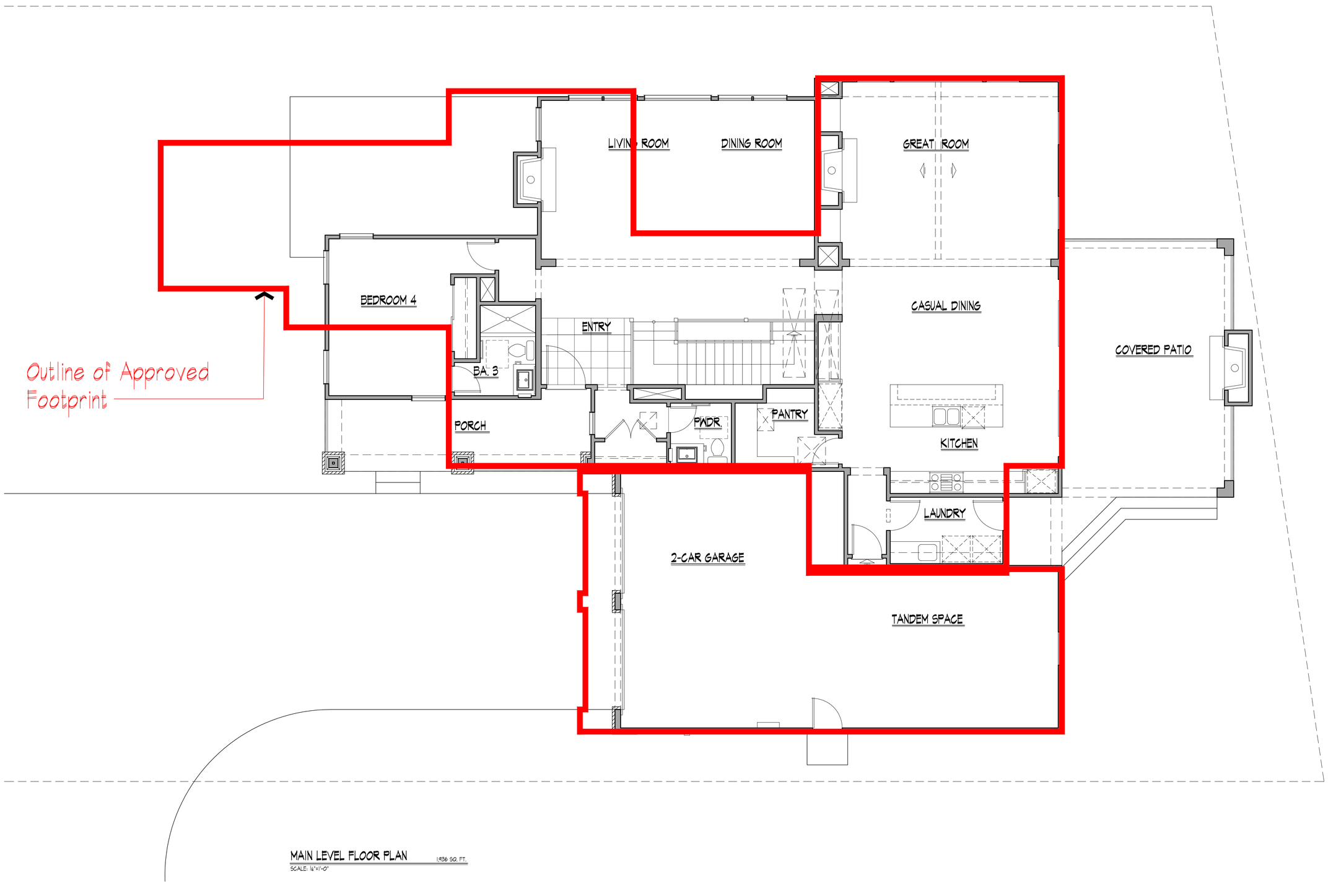
DRAWN BY

CHECKED BY

JOB NO.
4276

DATE
NOVEMBER 3, 2014

SHEET NO.
1




MAIN LEVEL FLOOR PLAN 1936 SQ. FT.

SCALE: ¼"=1'-0"


Mark Gross & Associates, Inc.
Architecture • Planning
2815 Newport Blvd.
Costa Mesa, California 92627
(949) 387-3800 Fax (949) 387-7800


"HIGHLAND ESTATES, LOT 9"
2185 COBBLEHILL PLACE
SAN MATEO COUNTY, CALIFORNIA
THE CHAMBERLAIN GROUP
655 SKY WAY - SUITE 230
SAN CARLOS, CALIFORNIA 94070
PHONE (650) 595-5582 FAX (650) 595-5666

LOT No. 9
3,390 SQ. FT.
MAIN LEVEL FLOOR PLAN

REVISIONS

LICENSED ARCHITECT
MARK H. GROSS
C-24313
Exp. 9-30-15
STATE OF CALIFORNIA

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

DESIGNED BY

DRAWN BY

CHECKED BY

JOB NO.
4276
DATE
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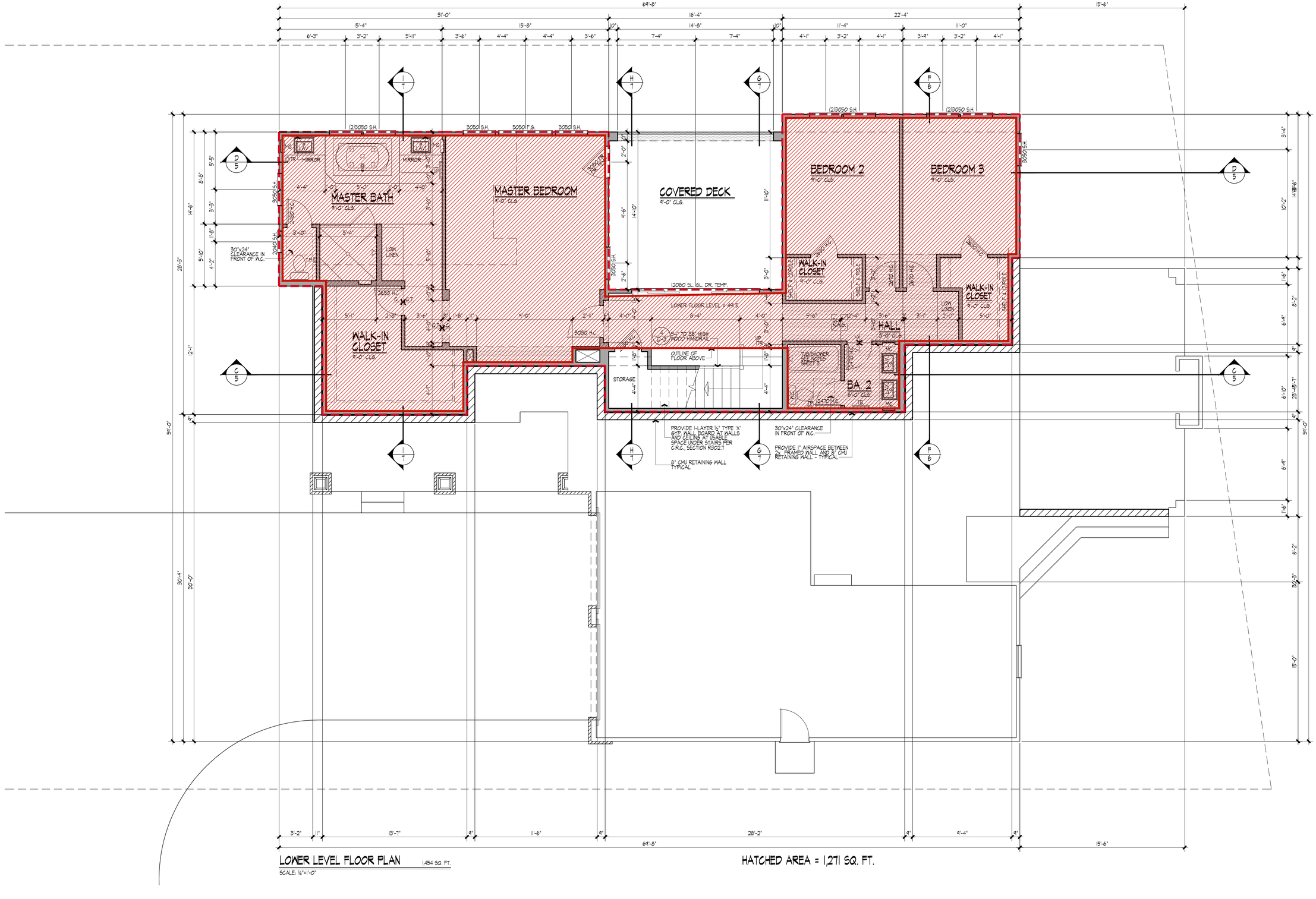
1




LOWER LEVEL FLOOR PLAN 1,454 SQ. FT.

SCALE: ¼"=1'-0"

HATCHED AREA = 1,271 SQ. FT.


MGA Architecture • Planning

Mark Gross & Associates, Inc.
801 Roosevelt Drive
Irvine, California 92618
(949) 387-7800 Fax (949) 387-7890


"HIGHLAND ESTATES, LOT 9"
2185 COBBLEHILL PLACE
SAN MATEO COUNTY, CALIFORNIA
THE CHAMBERLAIN GROUP
655 SKY WAY, SUITE 230
SAN CARLOS, CALIFORNIA 94070
PHONE (650) 595-5582 FAX (650) 595-5666

LOT No. 9
3,390 SQ. FT.

# LOWER LEVEL FLOOR PLAN

REVISIONS

| | | |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
| 4 | - | - |
| 5 | - | - |
| 6 | - | - |
| 7 | - | - |
| 8 | - | - |
| 9 | - | - |
| 10 | - | - |

LICENSED ARCHITECT
MARK N. GROSS
C-24313
Reg. 9-30-15
STATE OF CALIFORNIA

ALL DIMENSIONS & CONDITIONS ARE TO BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

DESIGNED BY

DRAWN BY

CHECKED BY

JOB NO.
4216

DATE
NOVEMBER 3, 2014

SHEET NO.
**2**

County of San Mateo
Planning and Building Department

# Geotechnical Consultant Approval

County Government Center ▪ 455 County Center, 2nd Floor
Redwood City ▪ CA ▪ 94063 ▪ Mail Drop PLN 122
Phone: 650 ▪ 363 ▪ 4161 Fax: 650 ▪ 363 ▪ 4849

Applicant (Owner): Ticonderoga Partners

Site Address: 2184 Cobblehill place, lot 10

Permit Type: BLD2016-00158

Geo. File No. 9E-116

APN: 041101370

Required by: JFD Date: 4-6-2016

**NOTICE TO APPLICANT:**
SECTION I of this form must be completed and a copy returned to Geotechnical Section prior to approval of application by the PLanning and Building Department.

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FAILURE TO DO SO WILL RESULT IN UNNECESSARY DELAYS PENDING SUCH APPROVAL.

SECTION 1 Cornerstone Earth Group has reviewed the development
(Name of legally qualified geotechnical consultant)

Plans prepared for Ticonderoga Partners by: BKF & Mark Gross & Assoc.

Plan No. 950168-20 & 4277

Dated: 2/25/2016 & 1/6/2016 Revision: na

and find that such plans are in accordance with the recommendations provided by us or presented in our report(s) No. 230-1-5, dated 10-30-2015 with respect to geotechnical factors affecting or affected by the proposed site development. These include include but are not limited to: grading (cuts / fills), surface and subsurface water control measures, foundation design criteria, seismic hazard consideration, slope stability, "restricted from building" areas, and _____.

_____
(Geotechnical Consultant)

_____
(Date)

**COUNTY APPROVAL**

Co. Geol. _____Date:_____

CC: _____

SECTION II Cornerstone Earth Group has observed and approved as
(Name of legally qualified geotechnical consultant)

having been done in accordance with their recommendations all applicable work as noted in SECTION 1.

NOTE:
Grading Report Required: ☑ Yes ☐ No

_____
(Geotechnical Consultant)

_____
(Date)

**COUNTY APPROVAL**

Co. Geol. _____Date:_____

CC: _____

TRANSMITTAL SHEET

**C O U N T Y O F S A N M A T E O**

PLANNING AND BUILDING DEPARTMENT
COUNTY GOVERNMENT CENTER
REDWOOD CITY, CALIFORNIA 94063

TO: Geoff Gibson
Winder-Gibson Architecture
351 9th Street
San Francisco, CA 94103

DATE: April 6, 2016

RE: **Proposed grading, new SFD & garage**
**1050 Los Trancos Road**

We are forwarding to you via:

ENCLOSURE: X

SEPARATE COVER:

MESSENGER:

THE FOLLOWING:

Copy of Geotechnical Review Sheet No. 17I-68 for a report for above prepared by Murray Engineers, project #2007-1R1, dated November 20, 2014.

cc: Murray Engineers Inc.
935 Fremont Avenue
Los Altos, CA 94024

AS REQUESTED BY YOU

FOR YOUR APPROVAL

FOR YOUR INFORMATION X

Very truly yours,

J. F. DeMouthe

Geotechnical Section

FRM00031 (2/08)

County of San Mateo

Planning & Building Department

# Geotechnical Review Sheet

DEVELOPER/OWNER Ticonderoga Partners LLC — FILE NO. 9E- 116
SITE LOCATION San Mateo Highlands (Lots 1-4) — SHEET 1 OF 2
APN NO. 041-101-370
GEOLOGIST Cornerstone Earth Group
SOILS ENGINEER Cornerstone Earth Group

**REVIEW OF:**

( x ) PLANS
( ) BUILDING NO. BLD2016-00158, -00159, -00160, -00161, -00162, -00163, -00164 ( x ) DEVELOPER/OWNER
( x ) GEOLOGIC REPORT DATED 10/30/2015, #230-1-5 ( x ) GEOLOGIST
( ) SOILS REPORT DATED ( x ) SOILS ENGINEER
( ) OTHER ( x ) BUILDING PERMITS
( x ) DPW

**ACTION:**

( ) REPORTS APPROVED SUBJECT TO CONDITIONS BELOW:
( X ) BEFORE APPROVAL THE FOLLOWING INFORMATION IS REQUIRED: (from Geotech Consultant)
( ) PLANS AND REPORTS NOT APPROVED FOR REASONS BELOW:

**REVIEW:**

1. As requested by the Environmental Health Department, please submit a copy of the Geotechnical drilling permit or the annual Geotechnical notification form for this site.

2. There was fill on some of these lots prior to grading. Was all of this material removed or reworked as engineered fill, as recommended in the report? Please discuss.

3. Please provide a detailed drainage plan for each of these seven lots. Adjacent lots should be shown on a single plan so that the relative placement of drains and outfalls is apparent. These plans should include roof gutters, downspouts, surface and subsurface drains, including those associated with foundations and retaining walls, and the location and design of outfalls.

4. The plans show the proposed use of flow-through planters in place of traditional dry wells or other types of outfalls. Some of these structures are shown to be placed close to the residences and/or retaining walls. Please review the locations of these outfalls and provide a discussion of the suitability of this type of outfall in this situation.

5. The consultant must provide data to show that the introduction of water into the areas identified for drain outfalls will not cause accelerated erosion or slope failure there or downslope.

6. The submitted plans show piers of 7, 10, and 20 foot depths. The report recommends that all piers be at least 10 feet deep, with some extending down to at least 27 feet. Please discuss and provide plan revisions as necessary.

Based on the approval of responses to the above, the following will apply:

a.) Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record prior to issuance of the building permit as required by Section I of the enclosed “Geotechnical Consultant Approval” form.

b.) Section II must be observed and completed by the Geotechnical Consultant of record prior to acceptance of the completed work by the Geotechnical Section of the Planning and Building Department.

Note: Please include the Geotechnical File Number, 9E-116, in all correspondence with the Geotechnical Section of the Planning and Building Department.

PREPARED BY JFD DATE April 6, 2016
FMTGEO.REC (2/08)

County of San Mateo
Planning and Building Department

# Geotechnical Consultant Approval

County Government Center ▪ 455 County Center, 2nd Floor
Redwood City ▪ CA ▪ 94063 ▪ Mail Drop PLN 122
Phone: 650 ▪ 363 ▪ 4161 Fax: 650 ▪ 363 ▪ 4849

Applicant (Owner): Ticonderoga Partners

Site Address: 2184 Cobblehill place, lot 10

Permit Type: BLD2016-00158

Geo. File No. 9E-116

APN: 041101370

Required by: JFD Date: 4-6-2016

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FAILURE TO DO SO WILL RESULT IN UNNECESSARY DELAYS PENDING SUCH APPROVAL.

SECTION 1 Cornerstone Earth Group has reviewed the development
(Name of legally qualified geotechnical consultant)

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Plan No. 950168-20 & 4277

Dated: 2/25/2016 & 1/6/2016 Revision: na

and find that such plans are in accordance with the recommendations provided by us or presented in our report(s) No. 230-1-5, dated 10-30-2015 with respect to geotechnical factors affecting or affected by the proposed site development. These include include but are not limited to: grading (cuts / fills), surface and subsurface water control measures, foundation design criteria, seismic hazard consideration, slope stability, "restricted from building" areas, and _____.

_____
(Geotechnical Consultant)

_____
(Date)

**COUNTY APPROVAL**

Co. Geol. _____Date:_____

CC: _____

SECTION II Cornerstone Earth Group has observed and approved as
(Name of legally qualified geotechnical consultant)

having been done in accordance with their recommendations all applicable work as noted in SECTION 1.

NOTE:
Grading Report Required: ☑ Yes ☐ No

_____
(Geotechnical Consultant)

_____
(Date)

**COUNTY APPROVAL**

Co. Geol. _____Date:_____

CC: _____

County of San Mateo
Planning and Building Department

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(Geotechnical Consultant)

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(Date)

**COUNTY APPROVAL**

Co. Geol. _____Date:_____

CC: _____

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Grading Report Required: ☑ Yes ☐ No

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(Date)

**COUNTY APPROVAL**

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(Date)

**COUNTY APPROVAL**

Co. Geol. _____Date:_____

CC: _____

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having been done in accordance with their recommendations all applicable work as noted in SECTION 1.

NOTE:
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(Geotechnical Consultant)

_____
(Date)

**COUNTY APPROVAL**

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County of San Mateo
Planning and Building Department

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(Geotechnical Consultant)

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(Date)

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Co. Geol. _____Date:_____

CC: _____

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**COUNTY APPROVAL**

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County of San Mateo
Planning and Building Department

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(Date)

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Planning and Building Department

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(Geotechnical Consultant)

_____
(Date)

**COUNTY APPROVAL**

Co. Geol. _____Date:_____

CC: _____

BKF
ENGINEERS
SURVEYORS
PLANNERS

June 22, 2017

Mr. Jack Chamberlain
Chamberlain Group
655 Sky Way Drive, Suite 230
San Carlos, CA 94070

Subject: Highland Estates, Lots 9-11, San Mateo
BKF Response to County Planning Department Setback Comments

Dear Jack:

Per your additional lot setback comments received for Lots 9 - 11 form Camille Leung at San Mateo County Planning and Building Department, BKF has prepared the following responses indicated in **bold** text as a response to Camille Leung comments in an email dated 6/20/17:

*1. The shift in the house on Lot 11 is actually 6.2 feet to the left not 10 feet. Please confirm.*

**The following are the current Lot 11 house setbacks:**
**Front setback = 61.3 feet**
**Rear setback = 29.2 feet**
**Left setback = 64.9 feet**
**Right setback = 29.2 feet (to no-build area)**

**The proposed house on Lot 11 was moved slightly to the north from the previous plan location, during the design process and dealing with increasing the setback to deal with a soils/geotechnical issues along the south side of the project. The shift in the house on Lot 11 is 9.1 feet when compared to the approved left side setback. The house footprint is still within the allowable building envelope as dictated by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.**

*2. The fire turnaround rationale for changing the footprint for Lot 9 makes sense as the house gets further away from the turnaround area by almost 8 feet.*

**Yes, the Fire Department dedicated the revisions to the Fire Truck turnaround for lots 9 and 10. Even though the Lot 9 house footprint was moved approximately 8 feet, the house on lot 9 is still within the allowable building envelope as dictated by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.**

*3. For Lot 10, the house gets closer to the turnaround area by 1.4 feet. What is the rationale for this? There are also subtle shifts in all the setbacks (see word document attached), please explain:*

**Lot 10 house setbacks are directly related to the revisions to the Fire Truck turnaround and Lot 10 House floor plans revisions by the architect to address County Planning and Building comments. Architectural revisions to the Lot 10 house footprint resulted in new dimensions associated setbacks and dimensions to property lines. The Lot 10 house footprint is still within the allowable building envelope as dictated by Zone R-1/S-8**

255 Shoreline Drive
Suite 200
Redwood City
California 94065
phone 650.482.6300
fax 650.48.6399
www.bkf.com

**setback requirements and is substantial conformance with the approved Vesting Tentative Map.**

In addition to the above response to the latest comments, BKF understands Condition of Approval Item number 5, that there has been ongoing correspondence between San Mateo County Planning Department staff and the neighbors in regards to various items associated with Condition of Approval No. 5, which states:

> *"The following conditions of approval document points of discussion among the County, the applicant and neighborhood groups" we have to work with the neighborhood groups: This project will be implemented as proposed, mitigated, conditions, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design".*

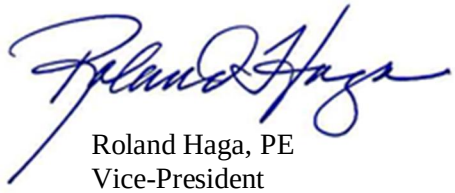
It is important to understand the project was approved with a rezoning from existing RM Zone to R-1/S-8 zoning on lots 1 through 11, these zoning codes provided for specific setbacks for front, side and rear setbacks as well a maximum height allowed. The approved Vesting Tentative Map for the Highlands Estate project including site plans for the all 11 lots, however, that did not include specific dimensions as to the location of the homes, the preliminary site plans showed the relationship of the homes to the allowable setbacks only and Architectural plans showed floor plans and front elevation for each of the proposed homes. Specific dimension came about as part of the original submittal for building permits, in this case especially, for lots 5 through 11. Many of the questions about buildings dimensions to property line and building setbacks as well heights has been part of the plan check response to Planning, Building and Public Works comments as well geotechnical comments in their review of the project plans, to date. It is important remember that final design is a fluid process and is based on working with County Planning, Building, and Fire Department staff resulting in architectural revisions to the house footprint and resulting changes to the dimensions associated property and setbacks. Please all of the houses proposed on lots 5 through 11 are still within the allowable building envelope and heights allowable by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.

In addition, BKF had addressed all comments from San Mateo County Planning, Building and Fire Pubic Departments (County), within our BKF plan submittal dated August 16, 2016, based on comments received from the County on April 25, 2016. Due to one outstanding grading issue, the revised plans and response comments were not accepted by Camille Leung at San Mateo County Planning Department, and not circulated to the appropriate County Departments for their review. Regardless of what issue remains to be resolved, BKF does not understand why the revised plans and response comments have been circulated for review of all other Departments. Recently, the project resubmitted the revised plans and response comments dated May 30, 2017 to address **April 25, 2016** San Mateo County Plan Check Comments. It is our understanding

through you, Camille Leung, San Mateo County Planning, again refused to accept the revised plans and response comments. Not having update plan check review leaves many unresolved issues and creates multiple new comments that may already have been address by the team through this plan check process. It is our opinion this is not an acceptable way to process building permits and it does seem acceptable to hold up the plan review process, and create confusion because of just one issue, when all other issues and items can be address and put to rest.

Again the project team is formulating a response to Camille Leung issue on grading on lots 5 through 8 and we are planning on meeting with County Staff in the near future to deal with that grading quantity issue and as wells other issues that effect the grading quantities. Should you have any questions, comments or need further clarification regarding the responses to your additional plan review comments in this letter, please contact me at (650) 482-6407.

Sincerely,
BKF Engineers



Roland Haga, PE
Vice-President

BKF
ENGINEERS
SURVEYORS
PLANNERS

June 22, 2017

Mr. Jack Chamberlain
Chamberlain Group
655 Sky Way Drive, Suite 230
San Carlos, CA 94070

Subject: Highland Estates, Lots 9-11, San Mateo
BKF Response to County Planning Department Setback Comments

Dear Jack:

Per your additional lot setback comments received for Lots 9 - 11 form Camille Leung at San Mateo County Planning and Building Department, BKF has prepared the following responses indicated in **bold** text as a response to Camille Leung comments in an email dated 6/20/17:

*1. The shift in the house on Lot 11 is actually 6.2 feet to the left not 10 feet. Please confirm.*

**The following are the current Lot 11 house setbacks:**
**Front setback = 61.3 feet**
**Rear setback = 29.2 feet**
**Left setback = 64.9 feet**
**Right setback = 29.2 feet (to no-build area)**

**The proposed house on Lot 11 was moved slightly to the north from the previous plan location, during the design process and dealing with increasing the setback to deal with a soils/geotechnical issues along the south side of the project. The shift in the house on Lot 11 is 9.1 feet when compared to the approved left side setback. The house footprint is still within the allowable building envelope as dictated by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.**

*2. The fire turnaround rationale for changing the footprint for Lot 9 makes sense as the house gets further away from the turnaround area by almost 8 feet.*

**Yes, the Fire Department dedicated the revisions to the Fire Truck turnaround for lots 9 and 10. Even though the Lot 9 house footprint was moved approximately 8 feet, the house on lot 9 is still within the allowable building envelope as dictated by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.**

*3. For Lot 10, the house gets closer to the turnaround area by 1.4 feet. What is the rationale for this? There are also subtle shifts in all the setbacks (see word document attached), please explain:*

**Lot 10 house setbacks are directly related to the revisions to the Fire Truck turnaround and Lot 10 House floor plans revisions by the architect to address County Planning and Building comments. Architectural revisions to the Lot 10 house footprint resulted in new dimensions associated setbacks and dimensions to property lines. The Lot 10 house footprint is still within the allowable building envelope as dictated by Zone R-1/S-8**

255 Shoreline Drive
Suite 200
Redwood City
California 94065
phone 650.482.6300
fax 650.48.6399
www.bkf.com

**setback requirements and is substantial conformance with the approved Vesting Tentative Map.**

In addition to the above response to the latest comments, BKF understands Condition of Approval Item number 5, that there has been ongoing correspondence between San Mateo County Planning Department staff and the neighbors in regards to various items associated with Condition of Approval No. 5, which states:

> *"The following conditions of approval document points of discussion among the County, the applicant and neighborhood groups" we have to work with the neighborhood groups: This project will be implemented as proposed, mitigated, conditions, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design".*

It is important to understand the project was approved with a rezoning from existing RM Zone to R-1/S-8 zoning on lots 1 through 11, these zoning codes provided for specific setbacks for front, side and rear setbacks as well a maximum height allowed. The approved Vesting Tentative Map for the Highlands Estate project including site plans for the all 11 lots, however, that did not include specific dimensions as to the location of the homes, the preliminary site plans showed the relationship of the homes to the allowable setbacks only and Architectural plans showed floor plans and front elevation for each of the proposed homes. Specific dimension came about as part of the original submittal for building permits, in this case especially, for lots 5 through 11. Many of the questions about buildings dimensions to property line and building setbacks as well heights has been part of the plan check response to Planning, Building and Public Works comments as well geotechnical comments in their review of the project plans, to date. It is important remember that final design is a fluid process and is based on working with County Planning, Building, and Fire Department staff resulting in architectural revisions to the house footprint and resulting changes to the dimensions associated property and setbacks. Please all of the houses proposed on lots 5 through 11 are still within the allowable building envelope and heights allowable by Zone R-1/S-8 setback requirements and is substantial conformance with the approved Vesting Tentative Map.

In addition, BKF had addressed all comments from San Mateo County Planning, Building and Fire Pubic Departments (County), within our BKF plan submittal dated August 16, 2016, based on comments received from the County on April 25, 2016. Due to one outstanding grading issue, the revised plans and response comments were not accepted by Camille Leung at San Mateo County Planning Department, and not circulated to the appropriate County Departments for their review. Regardless of what issue remains to be resolved, BKF does not understand why the revised plans and response comments have been circulated for review of all other Departments. Recently, the project resubmitted the revised plans and response comments dated May 30, 2017 to address **April 25, 2016** San Mateo County Plan Check Comments. It is our understanding

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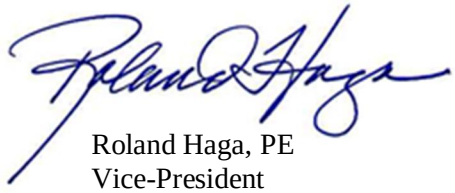
Sincerely,
BKF Engineers



Roland Haga, PE
Vice-President

## Camille Leung

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

Camille,
At your request, I did a little research on the School locations in the Highlands looking for any adverse effect on the School that might result from our construction activities on Lots 5 thru 11.
The only public School that I could find is the Highlands Elementary School. It"s located at Bunker Hill and Lesington Avenue. This is about a half block from the location of the earlier constructed Lots 1 thru 4
Lots 5 thru 8 are on Ticonderoga Drive. Lots 9, 10 and 11 are on Cul du Sacs that feed into Ticonderoga Drive. Ticonderoga Drive is on the opposite end of the Highlands residential area, Our construction activity will have no adverse effect on the School and school activities including the transportation of students.
Cordially,
Jack Chamberlain

~~h. Provide designated area for parking of construction vehicles, using aggregate over geo-textile fabric.~~ – Met for Lots 9, 10, 11

~~i.~~e. On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.

~~j. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.~~ – Met for Lots 9, 10, 11

~~k. Locate portable toilets away from surface water locations and storm drain inlets.~~ – Mets for Lots 9, 10, 11

~~l. Show storage location and containment of construction materials during work, as well as afterhours/weekends~~ – Met for Lots 9, 10, 11

~~m. Provide detail and location of covered temporary stockpiles using anchored down plastic sheeting in dry weather. In wet weather or for longer storage, use seeding and mulching, soil blankets or mats~~. – Met for Lots 9, 10, 11

~~n. Indicate the location of refuse piles and debris box locations on the plans. Show how they will be accessed and show protection of the access routes.~~ – Met for Lots 9, 10, 11

f. ~~Erosion Control Point of Contact: Please provide an Erosion Control Point of Contact including name, title/qualifications, email, and two phone numbers.~~ – Met for Lots 9, 10, 11

~~g. Change note in box on left bottom corner on page C10.60 and all other similar references to require Erosion Control by October 1st through April 30th.~~ Met for Lots 9, 10, 11

~~e.~~h. Lot 11: There is a discharge pipe that is directed to an unstablized location (no stabilized outfall).

Architectural – All Lots:

1. Dimension maximum height of structures from finished grade and provide ridge line elevation. Please check heights of all houses relative to approved heights (Table 6)

~~2. Shingles are not allowed. Must replace contrasting surface treatment between 2nd story windows and roof above with clerestory windows or siding, consistent with the approved elevations for each house. Rock should be used only minimally, as consistent with the approved elevations for each house.~~ - Met

~~3.~~2. Provide Exterior Lighting Plan (show fixtures on elevations, no light can be cast into open space easement, earth-toned lighting). See Conditions 4k and 6.

COBBLEHILL PLACE

N24°36'35"E 125.00'

PROPOSED BUILDING ENVELOPE

20.0'

40.0'
PRIVATE S.D.E.

85.66'

PROPERTY LINE

S37°20'04"E 80.73'

10.0'

47.91'

592.33
IRON PIPE

E.V.A.E., PRIVATE
ACCESS EASEMENT

28.02'

24.58'

10'

5' EX PUBLIC UTILITY AND DRAINAGE EASEMENT

PROPERTY LINE

N37°21'00"W 144.80'

PROPOSED BUILDING ENVELOPE

14.58'

9' PRIVATE UTILITY EASEMENT

LOT 9

LOT AREA = 17,997 SF

PROPOSED BUILDING ENVELOPE

10.0'

15.28'

S28°11'18"E 124.41'

53.08'

20'

PROPERTY LINE

S52°39'00"W 90.50'

**LEGEND**

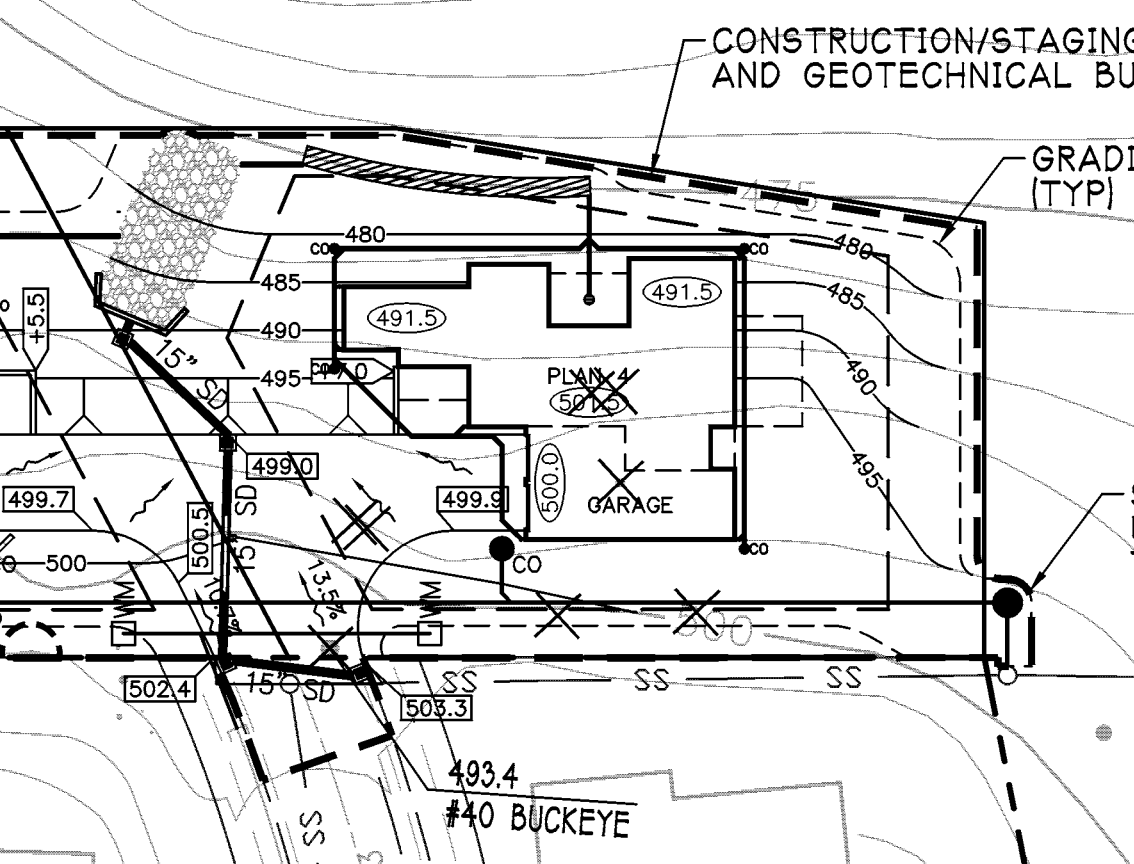
- TREE TO BE REMOVED
- TREE TO BE REMOVED/REPLACED PER RESOURCE MANAGEMENT DISTRICT PERMIT PLN# 041-101-290
- REPLACED TREE LOCATION PER LANDSCAPE PLANS
- EXISTING TREE TO REMAIN, PROTECT IN PLACE

GRAPHIC SCALE

10 0 10

LOT 9

NAME: K:\Eng95\950168\dwg\CD\Lot_9\C9.30-HECDSP.dwg
E: 03-06-17 PLOTTED BY: trat


CONSTRUCTION/STAGING
AND GEOTECHNICAL BU
GRADI
(TYP)
480
485
490
495
491.5
491.5
PLAN 4
501.5
GARAGE
500.0
499.0
499.7
499.9
500.5
500
CO
CO
CO
CO
+5.5
15"
SD
15"
SD
13.5%
502.4
15"
SD
503.3
SS
SS
SS
493.4
#40 BUCKEYE
SS

## LEGEND

- TREE TO BE REMOVED
- TREE TO BE REMOVED/REPLACED PER RESOURCE MANAGEMENT DISTRICT PERMIT PLN# 041-101-290
- REPLACED TREE LOCATION PER LANDSCAPE PLANS
- EXISTING TREE TO REMAIN, PROTECT IN PLACE

N62°40'34"E 112.08'

20.0'

46.14'

PROPOSED BUILDING ENVELOPE

10.0'

24.50'

PROPOSED BUILDING ENVELOPE

N37°21'00"W 202.20'

LOT 10
LOT AREA = 17,994 SF

10.0'

PROPOSED BUILDING ENVELOPE

S37°20'04"E 123.93'

31.17'

PROPOSED BUILDING ENVELOPE

22.62'

20.0'

E.V.A.E., PRIVATE ACCESS & PRIVATE UTILITY EASEMENT

S24°36'35"W 125.00'

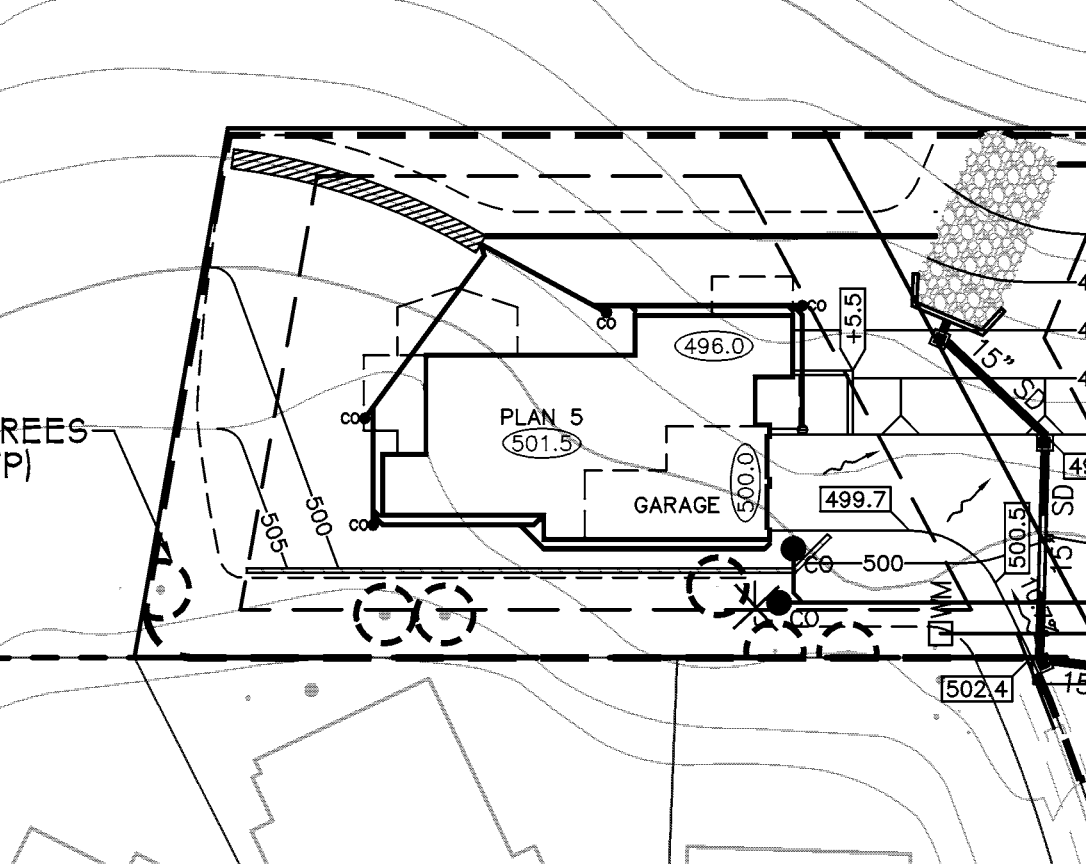
40.0'
PRIVATE S.D.E.

GRAPHIC SCALE
10 0 10

500 490 480 50

DRAWING NAME: K:\Eng95\950168\dwg\CD\Lot_10\C10.30-HECDSP.dwg
DATE: 03-06-17 PLOTTED BY: trat

# LOT 10
# SITE PLAN
SCALE: 1"=10'


REES
P)
505
500
CO
CO
CO
496.0
+5.5
PLAN 5
501.5
GARAGE
500.0
499.7
CO
500
500.5
15" SD
15" SD
CO
502.4

N52°39'00"E 130.00'

10.0'

PROPOSED BUILDING ENVELOPE

GRAPHIC SCALE
10 0 10 20

20.0'

PROPOSED BUILDING ENVELOPE

64.9'

530

540

PRIVATE TRAIL AND ACCESS EASEMENT

PROPOSED BUILDING ENVELOPE

20.0'

61.3'

LOT 11
LOT AREA = 28,600 SF

S37°21'00"E 220.00'
PROPERTY LINE

532.94
SDN PIPE

27.2'

S37°21'00"E 220.00'

63.0'

29.2'

PRIVATE STORM DRAIN AND PUBLIC UTILITY EASEMENT

PROPOSED BUILDING ENVELOPE

46.0'

75.2'

CREEK

510

N52°39'00"E 130.00'

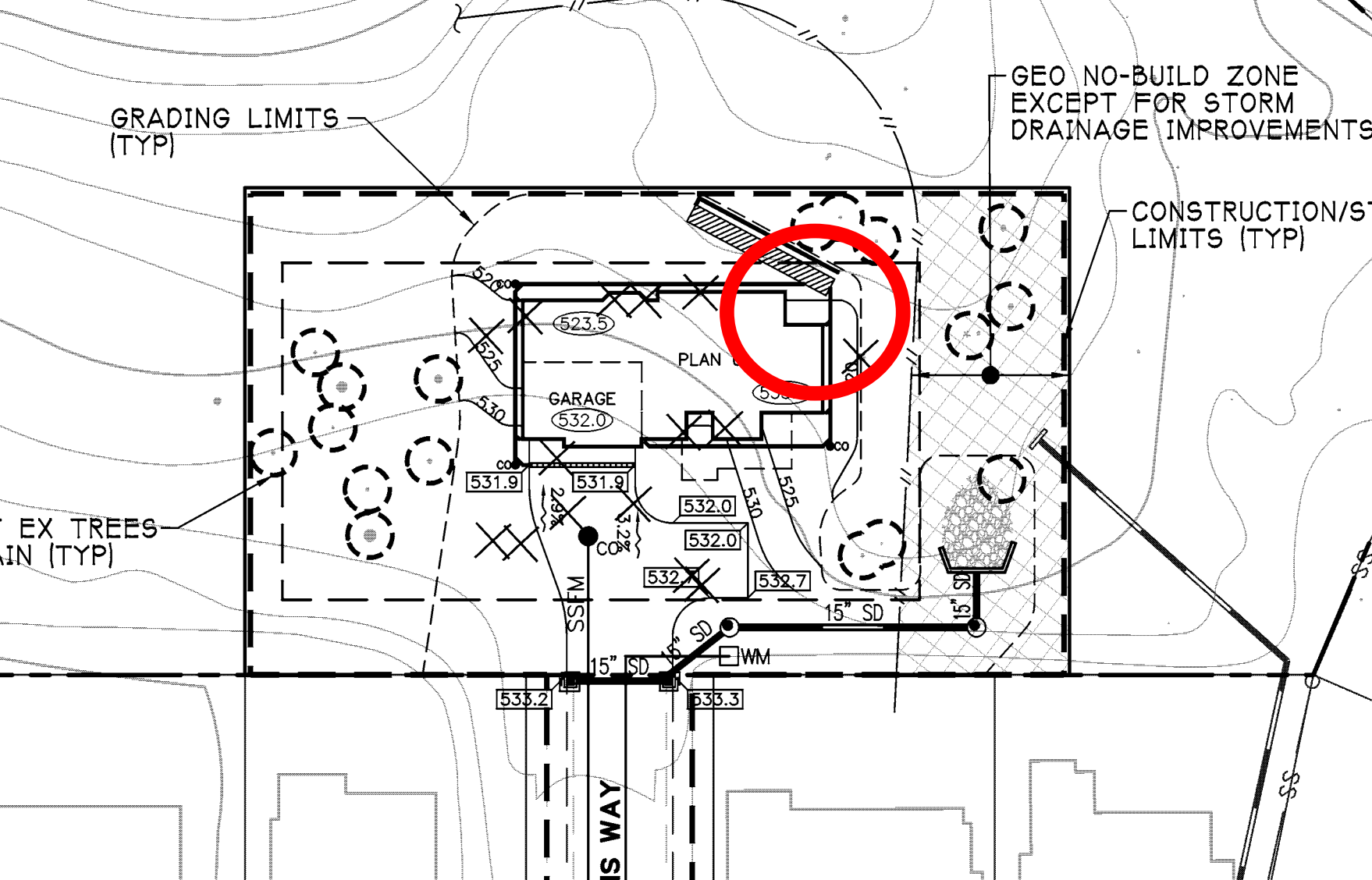
TC 533.7
FL 533.2

(E)7.7%

(E)7.3%

TC 533.85
FL 533.35

# LOT 11
# SITE PLAN
SCALE: 1"=10'


GRADING LIMITS
(TYP)
GEO NO-BUILD ZONE
EXCEPT FOR STORM
DRAINAGE IMPROVEMENTS
CONSTRUCTION/ST
LIMITS (TYP)
EX TREES
IN (TYP)
GARAGE
532.0
PLAN
523.5
525
530
531.9
531.9
532.0
532.0
532.7
SSFM
15" SD
15" SD
SD
WM
533.2
533.3
S WAY

## Camille Leung

**From:** Camille Leung
**Sent:** Tuesday, June 06, 2017 2:41 PM
**To:** Sam Naifeh; Deke & Corrin Brown; Steve Monowitz
**Cc:** Pam Merkadeau; Rick Priola; Liesje Nicolas; Mark Luechtefeld; Pamela Merkadeau; Christopher Karic; Jim Porter; Timothy Fox; Chris Misner
**Subject:** RE: San Mateo Highlands
**Attachments:** 16-00161.pdf; 16-00162.pdf; 16-00163.pdf; 16-00164.pdf; 16-00158.pdf; 16-00159.pdf; 16-00160.pdf; 16-00158-00164_2.pdf; 16-00158-00164.pdf

Hi Sam,

Sorry for the delay. Please see attached documents pertaining to the County's Geotechnical Review of the cited BLD permits.

---

**From:** Camille Leung
**Sent:** Wednesday, May 24, 2017 10:55 AM
**To:** 'Sam Naifeh' <samnaifeh@sbcglobal.net>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>
**Subject:** RE: San Mateo Highlands

Hi All,

As requested in our meeting with you last Friday, please see attached documents including the Approved Lighting Plans for Lots 1-4 and a print out from the publically-accessible "Permit Center" with all notes on PLN2006-00357 (approved subdivision case).

Thanks

---

**From:** Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
**Sent:** Friday, May 19, 2017 11:57 AM
**To:** Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Camille Leung <cleung@smcgov.org>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>
**Subject:** Re: San Mateo Highlands

Dear Steve

We are looking forward to meeting with you this afternoon.

We appreciate your helpful email inviting us to meet with you.

Following your suggestion, neighbors have been attempting to review our areas of concern. In attempting to prepare as you indicated, we have increasingly realized that the documents and technical information we have been requesting are incomplete and this situation has been impairing our ability to participate in the process

Among several factors contributing to this situation is due to our being repeatedly referred to the Planning and Building website for information and finally realizing that it functions mainly to indicate permit activity in various areas of Planning and Building review but does not contain the actual documents referred to in the activity. We are still waiting for previously requested geotechnical information.

At the time this project was in the process of going before the Board of Supervisors, Supervisor Mark Church realized that this is a complex project that wedges homes into extremely difficult, unstable terrain. He supported as thoroughly organized approach as possible with the MMRP contract which assures that the many moving parts would not be overlooked, such as the protections of RM zoning and safety in relation to hazardous conditions such as geotechnical and geological dangers inherent in the terrain. For example, one of those concerns was maintaining the input from the team of geotechnical experts who made the recommendations for critical mitigations, which were incorporated into the conditions of approval.

So any change in protections for the easement and house related specifications (footprint, floor area) needed to be subject to thorough evaluation as the whole project approval is premised on its various mitigations being upheld by the County on behalf of public health and safety as well as the public interest, especially as taxpayers. Part of evaluation of modifications has up until the last ten months included community input in advance of any formal or semi formal procedure. We were left out of the most recent minor modification process where we had been previously included. We never received a copy of your specific rationale and approval of the minor modification related to the increase in floor area over that allowed under RM zoning. We hope that you will consider restoring that process as well.

Therefore, our hope for this meeting is to give you a summary of what we know with the information we have, to find a way with you to be included in the full information flow again, and to be able provide input similar to that which the County has made use of in the past.

Thank you
Sam

---

**From:** Steve Monowitz <smonowitz@smcgov.org>
**To:** Deke & Corrin Brown <d.cbrown@comcast.net>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Christopher Karic <CKaric@sellarlaw.com>; Chris Misner <chrismisner@yahoo.com>; Camille Leung <cleung@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Jim Porter <jporter@smcgov.org>

**Sent:** Friday, March 24, 2017 9:36 AM
**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,

Thank you for your message. I am happy to meet with you, and offer the following information in response to your email and in advance of our meeting.

As you note, land stability and infrastructure were important considerations during the review of the Chamberlain subdivision. Now that that project is at the building permit stage, my staff is carefully reviewing construction plans to ensure that drainage specifications conform to the terms of the subdivision approval and effectively address site specific conditions.

If the plans submitted at the building permit stage are different from those that were contained in the subdivision approval, staff makes a determination if that change is minor, which can be approved administratively, or major, which would require an amendment to the subdivision and a public hearing. To date, the changes that have accompanied building and grading plans have been minor, and although there is no requirement that we inform adjacent properties of such changes, we have made an effort to do so. I welcome your feedback on the process we have used to date.

With regard to concerns about preexisting drainage conditions, hillside stability, and associated hazards, the Planning and Building Department can participate in discussions about what if any action should be taken, and we can identify the regulations that would apply to any proposed solution. However, the technical analysis of the hazards, and the development of alternative solutions, will need to be done by qualified engineers. To this end, the possibility of a collaborative effort between the County and the owners of the properties that are impacted by these conditions is something we can discuss at our meeting, which should include the Department of Public Works.

Please let me know if there are other matters you'd like to address at our meeting so that I can come prepared and bring the right people. I'll get back to you with a proposed date and time once I hear back from you. In the meantime, please feel free to call or email.

Sincerely,
Steve

Steve Monowitz
Community Development Director
San Mateo County Planning and Building Department
(650) 363-1861

---

**From:** Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
**Sent:** Thursday, March 16, 2017 5:59 PM
**To:** Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Christopher Karic <CKaric@sellarlaw.com>; Chris Misner <chrismisner@yahoo.com>
**Subject:** Re: San Mateo Highlands

Dear Mr. Monowitz

Thank you for your email. Community members have been working with Camille for some time and feel it's now appropriate and important to have a meeting with you. Some of our concerns are

outlined below, but email is no substitute for face-to-face discussion so we hope to get a time on your calendar in the next week or two.

Supervisor Pine has informed our community of important steps the County is taking to deal currently with a recent landslide in one of the Highlands open space areas that had an adverse impact on a sanitary sewer line. The significant rain water flow in the larger conservation easement area, as a whole, about which we had arranged to meet with Supervisor Pine has us concerned.

This current landslide situation reaffirms our concerns on behalf of safety and stability of land areas adjacent to and including the Chamberlain project. Neighbors in this and area communities have worked for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in our unstable hillsides here in earthquake country.

Of course land stability and security of infrastructure in the Conservation Easement also constitute critical considerations in the County Planning and Building evaluation of the proposed construction and locations of structures in the Chamberlain project. Our concerns about our local hillside instability were tragically reconfirmed in the 1996 Polhemus Road landslide. Area communities contributed significant informational and internationally recognized expert input (Cotton, Shires and Associates) into the EIR process that was aimed at working out practical solutions for reasonable development in this environmentally sensitive and geologically vulnerable terrain. Consequently, Cotton, Shires and Associates are the most familiar experts with this project and its terrain.

As previously noted, we personally visited Planning and Building Department where we informed Camille Leung directly about the rainfall and water flow. We have not received follow up on that aspect of our inquiry and requests.

In addition, regarding the Chamberlain project, we also need to meet with you on the concern that you have apparently changed the previous way in which community input is involved in your decisions regarding important issues in the Chamberlain project, about which previous communications and questions have included you.

Neighbors in this and area communities have worked tirelessly for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in the zone's vulnerable areas, keeping development within appropriate limits as indicated under RM zoning.

So, yes, in light of the full scope of our concerns beyond and including the Chamberlain project, we request meeting with directly with you. Of course it would be fine with us to include Camille Leung, who has always been responsive, in the meeting.

We look forward to meeting with you,

Deke and Corrin Brown
15 Woodcreek Ct.
San Mateo Highlands
650-574-1526 home
650-703-1526 cell

http://www.sfgate.com/bayarea/article/S-F-San-Mateo-Counties-Settle-Suit-Over-Mudslide-3003517.php

S.F., San Mateo Counties Settle Suit Over Mudslide

**S.F., San Mateo Counties Settle Suit Over Mudslide**

A muddy hillside that slopped onto a busy road near San Mateo, drove two families from their homes and threatene...

**From:** Steve Monowitz
**Sent:** Tuesday, March 14, 2017 1:04 PM
**To:** Deke & Corrin Brown
**Cc:** Pam Merkadeau ; Rick Priola ; Liesje Nicolas ; Mark Luechtefeld ; Sam Naifeh ; Christopher Karic ; Chris Misner ; Camille Leung
**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,
I apologize for the confusion. I interpreted Supervisor Pine's message as expressing his interest in coming to see the site himself on 2/25 or 26, and was not aware that you were expecting me.
I understand that staff planner Camille Leung has been in touch with you about this matter. If you continue to have concerns after working with Camille, please feel free to contact me.
Sincerely,
Steve

Steve Monowitz
Community Development Director
San Mateo County Planning and Building Department
(650) 363-1861

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**From:** Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
**Sent:** Monday, March 13, 2017 5:28 PM
**To:** Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Christopher Karic <CKaric@sellarlaw.com>; Chris Misner <chrismisner@yahoo.com>
**Subject:** Fw: San Mateo Highlands

Mr. Monowitz,

Something important must have come up on February 25th and 26th *!*

We missed having our visit with Supervisor Pine and have not heard from your office. Neighbors are very concerned with the land stability in the conservation easement as previously noted as well as with changes on Mr. Chamberlain's project.

HCA President Liesje Nicolas asked us to write to you to request a meeting with you at your office. Please let us know options for a convenient time.

Thank you for your kind attention,
Deke & Corrin Brown
15 Woodcreek Ct.
San Mateo Highlands

**From:** Dave Pine
**Sent:** Monday, February 20, 2017 10:11 PM
**To:** Deke & Corrin Brown
**Cc:** Steve Monowitz
**Subject:** RE: San Mateo Highlands

Mr. & Mrs. Brown:

Thank you for your emails. I have forwarded them both to Steve Monowitz, the Director of San Mateo County's Planning and Building Department. I also spoke to Mr. Monowitz about your concerns on Friday (2/17) afternoon. Steve indicated that he will have the appropriate staff investigate the situation and then get back to you.

Also, I would like to take a look at the area of concern myself. Would it be possible for me to meet with you some time next weekend (2/25 or 26)? And no need to make a sandwich for me ☺

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

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**From:** Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
**Sent:** Monday, February 20, 2017 7:03 PM
**To:** Dave Pine <dpine@smcgov.org>
**Subject:** Fw: San Mateo Highlands

This afternoon !!!

Right side of the end of Cobblehill Place.

Left side !

**From:** Deke & Corrin Brown
**Sent:** Friday, February 17, 2017 7:19 AM
**To:** dpine@smcgov.org
**Subject:** San Mateo Highlands

Dear Supervisor Pine,

We are so sorry we couldn't meet with you at the
Highlands Recreation District meeting on Thursday evening.
Family obligations.

We have lived on Woodcreek Ct. since 1975, which is located
near the end of Cobblehill Place.
We are very concerned with the amount of rainwater
flowing down the last approx. 200 yards of Cobblehill Place
into the conservation easement area.
This is where Chamberlain is proposing to build two homes.

We have asked Mr. Richard Lee and Mr. Alan Velasquez to come by and check out the area. (We even offered to make them lunch!)
The entire area is always saturated with water. We were hoping they might have a way to measure the amount of water coming down the hill, enabling the engineers to analyze the best way to direct the water.

We tried to photograph the area but the photographs do not capture the damage caused by the water.
We feel there is significant erosion cutting into the hillside.

If you place the drawing of the home over lot 10 all of the drainage appears to go right under the proposed garage.

We have also noticed that since Chamberlain cut down the foliage, there is more erosion and much more poison oak starting to take over the area.

We would appreciate it if you could have someone come by a take a look.

Last 200 yards of Cobblehill Place.

On a dry day. Constant standing water causing

breakdown of existing pavement.

If you are ever in the area and would like to take a look -
bring your boots *!*
(We'll make you a sandwich too *!*)

Thank you for your kind consideration,
Deke & Corrin Brown
15 Woodcreek Ct.
San Mateo Highlands

650 574-1526  home
650 703-1526  cell

# San Mateo County Planning & Building Department

## Maximum Building Heights in Unincorporated San Mateo County

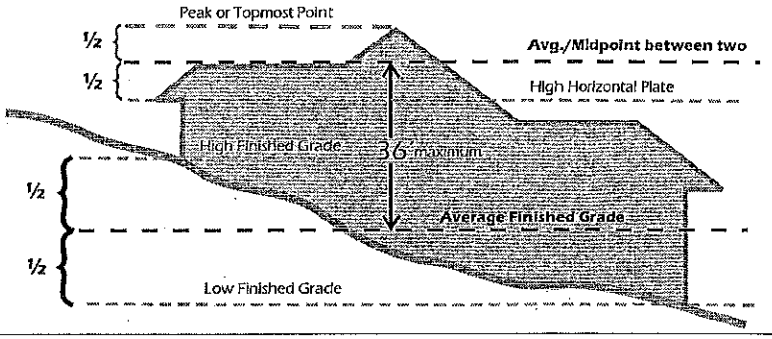
Heights Verification, per County procedures, is required for all homes, designed within 2 feet of the maximum height limit, and is required for all homes in Design Review Districts, regardless of proposed height. See Planner for additional information.

**NOTE: All elevation exhibits shown below are intended only as examples to illustrate how height is generally calculatedfor the cited zoning districts; height compliance confirmation is applicable to all elevation plans (critical with variable topography). Always refer to the respectiv building height regulations for the applicable zoning district.**

### Zoning/Combining Districts: S-1 thru S-11, S-81, S-83, SS-103, S-108, RM RM-CZ, TPZ, TPZ-CZ, PAD:

**35 ft./36 ft. Height Limit**[1]

(Average Finished Grade to Average Roofline)

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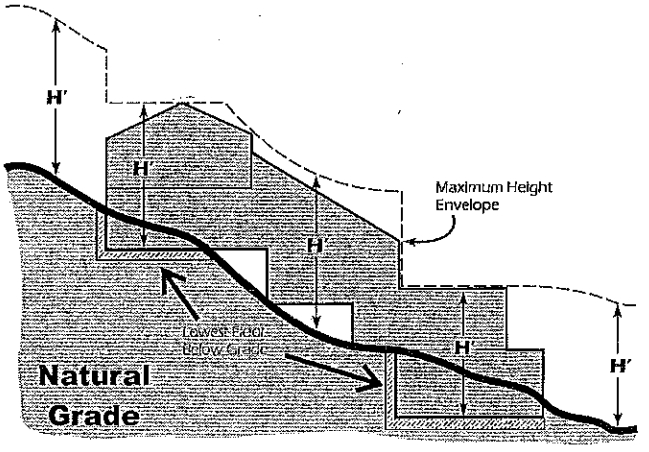
### Zoning/Combining Districts: S-71, S-91, S-102, RH

**28 ft. to 30 ft. Height Limit**

(Natural Grade[2] (or lowest floor below grade) to topmost point of the building immediately above).

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### Zoning/Combining Districts: S-17, S-50, S-72 thru S-74, S-82, S-90, S-92 thru S-94, S-100, S-105

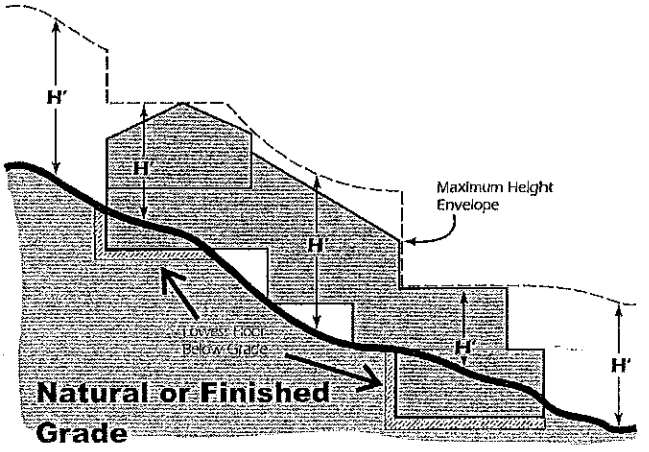
(Natural Grade[2] to topmost point of building immediately above).

**28 ft. to 33 ft. Height Limit**

### Zoning/Combining Districts: S-95, S-101, S-104, S-106, S-110

(Natural Grade[2] or Finished Grade[1] to topmost point of building immediately above, whichever is lower).

**28 ft. to 30 ft. Height Limit**

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[1] Finished Grade (pursuit to sec. 6102.14) is defined as the topographic contours which result after completion of construction on the site. Average finished grade is the average level of the finished grade adjacent to building walls. The outer edges of projecting decks & balconies shall not be counted as "walls" if they are unenclosed below (supporting posts OK) & uncovered above. The average grade shall be calculated by topographic elevations noted at all building wall corners, noted both on the site plan & corresponding elevation plans.
[2] Natural Grade is defined as the topographic contours which exist prior to any disturbance related to construction on the site.

# SAN FRANCISCO DUSKY-FOOTED WOODRAT STUDY
# PROJECT IMPLEMENTATION AND ONE-MONTH SURVEY REPORT
# SAN MATEO HIGHLANDS PROJECT,
# SAN MATEO, CA


**Submitted to:**

MIG | TRA Environmental Sciences, Inc.
2635 North First Street, Suite 149
San Jose, CA 95134

**and**

California Department of Fish and Wildlife
Bay Delta Region
P.O. Box 47
Yountville, CA 94599
Contact: Suzanne DeLeon, Environmental Scientist

**Prepared by:**

Biosearch Associates
PO Box 1220
Santa Cruz, CA 95061
(831) 662-3938

23 December 2015

**SAN FRANCISCO DUSKY-FOOTED WOODRAT STUDY**
**PROJECT IMPLEMENTATION AND ONE-MONTH SURVEY REPORT**
**SAN MATEO HIGHLANDS PROJECT,**
**SAN MATEO, CA**

## SUMMARY

The San Mateo Highlands Project is located in the City of San Mateo, California. Highland Estates Development (HED), LLC, is in the process of developing numerous lots, two of which are located at the end of Cobblehill Place and one that is located at the end of Cowpens Way (project site).HED owns additional undeveloped acreage to the east, which will remain as dedicated open space, permanently protected under a conservation easement. The project site is occupied by the San Francisco dusky-footed woodrat (SFDW; *Neotoma fuscipes annectens*), which is designated as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW). Biosearch Associates was contracted by MIG|TRA Environmental Services (San Jose, CA) to assist with minimization and mitigation measures to reduce impacts to the SFDW. CDFW approved a plan to identify SFDW houses on the site, live-trap, dismantle houses within the project footprint, and release captured individuals at artificial shelters installed outside of the project footprint and within the permanently protected open space.

A total of 50 SFDW houses were identified within the project site. Live-trapping was conducted for one night at each SFDW house from 13-21 October 2015. Twelve SFDW were captured at 10 houses. Three additional SFDW were observed when the houses were dismantled after live-trapping. No SFDW were captured or observed at 37 of 50 houses (74%). Other species detected during live-trapping were California mouse (*Peromyscus californicus*) (31 captures) and deer mouse (*Peromyscus maniculatus*) (1 capture).

During dismantling of existing houses, data was recorded regarding food caches. The primary fruit cached was choke cherry. These additional fruits were observed: cucumber, toyon, live oak acorns, hemlock, poison oak and pine cone. The following cached leaf vegetation was observed: choke cherry, toyon, fern, bay, pine, coyote brush, live oak, cape ivy, bamboo, poison oak and hemlock.

Ten artificial shelters were installed in the adjacent dedicated open space. No artificial shelter was placed greater than 100 feet from the original location of the house. Artificial shelters were placed no closer than ~20 feet to existing SFDW houses. Installation sites were limited and several of the shelters were installed just outside of the property line, due to dense vegetation on steep slopes that supported numerous SFDW territories. The habitat associations in which the shelters were installed were similar to those within the project footprint.

Wildlife cameras were placed to record activity at five of the ten artificial shelters. Of the five artificial shelters that were camera-monitored, one was assumed to be occupied by the individual that was released, since the first picture was taken immediately after dark and 2,286 photos of woodrat activity were subsequently recorded over 10 consecutive nights.

Two shelters were considered active based on regular visits by SFDW, and two shelters were considered inactive. Several predators and other wildlife species were detected including coyote (*Canis latrans*), bobcat (*Lynx rufus*), mule deer (*Odocoileus hemionus*), Virginia opossum (*Didelphis virginiana*), brush rabbit (*Sylvilagus bachmani*), spotted towhee (*Pipilo maculatus*) and Bewick's wren (*Thryomanes bewickii*).

Post activity surveys were conducted at all artificial shelters on 19 November 2015. Two artificial shelters were occupied, four were considered to be active based on fresh scat and/or house-building activity, and four were considered to be inactive. The artificial shelters will be inspected for activity again in one year (2016) and two years (2017).

Recommendations to improve artificial shelter construction are provided here. The procedure described herein should continue to be evaluated and is only considered to be appropriate at locations that include adjacent, accessible acreage with occupied SFDW habitat that will remain as dedicated open space.

# SAN FRANCISCO DUSKY-FOOTED WOODRAT STUDY
# PROJECT IMPLEMENTATION AND ONE-MONTH SURVEY REPORT
# SAN MATEO HIGHLANDS PROJECT,
# SAN MATEO, CA

## INTRODUCTION

Highland Estates Development, LLC, has proposed development of three residential building lots (lots 9-11) covering approximately two acres as part of the larger San Mateo Highlands Project in the City of San Mateo, California. MIG|TRA Environmental Sciences, Inc. (San Jose, CA) has been conducting biotic studies, environmental planning and permitting for the project for several years. MIG|TRA biologists determined presence of the San Francisco dusky-footed woodrat (SFDW; *Neotoma fuscipes annectens*) onsite, which is designated as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW).

Biosearch Associates was contracted by MIG|TRA to assist with minimization and mitigation measures to reduce impacts to SFDW. Although presence of the species had been determined, little was known regarding its numbers and distribution, primarily due to dense vegetation throughout the area. MIG|TRA coordinated a study approach that was approved by CDFW (MIG|TRA 2015). The study plan involved identification of all SFDW houses within the project site, monitoring vegetation removal as needed to access each house, live-trapping, and releasing captured SFDW at artificial shelters in the nearby dedicated open space, which is also owned by Highland Estates Development, LLC. The intent was to create an artificial shelter that would either be colonized or at least accommodate the released individual the day its house was dismantled. Efforts were made to build solid artificial shelters that could be colonized by other SFDW in the future.

CDFW also required monitoring activity at the artificial shelters after installation. Preconstruction surveys commenced in August 2015, but much higher numbers of SFDW houses were discovered and the project was delayed until October 2015.

## STUDY AREA

Lots 9, 10, and 11 (project site) are located on approximately two acres in the City of San Mateo east of State Highway 280. The building lots are situated immediately east of an existing residential subdivision. Lots 9 and 10 are located at the end of Cobblehill Place andlot 11 is located at the end of Cowpens Way (Figures 1 and 2). A significant amount of undeveloped open space is present to the north, east and south. The topography ranges from flat to a moderate slope at elevations from ~475-548 feet above sea level. Wildlife habitats within each lot consist primarily of dense coastal scrub and coast live oak woodland.


Source: ESRI 2015; MIG|TRA 2015

**Figure 1** Project Location

*San Mateo Highlands Lots 5-11*

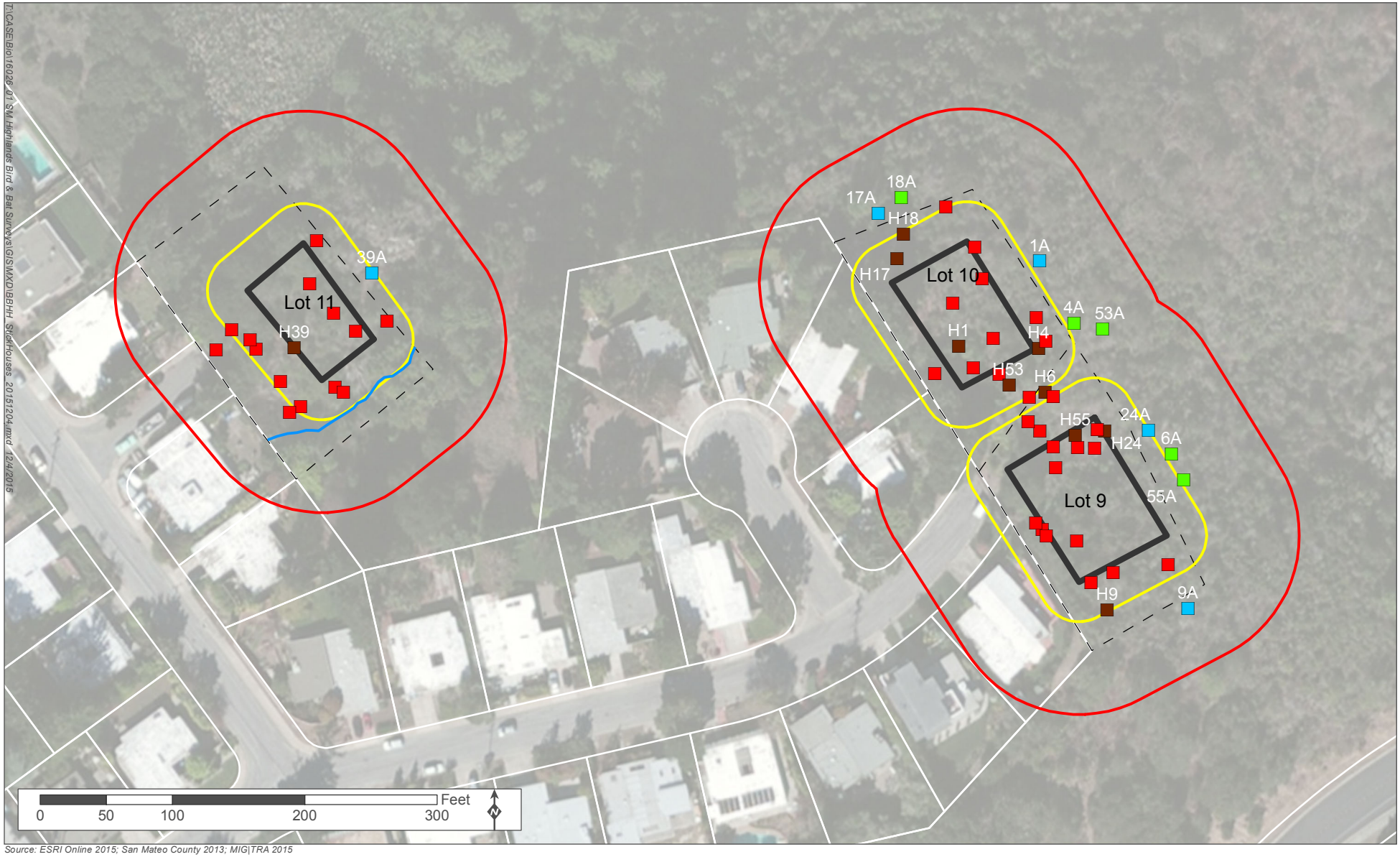


**Figure 2** Woodrat House and Artificial Shelter Locations

*San Mateo Highlands Lots 9-11*

MIG | TRA ENVIRONMENTAL SCIENCES

## SAN FRANCISCO DUSKY-FOOTED WOODRAT - SPECIES ACCOUNT

The San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) ranges from San Francisco Bay south through the Santa Cruz Mountains to Elkhorn Slough and inland to the Mount Diablo area (Hall 1981). Morphological and mitochondrial analysis demonstrates that *Neotoma fuscipes,* present in northern and west-central California, is distinct from *Neotoma macrotis*, which is present in east central and southern California (Matocq 2002). The San Francisco dusky-footed woodrat is designated as a Species of Special Concern by the California Department of Fish and Game (CDFG 2011).

Little research regarding habitat use and behavior is available specifically for the San Francisco dusky-footed woodrat, and the following section is based primarily on studies of other *fuscipes* subspecies. The dusky-footed woodrat is found in mixed coniferous forests, oak and riparian woodlands and chaparral habitats (Carraway and Verts 1991). It is most abundant in areas with dense shrub cover and has been shown to be strongly associated with densely vegetated, structurally complex habitats (Vestal 1938; Cranford 1977; Kelly 1990; Tietje, et al. 1997; Lee and Tietje 2005). The species constructs houses out of sticks and other debris. Houses are used for rearing young, protection from predators, resting, food storage, thermal protection and social interaction (Vestal 1938). Houses are constructed on the ground, in rocky outcrops or in trees and are often found in concentrations along riparian corridors. They may be reused by successive generations and some can grow to be six feet or more in height, while others are well-hidden and easily overlooked. Each house is typically inhabited by one male or one female with young (Carraway and Verts 1991). Cranford (1977) reported that an adult averaged 1.8 houses per home range. Average densities of stick houses in a riparian woodland in Sonoma County was 25/ha (Cranford 1977), while Vestal (1938) reported up to 57/ha in Alameda County. Juvenile dusky-footed woodrats may use inactive houses within the home range of the maternal female prior to dispersal (Cranford 1977). Dusky-footed woodrat houses are used by a wide variety of native amphibians, small mammals, reptiles and insects (Ingles 1965; Carraway and Verts 1991). Counts of dusky-footed woodrat houses are appropriate to estimate abundance (Vreeland and Tietje 1999).

Dusky-footed woodrats are primarily nocturnal. They forage in trees and on the ground for a variety of vegetation. Home range averaged 406 $m^2$ for females and 935 $m^2$ for males in an oak riparian woodland in Monterey County (Kelly 1990), while home ranges for males and females averaged 2289 $m^2$ and 1719 $m^2$, respectively, in a riparian woodland in Sonoma County (Cranford 1977). The population density of woodrats in the Sonoma County study ranged between 13 individuals/ha in the winter to 17 individuals/ha in the late summer, when juveniles are present. Home range size varies seasonally and was larger during the winter when resources were scarcer (Cranford 1977). Home range size for males increased in late winter, coincident with the females entering estrous, while females decreased their home ranges during the same period (Cranford 1977). Reproduction occurs between February and July. After leaving their maternal house, juveniles established themselves in vacant houses within the maternal

home range or an adjacent home range (Smith 1965). Eventually, juveniles establish home ranges in previously occupied or unoccupied habitat (Cranford 1977).

## METHODS

CDFW Approval and Pre-activity Surveys. MIG|TRA submitted a study plan to conduct live-trapping for SFDW at the project site, dismantle houses and release captured individuals at artificial shelters in nearby open space (MIG|TRA 2015). Visual surveys for SFDW houses were conducted by MIG|TRA and Biosearch in early August 2015. All houses were mapped and numbered. Due to the unexpectedly high numbers of SFDW identified, the project was delayed so that CDFW could further review the study approach. MIG|TRA biologists monitored vegetation removal using hand-tools to access SFDW houses as needed. Additional pre-activity surveys were conducted by Biosearch biologists prior to live-trapping on 13 October 2015.

Live-trapping and Dismantling. Live trapping was conducted from 13-21 October 2015. Four 12" Sherman XLK live-traps (3" x 3.5" x 12") were placed at each SFDW house for one night. Traps were placed at no more than 15 SFDW houses each night. Traps were baited with a mixture of bird seed, rolled oats and peanut butter, opened before dark, and checked the following morning. All vertebrates were identified to species. If an SFDW was captured, it was temporarily kept in its shaded live-trap until it was released as described below.

If no SFDW were captured at a given house, it was assumed to be unoccupied and was slowly dismantled by hand to ground level, and the woody debris spread to reduce rebuilding. Cached food was identified. The material from each occupied house was used to build an artificial shelter outside the project footprint as described below.

Artificial Shelter Installation and SFDW Release. Sites for artificial shelters were identified on nearby open space as close as possible to the existing house, and no closer than 20 feet from existing SFDW houses and other artificial shelters. The best available microhabitat was then chosen, ideally in a location that had a mixture of both sun and shade. Whenever possible, the artificial shelter was placed under the same species of tree or shrub present at the original house location.

A hand-made, vented, wooden box (12-inch height and width) with two internal chambers and one offset opening was installed just below grade to provide a chamber for each captured SFDW. The materials (pine wood and dry-wall screws) are expected to break down within ten years. Each box was secured with wooden stakes and screws, typically against a tree or large shrub. Loose dirt was placed around the box at grade to ensure that the released individual could not promptly disperse without digging. Salvaged nest material from the existing house was placed inside the chamber. As much cached food as possible from the house was salvaged and placed inside the chamber. Supplemental food (rolled oats, wild bird seed and peanut butter) was also provided. Most or a large portion of the woody debris from the original house was placed over and around the artificial shelter. A

single entrance was created leading into the chamber that could accommodate a live-trap placed at the entrance.

The occupied live-trap was placed against the entrance to the artificial shelter, opened, and the SFDW allowed to enter, ideally on its own accord. After the individual entered, the entrance was loosely but completely plugged with dirt and leaf duff to encourage it to stay, at least for the short-term. Additional heavier woody debris was then placed over the entrance so that the individual could exit and still receive predator protection immediately outside the shelter.

Camera Trap Survey. Temperature and motion-activated game cameras (Reconyx HC500 Hyperfire) were operated for 10 consecutive nights at two artificial shelters and nine nights at three shelters (Figure 2). Cameras were placed between 8-12 feet from each shelter. Cameras were oriented north to reduce direct interference from sunlight and left undisturbed. All photos were reviewed for SFDW activity and presence of other vertebrates.

Post-activity Surveys. On 19 November 2015, a post-construction survey was conducted to determine SFDW activity at all the artificial shelters. Efforts were made to inspect without disturbing potentially occupied shelters. Each shelter was visited and a determination was made regarding use according to the following definitions:

- Occupied (O) = Clear evidence of current habitation or regular and recent use (such as fresh clippings, multiple entrances, increased woody debris).

- Active (A) = Evidence of use since installation but not likely to be currently occupied. This may include recent sign (fresh scat) or older sign (woody debris added). The shelter may be an alternate house for a nearby individual (= periodically occupied) or may have been occupied for a period of time since installation.

- Inactive (I) = No evidence of current habitation or past use but shelter intact and in a condition similar to when it was installed; seemingly available to be colonized.

- Degraded (D) = Sloughing off of woody debris such that the 12-inch wooden shelter clearly exposed; not expected to be easily colonized but wooden chamber still intact and staked into ground.

## RESULTS

CDFW Approval and Pre-activity Surveys. Approval to proceed was provided by CDFW (S. DeLeon, pers. comm.). A total of 50 terrestrial SDFW houses were identified within the project site.

Live-trapping and Dismantling. Live-trapping was conducted at all fifty SFDW houses identified on the study area (Figure 2). Twelve SFDW were captured at 10 of the houses (Table 1). At two houses, an adult female and one subadult were captured. Three additional SFDW were observed while dismantling the 50 houses. No SFDW were captured or observed at 37 of the 50 houses within the project footprint (74%). Other small mammals captured during live-trapping were: California mouse (*Peromyscus californicus*) (31 captures) and deer mouse (*Peromyscus maniculatus*) (1 capture).

**Table 1.** Results of live-trapping for SFDW at the San Mateo Highlands project site, October 2015.

| Date | Houses Trapped | # Traps/ House | # Trap-Nights | SFDW Trapped | SFDW Observed | Shelters Installed |
|---|---|---|---|---|---|---|
| 10/14/2015 | 13 | 4 | 52 | 3 | 0 | 3 |
| 10/15/2015 | 15 | 4 | 60 | 5 | 0 | 4 |
| 10/20/2015 | 12 | 4 | 48 | 3 | 2 | 2 |
| 10/21/2015 | 10 | 4 | 40 | 1 | 1 | 1 |
| **Total** | **50** | | **200** | **12** | **3** | **10** |

Three SFDW were observed during dismantling of the 40 houses where live-trapping was negative. During dismantling, the type of food cached was recorded. The primary fruit cached was choke cherry. The following additional fruits were observed: cucumber, toyon, live oak (acorns), hemlock, poison oak and pine cone. The following cached vegetation was observed: choke cherry, toyon, fern, bay, pine, coyote brush, live oak, cape ivy, bamboo, poison oak and hemlock.

Artificial Shelter Installation and SFDW Release. Ten artificial shelters were installed. On the two occasions when an adult female and subadult were captured at the same house, both were released inside the same chamber in one instance and in the other case each was released into an adjacent chamber and then covered with woody debris to create one shelter. All artificial houses were placed within 100 feet of the original house.

Camera Trap Survey. Five camera traps were placed over artificial shelter numbers 1A, 9A, 17A, 24A and 39A (Figure 2). Three camera traps were operational immediately after the SFDW was released: two were monitored for 10 nights and one was monitored for nine nights. Two camera traps were placed seven nights after the SFDW were released and monitored for nine nights.

Camera 1 was placed over artificial shelter #24A from 20-30 October 2015 and recorded 2,286 photographs. The first photo was recorded at 1947 on 20 October 2015, the day the SFDW was released. The camera trap recorded woodrat photos every night including regular house building activity and at least one agnostic encounter with another woodrat (Figure 3). The photo data clearly supported occupation, presumably by the same individual that was live-trapped. Other species detected were *Peromyscus* sp. and spotted towhee.

Camera 2 was placed over artificial shelter #9A from 20-30 October 2015 and recorded 237 photographs. Woodrat photos were recorded on five of 10 nights. The shelter was considered to be active over the first 10 nights but not occupied. Other species detected were Bewick's wren and human.

Camera 3 was placed over artificial shelter #17A from 21-30 October 2015 and recorded 138 photographs. This camera was placed seven nights after the woodrat was released at the shelter. No woodrat photos were recorded. The shelter was considered to be inactive. Other species detected were mule deer, coyote and bobcat (Figure 4).

Camera 4 was placed over artificial shelter #1A from 21-30 October 2015 and recorded 281 photographs. Regular woodrat activity was recorded including possible house building (Figures 5 and 6). This camera was placed seven nights after the woodrat was released at the shelter. The shelter was considered to be active but not necessarily occupied. Other species detected were bobcat and *Peromyscus* sp. (most likely California mouse,).

Camera 5 was placed over artificial shelter #39A from 21-30 October 2015 and recorded 696 photographs. No woodrat photos were recorded. The shelter was considered to be inactive over the first nine nights. Other species detected were mule deer, opossum, brush rabbit and human.

Post-activity Surveys. Two of the shelters (20%) showed obvious evidence of occupation (fresh woody debris, sculpted entrances, fresh scat) and both of the structures had been enlarged significantly. Four shelters were considered active because they showed signs of visitation and/or use by SFDW, but no clear evidence of current occupation. Four shelters were considered inactive because they showed no sign of use.


**Figure 3.** San Francisco dusky-footed woodrat bringing stick to artificial shelter (24A), San Mateo Highlands Project, San Mateo, CA. Based on 10 days of photos, this shelter was clearly occupied beginning the same day the SFDW was released and was still occupied during the 1-month inspection on 19 November 2015.


**Figure 4.** Coyote visiting artificial shelter (#17A, located left of center), San Mateo Highlands Project, San Mateo, CA. This shelter was considered to be inactive during the first 10 days it was monitored with a camera, but active based on the presence of woodrat sign during inspection 27 days after it was installed.


**Figure 5.** San Francisco dusky-footed woodrat visiting artificial shelter (1A), San Mateo Highlands Project, San Mateo, CA. This shelter was considered to be active but not occupied during camera monitoring and was still considered active when it was inspected 27 days after it was installed.


**Figure 6.** ame artificial shelter as Figure 5 (#1A) visited by two bobcats the previous night, San Mateo Highlands Project, San Mateo, CA.

## DISCUSSION and RECOMMENDATIONS

Pre-activity surveys for SFDW houses were conducted by MIG|TRA and Biosearch biologists during vegetation removal activities at the San Mateo Highlands project site beginning in August 2015. A total of 50 SFDW houses were identified within the project site. It was necessary to monitor hand-removal of dense vegetation to access SFDW houses, many of which were constructed within thick stands of poison oak.

Due to the high number of SFDW houses and data from other projects, CDFW approved one night of trapping at each house. The fall window was considered to be an appropriate time to dismantle SFDW houses, since young are old enough to disperse and weather conditions are usually favorable. Late summer or early fall may be the most favorable season, so that woodrats have time to enhance the shelter or build a new house before the onset of the rainy season. To a large degree, one night of trapping was successful in determining presence at any given house on a given night. SFDW were observed at only three (7.5%) houses at which trapping did not indicate presence. SFDW were captured at 10 of the 50 houses trapped overall (20%). Based on the 26% occupation rate of existing houses, it is likely that some number of SFDW dispersed following vegetation removal and before trapping occurred. Biosearch has recently performed similar woodrats studies involving high numbers of individuals.. For the Tularcitos High Road Project (along Carmel River, Monterey County), the woodrat occupation rate of existing houses was 32% (60 of 187 houses), and for the Polo Ranch Project (Scotts Valley, Santa Cruz County), the occupation rate was 41% (73 of 177 houses).

Ten shelters were installed outside of the project site in dedicated open space. The habitat associations where SFDW artificial shelters were installed were similar to those on the project site. Due to dense vegetation and high numbers of SFDW in the surrounding open space, several artificial shelters were installed just outside of the project footprint.

The artificial shelters appeared to function successfully as short-term release sites to remove SFDW out of harm's way while their houses were dismantled. The hand-made wood boxes provide a protected, hidden space for the individual immediately upon release and offered two chambers with an offset entrance to reduce access by predators. It was considered critical to loosely but completely plug the entrance immediately after release to incite the individual to stay as long as possible, and ideally until at least nightfall.

The camera traps revealed useful information.  undreds of photographs indicated nightly building and maintenance at the occupied house. Active houses were visited periodically but consistently. Inactive houses had no woodrat activity. Collectively, the five cameras revealed the presence of several predators and other mammals, indicating that the nearby open space has significant wildlife value despite the nearby residential subdivisions.

Post-activity surveys of all 10 SFDW shelters one month following installation indicated some longer term use by the species. The data was nearly identical to the camera information: two houses were clearly occupied, four were active and four were inactive.

The rates of shelter occupancy, activity and inactivity after one month were comparable to studies at two other locations with higher sample sizes (Biosearch Associates 2013a, 2013b).

The procedure described herein should continue to be evaluated but only at locations that contain appropriate dedicated open space adjacent to project impact areas. Occupancy of shelters seems to be highest at locations that support a significant amount of homogenous habitat similar to the project site, as well as an existing population of SFDW. Moving food caches likely improves occupancy. Temporarily plugging the entrance to the shelter following release is critical, and it is now recommended to continue adding mostly heavy woody debris after the animal is inside. This may further incite the animal to stay, at least until nightfall, by mimicking a predator around the shelter. More importantly, since many animals promptly disperse, an "over-built" shelter seems more likely to be colonized in the future. The woodrat shelters will be surveyed again in the fall of 2016 and a report will be prepared at that time and submitted to CDFW.

## CITATIONS


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MIG|TRA. 2015. Letter to S. DeLeon (CDFW, Napa, CA) with subject line: Highland Estates San Francisco dusky-footed woodrat, Lots 9-11. San Jose, CA. Dated 28 September.

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Vreeland, J. K. and W. D. Tietje. 1999. Counts of woodrat houses to index relative population abundance. Wildlife Society Bulletin 27(2):337-343.

# Camille Leung - Fwd: Highland Estates

**From:** <JTUTTLEC@aol.com>
**To:** <cleung@co.sanmateo.ca.us>
**Date:** 2/8/2010 3:08 PM
**Subject:** Fwd: Highland Estates
**Attachments:** Highland Estates

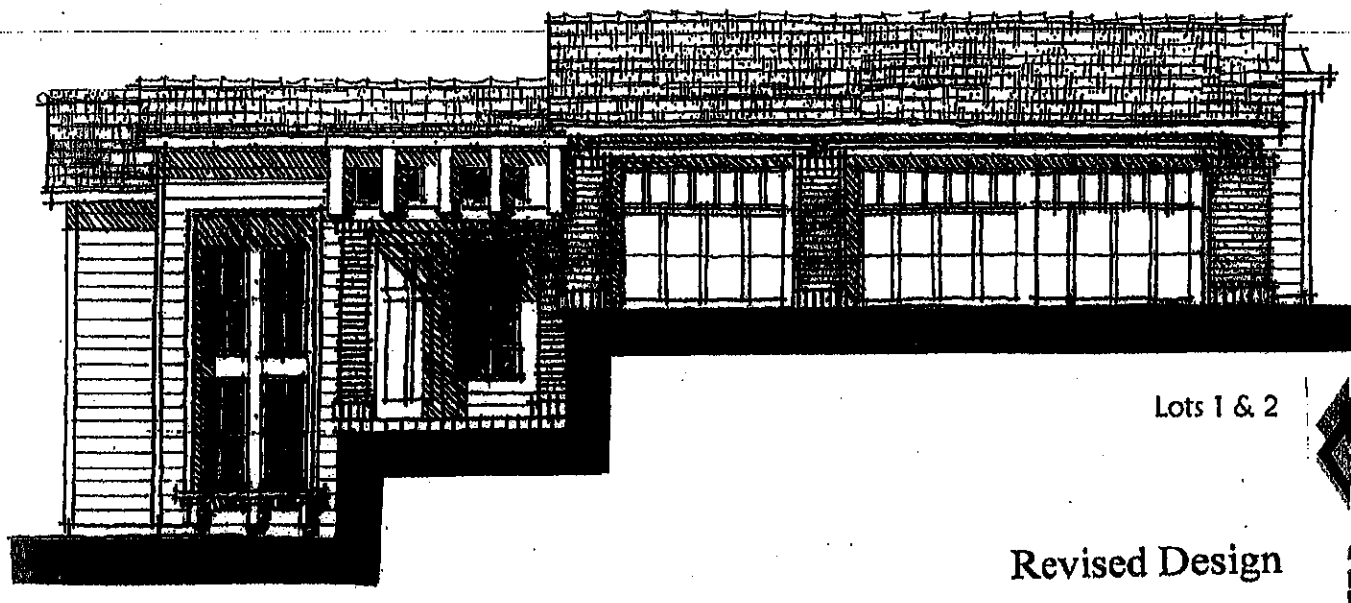
Camille,

Here are some things that could be done on the homes to give them a more Eichler appearance. 9 and 11 could be treated similarly.

Jack

**Attachment R**

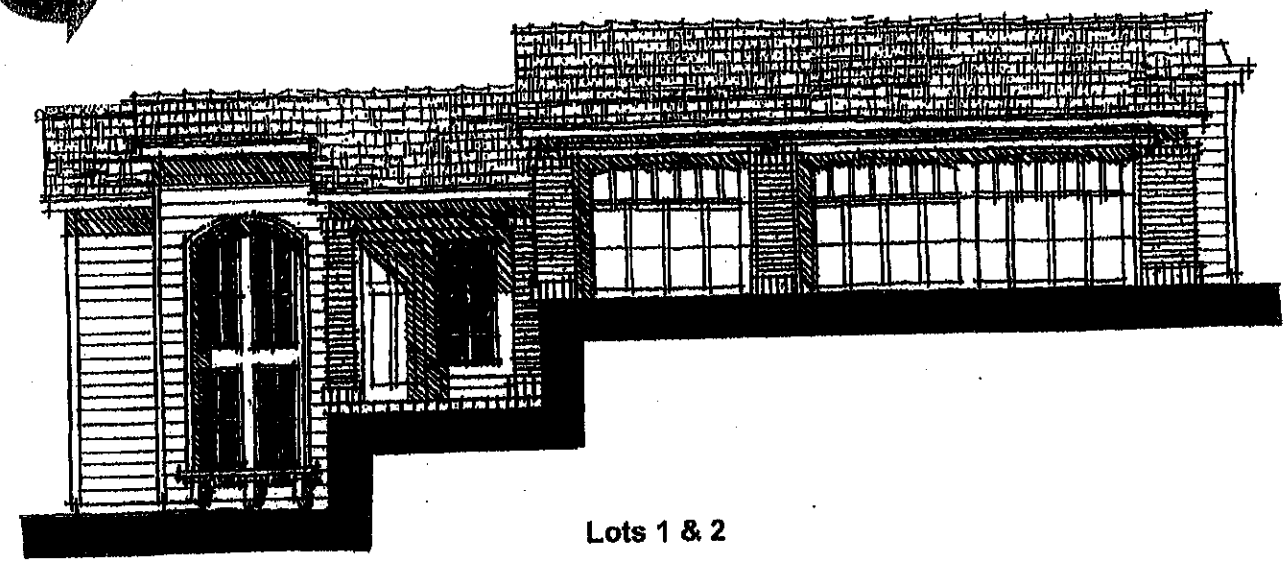
000196



Lots 1 & 2

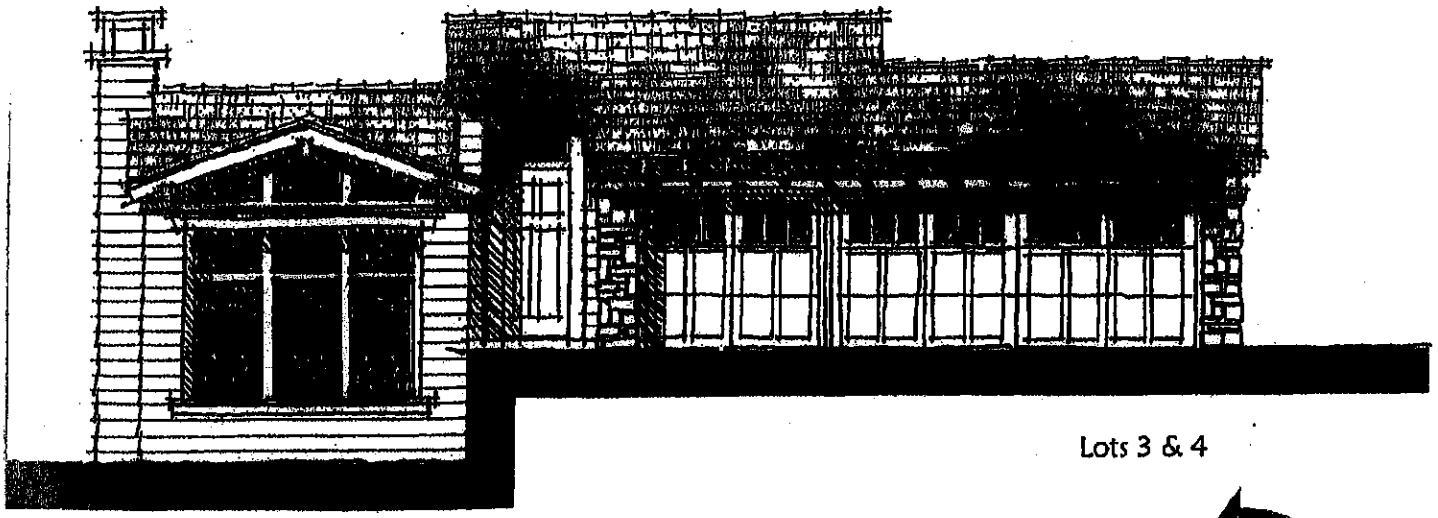
Revised Design

Original Proposal



Lots 1 & 2

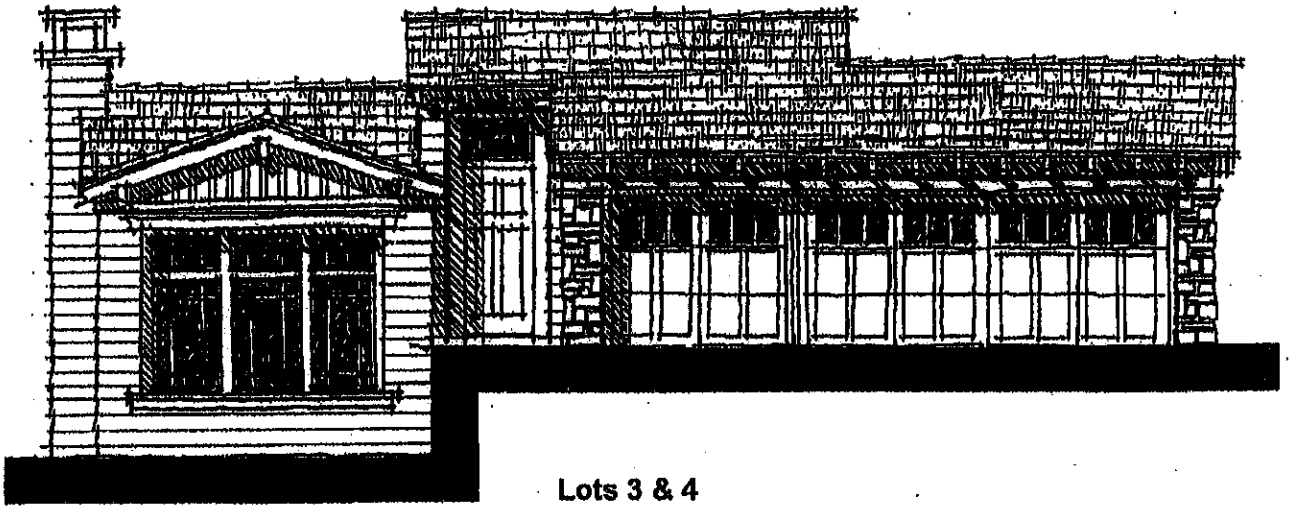
000197



Lots 3 & 4

Original Proposal

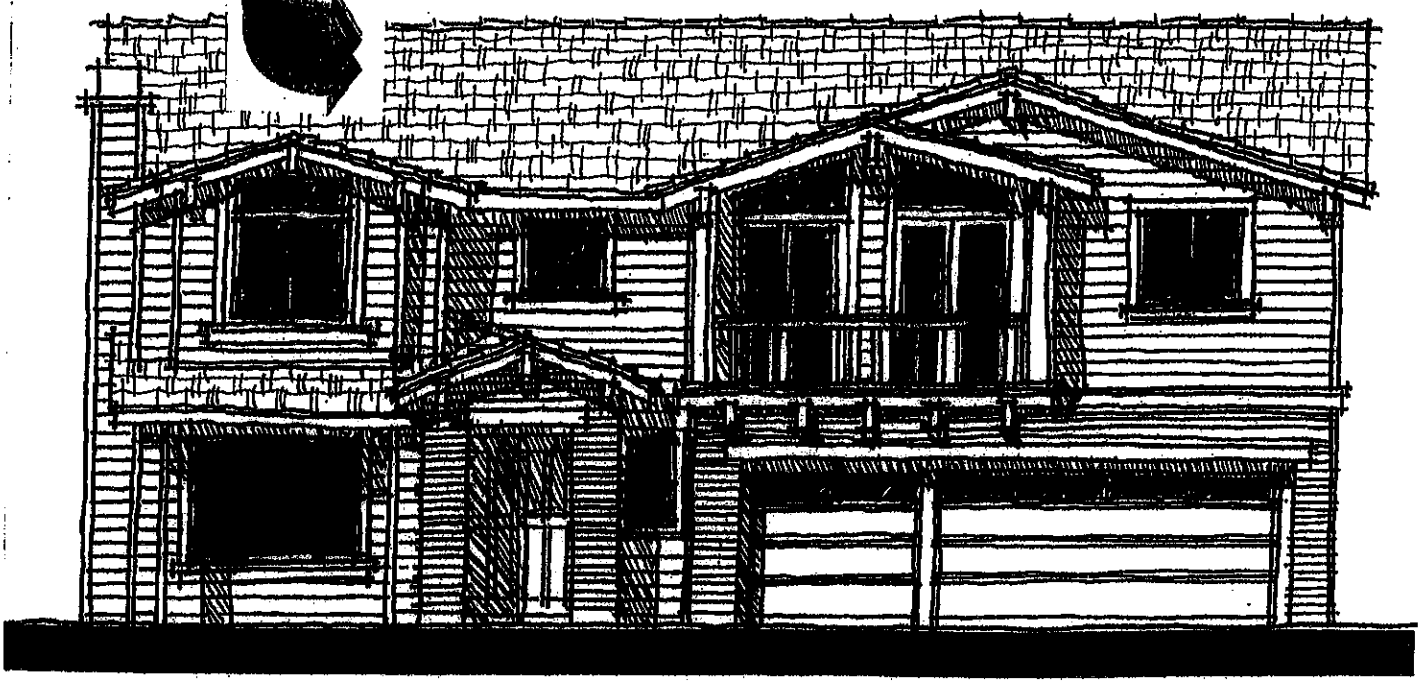
Revised Design



Lots 3 & 4

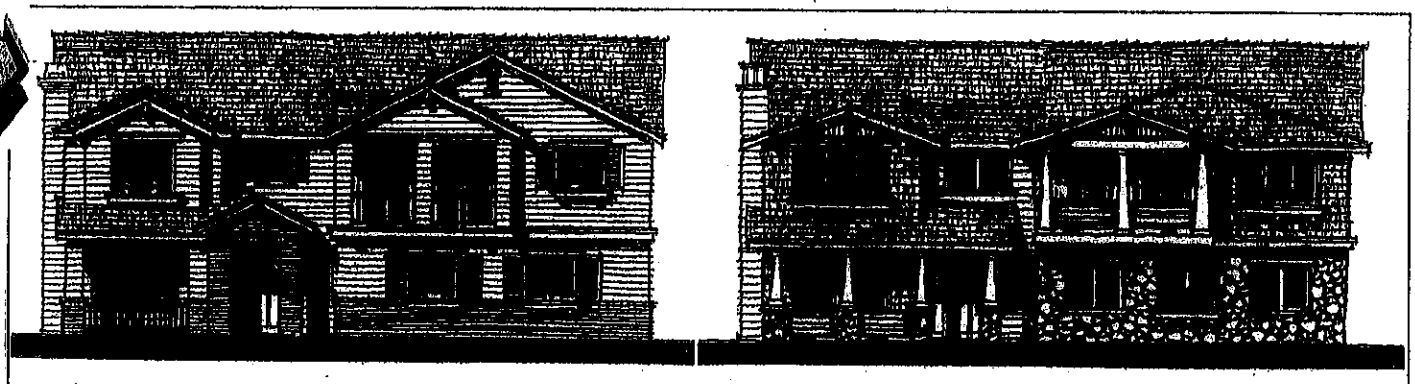
000198

## Revised Design



Lots 5, 6, 7, & 8

## Original Proposal



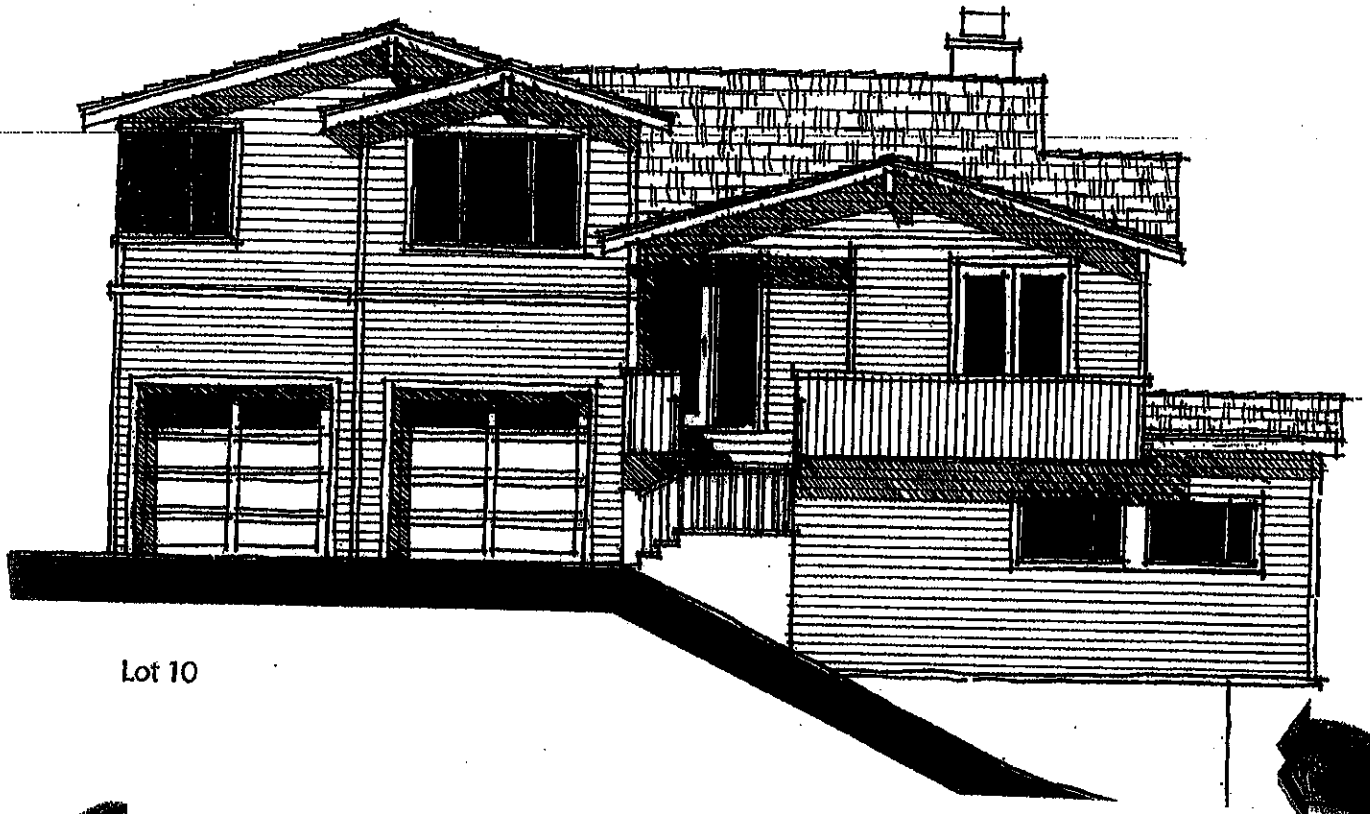
Lots 5 & 6

Lots 7 & 8

NOT TO SCALE

FIGURE 3.0-10

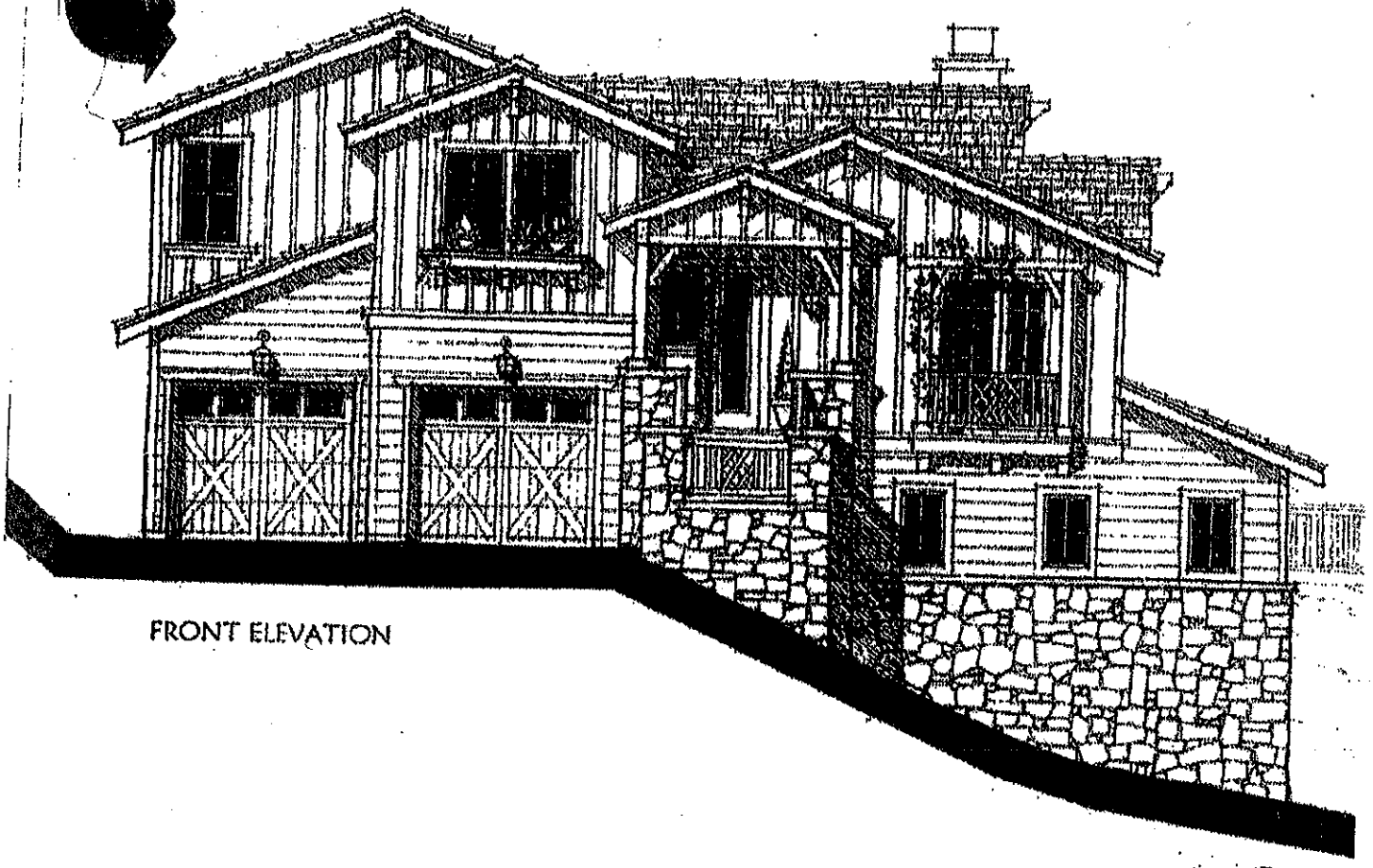
Conceptual Exterior Lots 5-8



Lot 10

Original Proposal

Revised Design



FRONT ELEVATION

000200

## Camille Leung

**From:** Camille Leung
**Sent:** Sunday, June 11, 2017 6:19 PM
**To:** Sam Naifeh; Deke & Corrin Brown; Steve Monowitz
**Cc:** Pam Merkadeau; Rick Priola; Liesje Nicolas; Mark Luechtefeld; Pamela Merkadeau; Christopher Karic; Jim Porter; Timothy Fox; Chris Misner
**Subject:** RE: San Mateo Highlands

Hi Sam,

I inspected lights on 5/14/15. I confirmed compliance with all conditions of approval on 9/9/15.

---

**From:** Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
**Sent:** Friday, June 09, 2017 1:32 PM
**To:** Camille Leung <cleung@smcgov.org>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>
**Subject:** Re: San Mateo Highlands

Dear Camille

I have been asked a question that has come to me in regard to your email about the lighting plan.

When did the County review and confirm compliance on the lighting plan?

Thanks
Sam

---

**From:** Camille Leung <cleung@smcgov.org>
**To:** Sam Naifeh <samnaifeh@sbcglobal.net>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>
**Sent:** Tuesday, June 6, 2017 4:47 PM
**Subject:** RE: San Mateo Highlands

Hi Sam,

Staff confirmed compliance with lighting requirements through plan review and site visit.

Thanks

---

**From:** Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
**Sent:** Wednesday, May 31, 2017 7:30 PM
**To:** Camille Leung <cleung@smcgov.org>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>
**Subject:** Re: San Mateo Highlands

Dear Camille

Thank you for sending this information on the Lighting Plan for lots 1-4
Please send a copy of the staff report that validates and verifies that the information submitted to the County is in compliance the Condition of Approval 4.k. Mitigation Measure BI0-5c.

Thank you
Sam

---

**From:** Camille Leung <cleung@smcgov.org>
**To:** Sam Naifeh <samnaifeh@sbcglobal.net>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>
**Sent:** Wednesday, May 24, 2017 10:55 AM
**Subject:** RE: San Mateo Highlands

Hi All,

As requested in our meeting with you last Friday, please see attached documents including the Approved Lighting Plans for Lots 1-4 and a print out from the publically-accessible “Permit Center” with all notes on PLN2006-00357 (approved subdivision case).

Thanks

---

**From:** Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
**Sent:** Friday, May 19, 2017 11:57 AM
**To:** Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Camille Leung <cleung@smcgov.org>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>
**Subject:** Re: San Mateo Highlands

Dear Steve

We are looking forward to meeting with you this afternoon.

We appreciate your helpful email inviting us to meet with you.

Following your suggestion, neighbors have been attempting to review our areas of concern. In attempting to prepare as you indicated, we have increasingly realized that the documents and technical information we have been requesting are incomplete and this situation has been impairing our ability to participate in the process

Among several factors contributing to this situation is due to our being repeatedly referred to the Planning and Building website for information and finally realizing that it functions mainly to indicate permit activity in various areas of Planning and Building review but does not contain the actual documents referred to in the activity. We are still waiting for previously requested geotechnical information.

At the time this project was in the process of going before the Board of Supervisors, Supervisor Mark Church realized that this is a complex project that wedges homes into extremely difficult, unstable terrain. He supported as thoroughly organized approach as possible with the MMRP contract which assures that the many moving parts would not be overlooked, such as the protections of RM zoning and safety in relation to hazardous conditions such as geotechnical and geological dangers inherent in the terrain. For example, one of those concerns was maintaining the input from the team of geotechnical experts who made the recommendations for critical mitigations, which were incorporated into the conditions of approval.

So any change in protections for the easement and house related specifications (footprint, floor area) needed to be subject to thorough evaluation as the whole project approval is premised on its various mitigations being upheld by the County on behalf of public health and safety as well as the public interest, especially as taxpayers. Part of evaluation of modifications has up until the last ten months included community input in advance of any formal or semi formal procedure. We were left out of the most recent minor modification process where we had been previously included. We never received a copy of your specific rationale and approval of the minor modification related to the increase in floor area over that allowed under RM zoning. We hope that you will consider restoring that process as well.

Therefore, our hope for this meeting is to give you a summary of what we know with the information we have, to find a way with you to be included in the full information flow again, and to be able provide input similar to that which the County has made use of in the past.

Thank you
Sam

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**From:** Steve Monowitz <smonowitz@smcgov.org>
**To:** Deke & Corrin Brown <d.cbrown@comcast.net>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Christopher Karic <CKaric@sellarlaw.com>; Chris Misner <chrismisner@yahoo.com>; Camille Leung <cleung@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Jim Porter <jporter@smcgov.org>
**Sent:** Friday, March 24, 2017 9:36 AM
**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,

Thank you for your message. I am happy to meet with you, and offer the following information in response to your email and in advance of our meeting.

As you note, land stability and infrastructure were important considerations during the review of the Chamberlain subdivision. Now that that project is at the building permit stage, my staff is carefully reviewing construction plans to ensure that drainage specifications conform to the terms of the subdivision approval and effectively address site specific conditions.

If the plans submitted at the building permit stage are different from those that were contained in the subdivision approval, staff makes a determination if that change is minor, which can be approved administratively, or major, which would require an amendment to the subdivision and a public hearing. To date, the changes that have accompanied building and grading plans have been minor, and although there is no requirement that we inform adjacent properties of such changes, we have made an effort to do so. I welcome your feedback on the process we have used to date.

With regard to concerns about preexisting drainage conditions, hillside stability, and associated hazards, the Planning and Building Department can participate in discussions about what if any action should be taken, and we can identify the regulations that would apply to any proposed solution. However, the technical analysis of the hazards, and the development of alternative solutions, will need to be done by qualified engineers. To this end, the possibility of a collaborative effort between the County and the owners of the properties that are impacted by these conditions is something we can discuss at our meeting, which should include the Department of Public Works.

Please let me know if there are other matters you'd like to address at our meeting so that I can come prepared and bring the right people. I'll get back to you with a proposed date and time once I hear back from you. In the meantime, please feel free to call or email.

Sincerely,
Steve

Steve Monowitz
Community Development Director
San Mateo County Planning and Building Department
(650) 363-1861

---

**From:** Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
**Sent:** Thursday, March 16, 2017 5:59 PM
**To:** Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Christopher Karic <CKaric@sellarlaw.com>; Chris Misner <chrismisner@yahoo.com>
**Subject:** Re: San Mateo Highlands

Dear Mr. Monowitz

Thank you for your email. Community members have been working with Camille for some time and feel it's now appropriate and important to have a meeting with you. Some of our concerns are outlined below, but email is no substitute for face-to-face discussion so we hope to get a time on your calendar in the next week or two.

Supervisor Pine has informed our community of important steps the County is taking to deal currently with a recent landslide in one of the Highlands open space areas that had an adverse impact on a sanitary sewer line. The significant rain water flow in the larger conservation easement area, as a whole, about which we had arranged to meet with Supervisor Pine has us concerned.

This current landslide situation reaffirms our concerns on behalf of safety and stability of land areas adjacent to and including the Chamberlain project. Neighbors in this and area communities have worked for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in our unstable hillsides here in earthquake country.

Of course land stability and security of infrastructure in the Conservation Easement also constitute critical considerations in the County Planning and Building evaluation of the proposed construction and locations of structures in the Chamberlain project. Our concerns about our local hillside instability were tragically reconfirmed in the 1996 Polhemus Road landslide. Area communities contributed significant informational and internationally recognized expert input (Cotton, Shires and Associates) into the EIR process that was aimed at working out practical solutions for reasonable development in this environmentally sensitive and geologically vulnerable terrain. Consequently, Cotton, Shires and Associates are the most familiar experts with this project and its terrain.

As previously noted, we personally visited Planning and Building Department where we informed Camille Leung directly about the rainfall and water flow. We have not received follow up on that aspect of our inquiry and requests.

In addition, regarding the Chamberlain project, we also need to meet with you on the concern that you have apparently changed the previous way in which community input is involved in your decisions regarding important issues in the Chamberlain project, about which previous communications and questions have included you.

Neighbors in this and area communities have worked tirelessly for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in the zone's vulnerable areas, keeping development within appropriate limits as indicated under RM zoning.

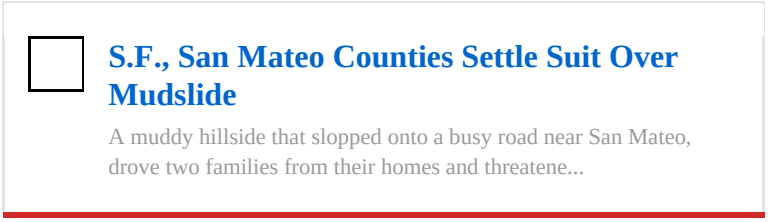
So, yes, in light of the full scope of our concerns beyond and including the Chamberlain project, we request meeting with directly with you. Of course it would be fine with us to include Camille Leung, who has always been responsive, in the meeting.

We look forward to meeting with you,

Deke and Corrin Brown
15 Woodcreek Ct.
San Mateo Highlands
650-574-1526 home
650-703-1526 cell

http://www.sfgate.com/bayarea/article/S-F-San-Mateo-Counties-Settle-Suit-Over-Mudslide-3003517.php
S.F., San Mateo Counties Settle Suit Over Mudslide

[redacted]




**From:** Steve Monowitz
**Sent:** Tuesday, March 14, 2017 1:04 PM
**To:** Deke & Corrin Brown
**Cc:** Pam Merkadeau ; Rick Priola ; Liesje Nicolas ; Mark Luechtefeld ; Sam Naifeh ; Christopher Karic ; Chris Misner ; Camille Leung
**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,
I apologize for the confusion. I interpreted Supervisor Pine's message as expressing his interest in coming to see the site himself on 2/25 or 26, and was not aware that you were expecting me.
I understand that staff planner Camille Leung has been in touch with you about this matter. If you continue to have concerns after working with Camille, please feel free to contact me.
Sincerely,
Steve

Steve Monowitz
Community Development Director
San Mateo County Planning and Building Department
(650) 363-1861

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**From:** Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
**Sent:** Monday, March 13, 2017 5:28 PM
**To:** Steve Monowitz <smonowitz@smcgov.org>
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Christopher Karic <CKaric@sellarlaw.com>; Chris Misner <chrismisner@yahoo.com>
**Subject:** Fw: San Mateo Highlands

Mr. Monowitz,

Something important must have come up on February 25th and 26th *!*

We missed having our visit with Supervisor Pine and have not heard from your office.
Neighbors are very concerned with the land stability in the conservation easement as previously noted as well as with changes on Mr. Chamberlain's project.

HCA President Liesje Nicolas asked us to write to you to request a meeting with you at your office. Please let us know options for a convenient time.

Thank you for your kind attention,
Deke & Corrin Brown
15 Woodcreek Ct.
San Mateo Highlands

**From:** Dave Pine

**Sent:** Monday, February 20, 2017 10:11 PM
**To:** Deke & Corrin Brown
**Cc:** Steve Monowitz
**Subject:** RE: San Mateo Highlands

Mr. & Mrs. Brown:

Thank you for your emails. I have forwarded them both to Steve Monowitz, the Director of San Mateo County's Planning and Building Department. I also spoke to Mr. Monowitz about your concerns on Friday (2/17) afternoon. Steve indicated that he will have the appropriate staff investigate the situation and then get back to you.

Also, I would like to take a look at the area of concern myself. Would it be possible for me to meet with you some time next weekend (2/25 or 26)? And no need to make a sandwich for me ☺

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

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**From:** Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
**Sent:** Monday, February 20, 2017 7:03 PM
**To:** Dave Pine <dpine@smcgov.org>
**Subject:** Fw: San Mateo Highlands

This afternoon !!!

Right side of the end of Cobblehill Place.

Left side !

**From:** Deke & Corrin Brown
**Sent:** Friday, February 17, 2017 7:19 AM
**To:** dpine@smcgov.org
**Subject:** San Mateo Highlands

Dear Supervisor Pine,

We are so sorry we couldn't meet with you at the
Highlands Recreation District meeting on Thursday evening.
Family obligations.

We have lived on Woodcreek Ct. since 1975, which is located
near the end of Cobblehill Place.
We are very concerned with the amount of rainwater
flowing down the last approx. 200 yards of Cobblehill Place
into the conservation easement area.
This is where Chamberlain is proposing to build two homes.

We have asked Mr. Richard Lee and Mr. Alan Velasquez to come by and
check out the area. (We even offered to make them lunch*!*)
The entire area is always saturated with water. We were hoping they
might have a way to measure the amount of water coming down the hill,
enabling the engineers to analyze the best way to direct the water.

We tried to photograph the area but the photographs do not
capture the damage caused by the water.
We feel there is significant erosion cutting into the hillside.

If you place the drawing of the home over lot 10 all of the drainage

appears to go right under the proposed garage.

We have also noticed that since Chamberlain cut down the foliage,
there is more erosion and much more poison oak starting to take over the area.

We would appreciate it if you could have someone come by a take a look.

Last 200 yards of Cobblehill Place.

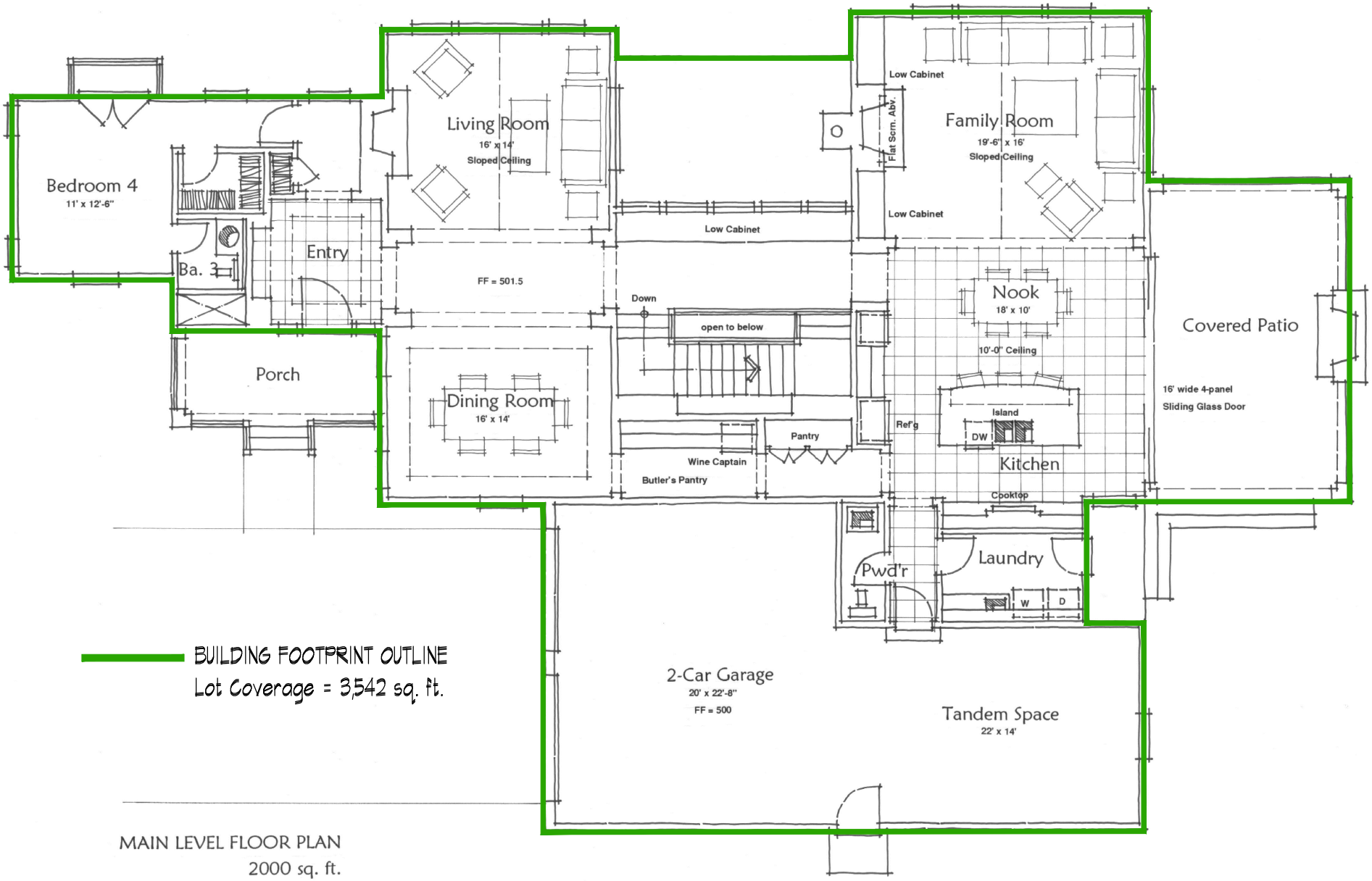
On a dry day.

Constant standing water causing
breakdown of existing pavement.

If you are ever in the area and would like to take a look -
bring your boots *!*
(We'll make you a sandwich too *!*)

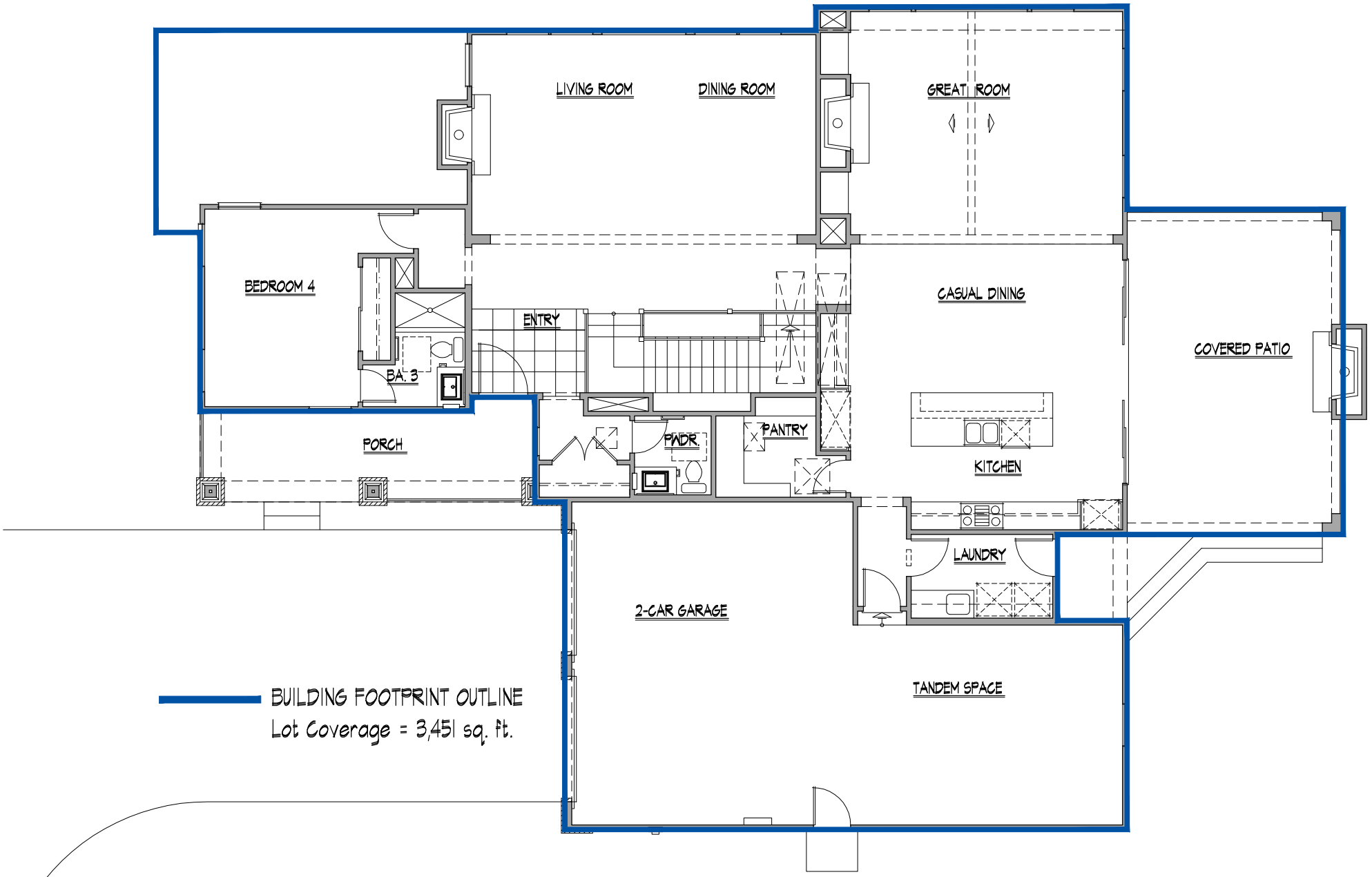
Thank you for your kind consideration,
Deke & Corrin Brown
15 Woodcreek Ct.
San Mateo Highlands

650 574-1526  home
650 703-1526  cell

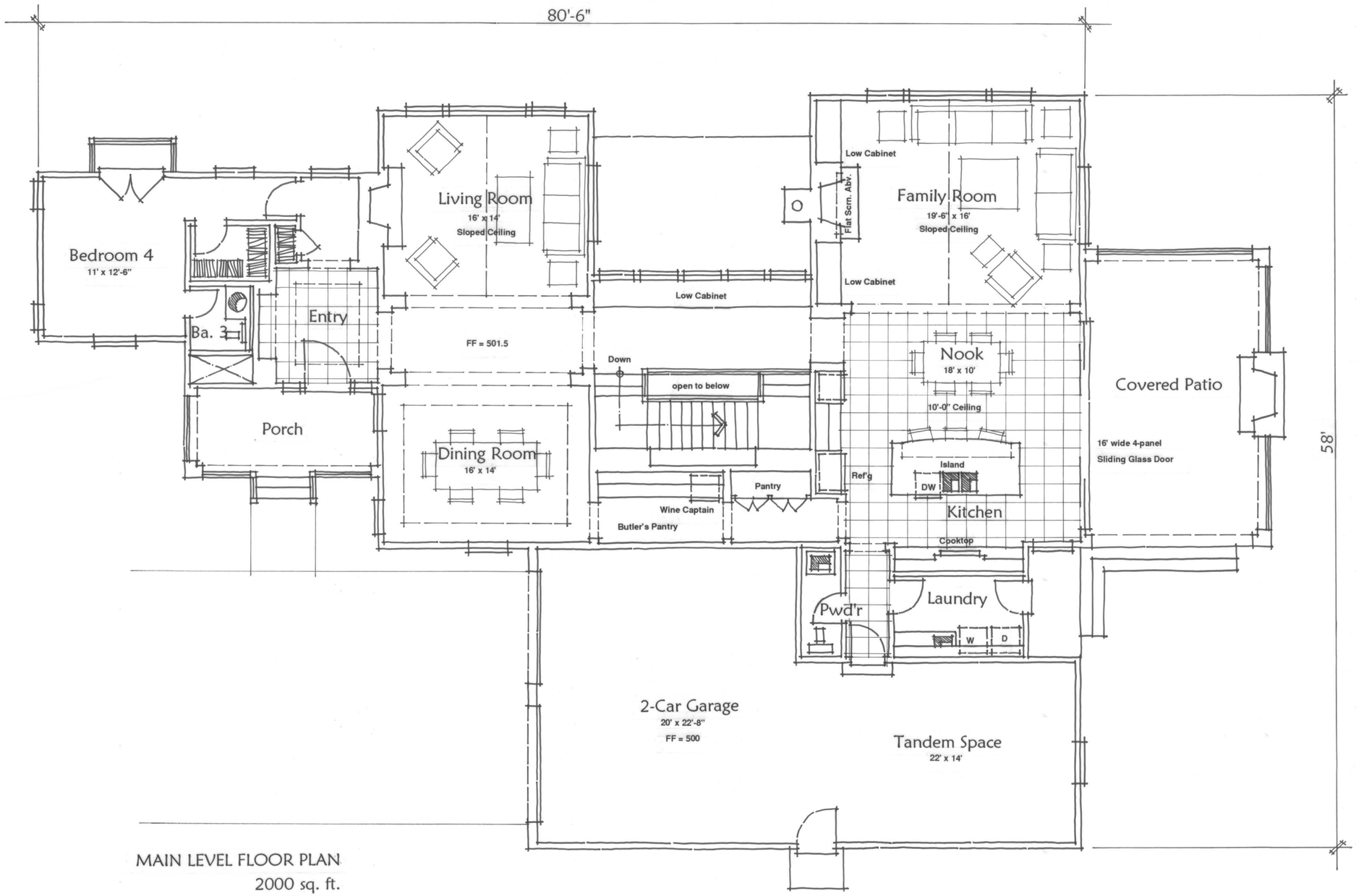



MAIN LEVEL FLOOR PLAN
2000 sq. ft.
total: 3390 sq. ft.

# Lot 9 Approved Plan




# Lot 9 Current Plan

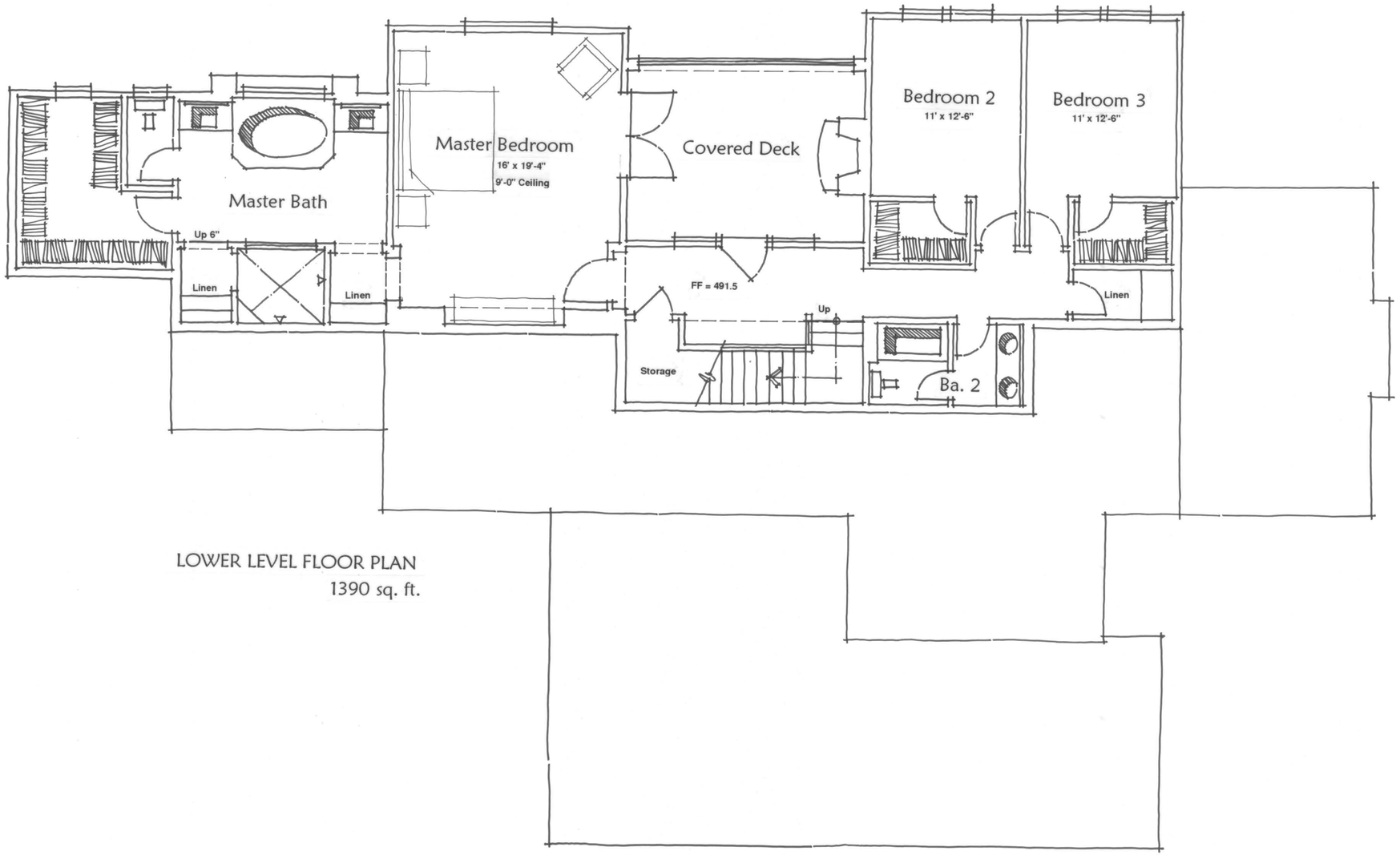



MAIN LEVEL FLOOR PLAN
2000 sq. ft.
total: 3390 sq. ft.

CHAMBERLAIN GROUP
HIGHLAND ESTATES



PLAN FOUR - LOT NINE
Mark Gross & Associates, Inc.




LOWER LEVEL FLOOR PLAN
1390 sq. ft.

CHAMBERLAIN GROUP
HIGHLAND ESTATES



PLAN FOUR - LOT NINE
Mark Gross & Associates, Inc.

Safety and Health Administration (MSHA) guidelines, California Division of Occupational Safety and Health (DOSH), and the Federal Occupational Safety and Health Administration (OSHA).

If naturally occurring asbestos is found at the site, a Soil Management Plan shall be developed and approved by the County Planning Department to provide detailed descriptions of the control and disposition of soils containing naturally occurring asbestos. Serpentine material placed as fill shall be sufficiently buried in order to prevent erosion by wind or surface water run-off, or exposure to future human activities, such as landscaping or shallow trenches. Additionally, the BAAQMD shall be notified prior to the start of any excavation in areas containing naturally occurring asbestos.

### 4.4.2.5~~6~~ Transportation Impacts

**Impact TRANS-1: The proposed project would not result in significant transportation-related impacts. (*Less than Significant*)**

***~~Significance Criteria for Evaluating Effects~~***

Under the County CEQA Guidelines, development of the project site as proposed would create a significant impact to traffic and circulation if it were to result in:

- a noticeable change in vehicular traffic patterns or volumes (including bicycles);
- an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections);
- an increase in traffic hazards or substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- a failure to provide for alternative transportation amenities such as bike racks; or
- traffic which will adversely affect the traffic carrying capacity of any roadway.~~;~~

For the proposed project, the impacts on the local and regional roadway system are described in terms of change in LOS and average intersection delay. The LOS standards established for San Mateo County vary by roadway segment, and in some cases, by intersection.

Per the City and County Association of Governments (C/CAG) Policy on Traffic Impact Analysis (2006), a project is considered to have a significant impact if it meets one or more of the following criteria:

- If the project will cause an intersection currently in compliance with the adopted LOS standard to operate at a level of service that violates that standard.

- If the cumulative analysis indicates that the combination of the proposed project and future cumulative traffic demand will result in an intersection currently in compliance with the adopted LOS standard to operate at a level of service that violates that standard and the proposed project increases average control delay at the intersection by 4 seconds or more.

- If the project will add any additional traffic to an intersection that is currently not in compliance with its adopted level of service standard as established in the CMP. According to the CMP, adopting LOS standards based on geographic differences helps to prevent future congestion levels from getting worse than anticipated at the time the CMP was published. As none of the project study intersections are specifically included in the list of CMP intersections, the adopted standard (LOS D) for similar facilities in the study area was implemented.

A traffic report was prepared by Fehr & Peers in September 2008 for the project, including updated analysis that addresses the 11 total proposed residential units. A copy of this report is included in **Appendix 4.4**.[52] According to the traffic report, the proposed project would generate 108 daily trips, 13 AM peak hour trips, and 15 PM peak hour vehicle trips. According to the traffic report, project-related traffic would not substantially exacerbate vehicle delays at the project study intersections under existing conditions.

Under cumulative conditions (the proposed project developed in consideration with development of other planned and approved projects), intersection delays and LOS vary slightly from no project conditions (assuming future development occurs without the project). The project's contribution to traffic growth at all study intersections would be very low, representing an average contribution of less than 1 percent of overall cumulative traffic. More specifically, under cumulative conditions, project-generated traffic trips would account for approximately 0.5 percent and 0.75 percent of total AM and PM peak hour growth. Under cumulative conditions, average intersection delays would remain the same at most locations during the AM and PM peak hours, but intersection operations would change from LOS B to LOS C at the Polhemus Road/DeAnza Boulevard intersection during the PM peak hour, due to an increase of 0.5-second in delay. However, because project-related traffic would not increase intersection delays under cumulative conditions by more than 4 seconds and, thus, would not exceed the County's significance criteria for cumulative traffic impacts, the project would have a less than significant cumulative impact on the roadway network and intersection operations.

~~Given the location of t~~The proposed project is located within 250 feet of ~~near~~ two bus routes ~~with nearby stops~~ that operate on school days from 7:15 AM to 8:00 AM and from 1:00 PM to 3:20 PM~~, the project is consistent with the County's policy of encouraging transit ridership as well as non motorized forms of~~

[52] Caltrans provided comments on the traffic report that was circulated with the Draft EIR in December 2008. A copy of Caltrans' comment letter and a memo prepared by Fehr & Peers in response to the comments are included in **Appendix 1.0**. Caltrans comments did not result in any changes to the analysis in the traffic report.

~~transportation~~. The low numbers of residential units that comprise the proposed project, along with the separation between the clusters of proposed units, contribute to the expectation that the existing transit network would adequately accommodate any increases in transit demand generated by the project. Therefore, according to the County's significance criteria, the project would have a less than significant impact on the existing transit network.

Due to the generally suburban location of the proposed project, project generated pedestrian and bicycle trips would be lower than if it were located in a more densely developed, pedestrian-oriented environment. Additionally, the low number of expected pedestrian and bicycle trips would be adequately accommodated by existing facilities. However, the Project Applicant should ensure that any bicycle and pedestrian facilities included in the project are consistent with adjacent facilities. According to the County's significance criteria, the project would have a less than significant impact on the bicycle and pedestrian network.

Project construction would occur over a period of one year. Construction vehicles would be expected to travel to and from the Ticonderoga Drive sites via Polhemus Road and Highway 92, whereas construction vehicles traveling to and from the Bunker Hill sites would use Highway 92 and Skyline Boulevard. Due to the hillside location of the project, preparation of the building sites would involve cut and fill. As discussed in **Subsection 3.5.1**, cut earthwork materials would be used on site as fill and would not have to be off-hauled. However, about 2,200 cubic yard (cy) of fill materials would need to be imported. Given that a typical haul truck can carry approximately 12 cy of earth materials, approximately 183 truck trips would be associated with the in-haul of fill and drain rock. It is anticipated that up to five truck trips to import fill could be completed daily and the total site import process could be completed within a timeframe of four to five weeks, depending on the construction schedule, weather, and equipment availability. This small number of daily truck trips would not adversely affect the operation of intersections between the worksites and the nearest freeways. Following completion of grading, additional truck movement would be involved with the delivery of construction materials to the project site. However, given the small number of homes proposed, the number of daily truck trips to the site during construction is expected to be small. The impact from construction truck traffic would therefore be less than significant. To further reduce this impact, the following improvement measure is proposed.

All of the other transportation impacts were found to be less than significant and are summarized in the **Effects Found not to be Significant** subsection below.

**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.

**Date: April 25, 2016 (Revised – 3/1/17)**

**Re: Planning Comments on Lots 9-11**

**From: Camille Leung, Senior Planner**

**BLD2016-00158 – Lot 10**

**BLD2016-00159 – Lot 11**

**BLD2016-00160 – Lot 9**

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. WDID # for State General Construction permit
2. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection
3. Documents must be submitted as required by:
    a. Condition 4s
    b. Condition 4t
    c. Condition 4w - Address potential conflicts with school traffic
    d. Condition 24 - Schedule of Grading Operations

4. Biological Reports (see Mitigation Measures for timing)
    a. Woodrat survey
    b. Bird Survey
    c. Bat Survey
    d. CA Red legged Frog – Lot 11
    e. Willow scrub – Lot 11
    f. Need biological review of erosion control plan for Lot 11
5. Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t
6. Deed Restrictions for Lots 1-4
    a. Conditions 4u and 6

~~7. Issuance of Tree removal permits for additional trees over 17.5 dbh:~~
   ~~a. 1 more Coast Live Oak tree on Lot 11 (other 2 were approved already)~~ - Approved by Minor Modification on 8/24/16
   ~~b. 1 tree on Lot 9~~ – Approved Nov 2016 as shown to be in approved driveway
   ~~c. 1 tree on Lot 10~~ – Applicant intends to save this tree

~~8. Approval of Minor/Major Modifications necessary to approve:~~
   ~~a. Significantly increased grading from Approved quantities dated 12/7/2009 (Job No. 950168.10)~~ – Applies to Lots 5-8

~~b. Grading outside of approved limits~~ – Applies to Lots 5-8
~~c. Increased FAR~~
~~d. Change in Footprint of Lot 11~~ – No change proposed

Civil – All Lots:

1. Show ALL easements and no build areas on the site plan, grading plan, erosion plan, and landscaping plans – Met for Lot 10
2. Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not "lawn green")
3. Erosion Control:
    a. Tree protection: Show protection for all trees to remain regardless of size. – Met for Lot 10
    b. Chainlink fencing at borders of conservation easement and along perimeter with no-build areas
    c. No erosion control/disturbance in no-build areas
    d. Protect storm drain inlets using permeable rock sacks and/or fiber rolls. Any existing inlets in nearby downhill streets?
    e. Indicate the location and method of erosion control on disturbed bare earth areas. Use seeding and/or mulching and the following, as necessary: - Met for Lot 10
        i) (For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut).
        ii) (For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.
    f. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes. – Met for Lot 10
    g. Stabilized designated access points should use 4"-6" fractured aggregate over geo-textile fabric. – Met for Lot 10
    h. Provide designated area for parking of construction vehicles, using aggregate over geo-textile fabric. – Met for Lot 10
    i. On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.
    j. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits. – Met for Lot 10
    k. Locate portable toilets away from surface water locations and storm drain inlets. (Not shown on C10.80 although included in legend)

l. Show storage location and containment of construction materials during work, as well as afterhours/weekends – Met for Lot 10

m. Provide detail and location of covered temporary stockpiles using anchored-down plastic sheeting in dry weather. In wet weather or for longer storage, use seeding and mulching, soil blankets or mats. – Met for Lot 10

n. Indicate the location of refuse piles and debris box locations on the plans. Show how they will be accessed and show protection of the access routes. – Met for Lot 10

o. Erosion Control Point of Contact: Please provide an Erosion Control Point of Contact including name, title/qualifications, email, and two phone numbers. – Met for Lot 10

~~o.~~p. Change note in box on left bottom corner on page C10.60 and all other similar references to require Erosion Control by October 1st through April 30th.

Architectural – All Lots:

1. Dimension maximum height of structures from finished grade and provide ridge line elevation. Please check heights of all houses relative to approved heights (Table 6)

~~2. Shingles are not allowed. Must replace contrasting surface treatment between 2nd story windows and roof above with clerestory windows or siding, consistent with the approved elevations for each house. Rock should be used only minimally, as consistent with the approved elevations for each house. - Met~~

~~3.~~2. Provide Exterior Lighting Plan (show fixtures on elevations, no light can be cast into open space easement, earth-toned lighting). See Conditions 4k and 6.

~~Landscape – All Lots:~~

1. Address all WELO Comments

~~1. Please submit WELO forms and other documents necessary to demonstrate compliance with WELO~~ – Met

~~2. Show all easements and no build areas landscaping plans~~ - Met

~~3. No fences in no-build areas (Lot 11) or over access easements~~ - Met

~~4. Provide sizes of all interceptor trees (must be minimum 24 gallon to meet requirements of Condition 4.b). Trees must be of a native species.~~ - Met

Geotechnical – All Lots:

1. In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:
    a. Condition 4v regarding Asbestos
    b. Condition No. 37
    c. Condition No. 36

Requirements of Final – All Lots:

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
5. O&M Agreements
    a. All Lots
    b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
    c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11
    a. Condition 4u, 9, 34, 39,
7. WELO
    a. Landscape Certification Form
    b. Certification of Completion Form

Comments for Individual Lots:

Lot 9:

Civil:

1. Rear lot line does not match approved Final Map
2. Tree dimensions are missing on Grading Plan

Architectural:

1. Dimensions of floor plans are not clear on right side of Page 2 (see Bedroom 3 dimension)
    ~~2. FAR is over approved limit by 1,000 sf (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)~~ – Based on breakdown calculations provided by applicant on 9-21-16, house matches approved square footage.
2. Blue horizontal siding is too dark and not in the approved shades of “browns, greens, and rusts”

3. Front elevation still varies from what was approved, possibly due to added bulk on main level. Design ok.
4. ~~What is the treatment of the side of the garage (looks like stucco treatment? Please use siding)~~ - Met

~~Landscape:~~

1. ~~Please add (3) 15-gallon trees in the rear yard per Condition 4.b~~ - Met

Lot 10:

Civil (based on drawings informally submitted on 2/24/17. Plans need to be formally submitted to the Building Counter):

~~Tree dimensions are missing on Grading Plan~~ - Met

1. Show Tree 14" Tree in left side yard (mislabeled as 8" tree on survey) as to remain
2. ~~Lot dimensions are missing on site plan~~ - Met

~~Architectural:~~

1. ~~Elevation does not match the approved elevation and seems to represent the denied proposal~~ - Met
2. ~~FAR is over approved limit by 1,000 sf (show break down calculations, include garage and stairs, but not unenclosed spaces, areas may be measured from interior walls)~~ – Additional floor area is attributed to the garage, which was not included in approved house size but was clearly shown in elevations and footprint. Minor Modification approved on 7/29/16.

~~Landscape:~~

1. ~~Please add (3) 15-gallon trees in the rear yard per Condition 4.b~~ - Met

Lot 11:

Civil:

1. Show setbacks to confirm location of house relative to approved location.

Architectural:

1. Colors are not in the approved shades of "browns, greens, and rusts"
2. ~~FAR seems to be consistent but title page exceeds approved FAR by 6 sf.~~ - Met

Landscape:

1. ~~Fence in 20-feet front setback exceeds max. height of 4-feet~~ - Met

~~2.~~1. Missing (3) 15-gallon replacement trees at the back of the house

Attachments (Excluded from List Revised on 3/1/17):
Heights – Table 6 from staff report
Approved Elevations
Approved Grading Amounts
WELO Forms

**Date: April 25, 2016 (Revised – 8/9/17)**

**Re: Planning Comments on Lots 9-11**

**From: Camille Leung, Senior Planner**

**BLD2016-00158 – Lot 10**

**BLD2016-00159 – Lot 11**

**BLD2016-00160 – Lot 9**

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection
2. Documents must be submitted as required by:
    a. Condition 4s
    b. Condition 4t
    c. Condition 24 - Schedule of Grading Operations

3. Biological Reports (see Mitigation Measures for timing)
    a. Woodrat survey
    b. Bird Survey
    c. Bat Survey
    d. CA Red legged Frog – Lot 11
    e. Willow scrub – Lot 11
    f. Need biological review of erosion control plan for Lot 11
4. Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t
5. Deed Restrictions per Conditions 4u and 6
    a. Lots 1-4 – This was never done. Developer or County may need to approach current owners. This is under review by County Counsel.
    b. Lots 5-11 – Deed restrictions are strongly encouraged at this time while parcels are still under the ownership of the Developer.
6. Approval of Minor/Major Modifications necessary to approve:
    a. Change in Footprint of Lot 11, setbacks vary from approved plans
    b. Change in Footprint of Lot 9, footprint re-configuration but reduction in home size by 91 sf.

Civil – All Lots:

1. Provide color chip for color or bioretention planters (to be light green or beige to match natural landscape, not “lawn green”)
2. Erosion Control:
    a. Need Ralph Osterling to discuss health impacts of grading and structures within tree driplines of trees to remain. - Still outstanding, see email of 8/9/17
    b. Tree protection: Show protection for all trees to remain regardless of size. – Met for Lots 10 & 11. Lot 9: Two 10” Oaks on the right side are designated to remain on Page C9.50, but Page C9.30 shows they are to be removed.
    c. Chainlink fencing at borders of conservation easement and along perimeter with no-build areas
    d. On the Grading and Retaining Wall Erosion Control Plan, Show all access roads/ramps used for excavation/backfill, earth boring, fork lift/crane access (second floor construction). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet.
    e. Lot 11: There is a discharge pipe that is directed to an unstablized location (no stabilized outfall).

Architectural – All Lots:

1. Dimension maximum height of structures from finished grade and provide ridge line elevation. Please check heights of all houses relative to approved heights (Table 6)
2. Provide Exterior Lighting Plan (show fixtures on elevations, no light can be cast into open space easement, earth-toned lighting). See Conditions 4k and 6.

Geotechnical – All Lots:

1. In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:
    a. Condition 4v regarding Asbestos – Received and routed to Geo Consultant
    b. Condition No. 37 – Applies to Lot 10 only

<u>Requirements of Final – All Lots:</u>

1. Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification

5. O&M Agreements
    a. All Lots
    b. Shared Storm Drainage Outfall for Lots 9 and 10 on Lot 9
    c. Shared planter for Lots 7 and 8 on Lot 8
6. Deed restrictions for Lots 5- 11
    a. Condition 4u, 9, 34, 39,
7. WELO
    a. Landscape Certification Form
    b. Certification of Completion Form

Comments for Individual Lots:

Lot 9:

Architectural:

1. Dimensions of floor plans are not clear on right side of Page 2 (see Bedroom 3 dimension)
2. Front elevation still varies from what was approved, possibly due to added bulk on main level. Design ok.

Lot 10:

Civil:

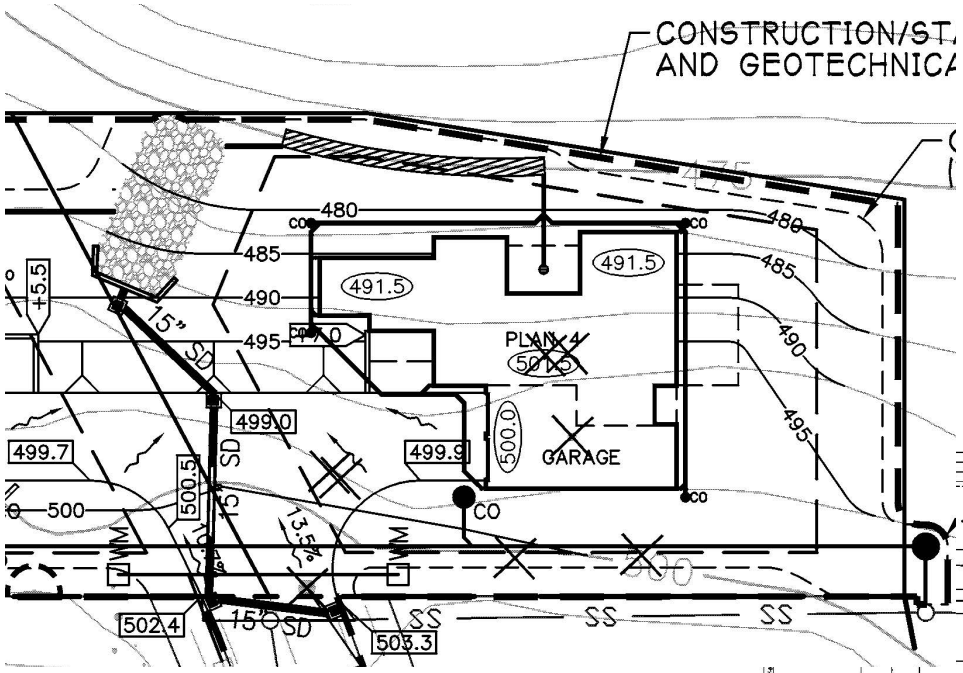
a. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes: Move storage out of tree driplines

Lot 11:

Civil:

a. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the plans. Show how they will be accessed and show protection of the access routes. –Lot 11: Move stockpile to a location within grading limits

Attachments: (Excluded from List Revised on 3/1/17):
Heights – Table 6 from staff report
Approved Elevations
Approved Grading Amounts
WELO Forms

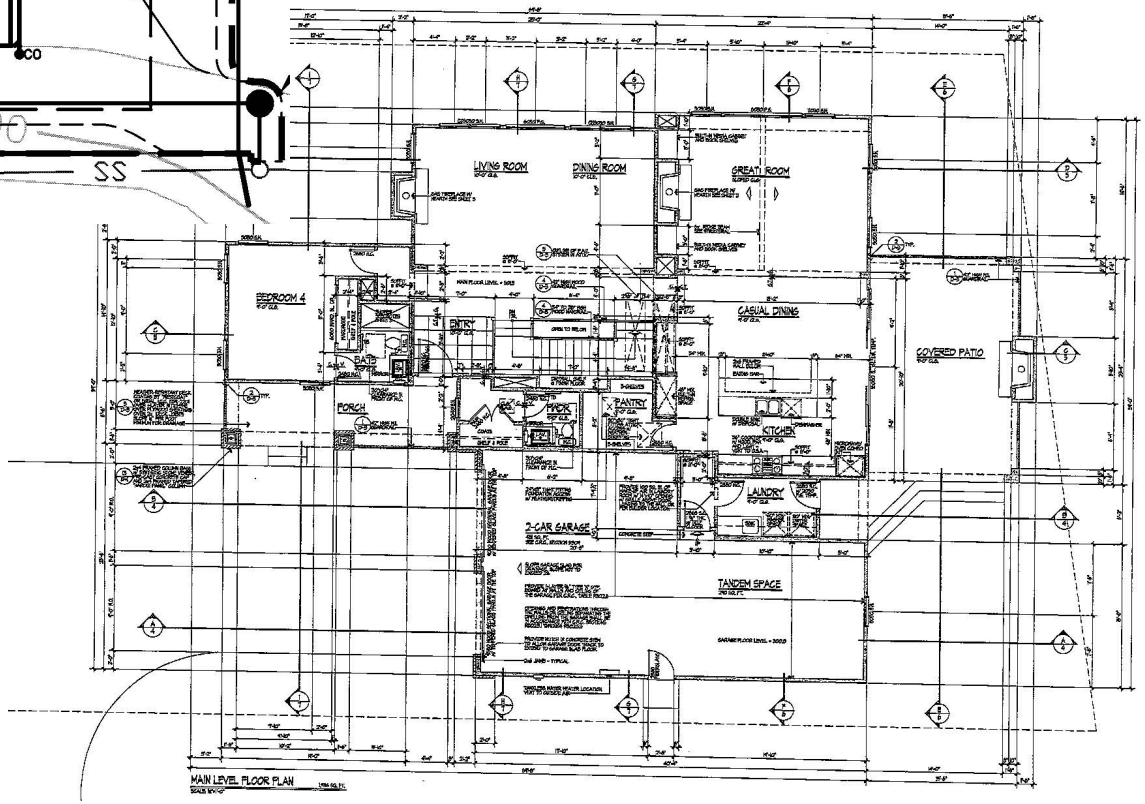


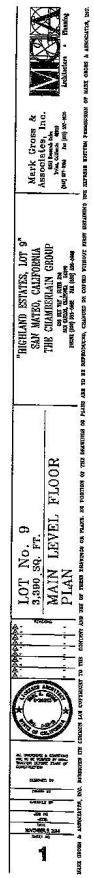

## Approved Grading and Utility Plans for House on Lot 9

Source: Approved Vesting Tentative Map included in the April 27, 2010 Board of Supervisors Staff Report.

## Current Building Plans

Applicant has consolidated the building footprint. County has requested calculation of approved and proposed footprint areas.



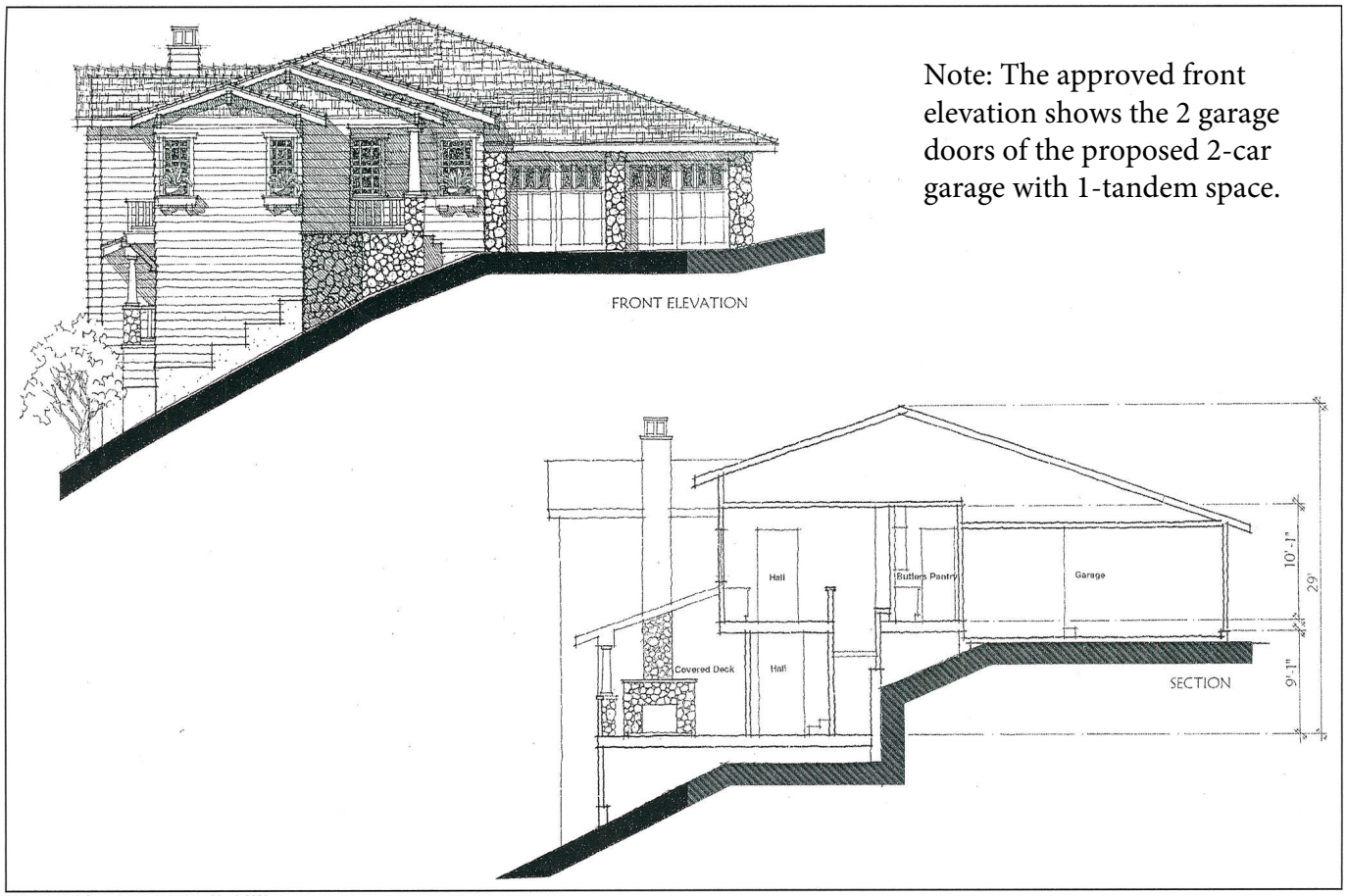




**San Mateo County Planning & Building Dept.**

Project: **Highland Estates** Exhibit: 1A

**Approved Front (Northeast) elevation of the House on Lot 9**

Source: Project plans contained on Figure 3.0-11 of the Draft Re-Circulated EIR and included as Attachment R in the April 27, 2010 Board of Supervisors staff report.




Note: The approved front elevation shows the 2 garage doors of the proposed 2-car garage with 1-tandem space.

SOURCE: Mark Gross & Associates, Inc. - March 2008

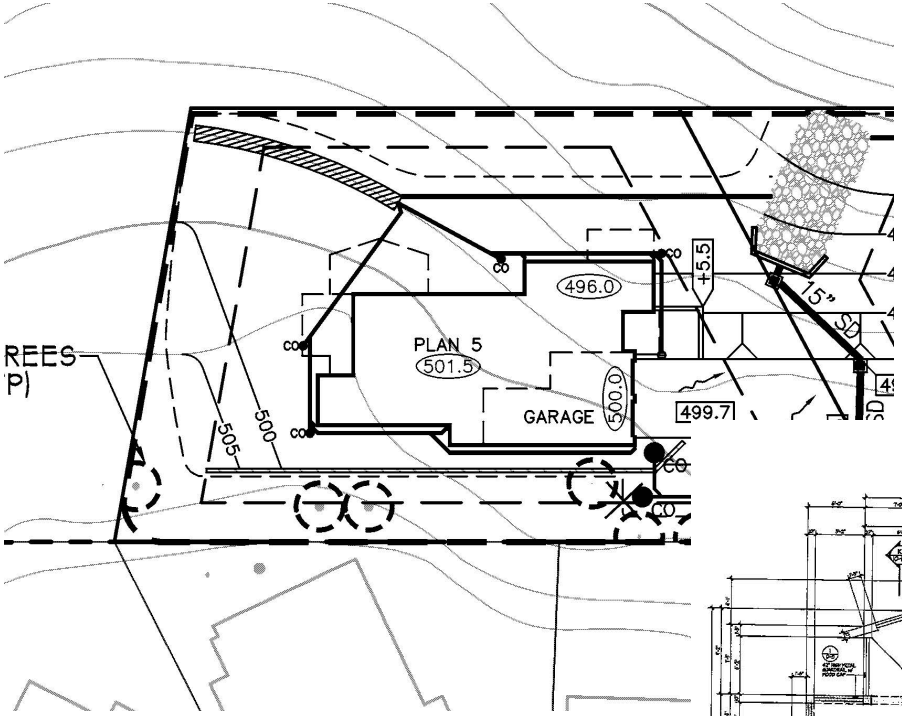
FIGURE 3.0-11

Conceptual Exterior Lot 9

902-001•08/08

***San Mateo County Planning & Building Dept.***

Project: **Highland Estates** Exhibit: 1B

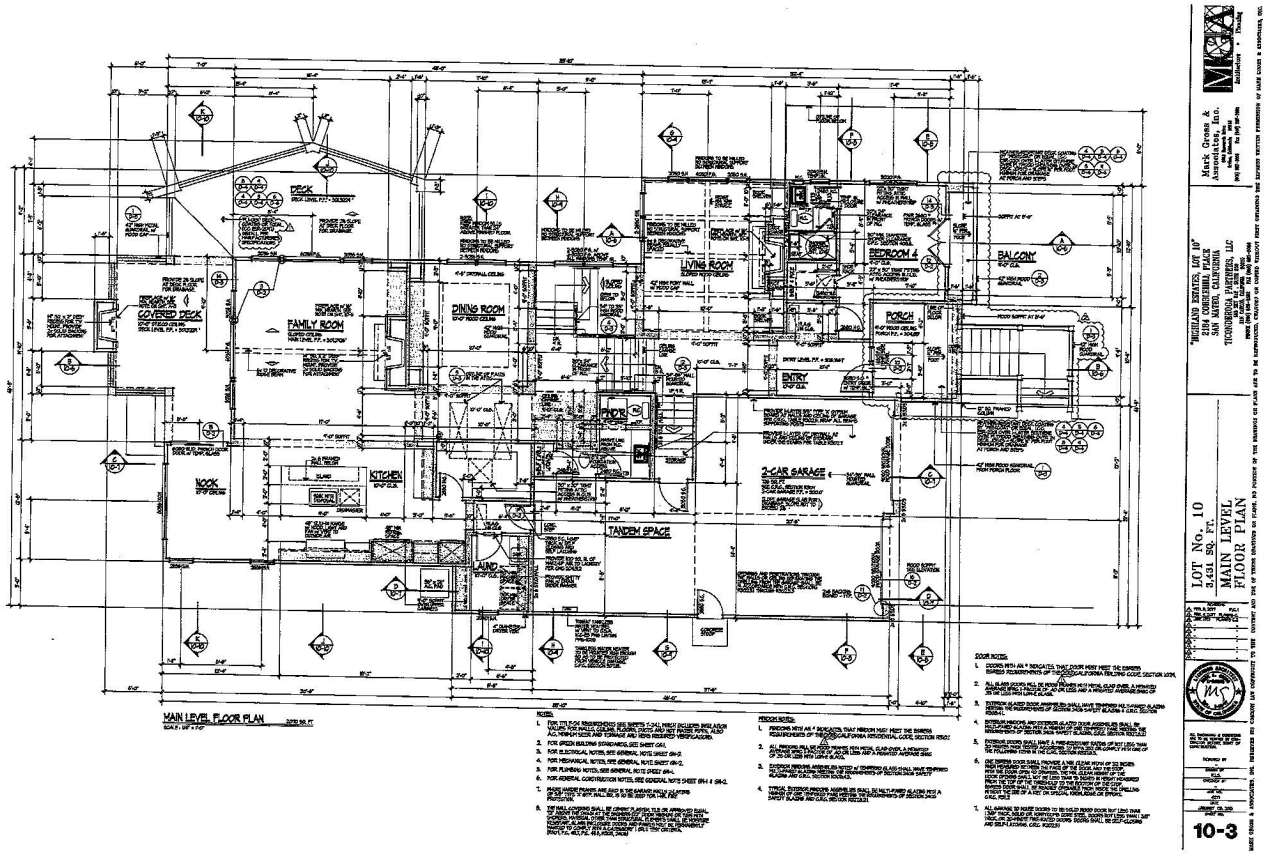



## Approved Grading and Utility Plans for House on Lot 10

Source: Approved Vesting Tentative Map included in the April 27, 2010 Board of Supervisors Staff Report.

## Current Building Plans

Building footprint matches approved plans.



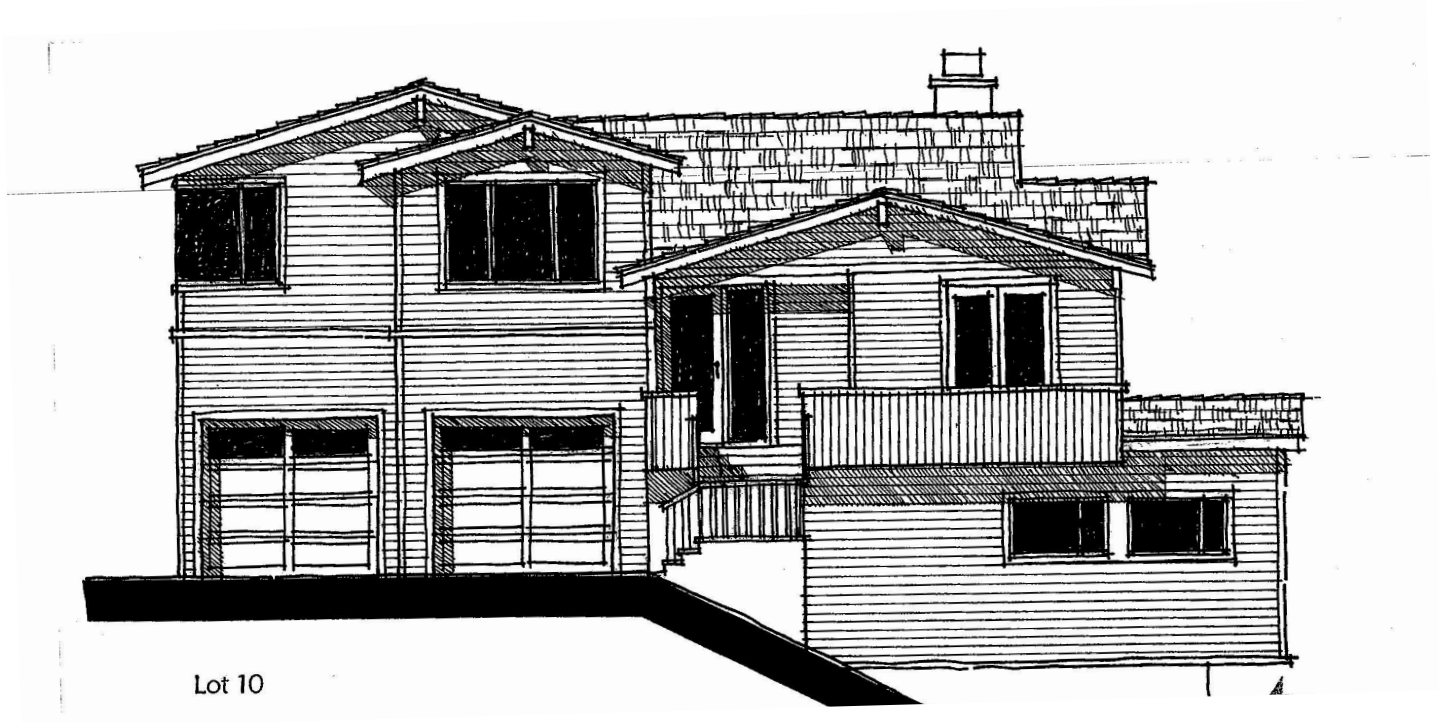

**San Mateo County Planning & Building Dept.**

Project: **Highland Estates**

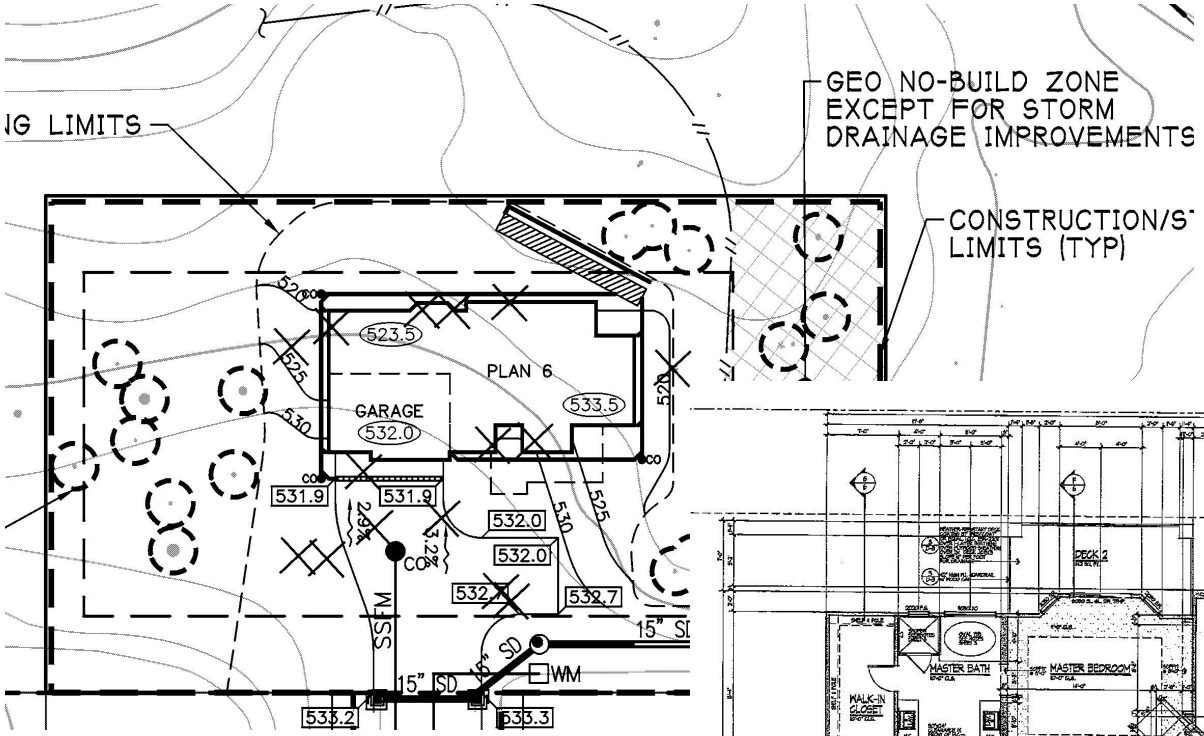
Exhibit: 2A

## Approved Front (Northeast) elevation of the House on Lot 10

Source: Original proposal was taken from project plans contained on Figure 3.0-12 of the Draft Re-Circulated EIR, the original and revised designs were included as Attachment R in the April 27, 2010 Board of Supervisors staff report.




Note: The approved front elevation shows the 2 garage doors of the proposed 2-car garage with 1-tandem space.

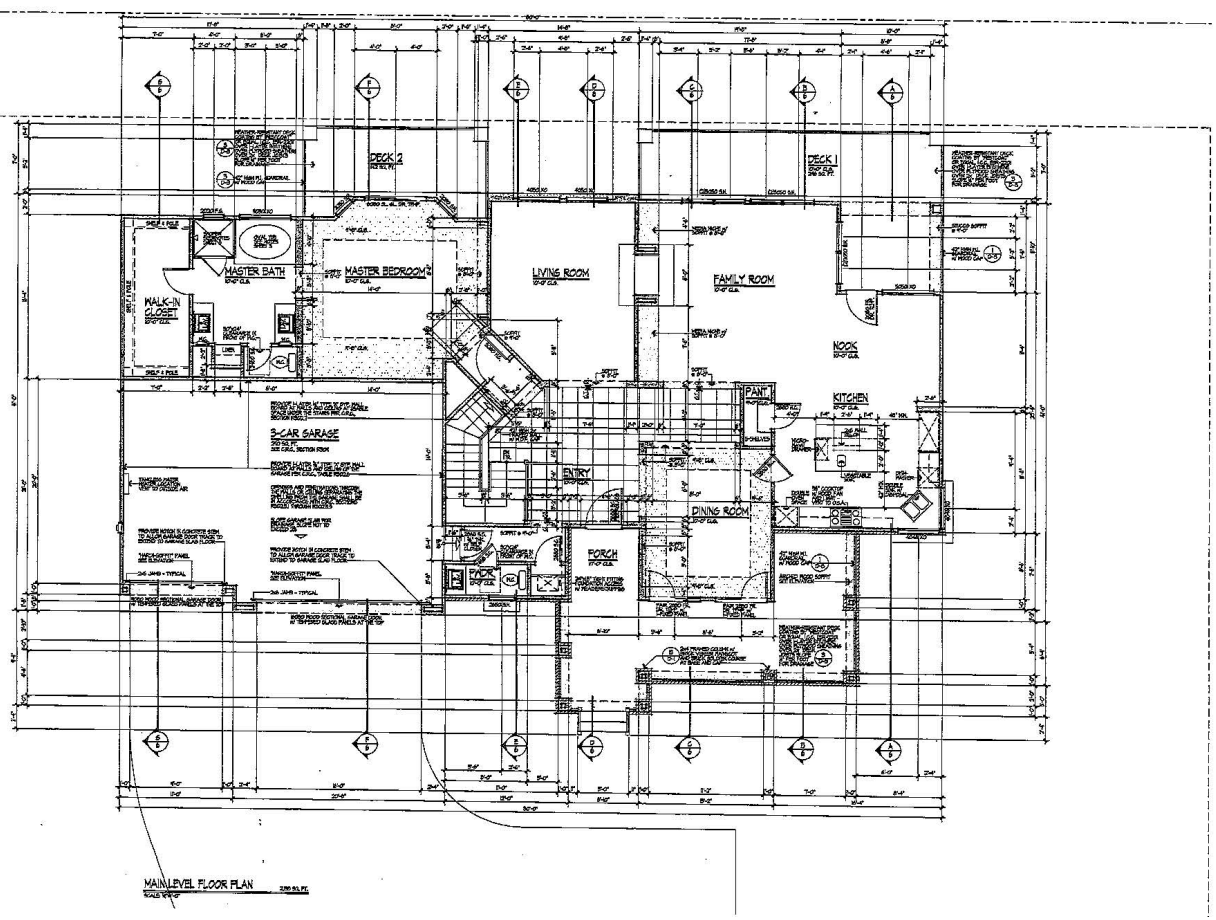



## Approved Grading and Utility Plans for House on Lot 11

Source: Approved Vesting Tentative Map included in the April 27, 2010 Board of Supervisors Staff Report.

## Current Building Plans

Building footprint matches approved plans.



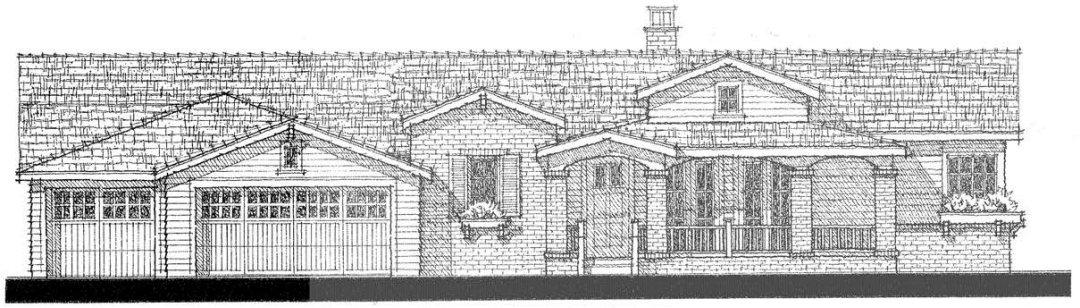

**San Mateo County Planning & Building Dept.**

Project: **Highland Estates**

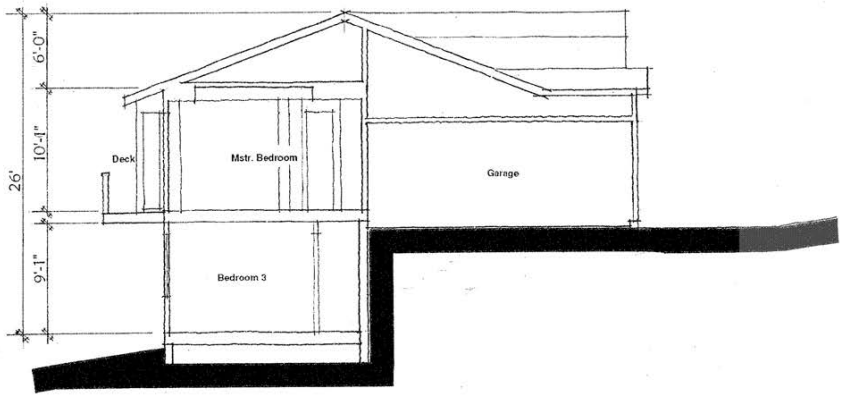
Exhibit: 3A

## Approved Front (Northeast) elevation of the House on Lot 11

Source: Project plans contained on Figure 3.0-13 of the Draft Re-Circulated EIR and included as Attachment R in the April 27, 2010 Board of Supervisors staff report.



FRONT ELEVATION




SECTION

Note: The approved front elevation shows the 3 garage doors of the proposed 3-car garage.

**SOURCE:** Mark Gross & Associates, Inc. - March 2008

FIGURE **3.0-13**

Conceptual Exterior Lot 11

902-001•08/08

***San Mateo County Planning & Building Dept.***

Project: **Highland Estates** Exhibit: 3B

Subj: **Highland Estates - Lots 5-8 Grading Quantities**
Date: 7/13/2017 10:30:27 A.M. Pacific Daylight Time
From: jtang@BKF.com
To: JTUTTLEC@aol.com
CC: RHAGA@BKF.com

Jack,

Per your discussion with Roland, attached is the grading quantity summary for Lots 5-8.

Jonathan

**JONATHAN TANG, PE** | Project Manager
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065

d 650.482.6306
f 650.482.6399
jtang@bkf.com
www.bkf.com

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## HIGHLAND ESTATES LOTS 5 -8 GRADING QUANTITIES

| Approved Vesting Tentative Map (2/2/2010) | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOTS 5-8 TOTAL | LOT 9 | LOT 10 | LOT 11 | LOTS 9-11 TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| CUT (CY) | 1100 | 1400 | 1400 | 800 | 4700 | 0 | 300 | 1200 | 1500 |
| FILL (CY) | 0 | 0 | 200 | 300 | 500 | 2600 | 300 | 1000 | 3900 |
| **NET EXPORT (CY)** | **1100** | **1400** | **1200** | **500** | **4200** | **-2600** | **0** | **200** | **-2400** |

Total approved: 4700 500 5200

| Improvement Plans (2/25/2016) | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOTS 5-8 TOTAL | LOT 9 | LOT 10 | LOT 11 | LOTS 9-11 TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| CUT (CY) | 1740 | 2030 | 2170 | 2080 | 8020 | 140 | 770 | 470 | 1380 |
| FILL (CY) | 0 | 0 | 40 | 90 | 130 | 1800 | 310 | 70 | 2180 |
| **NET EXPORT (CY)** | **1740** | **2030** | **2130** | **1990** | **7890** | **-1660** | **460** | **400** | **-800** |

| Amended Quantities (7/10/2017) * | LOT 5 | LOT 6 | LOT 7 | LOT 8 ** | LOTS 5-8 TOTAL | LOT 9 | LOT 10 | LOT 11 | LOTS 9-11 TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| CUT (CY) | 1220 | 1450 | 1560 | 1000 | 5230 | 140 | 770 | 470 | 1380 |
| FILL (CY) | 0 | 0 | 90 | 230 | 320 | 1800 | 310 | 70 | 2180 |
| **NET EXPORT (CY)** | **1220** | **1450** | **1470** | **770** | **4910** | **-1660** | **460** | **400** | **-800** |

* Earthwork quantities for Lots 5-8 include material strippings due to high organic and expansive soils that are unsuitable for reuse as site fill, per Geotehcnical recommendations.

** Lot 8 includes approximately 300+/- CY of additional earthwork cut generated due to County of the San Mateo Public Works Department's requirement to shift the sidewalk and install a new retaining wall at lot 8. The 300+/- CY of cut is reflected in the above Lot 8 quantity.

Approved amounts

12/7/2009
Job No. 950 168.10

**BKF Engineers**
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
(650) 482-6300 , Fax (650) 482-6399

## HIGHLAND ESTATES

TABULATION OF REVISED EARTHWORK QUANTITIES
BASED ON THE VESTING TENTATIVE MAP DATED NOVEMBER 10, 2009

| AREA | CUT (CY) | FILL (CY) | TOTAL CUT/FILL (CY) |
|---|---|---|---|
| LOT 1 | 300 | 100 | 400 |
| LOT 2 | 0 | 600 | 600 |
| LOT 3 | 0 | 1300 | 1300 |
| LOT 4 | 200 | 300 | 500 |
| *LOTS 1-4 SUBTOTAL CUT (CY)* | *500* | | |
| *LOTS 1-4 SUBTOTAL FILL (CY)* | | *2,300* | |
| LOT 5 | 1100 | 0 | 1100 |
| LOT 6 | 1400 | 0 | 1400 |
| LOT 7 | 1400 | 200 | 1600 |
| LOT 8 | 800 | 300 | 1100 |
| *LOTS 5-8 SUBTOTAL CUT (CY)* | *4,700* | | |
| *LOTS 5-8 SUBTOTAL FILL (CY)* | | *500* | |
| LOT 9 | 0 | 2600 | 2600 |
| LOT 10 | 300 | 300 | 600 |
| *LOTS 9-10 SUBTOTAL CUT (CY)* | *300* | | |
| *LOTS 9-10 SUBTOTAL FILL (CY)* | | *2,900* | |
| *LOT 11* | *1200* | *1000* | 2200 |
| ***TOTALS ALL LOTS*** | | | |
| *LOTS 1-11 SUBTOTAL CUT (CY)* | *6,700* | | |
| *LOTS 1-11 SUBTOTAL FILL (CY)* | | *6,700* | |
| *10% SHRINKAGE (CY)* | | *700* | |
| **TOTALS** | **6,700** | **7,400** | |
| **IMPORT** | **700** | | |

**NOTES**

1. All earthwork quantities have been rounded to the nearest 100 cubic yards. Earthwork quantities include an allowance for shrinkage of 10%.
2. The earthwork calculations/quantities are based on the" Vesting Tentative Map - Highland Estates" dated November 10, 2009.
3. Site grading associated with Lots 7 & 8, shared driveway.
4. Site grading associated with Lots 9 & 10, shared driveway.
5. Grading quantities do not include any building foundation requirements.

**Attachment Z**



000235

engineering characteristics and other subsurface conditions. Potential fire hazards associated with the project are discussed in Section 4.4.2.4 (Hazards and Hazardous Materials Impacts) of the Re-Circulated DEIR. As proposed and mitigated, the project complies with applicable Hazards to Public Safety Criteria.

2. Construction of Proposed Residences

Section 6319A (*Maximum Height of Structures*) limits residential and commercial structures to a maximum height of three stories or 36 feet, except as allowed through the issuance of a use permit. All proposed residences are two (2) stories in height and comply with the height limit, as shown in the table below:

**Table 6**
*Proposed Heights of Residences Under RM Zoning*

| *Lot Number* | *Maximum Height* |
|---|---|
| **RM Regulations** | 36’ |
| **Lot 1** | 32’ |
| **Lot 2** | 32’ |
| **Lot 3** | 32’ |
| **Lot 4** | 32’ |
| **Lot 5** | 28’ |
| **Lot 6** | 28’ |
| **Lot 7** | 28’ |
| **Lot 8** | 28’ |
| **Lot 9*** | 29’ |
| **Lot 10*** | 26’6” |
| **Lot 11** | 26’ |
| *Lots 9 and 10 are in the R-1/S-81 zoning district and are included for reference purposes. | |

Section 6319B (*Minimum Yards*) requires a minimum front yard of 50 feet and minimum side and rear yards of 20 feet. The section also requires a minimum distance of 30 feet between main and accessory buildings. As previously discussed, the project does not comply with the minimum front and side yard requirements. As discussed in Section II.D below, the applicant has included a request for a setback reduction that would be allowed under the County-proposed Zoning Text Amendment to the RM Regulations. If adopted, this amendment would allow 20-foot front and rear yard setbacks and 10-foot side