

Camille Leung

From: Camille Leung
Sent: Wednesday, May 19, 2021 12:26 PM
To: Jack Chamberlain; robertpellegrine@yahoo.com; Doug McBeth
Cc: Jonathan Tang; 'Larry Jacobson (laj@cohenandjacobson.com)'; 'noel@nexgenbuilders.com'; Amanda Tse; Sherry Liu; Amy Ow; Paula Vraast-Thomsen; RNewman@ResolutionStrategiesInc.com; Taylor Peterson; Jessica Henderson-McBean
Subject: RE: Grading for Ticonderoga Sidewalk
Attachments: Grading Permit Hard Card Template (8-11-2016).pdf; Planning Comments on Lots 5 thru 8_051921.pdf

Hi Jack, Bob, and Doug,

I updated the Planning Comment letter (attached) to reflect the resubmittals made since my last review. I am missing the Architectural Resubmittal made on 5/31/18 (RESUBMITTAL # 7 - pvt - 05/31/2018 Response to PLANNING comments - Revised sheets A5, 5-1, 5-2, 5-7, 5-8). Doug, please send me these plans electronically.

Here are next steps:

- Planning:
 - o Review Architectural Plans for Lots 5-8
 - o County to make decision on Minor Modification
 - o Applicant to complete Grading Permit Hard Card (attached) with dates for grading operation/stabilization/landscaping
 - o Applicant to deposit \$20,000 for County Mitigation Monitoring (\$10,000 overdue for monitoring for Lots 9-11)
- Geo to Sign off review
- Pay Sewer Fees
- Once all agencies sign off:
 - o County to collate plans
 - o Camille to send out Construction Notice to neighbors within 200 feet of Lots 5-8
 - o Camille to send out Civil Plans for installation of Erosion Control Measures by Applicant
 - o Applicant must Pass inspection for EC Measures and send Bio Surveys to County
 - County's mitigation monitor to inspect and review surveys
- County to issue BLD Permit with Hard Card and County's Grading and Construction Requirements, Applicant to pick up Job Copy and Permit

Thanks

From: Camille Leung
Sent: Friday, May 14, 2021 2:40 PM
To: Jack Chamberlain <jtuttlec@aol.com>; robertpellegrine@yahoo.com
Cc: Jonathan Tang <jtang@bkf.com>; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>; 'noel@nexgenbuilders.com' <noel@nexgenbuilders.com>; Benjamin Vazquez <bvazquez@smcgov.org>; Sherry Liu <xliu@smcgov.org>; Amy Ow <aow@smcgov.org>; Paula Vraast-Thomsen <pthomsen@smcgov.org>; RNewman@ResolutionStrategiesInc.com
Subject: RE: Grading for Ticonderoga Sidewalk

Hi Jack and Bob,

I wanted to provide you the status of Building Permits Lots 5-8 (BLD2016-00161 to -00164). The last resubmittal made to the cases was in Sept 2018, where the Department still relied upon hard copy plans. Now that the grading issue is being resolved, I will need to go into the office next week to plan check the last few submittals. I'll give you an update early next week on what Planning still needs.

Other Agency sign-offs that are pending include:

- Sewer: Please pay fees (please contact Ben Vazquez (copied here) for more information
- Geo: Review is pending. You should receive comments from Sherry shortly.

Thanks

From: RNewman@ResolutionStrategiesInc.com <rnewman@resolutionstrategiesinc.com>
Sent: Friday, May 14, 2021 12:51 PM
To: Camille Leung <cleung@smcgov.org>; Jonathan Tang <jtang@bkf.com>; RNewman@ResolutionStrategiesInc.com;
Jack Chamberlain <jtuttlec@aol.com>; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>
Subject: RE: Grading for Ticonderoga Sidewalk

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Hi Camille,

Glad you got what you needed from Jonathan. I think we are near the end of the comment period if memory and my calendar are correct.

Thanks for staying on top of this.

Rich

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, May 14, 2021 12:45 PM
To: Jonathan Tang <jtang@bkf.com>; RNewman@ResolutionStrategiesInc.com; Jack Chamberlain <jtuttlec@aol.com>;
'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>
Subject: RE: Grading for Ticonderoga Sidewalk

Thank you! I will post today at:

<https://planning.smcgov.org/documents/highland-estates-eir-addendum>

From: Jonathan Tang <jtang@BKF.com>
Sent: Friday, May 14, 2021 12:11 PM
To: Camille Leung <cleung@smcgov.org>; RNewman@ResolutionStrategiesInc.com; Jack Chamberlain <jtuttlec@aol.com>; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>
Subject: RE: Grading for Ticonderoga Sidewalk

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Hi Camille,

Jack is ok with this, please see attached.

Thanks,

JONATHAN TANG, PE

Senior Project Manager

BKF ENGINEERS Delivering Inspired Infrastructure®

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

d 650.482.6306 m 650.350.9339 jtang@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>

Sent: Friday, May 14, 2021 12:09 PM

To: RNewman@ResolutionStrategiesInc.com; Jack Chamberlain <jtuttlec@aol.com>; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>

Cc: Jonathan Tang <jtang@BKF.com>

Subject: {*Ex} RE: Grading for Ticonderoga Sidewalk

Ok I haven't heard from him.... Please hunt for him if you can. I would like to hear back soon, so we can post today. I'll find out the latest time we can post today

From: RNewman@ResolutionStrategiesInc.com <rnewman@resolutionstrategiesinc.com>

Sent: Friday, May 14, 2021 11:06 AM

To: Camille Leung <cleung@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>;

RNewman@ResolutionStrategiesInc.com; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>

Cc: Jonathan Tang <jtang@bkf.com>

Subject: RE: Grading for Ticonderoga Sidewalk

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Camille,

Can you let me know if you hear from Jack. I would imagine this will be fine, but if you don't hear, I will go on the hunt for him.

Thanks,

Rich

From: Camille Leung <cleung@smcgov.org>

Sent: Friday, May 14, 2021 10:41 AM

To: Jack Chamberlain <jtuttlec@aol.com>; RNewman@ResolutionStrategiesInc.com; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>

Cc: Jonathan Tang <jtang@bkf.com>

Subject: FW: Grading for Ticonderoga Sidewalk

Importance: High

Hi Jack,

Please confirm if its ok to release the civil plans associated with Lots 5-8 as soon as possible. We need to post the Admin Record prior to the end of the comment period on the Minor Modification on Monday. If plans are not made available electronically, it will take longer for members of the public to review plans (need appointment with staff) and be able to comment.

Thanks

From: Jonathan Tang <jtang@BKF.com>
Sent: Thursday, May 13, 2021 4:50 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Amy Ow <aow@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>
Subject: RE: Grading for Ticonderoga Sidewalk

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Hi Camille, this is ok with me.

Jack, is this ok with you?

JONATHAN TANG, PE

Senior Project Manager

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d 650.482.6306 m 650.350.9339 jtang@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, May 13, 2021 10:20 AM
To: Jonathan Tang <jtang@BKF.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Amy Ow <aow@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>
Subject: {*Ex} RE: Grading for Ticonderoga Sidewalk

Hi Jonathan,

Can I share the civil plans submitted under the BLD permits online? These plans are part of the Administrative Record of the EIR Addendum (which was necessary for to process a permit modification for the additional grading on Lots 5-8).

Thanks!

From: Jonathan Tang <jtang@BKF.com>
Sent: Wednesday, March 17, 2021 6:50 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Amy Ow <aow@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>
Subject: RE: Grading for Ticonderoga Sidewalk

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Hi Camille,

Approximately 300 CY of the cut volume on lots 5-8 is attributed to the sidewalk.

The proposed sidewalk and roadway curb at Ticonderoga Drive in front of lots 7 and 8 were required to shift as part of the County Sanitation District's requirement for the existing sanitary sewer main trench limits to be within the roadway, and not under the proposed sidewalk. Please see attached exhibit. The offsite plans were revised to incorporate moving the Ticonderoga Drive curb and sidewalk further into the existing slope and outside the existing sewer main trench limits, which resulted in the retaining wall at the back of sidewalk with associated additional cut of approximately 300 CY. This revisions was coordinated and approved with the County Sanitation District and DPW.

Please let me know if there are any other questions.

Thanks,

JONATHAN TANG, PE

Senior Project Manager

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d 650.482.6306 m 650.350.9339 jtang@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>

Sent: Tuesday, March 16, 2021 12:32 PM

To: Jonathan Tang <jtang@BKF.com>; Roland Haga <RHAGA@BKF.com>

Cc: Jack Chamberlain <jtuttlec@aol.com>; Amy Ow <aow@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>

Subject: {*Ex} RE: Grading for Ticonderoga Sidewalk

Hi Jonathan,

Of the proposed grading volumes for Lots 5-8, how much cut and fill can be attributed to the widened sidewalk? Can you briefly describe the sidewalk widening issue?

Thanks!

From: Jonathan Tang <jtang@BKF.com>

Sent: Tuesday, March 16, 2021 12:27 PM

To: Camille Leung <cleung@smcgov.org>; Roland Haga <RHAGA@BKF.com>

Cc: Jack Chamberlain <jtuttlec@aol.com>; Amy Ow <aow@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>

Subject: RE: Grading for Ticonderoga Sidewalk

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Hi Camille,

Yes, there was additional grading needed to accommodate the widened sidewalk along Ticonderoga per DPW's request. The grading associated with the widened sidewalk is included in the revised grading amounts for Lots 5-8.

JONATHAN TANG, PE

Senior Project Manager

BKF ENGINEERS Delivering Inspired Infrastructure®

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

d 650.482.6306 m 650.350.9339 jtang@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>

Sent: Monday, March 15, 2021 5:35 PM

To: Roland Haga <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>

Cc: Jack Chamberlain <jtuttlec@aol.com>; Amy Ow <aow@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>

Subject: {*Ex} Grading for Ticonderoga Sidewalk

Hi Roland and Jonathan,

Was there additional grading needed to provide a larger sidewalk (or something to that effect) along Ticonderoga for DPW? Is this grading included in the revised grading amounts for Lots 5-8?

As I am reviewing the Draft Addendum now, just wanted to make sure we include all the changes to grading.

Thanks

Camille

We all need to do our part to reduce the spread of COVID-19 in our communities. Our top priority at BKF is the health and safety of our staff. Our robust remote infrastructure allows us to keep our projects moving forward and to continue being responsive to our work, our deadlines, and our clients. We remain available to you via email, phone, and virtual meetings during our normal business hours.

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Date: April 25, 2016 (Revised – ~~5/1/18~~ 5/19/21)

Re: Planning Comments on Lots 5-8

From: Camille Leung, Senior Planner

BLD2016-00161 – Lot 8 – 2141 Ticonderoga Dr

BLD2016-00162 – Lot 7 – 2139 Ticonderoga Dr

BLD2016-00163 – Lot 6 – 2135 Ticonderoga Dr

BLD2016-00164 – Lot 5 – 2131 Ticonderoga Dr

Comments Pertaining to All Lots:

PRIOR TO Building Permit/Grading Permit Hard Card Issuance:

1. WDID # for State General Construction permit – FROM SMARTS: 2 41C380307
2. Install Erosion Control – Must schedule Erosion Control and Tree Protection Pre-Site inspection – Civil Plans to be Issued by County for Pre-Site Inspection
Applicant to install PRIOR TO ISSUANCE OF BLD PERMIT
3. Documents must be submitted as required by:
 - a. Condition 4s (see Revised AQ-1 at end) – County to issue with "Grading and Construction Requirements" with Grading Hard Card
 - b. Condition 4t - County to issue with "Grading and Construction Requirements" with Grading Hard Card
 - c. Condition 24 - Schedule of Grading Operations – Please submit Updated Grading Schedule PRIOR TO ISSUANCE OF BLD PERMIT
4. Biological Reports (see Mitigation Measures for timing)
 - a. Woodrat survey – To be submitted PRIOR TO ISSUANCE OF BLD PERMIT
 - b. Bird Survey - To be submitted PRIOR TO ISSUANCE OF BLD PERMIT
 - c. Bat Survey - To be submitted PRIOR TO ISSUANCE OF BLD PERMIT
 - d. Purple Needlegrass – Lot 8 - To be submitted PRIOR TO ISSUANCE OF BLD PERMIT
5. Camille to mail Notices to neighbors within 200-feet of lots --- TO BE DONE by County PRIOR TO ISSUANCE OF BLD PERMIT
6. Deed Restrictions for Lots 1-4
 - a. Conditions 4u and 6
7. Approval of Minor/Major Modifications necessary to approve:
 - a. Letter to Describe Significantly increased grading (export) from Approved quantities dated 12/7/2009 (Job No. 950168.10) and associated truck trips, as discussed at 5/1/18 meeting with Director. Lots 1-4 grading

volumes may be excluded from analysis. ~~---~~ **PENDING END OF COMMENT PERIOD AND DECISION by County**

- b. Grading outside of approved limits- Lot 5, 6, 7: N/A; Lot 8: Minor Variation associated with Geo mitigation to remove unsuitable materials
8. ~~Regarding landslide remediation and the drawings you showed to Steve and I at the meeting of 5/1/18, please note that this will need a Building Permit. I would recommend a separate Building Permit if you would like this permit to get issued prior to house construction. Please submit these plans and associated grading calculations (cut and fill) to the Building Inspection Section.---~~ N/A - Applicant does not intend to start grading before BLD permits issued.

(see notes below under each lot) Civil – All Lots:

- a. ~~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.---~~ Provide stockpile detail--- DONE

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) - Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21
2. Shingles are not allowed (Shown on houses on Lot 5 and 7). 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. - Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21
3. 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. - Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Landscape – All Lots:

1. ~~Please submit WELO forms and other documents necessary to demonstrate compliance with WELO---~~ See letter dated Feb 2018. Needs Soils Fertility Analysis.--- OK; 5/14/21: 4LEAF says Ok to defer until after massive grading - this needs to be collected prior to landscaping – Added to Final

Geotechnical – All Lots:

1. ~~In addition to demonstrating compliance with all conditions of approval, please submit documents addressing:~~
 - a. ~~Condition No. 36 – NOTE: This condition requires “as-builts subdrain system alignments for the underlying stabilization buttress on the house foundation plans”.~~ Please advise as to when these would be prepared and given to the County. OK - Added as Requirement of Final

Requirements of Final – All Lots:

1. GEO: Section II for Grading final
2. Landscaping/Planting photos
3. Stabilized slopes
4. Colors and Materials verification
5. Bioretention planters to be light green or beige to match natural landscape
6. GEO FINAL: Condition No. 36 – NOTE: This condition requires “as-builts subdrain system alignments for the underlying stabilization buttress on the house foundation plans”. Added as Requirement of Final
~~6.~~
7. O&M Agreements
 - a. All Lots
 - b. Shared planter for Lots 7 and 8 on Lot 8
8. Agreement for Maintenance of Off-site improvement in right of way
9. Deed restrictions for Lots 5- 8
 - a. Condition 4u, 9, 34, 39,
10. WELO (All lots)
 - a. Needs Soils Fertility Analysis. --- 5/14/21: 4LEAF says Ok to defer until after massive grading - this needs to be collected prior to landscaping – Added to Final
 - a.b. _____ Landscape Certification Form
 - b.c. _____ Certification of Completion Form

Comments for Individual Lots:

Lot 5:

Architectural:

1. Rock on bottom floor of elevation(s) is not consistent with approved elevation. Rock can only be used minimally (e.g., on trim of columns) -- Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21
2. Design is not consistent with the double gable roof design at front elevation -- Lot 5: Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Lot 6:

Architectural:

1. Colors are not in the approved shades of “browns, greens, and rusts” - Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Lot 7:

Architectural:

1. Design is not consistent with the double gable roof design at front elevation
2. Colors are not in the approved shades of “browns, greens, and rusts” - Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Lot 8:

Architectural:

1. Colors are not in the approved shades of “browns, greens, and rusts”. Roof is too dark. - Need 5/31/18 Resub to Review; Email Doug M. on 5/19/21

Attachments:

Heights – Table 6 from staff report

Approved Elevations

Approved Grading Amounts

WELO Forms

From EIR Addendum May 2021:

Revised Mitigation Measure AQ-1: The Project Applicant shall require that the following BAAQMD-recommended and additional PM₁₀ reduction practices be implemented by including them in the contractor construction documents:

- The first phase of construction shall require 30 percent of construction equipment to meet Tier 1 EPA certification standards for clean technology. The remainder of construction equipment (70 percent), which would consist of older technologies, shall be required to use emulsified fuels.

- The second phase of construction shall require 30 percent of construction equipment to meet Tier 2 EPA certification standards for clean technology and 50 percent to meet Tier 1 EPA certification standards. The remaining 20 percent of construction equipment, which would consist of older technologies, shall use emulsified fuels.
- For all larger vehicles, including cement mixers or other devices that must be delivered by large trucks, vehicles shall be equipped with CARB level three verified control devices.
- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply water three times daily, or apply non - toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites.
- Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.
- Hydroseed or apply non - toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- Enclose, cover, water twice daily, or apply non - toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads to 15 miles per hour.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as soon as possible.
- Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site.
- Install wind breaks at the windward sides of the construction areas.
- Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.

GRADING PERMIT HARD CARD

455 County Center, 2nd Floor ■ Mail Drop PLN 122
 Redwood City, CA 94063
 TEL (650) 363-4161 ■ FAX (650) 363-4849
<http://planning.smcgov.org/>

Grading Permit # _____

Building Permit # _____

Issue Date _____

Project Planner _____

Issuance of this Grading Permit "Hard Card" authorizes for the applicant to break ground on the project described below. Issuance of this hard card is in addition to any required planning or building permit approvals that have been granted for the project. **THIS "HARD CARD" SHALL REMAIN POSTED ON THE JOB SITE THROUGHOUT THE DURATION OF GRADING ACTIVITIES.**

Site Address _____

APN _____

Property Owner: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Tel: _____ Fax: _____

email: _____

Estimated Schedule Dates: _____

Installation of Erosion Control measures: _____

Rough Grading Completion: _____

Landscaping/Site stabilization: _____

Applicant/ Developer: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Tel: _____ Fax: _____

email: _____

Parcel/Lot Size: _____ Acres/Sq.ft.

Area of land disturbance: _____ Acres/Sq.ft.

WDID#: _____

ASBS Yes No

Grading Quantities (cubic yards)

Cut: _____ c.y. Fill: _____ c.y.

Export: _____ c.y.

Total cut and fill: _____ c.y.

Grading Operator/ Contractor: _____

License #: _____

Tel: _____ Fax: _____

email: _____

Civil Engineer: _____

License #: _____

Tel: _____ Fax: _____

email: _____

Geotechnical Consultant: _____

License #: PE _____ CEG _____

Tel: _____ Fax: _____

email: _____

EC Point of Contact: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Title/Qualification: _____

Tel: _____ Fax: _____

email: _____

Description of Work: _____

No grading is allowed during the wet weather season (October 1 through April 30), unless authorization is granted by the Community Development Director in advance of issuance of this hard card.

The project site is considered a Construction Stormwater Regulated Site (SWRS). Any authorized grading and/or ground disturbance activities conducted during the wet weather season (October 1 through April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, or weekly inspections if the project site is within the Fitzgerald Area of Special Biological Significance (ASBS). Any violations must be corrected within 10 business days of Notice by the County.

I hereby acknowledge that I have read this application and agree to comply with all applicable ordinances and regulations pertaining to this permit. Furthermore, I certify that the information provided is true and correct to the best of my knowledge and belief and that it is my responsibility to notify the county of any changes to this information.

Applicant: _____

Signature : _____ Date: _____

ACCELA SIGN-OFFS:

Building Approval Date

Fire Approval Date

Environmental Health Approval Date

REQUIRED SIGNATURES:

DPW (Roads) Approval/Date

Building (Geotechnical) Approval/Date

Planning Approval/Date

Issued By/Date

Fees Paid Original to: Applicant

Copy to: Grading Inbox Planning File Building File