

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: January 27, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a revised grading schedule and wet season grading operations for the Ascension Heights Subdivision. The project is located in the unincorporated San Mateo Highlands area of San Mateo County. (Continued from November 18, 2020)

County File Number: PLN 2002-00517 (Bel Aire Heights LLC)

PROPOSAL

At the February 26, 2020 meeting, the Planning Commission approved the applicant's five-month schedule of grading operations extending through the dry season (ending September 30th). At the November 18, 2020 meeting, the Planning Commission reviewed a revised nine-month schedule, and continued the item to a future meeting to allow the applicant to respond to public and Commissioner comments. The applicant is seeking approval for a revised approximately thirteen-month grading schedule, including permission to continue grading through the wet season (October 1st to April 30th).

RECOMMENDATION

The applicants have: (1) followed the original and subsequent conditions of approval; (2) improved erosion control measures on site to prevent sediment from flowing offsite and to maintain slope stability; (3) improved communications with the neighborhood; (4) limited grading operations since November 18, 2018 to those already commenced, and only to establish stable slopes; (5) proposed a more realistic schedule, given the complexity of the grading operation; and (6) would modify the project to limit grading off-haul, and modify the routes to reduce impacts on project neighbors. Therefore, staff supports approval of the revised haul routes and grading schedule, including wet season grading, as proposed and conditioned in Attachment A.

SUMMARY

The project site, consisting of a total of approximately 13.25 acres (gross), is located in the unincorporated area of San Mateo County known as the San Mateo Highlands. The subject site is vacant and bordered to the west by Bel Aire Road, Ascension Drive to the south, existing single-family development to the north and west.

The permit requires that the schedule of grading include details of the off-site haul operations, including gravel import site(s), size of trucks, haul route(s), time and frequency of haul trips, dust and debris control measures, and traffic and safety control measures be reviewed by the Planning Commission. The applicant submitted materials to satisfy this condition and obtained Planning Commission approval on February 26, 2020. The Planning Commission's approval of the schedule of grading operations included nine additional Conditions of Approval, which were satisfied prior to the issuance of the Building Permit and Grading Hard Card on July 28, 2020.

The schedule approved by the Planning Commission on February 26, 2020 included grading work that would take place between May 1st and September 30th (the "dry season"). As grading work did not commence for approximately three months after the intended start date, the work was not completed by September 30th.

The applicant requests authorization for a revised thirteen-month grading schedule (six months are already completed), including authorization to continue grading throughout the "wet season" (October 1st – April 30th) subject to the conditions included in Attachment A.

The applicants have: (1) followed the original and subsequent conditions of approval; (2) improved erosion control measures on site to prevent sediment from flowing offsite and to maintain slope stability; (3) improved communications with the neighborhood; (4) limited grading operations since November 18, 2018 to those already commenced, and only to establish stable slopes; (5) proposed a more realistic schedule, given the complexity of the grading operation; and (6) would modify the project to limit grading off-haul, and modify the routes to reduce impacts on project neighbors. Therefore, staff supports approval of the revised haul routes and grading schedule, including wet season grading, as proposed and conditioned in Attachment A.

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PLANNING AND BUILDING DEPARTMENT**

DATE: January 27, 2021

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SUBJECT: Consideration of a revised grading schedule, wet season grading operations, for the Ascension Heights Subdivision. The project is located in the unincorporated San Mateo Highlands area of San Mateo County. (Continued from November 18, 2020)

County File Number: PLN 2002-00517 (Bel Aire Heights LLC)

PROPOSAL

At the February 26, 2020 meeting, the Planning Commission approved the applicant's five-month schedule of grading operations extending through the dry season (ending September 30th). The applicant is seeking approval for a revised approximately thirteen-month grading schedule, including permission to continue grading through the wet season (October 1st to April 30th).

RECOMMENDATION

Staff recommends approval of the revised grading schedule, including the wet season grading operations, all subject to the conditions included in Attachment A.

BACKGROUND

Report Prepared By: Joe LaClair Planning Manager

Applicant/Owner: Bel Aire Heights LLC

Location: Six contiguous parcels (APNs 041-111-130, -160, -270, -280, -320 and -360), consisting of a total of approximately 13.25 acres (gross), located in the unincorporated area of San Mateo County known as the San Mateo Highlands. The subject site is bordered to the west by Bel Aire Road, Ascension Drive to the south, existing single-family development to the north and west.

APNs: 041-111-130, 041-111-160, 041-111-270, 041-111-280, 041-111-320 and 041-111 360

Existing Zoning: R-1/S-8 (Single-Family Residential/7,500 sq. ft. minimum lot size)

General Plan Designation: Medium Low Density Residential (2.4 – 6.0 dwelling units/acre)

Environmental Evaluation: A Final Environmental Impact Report (FEIR) was published on December 12, 2014 and certified by the Board of Supervisors February 9, 2016. The FEIR discusses impacts and mitigations specific to grading and construction activities listed within the schedule of grading, and those mitigation measures are incorporated in the proposed plan.

Setting: The subject site is located at the northeast corner of the intersection of Bel Aire Road and Ascension Drive. It is situated on a hillside with average slopes of 40 percent. The site is surrounded by single-family dwellings, including the Baywood Park neighborhood to the northeast, the Enchanted Hills neighborhood to the southeast and southwest, and the Starlite Heights neighborhood to the northwest. The College of San Mateo campus is located less than 1/4-mile northeast of the site via Parrott Drive. At the center of the site is an existing potable water tank on a separate 22,500 sq. ft. parcel owned and operated by the California Water Service Company with several cellular communications facilities established on the parcel.

The site was graded over 40 years ago, by excavating the sides of the hill for the construction of Ascension Drive and Bel Aire Road during the grading for the Enchanted Hills subdivision. Eight-foot-wide benches were created along Ascension Drive at 30-foot elevational intervals along with poorly conceived drainage structures. Surface runoff from these benches and structures has eroded the slope over the years, most significantly in the southwest corner adjacent to the intersection of Ascension Drive and Bel Aire Road. The site was characterized by grassland, small brush, and trees such as oak, pine and eucalyptus, prior to commencement of grading activities.

Chronology:

<u>Date</u>	<u>Action</u>
August 28, 2002	- Application submitted for proposed 25-lots.
December 9, 2009	- Planning Commission denied the proposed subdivision.
June 29, 2010	- Board of Supervisors considered an appeal by the applicant and remanded the project back to the Planning Commission for consideration of a revised project.
January 28, 2015	- Planning Commission considered the revised subdivision project and certification of the FEIR and continued the hearing to hear additional public testimony.

- October 14, 2015 - Planning Commission approved the project.
- October 28, 2015 - Applications of appeal received.
- February 9, 2016 - Board of Supervisors approved the project.
- March 2016 - Petition for judicial review of approval filed.
- May 2018 - Court of Appeal decision upholding County approval.
- December 12, 2018 - Planning Commission initial review of landscaping plan.
- February 25, 2019 - Planning Commission final review and approval of landscaping plan.
- September 25, 2019 - Planning Commission review of proposed schedule of grading operations and haul routes; Planning Commission continued the item to a future date.
- February 26, 2020 - Planning Commission review and approval of grading operation and haul routes.
- May 18, 2020 - Applicant held public information meeting per Planning Commission Condition of Approval 7 from February 2020 meeting.
- July 28, 2020 - Building Permit issued with Grading Hard Card to begin grading operations.
- November 18, 2020 - Planning Commission consideration of a revised grading schedule, continued to a date uncertain.
- January 27, 2021 - Planning Commission consideration of a revised grading schedule.

DISCUSSION

A. BACKGROUND

The approved project is a modification of the original 25-lot subdivision application that was denied by the Planning Commission in 2009. Based on feedback from the Planning Commission at that time, the applicant revised the project to reduce the size of the subdivision to 19 lots. The Planning Commission reviewed and considered the revised project at three Planning Commission hearings in 2015 and approved the project on October 14, 2015. An appeal to the Board of Supervisors was received on October 28, 2015 from community members. On

February 9, 2016, the Board of Supervisors upheld the decision of the Planning Commission's approval subject to 51 conditions of approval. One of the Board of Supervisors' conditions of approval required that the Planning Commission review and consider approval of a schedule of grading operations and haul routes – tasks that are typically performed by the Departments of Public Works and Planning and Building for projects with approved grading permits. The applicant submitted materials to satisfy this condition and obtained Planning Commission approval on February 26, 2020. The Planning Commission's approval of the schedule of grading operations included nine additional Conditions of Approval, which were satisfied prior to the issuance of the Building Permit and Grading Hard Card on July 28, 2020 and during subsequent grading operations.

The schedule approved by the Planning Commission on February 26, 2020 included grading work that would take place between May 1st and September 30th (the "dry season"). As grading work did not commence for approximately three months after the intended start date, the work was not completed by September 30th.

At the November 18th Planning Commission meeting, the applicant cited a number of reasons that the project was delayed. These reasons included:

- The original grading schedule assumed that land clearing and site preparation would be permitted to occur prior to the issuance of the grading hard card. This assumption was not correct, and the grading schedule was delayed while this work was occurring after the issuance of the grading hard card.
- Due to the delayed start of grading, the contractor took additional work, reducing the number of available employees anticipated in the original schedule. The original dump site for off-haul was no longer available when grading started, and the new site was further away, meaning fewer loads could be hauled per day.
- The approved grading hours and off-haul hours were shorter than anticipated in the original grading schedule, reducing daily productivity.
- The original schedule anticipated that the 10" Cal Water main line would be disconnected prior to issuance of the grading hard card, however, Cal Water required proof of issuance prior to scheduling, delaying this work.
- In late June 2020, PG&E changed the sequence of modifying power supply, which required changing the plan layout for Lot 7 and the grading sequence for lots 6, 7, 11, and 12, to a less efficient plan.
- The impacts of COVID-19 and poor air quality and visibility from the August fires created additional delays.

The following table summarizes the site preparation activities undertaken to prepare for mass grading, following issuance of the grading hard card.

2	✓	Grading permit hardcard issue	1 day	Tue 7/28/20	Tue 7/28/20
3		Mobilization (Temporary Fencing, Signs, Preconstruction meetings)	10 days	Wed 7/29/20	Tue 8/11/20
4	🏢	Cell Tower Company Remove and Relocate Cables	5 days	Wed 8/12/20	Tue 8/18/20
5	✓	Cal Water to cap existing 10" main line at Bel Aire road & at top & set out	5 days	Tue 8/4/20	Mon 8/10/20
6	✓	Remove Erosion Control Section by Section	5 days	Sat 8/1/20	Fri 8/7/20
7	✓	Grinding Tree Stump	13 days	Mon 8/10/20	Wed 8/26/20
8	✓	Cutting 3 Trees to Cal Water property	2 days	Sun 8/16/20	Tue 8/18/20

At the November 18, 2020 Planning Commission meeting, the applicant requested authorization for a revised eight-month grading schedule, including authorization to continue grading throughout the “wet season” (October 1st – April 30th), and a revision to the condition controlling hours of off-haul to permit off-haul during the hours of 8 am to 4 pm.

At the November 18, 2020 Planning Commission meeting, the Commission continued consideration of the proposed schedule revisions to a date uncertain, and directed the applicant to:

- Improve erosion control measures onsite to address neighbor concerns about stormwater leaving the site;
- Improve communications with the neighborhood by providing more complete information about completed and upcoming activities;
- Complete intermediate-state work without undertaking new major grading. Avoid disturbance of vegetated areas, unless the work will stabilize areas where work has commenced but is unfinished; and
- Return to the Planning Commission with better information about the proposed grading schedule revisions, including how the work can be conducted safely with the minimum amount of disruption to the neighborhood.

In the staff report for the November 18th Planning Commission review of the revised grading schedule, staff reported on applicant compliance with the Planning Commission’s conditions of approval from February 26, 2020. That assessment concluded that the applicant had complied with all but one of the conditions, as follows:

- **All trucks used for hauling material to and from the site, including all empty trucks arriving at the site to haul material, shall always be covered by tarpaulins.**

Compliance with Condition? No, the County's contracted Environmental Site Inspector confirmed that all haul trucks leaving the site have been covered by tarpaulins, however approximately 75% of returning trucks have not been covered by tarpaulins. An additional Condition of Approval has been added to Attachment A stating that any trucks arriving without a tarpaulin cover will not be permitted to enter the site that day.

C. GRADING ACTIVITIES NOVEMBER 18, 2020 – JANUARY 15, 2021

During the November 18th meeting, the Planning Commission gave the applicant direction to improve onsite erosion control protection, complete intermediate work and improve communications with project neighbors; the applicants have completed the following:

1. Added new onsite erosion control protections, such as a new sediment basin to capture runoff, additional silt fences, sand bags, plastic sheeting on steep slopes, and other measures as directed by site inspectors.
2. Completed grading the benches for lots 13-19, installed underground drainage and covered the completed work with erosion control (plastic sheeting and downslope silt fences).
3. Completed the grading of the private roadway between lots 1 through 8.
4. Completed the off-haul for items 2 and 3.
5. Improved communications with the neighbors by adding messages on project signs about work stoppages during rain events, increasing the content of monthly emails to neighbors informing them of progress and upcoming work.
6. Halting work as required during rain events (since November 18th, the site has been shut down for rain events 22 days).

D. REVISED SCHEDULE OF GRADING ACTIVITIES

The applicant requests authorization for a revised thirteen-month grading schedule, including authorization to continue grading throughout the "wet season" (October 1st – April 30th. Approximately 5 months of the proposed schedule have elapsed (August 2020 – January 2021).

1. Revised Grading Schedule Description

As noted earlier, the issuance of the Grading Hard Card was originally anticipated in early May, but due to a combination of factors, it was not issued until July 28, 2020. The grading schedule that was previously approved by the Planning Commission extended over the five months of the dry season (May – September). If this schedule was maintained, but shifted due to the delayed start date, the expected completion date would have been December 27, 2020. However, the revised schedule proposed by the

applicant identifies August 20, 2021 as the expected completion date, approximately eight months longer than the original schedule. The explanation for the additional months is summarized below, and is described in further detail in Attachment B.

The applicant seeks approval for two activities during the wet season:

1. Completion of Phase 2A – backfill and compaction of lots 13 to Lot 19 (Phase 2A is 65% complete); and
2. Begin/Complete Phase 2B – grading the new entrance from Bel Aire Road and installation of:
 - a. 12-inch onsite water main (3/29 to 4/19);
 - b. storm drain (4/8 to 5/3); and
 - c. sewer (4/8 to 4/19).

Staff supports approval of the revised grading schedule, including wet season grading, as proposed and conditioned in Attachment A.

2. Revised Grading Schedule Details

As detailed in Attachment C, there are three categories of grading and site improvement activities, including Mass Grading Work, Underground Utilities and Curb and Gutter installation. Mass Grading work is scheduled in 3 phases, beginning in August of 2020 and ending June 2021. Phase 1 consists of land clearing, construction of the road base of the new access road, and grading for lots 1, 2, 3, & 4. Phase 1 tasks have been completed.

Phase 2 involves the grading for lots 13 - 19 and installation of a new entrance. Phase 3 involves the grading for lots 5 – 11, eroded slope repairs, grading for a public walking trail and the installation of utilities and other subdivision infrastructure. Curb and gutter installation would occur at the end of the schedule in Summer 2021. Dates are included along with the estimated number of days, as there are overlapping periods between each task and phase.

These estimates include the original five-month schedule plus the additional 8 months due to: a one month delay in commencing grading, one month for rain delays, an initial underestimation of time per task (three months), grading for a public walking trail (15 days), and three months additional time for installing site improvements (underground utilities, including storm drains, sanitary sewers, water lines and services, detention basins).

Mass Grading

- a. Phase 1 Ascension Heights Grading Operations (October 26 – December 14: Complete):

- (1) Phase 1B grading new driveway between lot 1 & 8
 - (2) Major dirt off-haul for 1B
- b. Phase 2 Ascension Heights Grading (November 10 – May 3, 2021: approximately 124 days):
- Remaining Work:
- (1) Phase 2A Complete grading downhill, lots 13-19 (January 28 – March 3, 2021: 25 days)
 - (2) Phase 2B new entrance/retaining wall (February 23 – May 3, 2021: 50 days), including:
 - a. Install S.S. onsite (April 08 – April 19: 8 days)
 - b. 12-inch onsite water main (3/29 to 4/19: 16 days);
 - c. storm drain (4/8 to 5/3: 18 days)
- c. Phase 3 Ascension Heights Grading (May 4 – August 20: approximately 108 days):
- (1) Phase 3A grading cut lots 8, 9, 10 (May 4 – June 7: 20 days)
 - (2) Last dirt off haul for 3A (May 10 – May 14: 5 days)
 - (3) Phase 3B grading cut lots 5, 6, 7, and 11 (July 14 – August 20: 36 days)
- d. Landslide/Erosion Repair (June 8 – July 19: approximately 30 days)
- e. Grading for Walking Trail (July 20 – August 9: approximately 15 days)
- f. Underground Utilities: (March 29 – July 27: 118 days)
- (1) Install onsite joint trench (May 4 – June 7: 25 days)
 - (2) Install S.S. offsite (May 4 – May 17: 10 days)

- (3) Install S.D. offsite (May 18 – June 7: 15 days)
 - (4) Install 8-inch onsite water main (June 8 – July 13: 26 days)
 - (5) Install water services (July 14 – July 27: 10 days)
 - (6) Install storm detention and BB detention (May 4 – May 31: 20 days)
 - (7) Install storm drain curb inlets (April 20 – May 10: 15 days)
- g. Curb and Gutter: (July 19 – August 20, 2021: 25 days)

ATTACHMENTS

- A. Recommended Finding
- B. Revised Grading Request
- C. Grading Schedule Details



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT

County of San Mateo
Planning and Building Department

RECOMMENDED FINDING AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2002-00517 Hearing Date: January 27, 2021

Prepared By: Joe LaClair, Planning Manager For Adoption By: Planning Commission

RECOMMENDED FINDING:

The proposed schedule of grading operations and haul routes conform with the adopted conditions of the subdivision approval.

CONDITIONS OF APPROVAL:

1. A Building Permit, including payment of inspection fees, is required to track weekly wet season Erosion Control inspections.
2. Applicant must comply with all conditions of approval of the Grading Permit.
3. If grading period must be extended, the applicant must provide an updated schedule to the Community Development Director (Director) for review by the Planning Commission, unless the Director determines that the proposed schedule modification is minor in nature.
4. Grading may occur only on dry days. No site grading shall occur within 24 hours after a State Water Board qualifying rain event.
5. Applicant shall send photos of final stabilization to the project planner within one week of completion of grading.
6. Any empty hauling trucks arriving in the neighborhood without a tarpaulin cover will not be permitted to enter the site for 12 hours and shall only be allowed onsite if covered whether arriving or leaving the site.



County of San Mateo - Planning and Building Department

ATTACHMENT B

HPL Development, LLC

Real Estate Investment, Development and Construction

MEMO

To : Joe LaClair, Planning Manager, County of San Mateo
Dated : October 28, 2020
RE : Issues Related to Grading at Ascension Heights Subdivision

Thank you for giving us the opportunity to provide a detailed explanation to the revised grading schedule for Ascension Heights Subdivision. We want to thank all the County staff who has worked so hard during this very difficult period. Bel Aire Heights is committed to be proactive and continue to satisfy the County's requirements, the work schedules of various utility agencies as well as to keep our neighbors well informed of all developments.

Because of a combination of factors, the actual Grading Hard Card was not issued until 7/28/2020. Using the original schedule of 5 months of grading work as a baseline, the new completion date would be 12/27/2020. However, a list of factors prevented us from meeting this original timeline. Our revised schedule listed 4/26/2021 as the end of all grading, approximately four months (17 weeks) beyond the original schedule. These 17 extra weeks are essential to offset unforeseen events that occurred after the hearing in February of 2020.

Below is a brief summary of the events that occurred between late 2019 to July 28th, 2020, when the grading hard card was eventually issued. It will explain why the project needs the extra 17 weeks to complete the grading phase of the project during the winter season of 2020. (Please note that in the revised schedule provided to the County, a 2-week "weather related delays" is already built-in.)

The summary of events that occurred is as follows:

7/28/2020 – Issuance of grading Hard Card;

1. Site Condition – In 2019, approximately 300 trees and brushes were cut around the property in preparation for the grading work. When grading approval was delayed, the tree stumps were left in the ground for erosion control purposes through the winter months of 2019. When grading was finally approved on 7/28/2020, the tree stumps removal and site preparation took 3 weeks to complete, on or about 8/17/2020. Tree and tree stumps removal were not in the original approved grading schedule provided to the County. Therefore, after their removal, the actual grading did not start until late August of 2020. **3 weeks were lost from the grading schedule.**

2. Grading Contractor – Our grading contractor have already taken up another job after it was clear that we could not start grading in May of 2020. When our grading permit was granted, the grading contractor was still working on the another job. Also, a number of his crew tested positive for COVID-19 and therefore was not able to provide a full work crew immediately to our site when grading commenced on 8/17/2020. Grading also have several issues that prevented the contractor from moving forward as planned. They are:

- i) Cal Water & Cell Tower relocation work that are detailed in Item 3 below.
- ii) Grading hours changed from the regular “7am- 6pm” work hours to “8am-5pm”, as specified in the February, 2020 conditional approval. The 20% less in grading activities per day in the original “5-month grading schedule” equals to approximately **4 weeks** of loss grading activities. This lost time could not be gained back even if grading hours are extended now as the day gets dark early in the winter months;
- iii) Off-haul hours changed from the original schedule of “8am-4pm” to “9am-3pm” in the February 2020 approval hearing. The reduced off-hauling not only reduces the number of off-hauls by 25% per day, it also reduces the number of truckers who are unwilling to work on a shorter “6-hour” work-day. These changes caused a loss of at least **3+ weeks*** in the grading schedule.
(However, off-hauling has progressed smoothly and if there are no weather related delays, most major off-hauling will cease before the end of November, 2020.)
- iv) The Delay of grading “start date” from May to August also caused the loss of a nearby off-hauling dump site. The current dump site is further away from the jobsite and as a result, the off-hauling reduced one trip per day. The result is a loss of approximately **3 weeks in the grading schedule.**

3. External factors – There are other significant external factors that are beyond our control. They are:

- i) Cal Water & Cell Tower cables – Cal Water would not disconnect its 10” main line for relocation until the grading permit is officially issued. Since we did not know the date of the “hard card” issuance and was not able to inform Cal Water in advance. As a result, the scheduling, disconnecting and testing of the Cal Water line took 2 extra weeks to complete. Cell Tower work at the start of grading also delayed normal grading activities at the same time. These work delayed approximately **2 weeks** of initial grading work.
- ii) PG&E – PG&E would not supply temporary power to the Cal Water site. They had given us a “Will Serve” letter but now stated that the permanent trench for power to

the Cal Water equipment needed to be complete and inspected before they would switch over from the current supply lines, The impact is significant. The entire plan layout for Lot 7 was changed and lots 6,7,11 and 12 grading would have to be done out of sequence. PG&E failed to inform applicant of this until late June, 2020. This will **extend grading by 3 weeks** after the completion of the underground utilities.

- iii) COVID-19 & other natural disasters – The general “shelter in Place” and “essential worker” order in March to July, 2020 as well as other COVID-related preventive measures and protocols affected the project significantly. The general “Shelter in Place” measure not only affected significantly to the grading start date, but continues to be a significant factor in our day-to-day operations, such as social distancing of our crew, the absence of efficient face to face meetings with engineers, consultants, subcontractors and most importantly, meetings with various utility stakeholders, County staff and inspectors. The unprecedented fire storms in the summer also contributed to unhealthy air conditions and low visibility which caused grading stoppages for several days. We estimated that these events contributed to at least **2 weeks** in actual loss of productivity.

An excerpt of delays not anticipated in the original schedule are as follows:

Tree Stumps removal (not in original grading schedule)	3 Weeks
Grading Hours shortened (not in original grading schedule)	4 Weeks
Outhaul Hours Shortened (not in original grading schedule)	3 Weeks
Loss of close by dump site originally secured in May, 2020	3 Weeks
Cal Water & Cell Tower Work Rescheduled	2 Weeks
PG&E Temporary Power causing grading out of sequence	3 Weeks
COVID-19 & other natural disasters affected productivity	<u>2 Weeks</u>
SUB – TOTAL of Estimated Extra Weeks:	20 Weeks
Grading Efficiency & Drier Weather reduced the schedule by:	<u>- 3 Weeks</u>
Revised Total Extra Weeks based on Calculation:	17 Weeks
TOTAL EXTRA WEEKS OF GRADING IN REVISED SCHEDULE :	17 WEEKS

Based on the above calculations, the delays caused close to 20 extra weeks of grading. However, we are gaining back some efficiency because of the better soil conditions as well as better work scheduling. The grading contractor will be adding an extra set of crew to the job site for the repair of the slide area. Overall, we are requesting 17 weeks of extra grading time, from December 28th, 2020 to April 26th, 2021.

We have already mobilized for the repair of the slide areas. The 1 ½ months of repair work is scheduled to be completed before the end of the year, provided that weather conditions continue to be favorable. The repair of the slide area is a major concern to a number of our neighbors and we are committed to complete this work as soon as possible.

Major off-hauling activities will end before the end of November, 2020. After that, we anticipate only one additional week of off-hauling activities toward the end of February after grading activities on Lot 8,9 and 10 (Phase 3A).

The “out-of-sequence” grading of Lot 5, 6, 7 & 11 will be from March 17th to April 26th, 2021 when all underground utility work is completed. The underground utility work and this phase of grading activity will not create any off-hauling activities and should have minimal effort on the neighbors.

We respectfully request the approval of the revised grading completion date of April 26th, 2021 because it is reasonable based on the events and reasons above. We are confident that this revised schedule will be met based on our grading contractor’s experience, extra manpower and favorable site conditions.

Please let us know whether there are other areas of concern that we could address to the County.

Best Regards.

Respectfully,

Louis Leong
Electronic Signature

Vice President
Bel Aire Heights, LLC
For: Ascension Heights Subdivision



County of San Mateo - Planning and Building Department

ATTACHMENT C

1		Infrastructure	279 days	Tue 7/28/20	Fri 8/20/21
2	✓	Grading permit hardcard issue	1 day	Tue 7/28/20	Tue 7/28/20
3		Mobilization (Temporary Fencing, Signs, Preconstruction meetings)	10 days	Wed 7/29/20	Tue 8/11/20
4	📅	Cell Tower Company Remove and Relocate Cables	5 days	Wed 8/12/20	Tue 8/18/20
5	✓	Cal Water to cap existing 10" main line at Bel Aire road & at top & set out	5 days	Tue 8/4/20	Mon 8/10/20
6	✓	Remove Erosion Control Section by Section	5 days	Sat 8/1/20	Fri 8/7/20
7	✓	Grinding Tree Stump	13 days	Mon 8/10/20	Wed 8/26/20
8	✓	Cutting 3 Trees to Cal Water property	2 days	Sun 8/16/20	Tue 8/18/20
9					
10		Mass Grading Work	203 days	Thu 8/27/20	Mon 6/7/21
11	✓	Cut and clear vegetation	5 days	Thu 8/27/20	Wed 9/2/20
12	✓	Surveyor staking site	2 days	Thu 9/3/20	Fri 9/4/20
13	✓	Phase 1A grading cut out and dirt off haul lots 1,2,3,4	31 days	Mon 9/7/20	Mon 10/19/20
14	✓	Phase 1B grading new driveway between lot 1 & 8	36 days	Mon 10/12/20	Mon 12/14/20
15	✓	Major dirt offhaul for 1B	16 days	Mon 10/26/20	Tue 11/17/20
16	✓	Phase 2A grading downhill, lots 13-19	40 days	Tue 11/10/20	Tue 1/5/21
17	📅	Completing Phase 2A grading downhill, lots 13-19	25 days	Thu 1/28/21	Wed 3/3/21
18	📅	Phase 2B new entrance & Retaining wall	50 days	Tue 2/23/21	Mon 5/3/21
19	📅	Phase 3A grading cut lots 8, 9, 10	20 days	Tue 5/4/21	Mon 6/7/21
20	📅	Last dirt off haul for 3A	5 days	Mon 5/10/21	Fri 5/14/21

22	Underground Utilites	87 days	Mon 3/29/21	Tue 7/27/21
23	Install 12" onsite water main	16 days	Mon 3/29/21	Mon 4/19/21
24	Install onsite joint trench	25 days	Tue 5/4/21	Mon 6/7/21
25	Install S.D onsite	18 days	Thu 4/8/21	Mon 5/3/21
26	Install S.S onsite	8 days	Thu 4/8/21	Mon 4/19/21
27	Install S.S. offsite	10 days	Tue 5/4/21	Mon 5/17/21
28	Install S.D. offsite	15 days	Tue 5/18/21	Mon 6/7/21
29	Install 8" onsite water main	26 days	Tue 6/8/21	Tue 7/13/21
30	Install water services	10 days	Wed 7/14/21	Tue 7/27/21
31	Install storm detention & bb detention	20 days	Tue 5/4/21	Mon 5/31/21
32	Install storm drain curb inlets	15 days	Tue 4/20/21	Mon 5/10/21
33				
34	 LandSlide area repair	30 days	Tue 6/8/21	Mon 7/19/21
35	Grading for walking trail	15 days	Tue 7/20/21	Mon 8/9/21
36	Phase 3B grading cut lots 5, 6, 7,11	28 days	Wed 7/14/21	Fri 8/20/21
37	Cut curb gutters	25 days	Mon 7/19/21	Fri 8/20/21