

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): HIGHLAND ESTATES DEVELOPMENT I LLC

Geo. File No. BLD2016- (00158 -- 00160)

Site Address: LOTS 9-11

APN: 041101430, 041101440, 041101450

Permit Type: Building

Required by: CSA / XL

Date: 12/3/2018

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.

SECTION II must be completed and a copy returned to Geotechnical Section prior to final approval of the completed construction by the Planning and Building Department.

IMPORTANT: It is the responsibility of the applicant to ensure that ALL geotechnical factors as noted in SECTION I have been observed and approved in SECTION II by the applicants' consultant.

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

SECTION I CORNERSTONE EARTH GROUP, Inc. has reviewed the development
(Name of legally qualified geotechnical consultant)

Plans prepared for Ticonderoga Partners, a California LLC by: BKF Engineers

Plan No. C9.10 to C9.93, C10.10 to C10.93, and C11.1 to 11.91

Dated: 10/8/2018 Revision: N/A

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 removal and recompaction of undisturbed fill, etc. and benching, placement of subdrains, placement of select fill and rip-rap.

Signature of Scott E. Fittinghoff; Scott E. Fittinghoff
12/27/2018
(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 I.

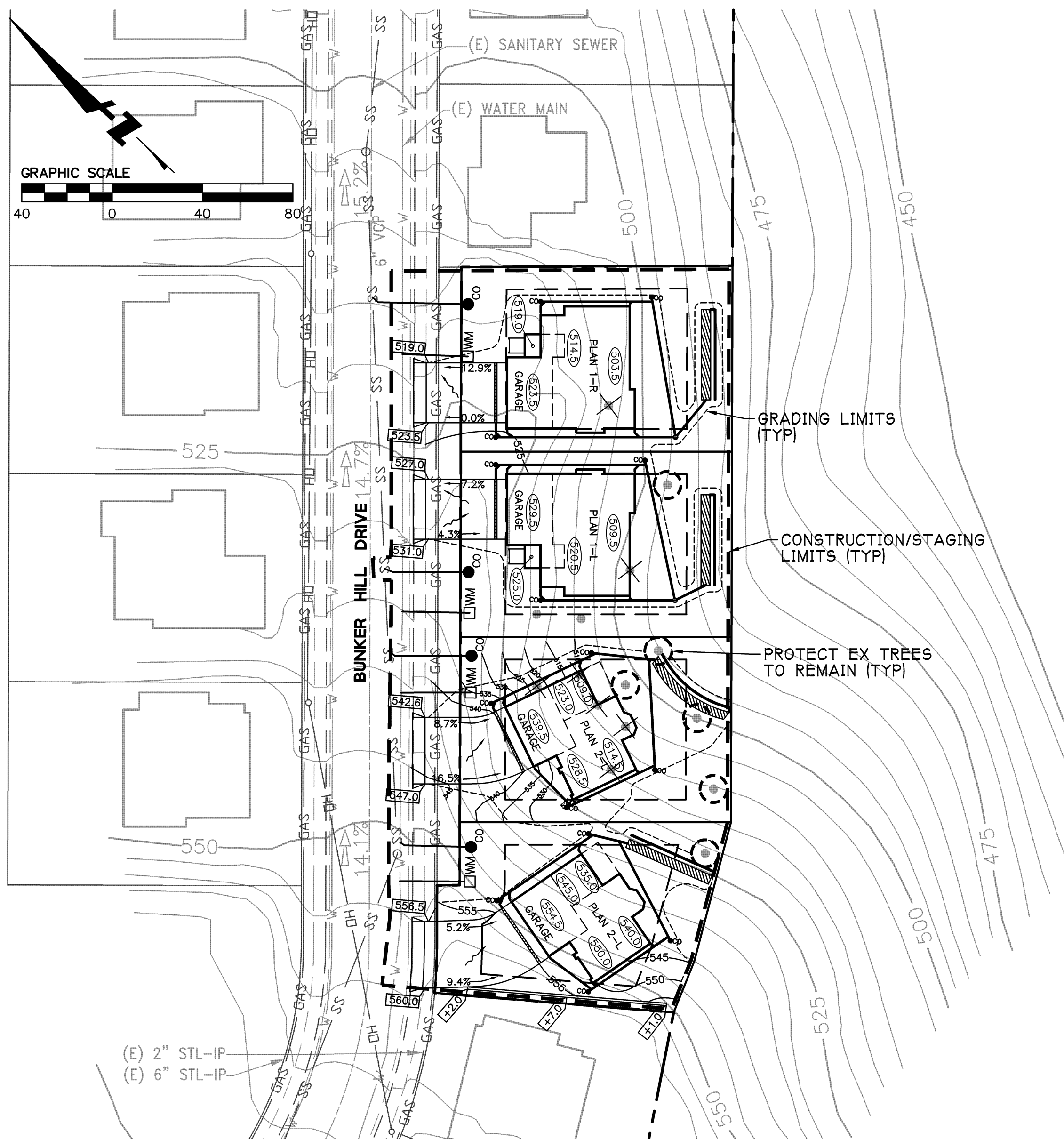
NOTE:
Grading Report Required: [X] Yes [] No

(Geotechnical Consultant)

(Date)

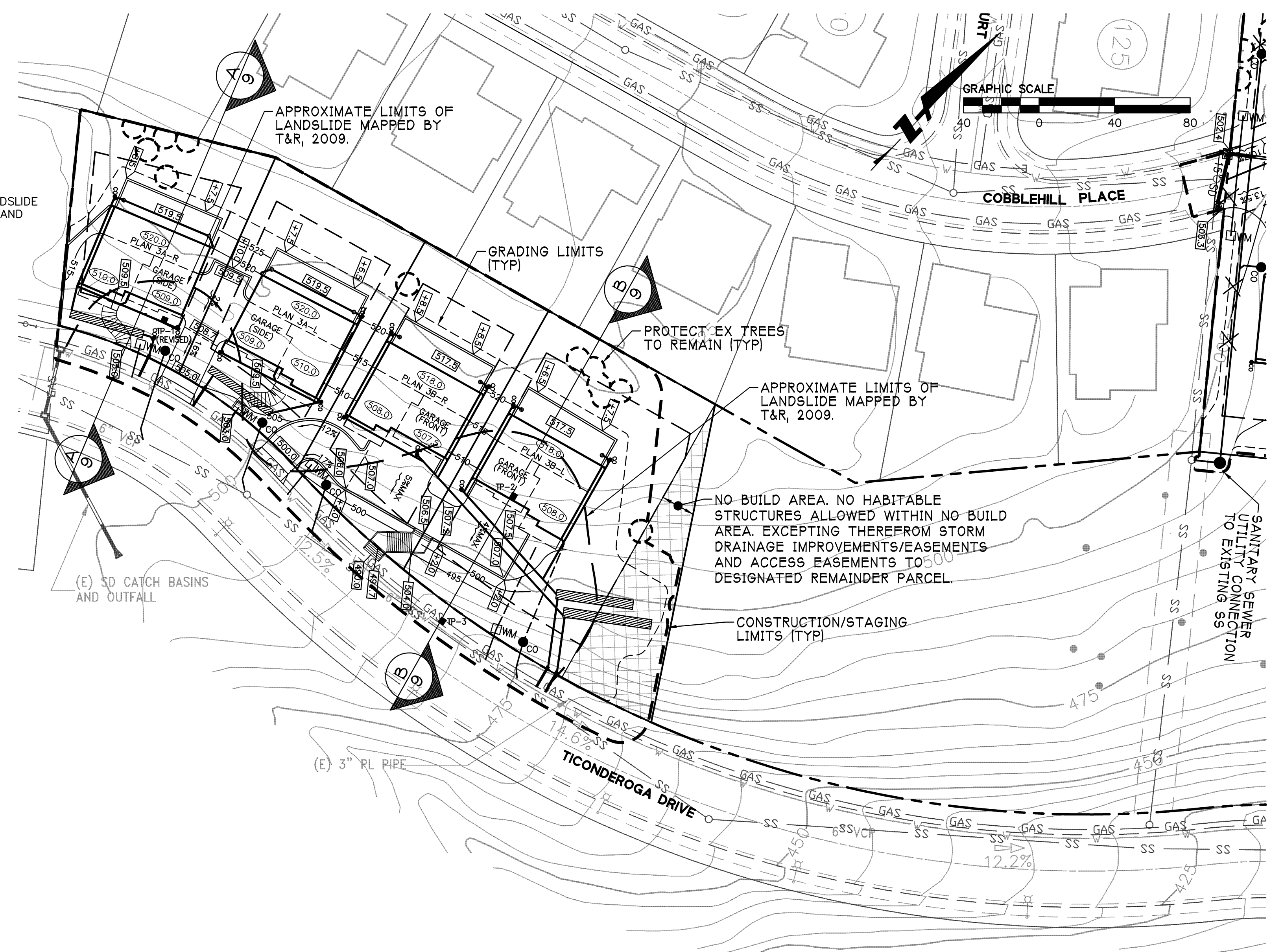
COUNTY APPROVAL
Co. Geol. _____ Date: _____
CC: _____

Revisions	
No.	Date
1	03/25/08
2	07/25/08
3	07/25/08
4	07/25/08
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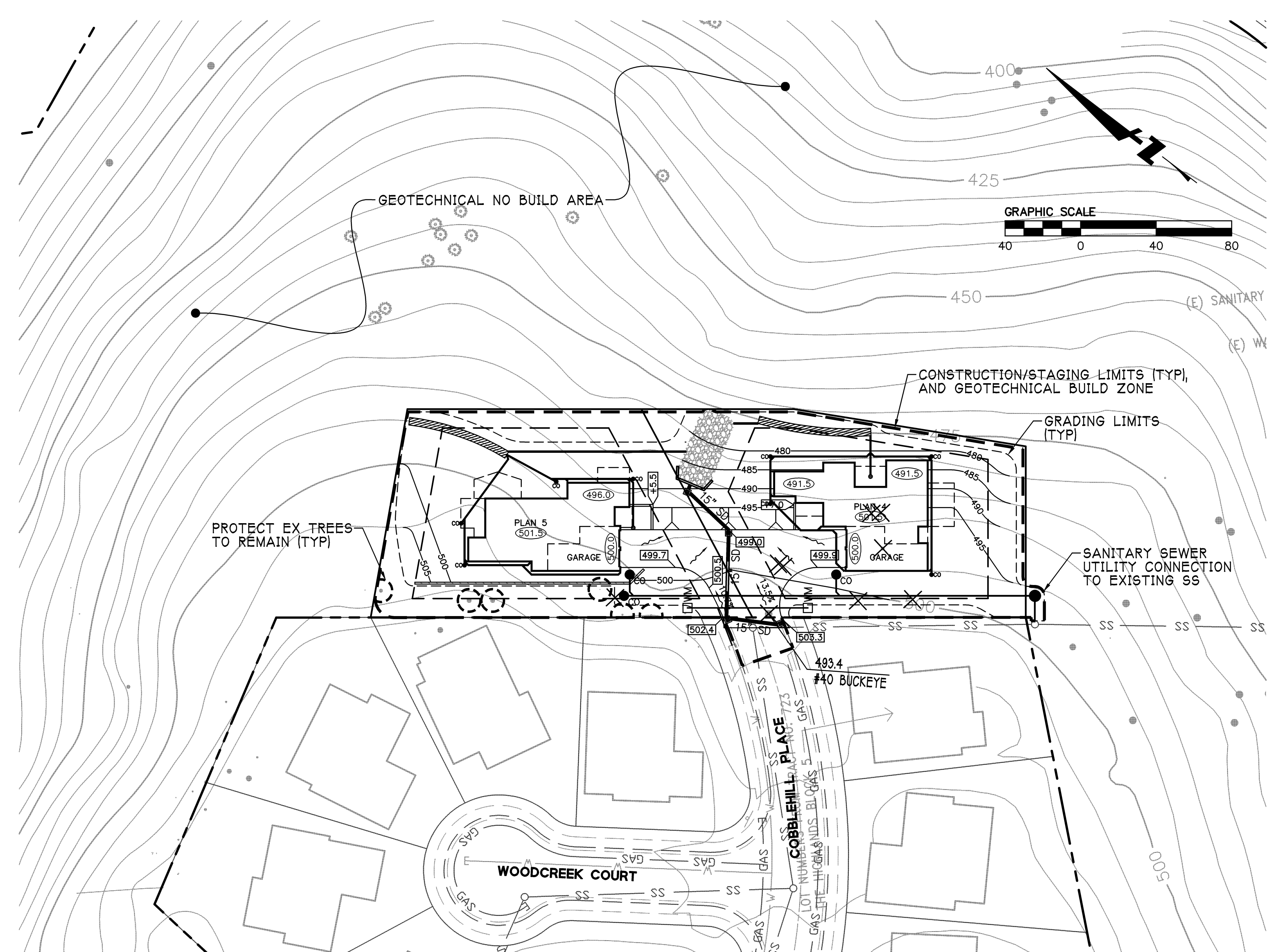


**LOTS 1-4
CLEARING, CONSTRUCTION, AND GRADING LIMITS PLAN**
SCALE: 1"=40'

NOTE: FOR LOTS 5 AND 6, LANDSLIDE WILL BE REMOVED BY GRADING AND NO BUTTRESS FILL IS NEEDED.

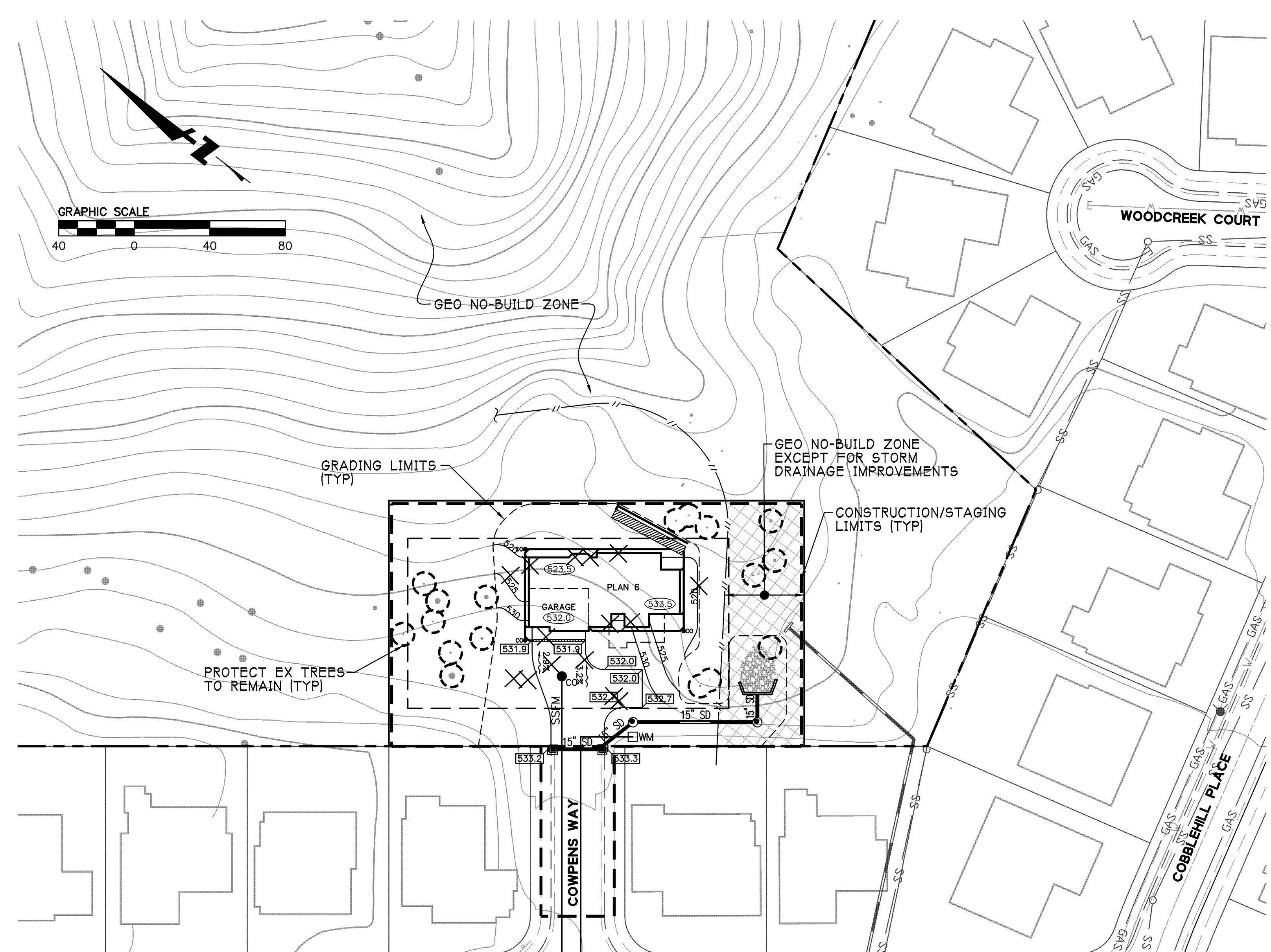


**LOTS 5-8
CLEARING, CONSTRUCTION, AND GRADING LIMITS PLAN**
SCALE: 1"=40'



**LOTS 9-10
CLEARING, CONSTRUCTION, AND GRADING LIMITS PLAN**
SCALE: 1"=40'

NOTE: CONSTRUCTION STAGING LIMITS AND GEOTECHNICAL BUILD ZONES WILL BE DEPENDENT ON FIELD AND GEOTECHNICAL CONDITIONS AT THE TIME OF CONSTRUCTION. THE ZONES/LIMITS SHOWN ON THIS PLAN REPRESENT THE ANTICIPATED AREAS NEEDED FOR CONSTRUCTION AT THIS TIME.



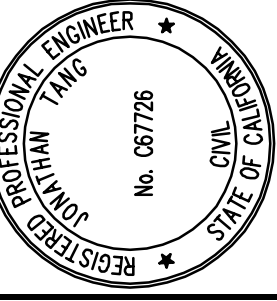
**LOT 11
CLEARING, CONSTRUCTION, AND GRADING LIMITS PLAN**
SCALE: 1"=40'

APPROVED

FEBRUARY 2, 2010

DRAWING NAME: J:\Engr\2501068.dwg VTM\07HETMLP-CONST.dwg
PLOT DATE: 02-03-10 PLOTTED BY: bcf

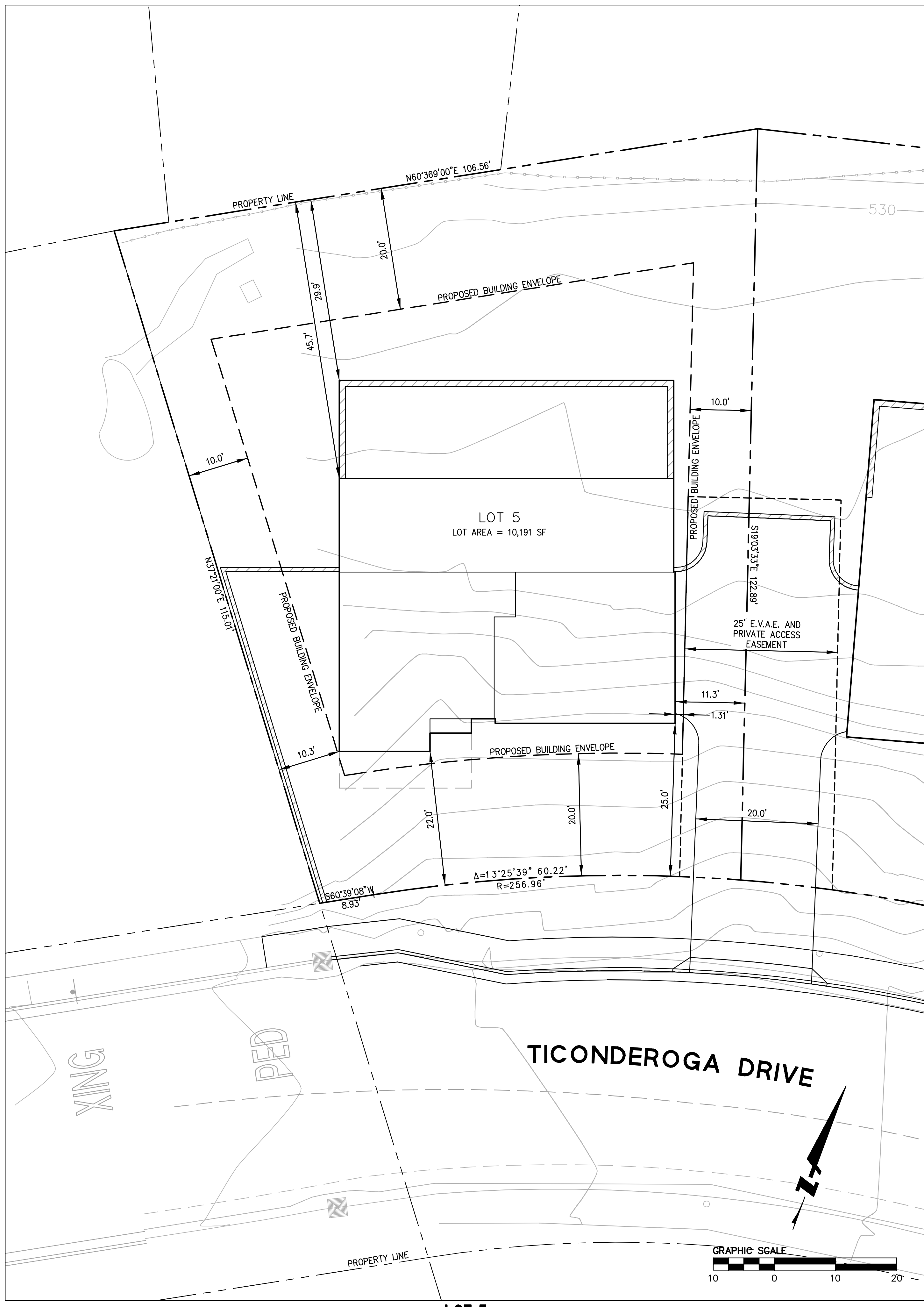
VERIFY SCALES: BAR SHOWN IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



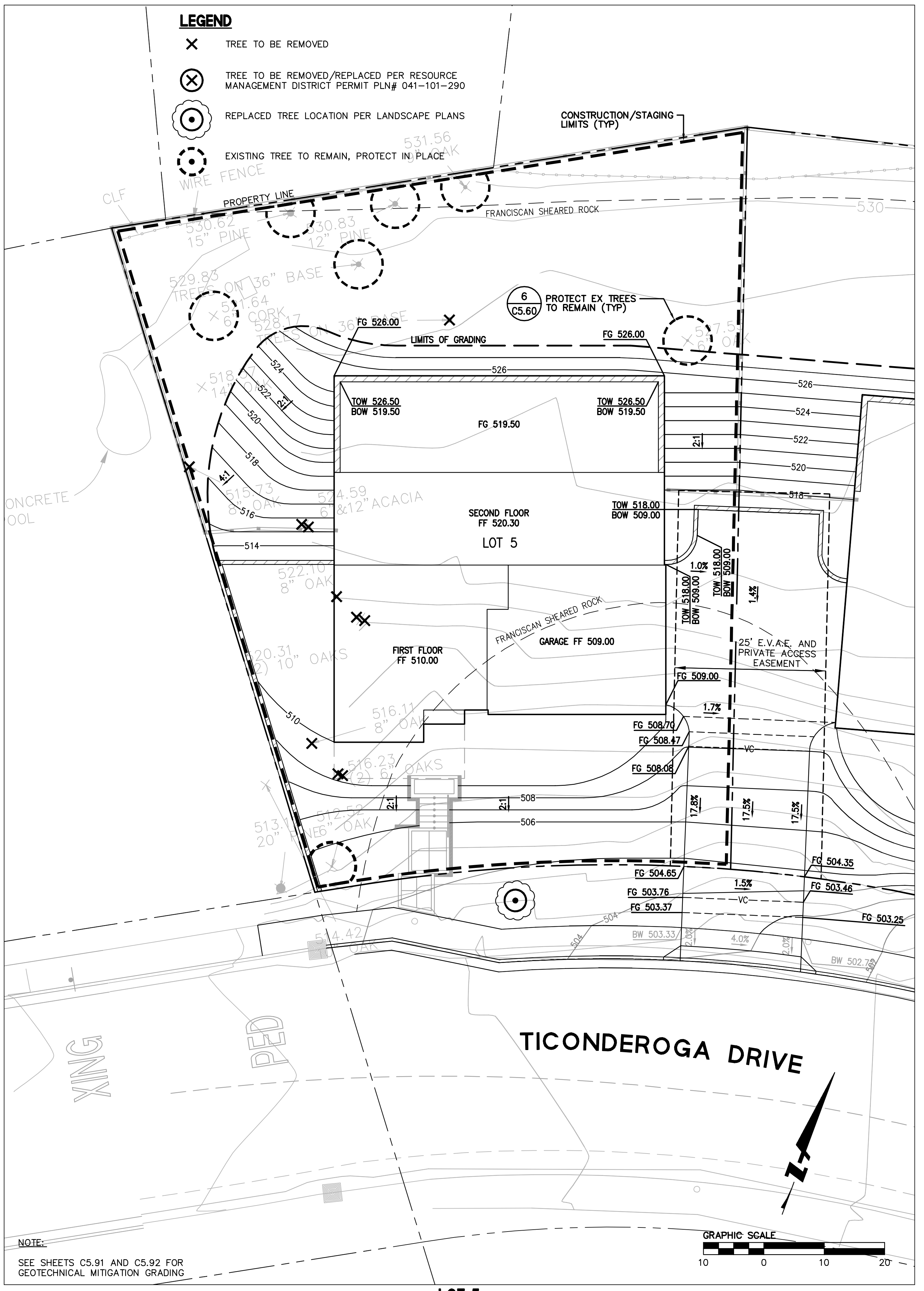
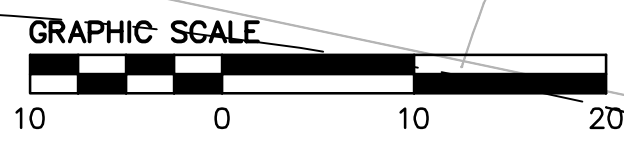
HIGHLAND ESTATES
 LOT 5 IMPROVEMENT PLANS
 SITE & CLEARING, CONSTRUCTION AND GRADING PLANS
 CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

No.	Revisions

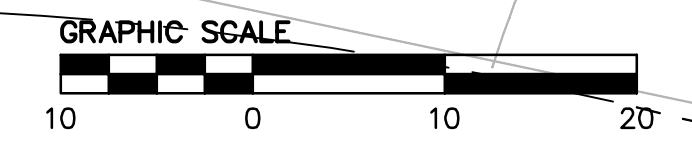
Date 09/11/2018
 Scale AS SHOWN
 Design JT
 Drawn LF
 Approved JT
 Job No. 950168-20
 Sheet Number:
C5.30
 OF



**LOT 5
 SITE PLAN**
 SCALE: 1"=10'



**LOT 5
 CLEARING, CONSTRUCTION, AND GRADING PLAN**
 SCALE: 1"=10'

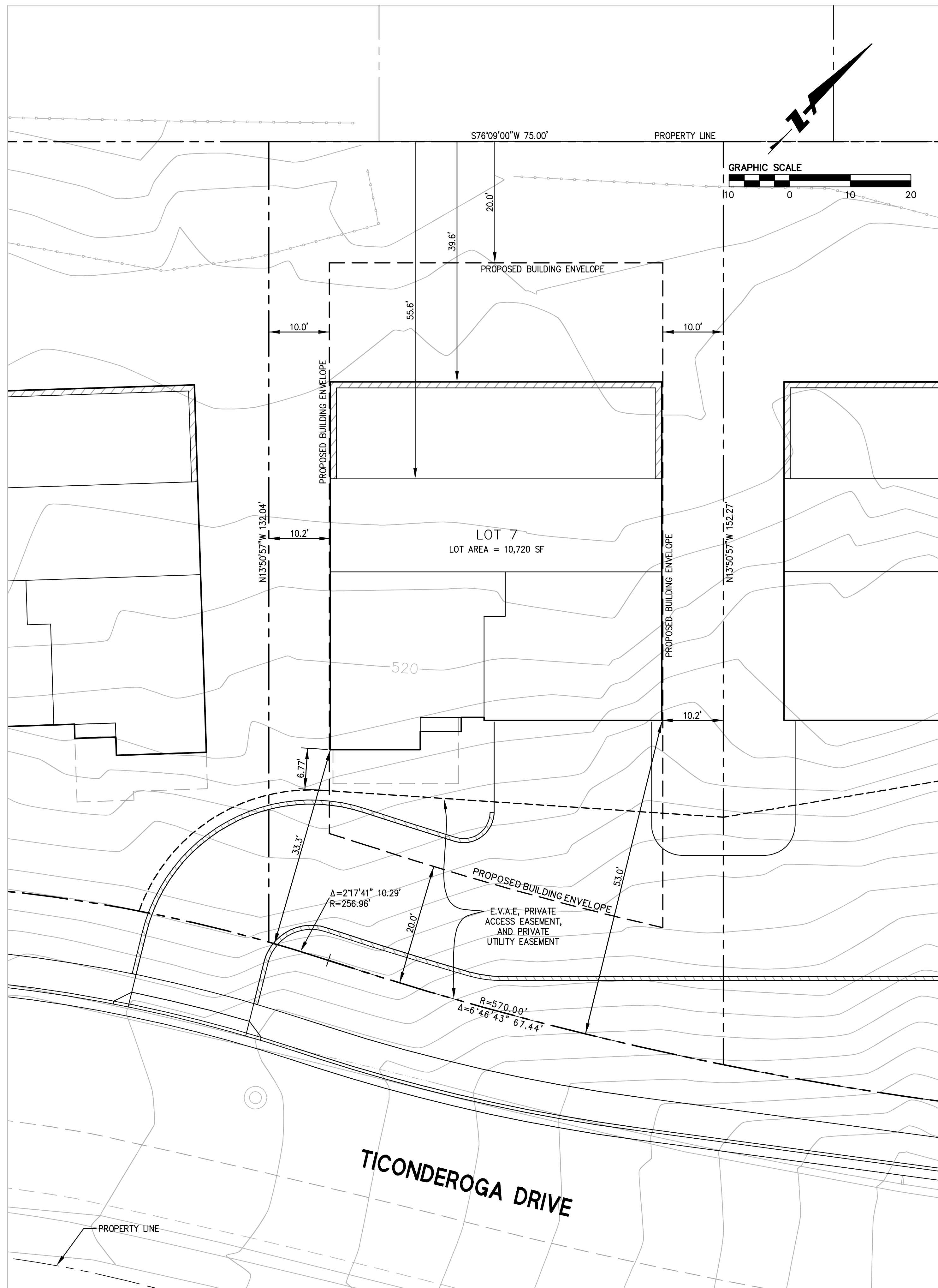


BLD Permit

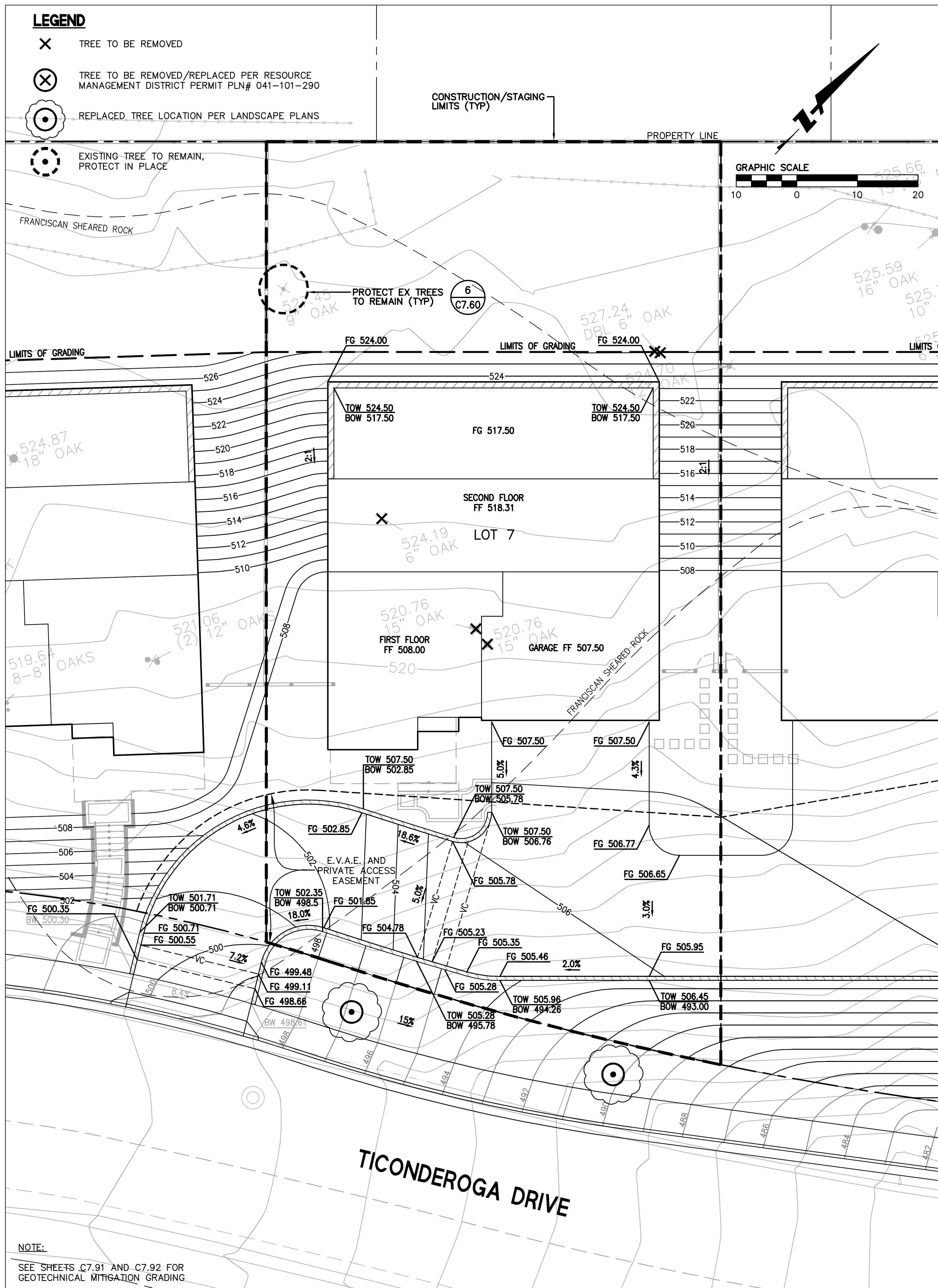
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 PLOT DATE: 09-11-18 PLOTTED BY: holt

No.	Revisions

DRAWING NAME: K:\E:\095\950168.dwg\CD\Lot_7\C7_30-HECDSP.dwg
PLOT DATE: 09-11-18 PLOTTED BY: hoi.t



**LOT 7
SITE PLAN**
SCALE: 1"=10'



**LOT 7
CLEARING, CONSTRUCTION, AND GRADING PLAN**
SCALE: 1"=10'

BLD Permit

December 11, 2018

Via Electronic Mail

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

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

Dear Mr. Monowitz:

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

Responses to Prior Public Records Act Requests

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

Mr. Steve Monowitz
Planning and Building Dept.
County of San Mateo
December 11, 2018
Page 2 of 3

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

New Public Records Act Request

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

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

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

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

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

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

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

Mr. Steve Monowitz
Planning and Building Dept.
County of San Mateo
December 11, 2018
Page 3 of 3

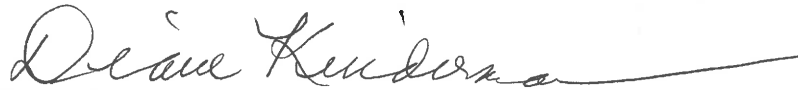
If you have any questions about the scope of this request, please do not hesitate to contact me for further clarification.

Abbott & Kindermann, Inc. Direct Contact

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

Thank you in advance for your cooperation.

Very Truly yours.



Diane G. Kindermann
dkindermann@aklandlaw.com

DKH/wj

Enclosure

Cc: Camille Leung

November 1, 2018

Via Electronic Mail

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

Re: Public Records Act Request

Dear Mr. Monowitz:

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

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

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

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

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Mr. Steve Monowitz
Planning and Building Dept.
County of San Mateo
November 1, 2018
Page 2 of 2

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(Government Code, § 6253(c).)

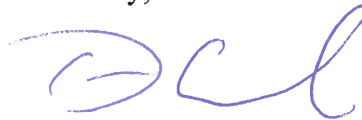
If the County denies this request, or any portion thereof, please advise me in writing of the basis for the denial, and in conformance with Government Code section 6253(d), the name and title of the person making the denial.

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

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

Thank you in advance for your cooperation.

Sincerely,

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

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

DKH/wj

TECHNICAL MEMORANDUM

Date: September 20, 2018

BKF Job Number: 19950158-20

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

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

RESUBMITTAL

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

SEP 25 2018

San Mateo County
Building Inspection

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

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

LOT 11

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

Response: Please see response memo by Cornerstone Earth Group.

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

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

LOT 5-8

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

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

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

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

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

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

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

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

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

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

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

LOT 9-11 (outfall riprap)

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

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

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

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

LOT 8-11

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

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

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

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

Dear Mr. Chamberlain:

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

Discussion of Earthwork and Estimated Quantities Related to Geotechnical Mitigation

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

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

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

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

Closure

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

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

Sincerely,

Cornerstone Earth Group, Inc.

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

SEF:sef

Addressee (1 by email)

EXECUTIVE SUMMARY

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

STUDY APPROACH

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

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

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

SUMMARY OF FINDINGS

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

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

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

(3)

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

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

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

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

¹Includes 200 cubic yards of drain rock.

2.3 ENVIRONMENTAL ANALYSIS

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

Aesthetics

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

Biological Resources

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

Geology and Soils

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

Other Resource Topics

Global Climate Change

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

Air Quality

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

Noise

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

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

Hazards and Hazardous Materials

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

Transportation

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

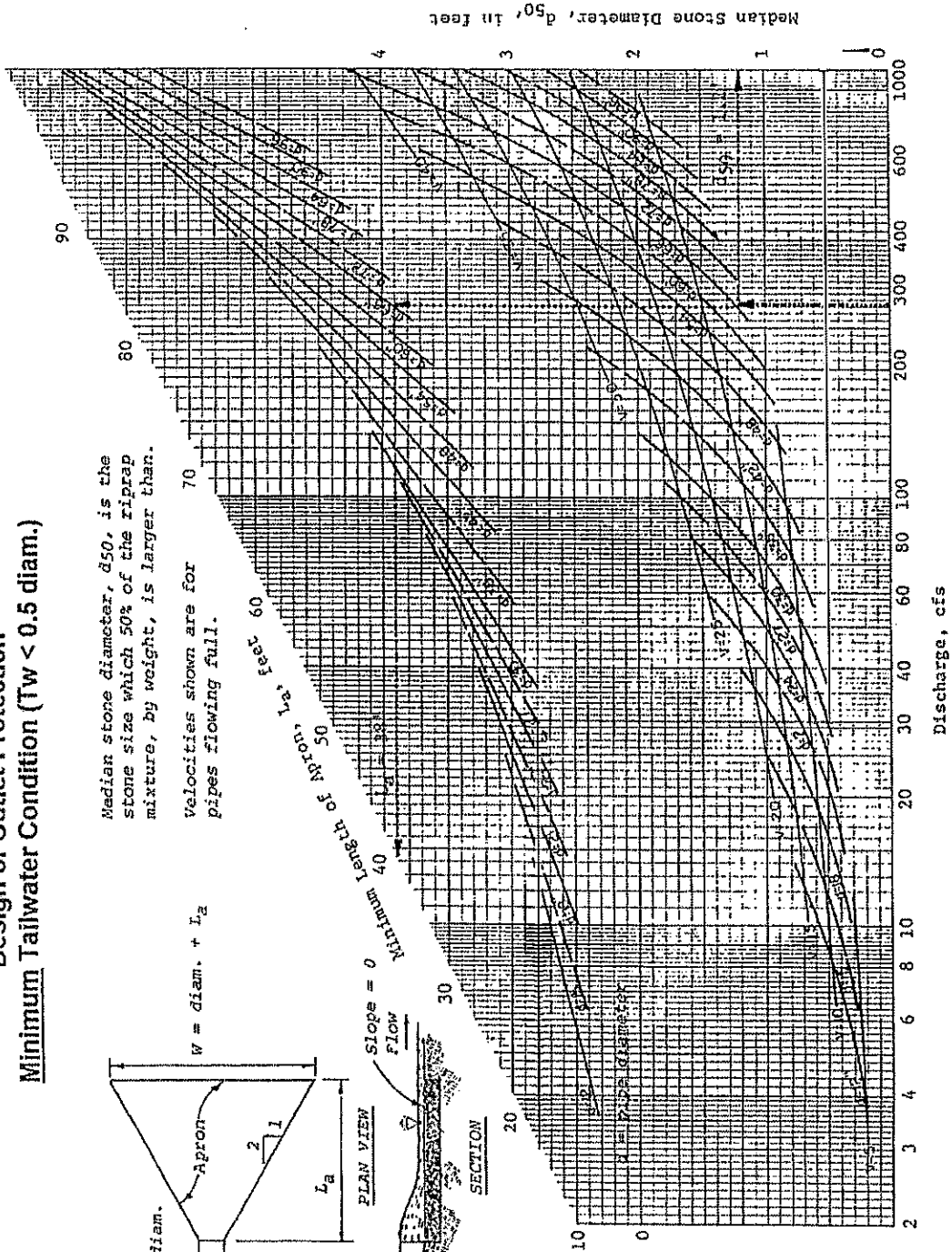
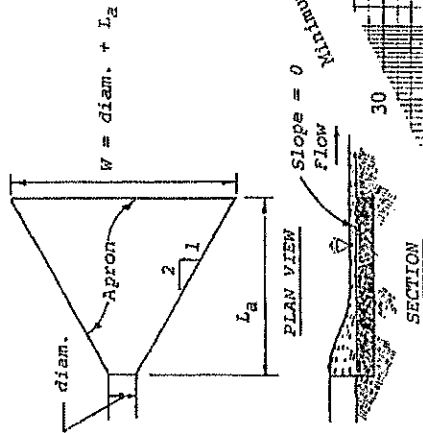
If the homes were constructed one at a time, lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed by approximately 18 percent and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR.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

APPENDIX G SAMPLE DESIGN OF OUTLET PROTECTION

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

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

Velocities shown are for pipes flowing full.





Caltrans

State of California
Department of Transportation

Storm Water Quality Handbooks

Project Planning and Design Guide

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



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

November 2000

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

Dear Mr. Chamberlain:

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

Response to Comments

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

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

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

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

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

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

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

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

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

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

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

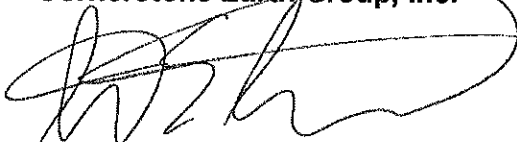
Closure

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

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

Sincerely,

Cornerstone Earth Group, Inc.



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



SEF:sef

Addressee (1 by email)



Camille Leung

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

Hi Jack, Roland and Scott,

After review of the letters provided on 8/21/18, we are finding that there are still large discrepancies in the calculation of cut (removal of existing fill) and fill (importation of suitable fill) quantities necessary for slope remediation for all lots. As our comments do not differ substantially from our comments of 6/18/18, please let us know if a meeting to discuss the County's comments would be helpful. Please see the County's comments below:

LOT 11

1. In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.
2. In the Civil Plans, please show that the riprap for the outfall will be keyed into the bedrock, as stated in the Geo letter of 8/10/2018. Please show the location of sandstone (an alternative to bedrock) in plan-view relative to location of outfall.

LOT 5-8

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

LOT 9-11 (outfall riprap)

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

LOT 8-11

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

The information requested above is consistent with prior requests and required to document compliance with the conditions of project approval. It is also necessary to confirm that the extent of project grading, and the quantity of materials that will be imported to and exported from the site (and associated truck trips), are consistent with the analysis and mitigation measures contained in the Environmental Impact Report. Please contact me if you have questions about these requirements or want to schedule a meeting to discuss them.

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

From: Camille Leung
Sent: Friday, August 10, 2018 1:30 PM
To: Jack Chamberlain <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; 'Jonathan Tang' <jtang@BKF.com>
Subject: RE: Lot 11, The Highlands

Hi Jack,

Thank you for the update. The following is a list of the status/comments for the outstanding Agency reviews for Lot 11:

Please address email of 7/18/18:

I spoke with Sherry today regarding the outfall design which is located on a fill slope on Lots 9-11. As the drainage will daylight uphill of the property line, County wants to encourage you to comply with the requirements of the Recorded Conservation Easement, in maintaining the overall nature state of the easement area. While the area of the conservation easement is off-site, stormwater will be directed to it from the project, and erosion to and instability of the area should be prevented in any design. Stormwater flow should mimic existing conditions.

Please address email of 6/18/18:

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

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

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

3. Please provide a separate analysis of grading and truck trips for Lots 9-11 and Lots 5-8, as there is a potential for rough grading on Lots 9-11 to be completed far in advance of grading on Lots 5-8. Please

describe the estimated truck trips under a concurrent grading scenario for Lots 5-11 and under a separate grading phases (Lots 9-11 then Lots 5-8) scenario.

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

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

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

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

1. Steve M approval of Grading Moratorium Exception (not needed if dry season: 5/1 – 9/30)
2. WDID# and SWPPP – Please confirm that the submitted NOI applies to Cowpens site (project address is listed as Ticonderoga)
3. Biological Reports (see Mitigation Measures for timing)
 - a. Woodrat survey
 - b. Bird Survey
 - c. Bat Survey
 - d. CA Red legged Frog – Lot 11
 - e. Willow scrub – Lot 11
 - f. Need biological review of erosion control plan for Lot 11 – Make any adjustments to Plan and resubmit
4. Once all review agencies sign off: Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t

Thanks

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

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

Camille,

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

Cordially,

Jack Chamberlain

Camille Leung

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

Hi Jonathan and Roland,

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

Thanks

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

Hi Jonathan,

Can you send me digital files of Civil Drawings dated 8/21/18?

Thank you!

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

Camille Leung

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

Thank you !!!

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

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

Thanks

From: Camille Leung
Sent: Wednesday, September 05, 2018 12:47 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>
Cc: Sherry Liu <xliu@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; 'Jonathan Tang' <jtang@BKF.com>; John Nibbelin <jnibbelin@smcgov.org>
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LOT 11

1. In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.
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LOT 5-8

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

LOT 9-11 (outfall riprap)

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

LOT 8-11

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

The information requested above is consistent with prior requests and required to document compliance with the conditions of project approval. It is also necessary to confirm that the extent of project grading, and the quantity of materials that will be imported to and exported from the site (and associated truck trips), are consistent with the analysis and mitigation measures contained in the Environmental Impact Report. Please contact me if you have questions about these requirements or want to schedule a meeting to discuss them.

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

From: Camille Leung
Sent: Friday, August 10, 2018 1:30 PM
To: Jack Chamberlain <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; 'Jonathan Tang' <jtang@BKF.com>
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I spoke with Sherry today regarding the outfall design which is located on a fill slope on Lots 9-11. As the drainage will daylight uphill of the property line, County wants to encourage you to comply with the requirements of the Recorded Conservation Easement, in maintaining the overall nature state of the easement area. While the area of the conservation easement is off-site, stormwater will be directed to it from the project, and erosion to and instability of the area should be prevented in any design. Stormwater flow should mimic existing conditions.

Please address email of 6/18/18:

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

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

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

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

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

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

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

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

1. Steve M approval of Grading Moratorium Exception (not needed if dry season: 5/1 – 9/30)
2. WDID# and SWPPP – Please confirm that the submitted NOI applies to Cowpens site (project address is listed as Ticonderoga)
3. Biological Reports (see Mitigation Measures for timing)
 - a. Woodrat survey
 - b. Bird Survey
 - c. Bat Survey
 - d. CA Red legged Frog – Lot 11
 - e. Willow scrub – Lot 11
 - f. Need biological review of erosion control plan for Lot 11 – Make any adjustments to Plan and resubmit
4. Once all review agencies sign off: Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t

Thanks

Camille Leung, Senior Planner
Planning & Building Department

455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-1826
cleung@smcgov.org

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

Camille,

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

Cordially,

Jack Chamberlain

Camille Leung

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

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

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

Hi Steve,

Sorry I cannot make it.

Thank you!

All the best,
Sherry

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

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

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

Steve,

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

Thanks,

Jacki

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

Hi Jack,

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

Thanks,

Steve

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

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

To: Steve Monowitz <smonowitz@smcgov.org>

Cc: dbyers@landuselaw.net

Subject: Re: Highlands Lots 5-11

Steve,

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

Cordially,

Jack Chamberlain

Camille Leung

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

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

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

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

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

Please let us know if you have edits. Thanks ☺

From: Camille Leung
Sent: Wednesday, September 05, 2018 12:47 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>
Cc: Sherry Liu <xliu@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; 'Jonathan Tang' <jtang@BKF.com>; John Nibbelin <jnibbelin@smcgov.org>
Subject: RE: Lot 11, The Highlands

Hi Jack, Roland and Scott,

After review of the letters provided on 8/21/18, we are finding that there are still large discrepancies in the calculation of cut (removal of existing fill) and fill (importation of suitable fill) quantities necessary for slope remediation for all lots. As our comments do not differ substantially from our comments of 6/18/18, please let us know if a meeting to discuss the County's comments would be helpful. Please see the County's comments below:

LOT 11

1. In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.
2. In the Civil Plans, please show that the riprap for the outfall will be keyed into the bedrock, as stated in the Geo letter of 8/10/2018. Please show the location of sandstone (an alternative to bedrock) in plan-view relative to location of outfall.

LOT 5-8

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

LOT 9-11 (outfall riprap)

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

LOT 8-11

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

The information requested above is consistent with prior requests and required to document compliance with the conditions of project approval. It is also necessary to confirm that the extent of project grading, and the quantity of materials that will be imported to and exported from the site (and associated truck trips), are consistent with the analysis and mitigation measures contained in the Environmental Impact Report. Please contact me if you have questions about these requirements or want to schedule a meeting to discuss them.

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

From: Camille Leung

Sent: Friday, August 10, 2018 1:30 PM

To: Jack Chamberlain <jtuttlec@aol.com>

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

Subject: RE: Lot 11, The Highlands

Hi Jack,

Thank you for the update. The following is a list of the status/comments for the outstanding Agency reviews for Lot 11:

Please address email of 7/18/18:

I spoke with Sherry today regarding the outfall design which is located on a fill slope on Lots 9-11. As the drainage will daylight uphill of the property line, County wants to encourage you to comply with the requirements of the Recorded Conservation Easement, in maintaining the overall nature state of the easement area. While the area of the conservation easement is off-site, stormwater will be directed to it from the project, and erosion to and instability of the area should be prevented in any design. Stormwater flow should mimic existing conditions.

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

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

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

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

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

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

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

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 - f. Need biological review of erosion control plan for Lot 11 – Make any adjustments to Plan and resubmit
4. Once all review agencies sign off: Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t

Thanks

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

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

Camille,

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

Cordially,

Jack Chamberlain

Camille Leung

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

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

Hope all is well,
Kristen

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

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

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

Hello Camille,

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

Thanks,
Kristen

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

Hi Kristen,

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

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

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

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

Sounds great, thanks Camille.

Talk to you soon,
Kristen

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

Hi Kristen,

Wonderful! So glad this works with your schedule!

How's this?

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

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

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

Thanks

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

Hi Camille,

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

Please use the following for my contact information:

Kristen Outten

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

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

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

Thanks,
Kristen

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

Hi Kristen!

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

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

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

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

Thanks!

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

Hi Tay,

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

Thank you

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

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

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

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

To: Camille Leung <cleung@smcgov.org>

Subject: Fwd: Highlands memo documenting biology measure compliance

From: tpeterson@migcom.com

To: jtuttlec@aol.com

Cc: ralph@ralphosterling.com

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

Subject: Highlands memo documenting biology measure compliance

Hi Jack,

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

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

Thanks,

Tay

Taylor Peterson

Director of Biological Analysis

MIG, Inc.

2635 North First Street, Suite 149

San Jose, California 95134

Cell: (650) 400-5767

Camille Leung

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

Camille and Sherry,

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

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

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

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

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

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

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

Please respond with your confirmation to the above information provided.

Roland Haga



ROLAND HAGA, PE, PLS, LEED AP

Vice President

BKF Engineers

255 Shoreline Drive, Suite 200

Redwood City, CA 94065

d 650.482.6407

m 650.619.6030

rhaga@bkf.com

www.bkf.com



Delivering Inspired Infrastructure



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Camille Leung

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

Thank You.

Sincerely,

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



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

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

Hi Scott,

What we have agreed is that:

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

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

Thank you!

All the best,
Sherry

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

Sherry,

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

Scott

Sincerely,

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



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

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Cc: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; Camille Leung <cleung@smcgov.org>; rhaga@bkf.com
Subject: RE: Highlands Lots 9-11

Hi Jack,

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

Thank you!

All the best,
Sherry

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

Sherry,

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

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

Cordially,

Jack Chamberlain

Camille Leung

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

Hi Jack,

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

Thanks!

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

Camille Leung

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

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

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

Hi Jack,

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

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

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

OR

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

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

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

Camille Leung

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

Hi Deke and Corinne,

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

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

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

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

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

Hi Jonathan,

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

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

Hi Jonathan,

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

Thanks!

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

Camille Leung

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

Hi Jack and Noel,

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

Thanks

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

Camille Leung

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

Hi Camille,

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

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

Have a great weekend,
Noel

Camille Leung

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

Camille,

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

Jonathan



JONATHAN TANG, PE | Project Manager

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

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

Hi Roland and Jonathan,

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

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

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

Thanks!

Camille Leung, Senior Planner
Planning & Building Department
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COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY
PLANNING AND BUILDING DIVISION

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

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

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

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

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

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

SECTION 8601.3. BEDROCK is in-place solid rock.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 8603.2. Cemetery graves.

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

SECTION 8603.4. Excavations for water wells or utilities.

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

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

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

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

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

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

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

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

SECTION 8603.13. Gardening for home use.

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

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

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

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

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

SECTION 8604. PROCEDURE.

SECTION 8604.1. APPLICATION REQUIREMENTS.

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

The application shall be accompanied by the following material:

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

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

- (b) Agricultural Water Impoundments Permit Requirements. Plans and profiles not under the purview of the RCD and therefore not exempt under Section 8603.18 shall be prepared by a licensed engineer as required by the Director of Public Works and be subject to permits and approvals from the Planning Division. All construction must be in accordance with approved plans and specifications and, when required, is to be done in the presence of and certified by a licensed soils engineer or engineering geologist as appropriate.
- (c) Land Clearing Permit Application Requirements. To obtain a land clearing permit, the applicant shall first file a written application with the Planning and Building Division on a form provided by the Planning Director.

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

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

SECTION 8604.2. REVIEW, REFERRAL AND REPORT.

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

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

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

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

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

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

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

Zoning Hearing Officer: All other grading permits.

SECTION 8604.4. PUBLIC HEARING AND COMMENT.

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

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

SECTION 8604.6. FINDINGS, CONDITIONS AND ACTION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 8606. RESPONSIBILITIES DURING PROJECT IMPLEMENTATION.

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

SECTION 8606.2. RESPONSIBILITIES OF CIVIL ENGINEER.

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

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

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

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

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

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

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

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

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

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

SECTION 8607. ENFORCEMENT.

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 8608. VIOLATIONS.

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

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

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

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

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

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

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

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

JE:FC – JKEN1668_WFR.DOC
(5/5/05)

Camille Leung

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

Camille,

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

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

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

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

Cordially,

Jack Chamberlain

TECHNICAL MEMORANDUM

Date: September 20, 2018

BKF Job Number: 19950158-20

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

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

RESUBMITTAL

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

SEP 25 2018

San Mateo County
Building Inspection

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

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

LOT 11

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

Response: Please see response memo by Cornerstone Earth Group.

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

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

LOT 5-8

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

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

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

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

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

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

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

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

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

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

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

LOT 9-11 (outfall riprap)

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

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

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

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

LOT 8-11

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

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

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

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

Dear Mr. Chamberlain:

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

Discussion of Earthwork and Estimated Quantities Related to Geotechnical Mitigation

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

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

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

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

Closure

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

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

Sincerely,

Cornerstone Earth Group, Inc.

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

SEF:sef

Addressee (1 by email)

EXECUTIVE SUMMARY

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

STUDY APPROACH

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

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

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

SUMMARY OF FINDINGS

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

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

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

(3)

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

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

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

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

¹Includes 200 cubic yards of drain rock.

2.3 ENVIRONMENTAL ANALYSIS

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

Aesthetics

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

Biological Resources

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

Geology and Soils

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

Other Resource Topics

Global Climate Change

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

Air Quality

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

Noise

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

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

Hazards and Hazardous Materials

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

Transportation

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

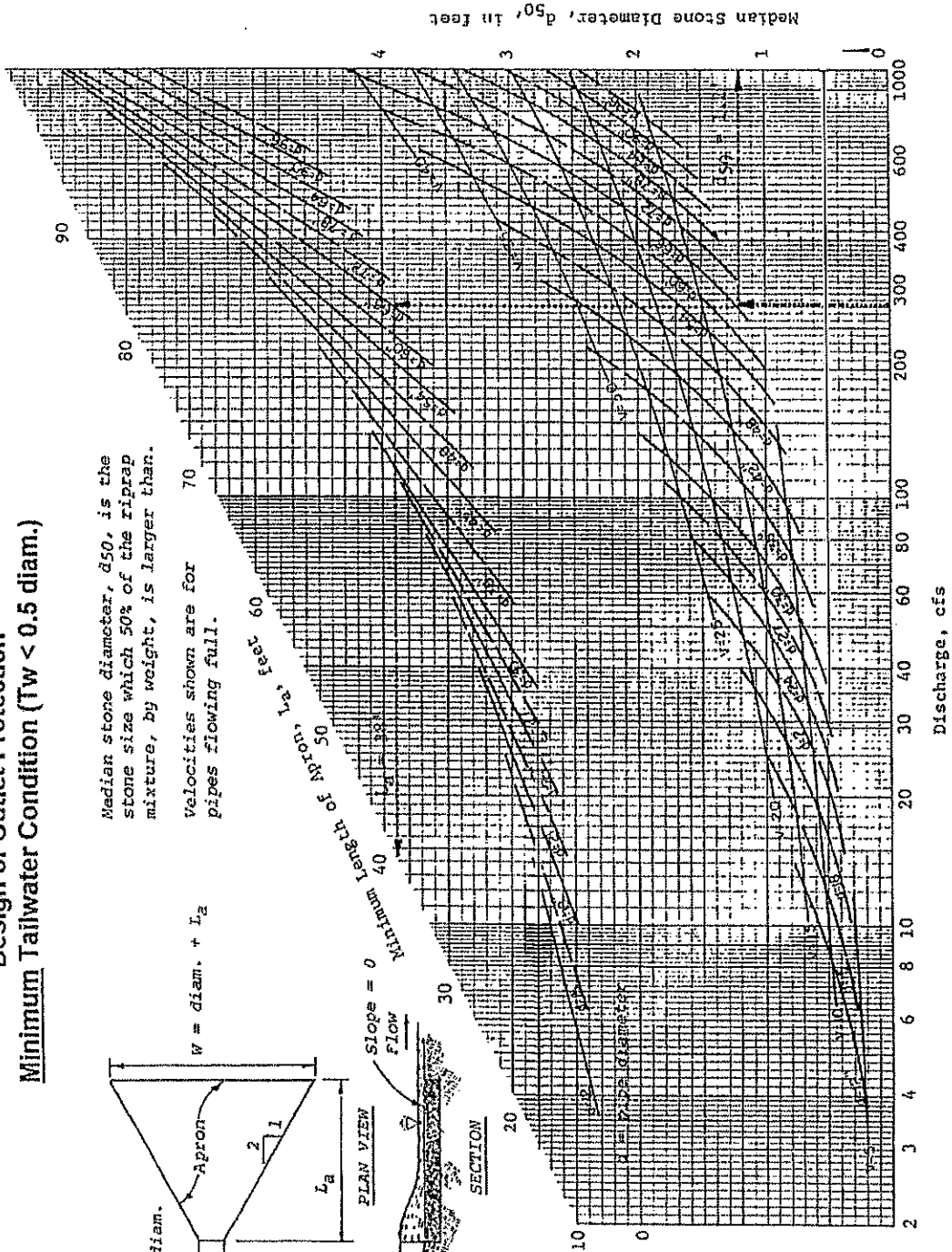
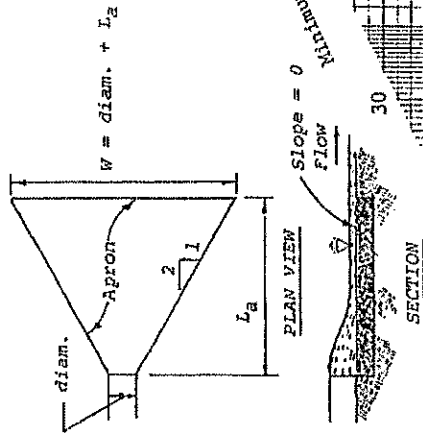
If the homes were constructed one at a time, lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed by approximately 18 percent and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR.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

APPENDIX G SAMPLE DESIGN OF OUTLET PROTECTION

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

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

Velocities shown are for pipes flowing full.





State of California
Department of Transportation

Storm Water Quality Handbooks

Project Planning and Design Guide

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



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

November 2000

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

Dear Mr. Chamberlain:

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

Response to Comments

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

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

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

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

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

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

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

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

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

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

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

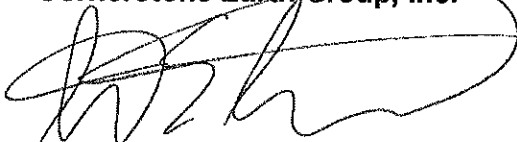
Closure

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

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

Sincerely,

Cornerstone Earth Group, Inc.

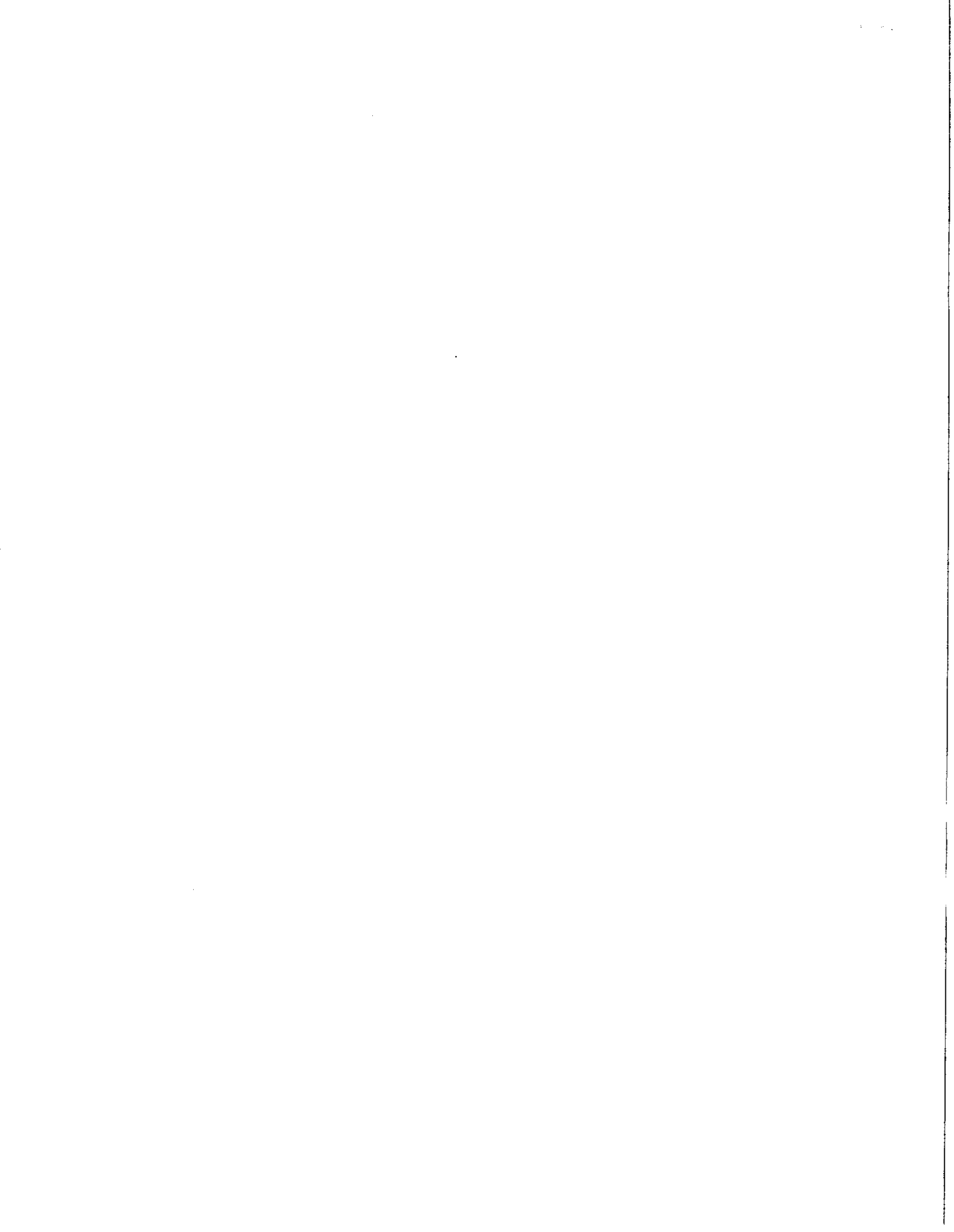


Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer



SEF:sef

Addressee (1 by email)



NEXGEN

BUILDERS, INC.

RECEIVED

MAR 18 2014

San Mateo County
Planning Division

Transportation plan for Highland Estates Phase 1 Bunker Hill Drive

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

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



Transportation plan for Highland Estates Phase 2

Accessing Cobble Hill, Cowpens and Ticonderoga Roads

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

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

NEXGEN

BUILDERS, INC.

RECEIVED

MAR 18 2014

San Mateo County
Planning Division

Transportation plan for Highland Estates Phase 1 Bunker Hill Drive

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

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

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

RECEIVED

OCT 24 2018
Last Update: 10/18/17

San Mateo County
Planning Division

Application Requirements

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

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

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

Site Address: 88 Cowpens Way

Grading Quantities: 470 cut cubic yards 70 fill cubic yards

Applicant Name: Jack Chamberlain

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

Conditions of Approval for Winter Grading:

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

Applicant's Signature

STAFF USE ONLY Project Planner: _____ Date: _____

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

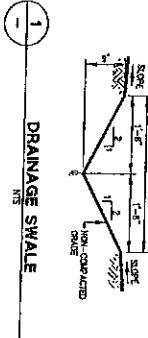
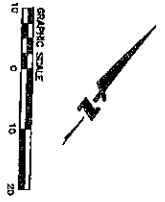
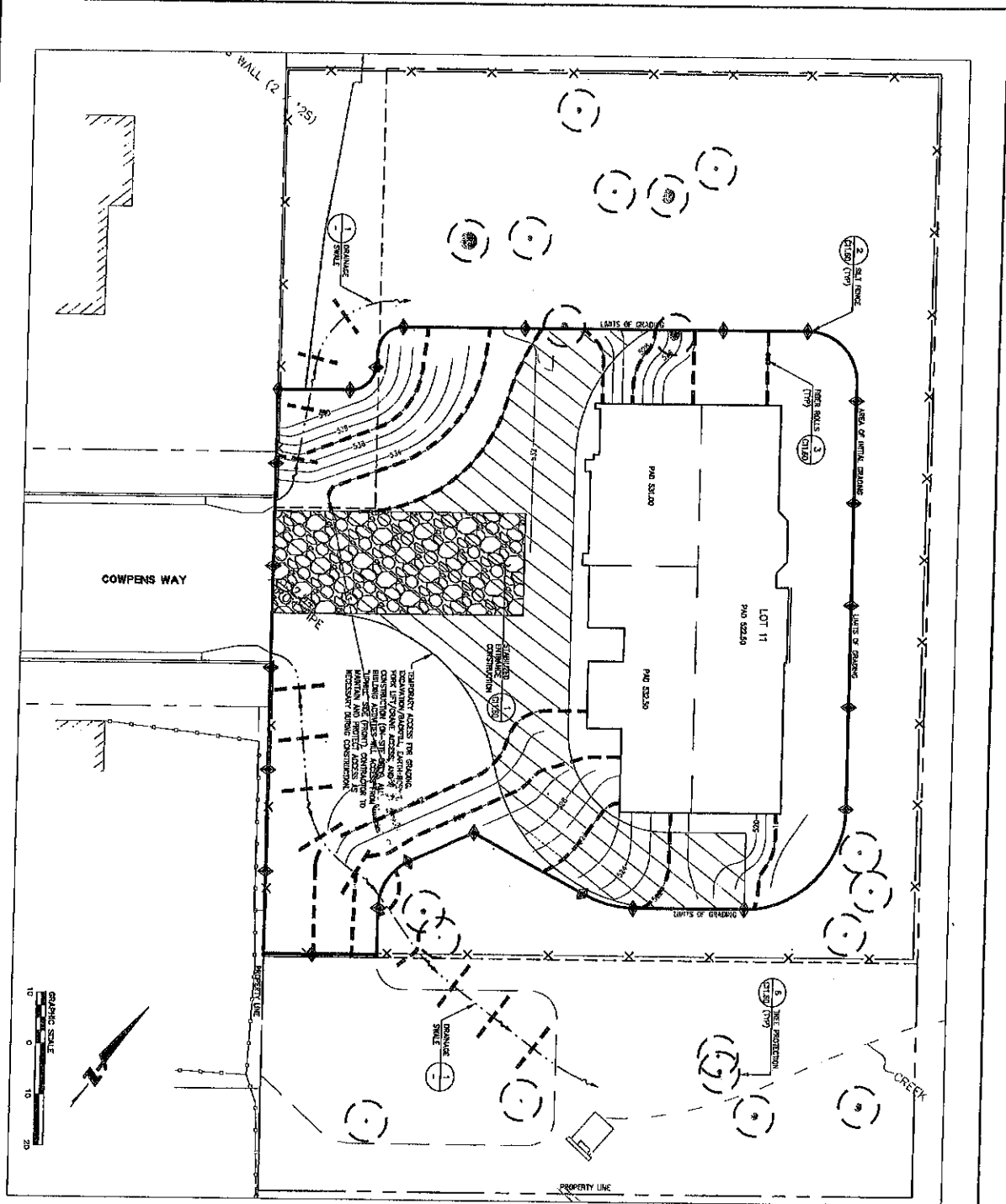
Comments: _____

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

Comments: _____

Date of EC Team Approval: _____

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



- NOTES**
1. CONTRACTOR RESPONSIBLE FOR MAINTAINING AND WATCHING ALL ELEMENTS WITHIN THE PROJECT SITE.
 2. ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH CALIF. STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 3. STORMWATER SHALL BE COLLECTED FOR DETENTION AND TREATMENT IN THE LOT 11 CIVIL STORMWATER POND.
 4. RAIN GUTTER ALONG DRIVEWAY SHALL BE COMPLETED AS SHOWN FROM TO PROTECT DRIVEWAY FROM OVERFLOW.
 5. DRIVE SHALL BE INSPECTED WEEKLY FROM TO PREVENTED RAIN OVERFLOW OF DRIVE DRIVE.

- LEGEND**
- 6" PIPE FOR 3" GUTTER
 - 4" PIPE FOR 2" GUTTER
 - 3" PIPE FOR 1.5" GUTTER
 - 2" PIPE FOR 1" GUTTER
 - 1.5" PIPE FOR 0.75" GUTTER
 - 1" PIPE FOR 0.5" GUTTER
 - 0.75" PIPE FOR 0.375" GUTTER
 - 0.5" PIPE FOR 0.25" GUTTER
 - 0.375" PIPE FOR 0.1875" GUTTER
 - 0.25" PIPE FOR 0.125" GUTTER
 - 0.1875" PIPE FOR 0.09375" GUTTER
 - 0.125" PIPE FOR 0.0625" GUTTER
 - 0.09375" PIPE FOR 0.046875" GUTTER
 - 0.0625" PIPE FOR 0.03125" GUTTER
 - 0.046875" PIPE FOR 0.0234375" GUTTER
 - 0.03125" PIPE FOR 0.015625" GUTTER
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 - 0.000000005" PIPE FOR 0.000000003" GUTTER
 - 0.000000004" PIPE FOR 0.000000002" GUTTER
 - 0.000000003" PIPE FOR 0.000000001" GUTTER

Date	By	Description
10/22/2010	hsl	Issue as shown
		Checked by
		Approved by
		Job Not in process

**HIGHLAND ESTATES
 LOT 11 PHASE 1 GRADING EXHIBIT**

SAN MATEO SAN MATEO CALIFORNIA

BKF100 YEARS
 ENGINEERS • SURVEYORS • PLANNERS
 255 SHORELINE DR
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-8300
 650-482-8399 (FAX)

COUNTY OF SAN MATEO PLANNING & BUILDING DEPARTMENT

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

RECEIVED
Last Updated: 10/24/2018

OCT 24 2018

National Weather
San Mateo County
Planning Division

Application Requirements

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

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

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

Site Address: 2185 Cobblehill Place

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

Applicant Name: Jack Chamberlain

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

Conditions of Approval for Winter Grading:

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


Applicant's Signature

STAFF USE ONLY Project Planner: _____ Date: _____

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

Comments: _____

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

Comments: _____

Date of EC Team Approval: _____

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

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

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

Application Requirements

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

San Mateo County
 Planning Division

Date of Request: 10/22/2018 (Allow 7 business days for staff review)
 Grading Permit No.: PLN: --- BLD: 2016-00158
 Site Address: 2184 Cobblehill Place
 Grading Quantities: 770 cut cubic yards 310 fill cubic yards
 Applicant Name: Jack Chamberlain
 Email: jtuttlec@aol.com Phone: (650) 595-5582

Conditions of Approval for Winter Grading:

1. A Building Permit, including payment of inspection fees, is required to track monthly wet season Erosion Control inspections. Weekly inspections are required in ASBS area.
2. A Pre-Site Inspection for erosion control and tree protection is required, including payment of inspection fees, prior to issuance of an associated Building Permit or Grading "hard card".
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Jack Chamberlain
 Applicant's Signature

STAFF USE ONLY Project Planner: _____ Date: _____

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

Comments: _____

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

Comments: _____

Date of EC Team Approval: _____

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

Camille Leung

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

Hi Jack and Noel,

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

Thanks

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

Camille Leung

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

Hi Roland and Jonathan,

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

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

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

Thanks!

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

Camille Leung

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

Hi Camille,

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

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

Have a great weekend,
Noel

Camille Leung

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

Camille,

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

Jonathan



JONATHAN TANG, PE | Project Manager

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

ENGINEERS
SURVEYORS
PLANNERS

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

100+
YEARS



Delivering Inspired Infrastructure



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

Hi Roland and Jonathan,

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

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

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	1,380	2,180

Thanks!

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

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

Camille Leung

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

Jack,

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

Thank you!

All the best,
Sherry

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

Sherry,

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

Thanks,

Jack Chamberlain

Camille Leung

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

Jack,

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

Thank you!

All the best,
Sherry

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

Sherry,

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

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

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

Jack

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

Jack,

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

We have not heard back from them since then.

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All the best,

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Thanks,

Jack Chamberlain

Camille Leung

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

Jack submitting Monday

Get [Outlook for iOS](#)

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

Hi Scott,

3 full size sets per Building. Thanks!

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

Hi Camille,

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

Scott

Sincerely,

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



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

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

To: Jack Chamberlain <jtuttlec@aol.com>

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

Subject: RE: Highlands lots 5 thru 8

Hi Jack,

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

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

Revised Civil Plans for Lot 9, with Project Geo rationale

Civil Stamps for Lot 11

Sewer sign offs

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

Bio Surveys

Minor Modification for Grading (County to do)

Construction Notice (County to do)

Pre-Site Inspection (County to do)

Thanks

From: Sherry Liu

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

To: Jack Chamberlain <jtuttlec@aol.com>

Subject: RE: Highlands lots 5 thru 8

Jack,

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All the best,

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Subject: Re: Highlands lots 5 thru 8

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Subject: Highlands lots 5 thru 8

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

Thanks,

Jack Chamberlain

Camille Leung

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

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

Paula Vraast Thomsen

Building Permit Technician II
pthomsen@smcgov.org



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

Camille Leung

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

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

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

Hi Jack,

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

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

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

Hope this helps

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

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Thanks,

Jack Chamberlain

Camille Leung

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

Hi Sherry,

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

The Browns are interested members of the public.

Thanks!

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

Hi Camille

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

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

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

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

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

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

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

Thank you,
Deke & Corrin

Camille Leung

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

This came in today 😊 Have a great weekend!

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

Thanks so much, Camille -

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

Hi Browns!

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

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

Thanks!

From: Deke & Corrin Brown [mailto:d.cbrown@comcast.net]
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Can you please send the 10/10 Response to Geo comments as well?

Thank you,
Deke & Corrin

Camille Leung

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

Thanks Camille !

I hope you stay dry.

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

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

This came in today 😊 Have a great weekend!

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

Thanks so much, Camille -

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

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

Thank you,
Deke & Corrin

Camille Leung

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

Ok, great. Thank you!

~Kristen

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

Ok, by mid-week next week is ok too 😊

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

Hi Camille,

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

Thanks,
Kristen

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

Hi Kristen,

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

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

Thank you 😊

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

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

Hi Steve,

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

Revised Civil Plans for Lot 9, with Project Geo rationale --- Under review with Sherry
Civil Stamps for Lot 11 --- See email from Paula
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Bio Surveys – wait till last, will need to be reviewed by SWCA
Minor Modification for Grading (County to do)
Construction Notice (County to do)
Pre-Site Inspection (County to do)

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

Hi Steve,

Please find attached:

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

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

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

Thanks!

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

Camille Leung

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

Yes, make sure sign and stamp.

Thank you!

All the best,
Sherry

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

Sherry,

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

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

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

Scott

Sincerely,

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



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

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

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

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

Hi Scott,

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

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

Thank you!

All the best,
Sherry

Camille Leung

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

Ok sounds good

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

Hello Camille,

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

Thanks,
Kristen

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

Hi Kristen,

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

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

Thank you ☺

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Sent: Tuesday, November 27, 2018 4:17 PM
To: Steve Monowitz <smonowitz@smcgov.org>
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Cc: John Nibbelin <jnibbelin@smcgov.org>; Sherry Liu <xliu@smcgov.org>

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Thanks!

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San Mateo County
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

Camille Leung

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

Hi Camille,

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

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

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

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

Other items to note include the following:

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

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

Thanks,
Kristen

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

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

Hi Kristen,

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

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

Thank you ☺

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

Hi Steve,

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

Revised Civil Plans for Lot 9, with Project Geo rationale --- Under review with Sherry
Civil Stamps for Lot 11 --- See email from Paula
Sewer sign offs --- Still not signed off, Contact Mark Chow (599-1489) in DPW who operates Crystal Springs Sanitation
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Minor Modification for Grading (County to do)
Construction Notice (County to do)
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From: Camille Leung
Sent: Thursday, November 01, 2018 11:51 AM
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: John Nibbelin <jnibbelin@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: Chamberlain - Minor Mod Notice, Construct Notice

Hi Steve,

Please find attached:

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

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

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

Thanks!

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

Camille Leung

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

Hi Jack,

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

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

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

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Other items to note include the following:

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

Camille Leung

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

Sounds good, thanks.

~Kristen

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

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

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

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Thank you 😊

From: Camille Leung
Sent: Tuesday, November 27, 2018 4:17 PM
To: Steve Monowitz <smonowitz@smcgov.org>
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Camille Leung, Senior Planner
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San Mateo County
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Redwood City, CA 94063
Phone - 650-363-1826
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Camille Leung

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

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

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

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

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

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

Just a couple of brief examples:

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

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

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

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

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

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

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

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

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

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

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

Best
Dave

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

Dear All,

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

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

Subject: County Comments on BKF Memo

Hi Roland,

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

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

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

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

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

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

Thank you

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

From: Dave Pine

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

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

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

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

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

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

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

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

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Steve Monowitz

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

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

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

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

Dear Mr. and Mrs. Brown,

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

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

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

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

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

From: Dave Pine

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

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

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

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

Deke & Corin,

Thank you for your email that I received on Sunday.

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

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

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

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

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

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

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

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

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

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

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

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

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

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

Subject: Highland's Neighbors requests about Chamberlain project

Dear Supervisor Pine,

Regarding the Chamberlain development in the Highlands -

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

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

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

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

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

Sincerely,

Deke & Corrin Brown

Camille Leung

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

Hi Kristen,

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

Thanks!

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

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

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

Jack,

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

Thanks,

Tay

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

Hi Jack,

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

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

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

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

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

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

Other items to note include the following:

- The survey memo states that tree trimming occurred on “*Lot 9 sometime between June and November 2018.*” Mitigation Measures BIO-2b and BIO-2c require that nesting bird and focused bat surveys were conducted and a report is required (report required for MM BIO-2 only). I don’t know if a survey was conducted or a report was submitted, but I wanted to bring this to your attention just in case.
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Response: If the applicant trimmed the trees it is assumed it was done just after the June 2018 pre-construction survey. The trees were topped, ostensibly to improve the view from the neighboring yard. The exclusion fencing on Lot 11 needs repair, but the signs are still intact and legible. They will be included on the repaired/replaced fence.

Thanks!

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

Camille Leung

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

Hi Mr. and Mrs. Brown,

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

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

All the best,
Sherry

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

Hi Camille

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

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

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

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

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

Lot 10

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

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

Thank you,
Deke & Corrin

Camille Leung

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

Hi Camille,

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

Thanks,
Kristen

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

Hi Kristen,

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

Then we can review again....

What do you think?

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

Hi Camille,

See my comments below, in red....

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

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

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

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

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

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

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

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

Other items to note include the following:

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

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

Thanks!

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

Camille Leung

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

Hi Tay,

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

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

Thank you

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

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

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

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

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Camille Leung

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

Perfect! Thanks Camille.

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 13, 2018 3:01 PM
To: Kristen Outten <koutten@swca.com>
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FYI

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Cc: Jack Chamberlain
Subject: RE: Highland Estates Questions on Bio Survey

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

Thanks,
Tay

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

Hi Tay,

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

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

Thank you

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

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

Hi Jack,

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

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

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

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

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

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

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

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

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

larger. Regardless, to comply with the MMRP, we still need to consult with CDFW to work within the vicinity of a potential nest site.

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

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

Other items to note include the following:

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

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

Thanks!

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

Camille Leung

From: Camille Leung
Sent: Monday, December 17, 2018 3:59 PM
To: Kristen Outten
Subject: FW: Highland Estates Questions on Bio Survey
Attachments: MIG memo_Highland Lots 9 10 11 biology compliance November 2018 rev Dec 2018 with figures.pdf; MIG memo_Highland Lots 9 10 11 biology compliance June 2018.pdf

Hi Kristen,

Let us know if this is ok...Thanks!

From: Taylor Peterson [mailto:tpeterson@migcom.com]
Sent: Monday, December 17, 2018 2:04 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Ralph Osterling <ralph@ralphosterling.com>
Subject: RE: Highland Estates Questions on Bio Survey

Hi Camille,

Here is the revised memo for the most recent monitoring visits. We can initiate email contact with CDFW regarding a construction buffer.

With regard to your request for the nesting bird survey report, I have an email from you indicating that you received it. However, I took a look at it again, and noticed that we stated an incorrect date for when the woodrat houses were moved. The memo says "last year" when it should have said 2015. I have fixed that date and am resending the memo (attached) so that you can replace it in your files.

Thanks,
Tay

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

Hi Tay,

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

Thank you

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

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/5/2018 12:25:47 PM Pacific Standard Time
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Response: We work with Mark Allaback of Biosearch Associates when we need to relocated SFDW. He is a seasoned biological consultant, has a scientific collection permit, has completed a number of woodrat relocation studies, and has worked with CDFW on the methodology; therefore we value his expertise in this subject. Having come across this situation many times, we recently asked Mark to explain when woodrats can be moved. Here is his response:

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

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

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

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

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

Other items to note include the following:

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

Thanks!

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

Camille Leung

From: Liesje Nicolas <liesjenicolas@gmail.com>
Sent: Wednesday, December 19, 2018 11:14 AM
To: frankelt@pacbel.net
Cc: Deke & Corrin Brown; Sam Naifeh; Chris Misner; Pamela Merkadeau; John Nibbelin; Camille Leung; Rick Priola; Liesje Nicolas; Liesje Nicolas; Mark Luechtefeld; Dylan Ashbrook; Christine Tam; Christopher Karic; Dave Michaels; Steve Monowitz; Dave Pine
Subject: Fwd: Highland's Neighbors requests about Chamberlain project

Mr. Thomas Frankel
Owner, Hillside Garden Apartments

Dear Mr. Frankel,

We too are surprised and concerned that in recent years the County has not kept you in the loop, most especially on serious modifications in the Chamberlain project lots, for which we have asked public review by the Planning Commission. Examples of concern to your property The Hillside Garden Apartments, as well as Highlands residents include significant issues in grading, drainage, slope stability, and the highest fire danger classification in state and federal ratings.

Over two years ago Highlands residents sent in 200 letters asking the County to follow the conditions of approval which have been significantly ignored.

You are on record as involved in providing input and attending County meetings on the development proposal. Since 2010 public involvement has met with a baffling resistance. Unfortunately there are many such examples, after the County had worked extensively with area communities, you, and the owners of Crystal Springs Shopping Center as well as the applicant to arrive at the 2010 approval.

The email below outlines some of the concerns. The community has repeatedly informed the County about ignoring the conditions of approval, improper implementation of requirements under both County regulations and conditions of approval, depriving the public of review of significant changes made by the applicant (developer).

Best Regards,
Liesje Nicolas
President, Highlands Community Association

----- Forwarded message -----

From: Dave Michaels <dm94402@gmail.com>
Date: Wed, Dec 5, 2018 at 10:28 PM
Subject: Re: Highland's Neighbors requests about Chamberlain project
To: <smonowitz@smcgov.org>
Cc: Dave Pine <dpine@smcgov.org>, Deke & Corrin Brown <d.cbrown@comcast.net>, Sam Naifeh <samnaifeh@sbcglobal.net>, Chris Misner <chrismisner@yahoo.com>, Pamela Merkadeau <pamela@merkadeau.com>, <jnibbelin@smcgov.org>, cleung <cleung@smcgov.org>, Rick Priola <hcapres@gmail.com>, Liesje Nicolas <HighlandsCAPresident@gmail.com>, Liesje Nicolas <liesjenicolas@gmail.com>, Mark Luechtefeld <mluechtefeld@gmail.com>, Dylan Ashbrook

<dylanashbrook@gmail.com>, Christine Tam <tomfinke2010@gmail.com>, Christopher Karic <ckaric@sellarlaw.com>

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

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

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

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

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

Just a couple of brief examples:

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

The County's portal website is a place for citizens to visit for updates, since we are obviously not in the Planning Department from day-to-day. It's literally referred to as the Citizen's Portal. Therefore it should achieve its goal of updating Citizens, be updated frequently, and be written in clear layperson's language. However, the updates on this website are cryptic, sporadic and incomplete. For example: what does "Response to GEO comments" mean -- response from whom, to whom? Was the response verbal or in writing? And, most importantly: what was the response? Moreover, there are numerous comments on the portal regarding "resubmittals" of various documents. It would be appropriate for the comments to include what is different about these updated resubmittals, since we are not professional plan readers. For example: "builder submitted new civil plans on x date for lots x and y, which have updated drain placement". The overarching lack of info puts neighbors in a position where we don't even know what questions to ask or what documents to ask for. This was supposed to be resolved by putting the entire project record online and updating it regularly.

On that note, there is confusion among neighbors regarding the availability of the entire record online. Neighbors report the info to be incomplete and confusing. For example,

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

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

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

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

Finally, there has been a tremendous amount of discussion neighborhood-wide recently about "sinking" of Ticonderoga Road at the location of lots 5-8. The worrisome info that's widely circulating is that the reflectors installed along the fence at that site are for the purpose of height surveys, and that height surveys have been conducted by the county (by a separate department, unrelated to this project) at that location due to the history of landslides and erosion at that exact location. Folks seem extremely concerned - even scared - about this. I am not familiar with this issue. Can you shed any light about this, and provide any/all height surveys done at this location to the community? Surely these documents should be readily included in any discussion about construction, grading and trucking trips at lots 5-8, or be the basis for a new supplement to the EIR.

Mr. Monowitz: Please hold off on issuing any grading hard cards or permits until neighbors have received all project documents as promised and have been provided a reasonable amount of time to review and ask questions.

Neighbors: by way of this email, I am asking you to share and discuss these issues as widely and openly as possible with others who might not be copied on this email (including those who are not online, whom I might not know personally, or who have recently come on board in their involvement).

Best
Dave

On Tue, Jun 19, 2018 at 9:10 AM Steve Monowitz <smonowitz@smcgov.org> wrote:

Dear All,

County staff, with the assistance of Cotton Shires, has completed our initial review of the report submitted by the project engineer regarding the grading and earthwork activities required to complete the project. Yesterday, we submitted the following comments, which identify the need for clarifications and supplemental information. The response we receive from the project engineer will be made available for review once we receive it. Please feel free to contact me or Camille if you have questions in the meantime.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

Subject: County Comments on BKF Memo

Hi Roland,

Thank you for your memo of May 14, 2018. Here are the County's comments:

1. The earthwork volumes listed in BKF report for Lots 5-11 deviate from the 2015 Cornerstone report, as they do not include the amount of earthwork for landslide repair. For Lots 9-11, the grading volumes in Table 2 are the same as those shown on the Building plans as "excluding earthwork from site strippings and soil stabilization factors". For Lots 5-8, the grading volumes in Table 2 are the same as those shown on the Building plans as "excluding earthwork from geotechnical slope remediation activities".

Please update the grading volumes included in Table 2, as well as the narrative of the memo, to include the volume of grading required to implement the recommendations contained in the Cornerstone report, and a description of how implementation of these recommendations relates to the grading activities described by the May 14th memo.

2. Grading plans submitted to the Building Inspection Section for all lots do not show grading necessary for slope repair work. A separate building permit for slope repair for Lots 9-11 and Lots 5-8 will need to be submitted prior to issuance of Building permits for houses on these lots.

3. Please provide a separate analysis of grading and truck trips for Lots 9-11 and Lots 5-8, as there is a potential for rough grading on Lots 9-11 to be completed far in advance of grading on Lots 5-8. Please describe the estimated truck trips under a concurrent grading scenario for Lots 5-11 and under a separate grading phases (Lots 9-11 then Lots 5-8) scenario.

4. For Lots 9-11, please correct the net volume of material from 800 cu. yds. import to 800 cu. yds. export. Additional comments on the Drainage Plan and Grading Plan for Lots 9-11 will be provided to you by the County's Geotechnical Section in a separate letter.

Thank you

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

From: Dave Pine

Sent: Monday, June 11, 2018 10:13 PM

To: Deke & Corrin Brown <d.cbrown@comcast.net>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>
Subject: RE: Highland's Neighbors requests about Chamberlain project

In the event you have not already received it directly from the Planning Department, I have attached to this email a "*Technical Memorandum for Highland Estates Lots 5 -11 Grading Earthwork*" prepared by BKF dated May 14, 2018. BKF is the developer's civil engineer.

The BKF report is now being reviewed by Sherry Liu (a geotechnical engineer with the SMC Planning Department) and Steve Monowitz. As you have requested, and at my urging, the report will also be reviewed by Cotton Shires.

Based on my conversations with Steve Monowitz, it is my understanding that the developer would like to construct the homes on lots 9-11 and lots 5-8 at the same time. As you know, the homes on lots 9-11 have been on the cusp of receiving a building permit since the winter grading moratorium expired on April 15th. However, issuing a construction permit for the homes on lots 5-8 is contingent on whether the proposed changes to the grading plan for lots 5-8 are permissible under the permit approved by the Board of Supervisors on April 27, 2010.

By way of this email, I am asking Steve Monowitz to update all of us on the status of the review of the BKF report.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Steve Monowitz

Sent: Thursday, March 29, 2018 10:35 AM

To: Deke & Corrin Brown <d.cbrown@comcast.net>

Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; John Nibbelin <jnibbelin@smcgov.org>; Dave Pine <dpine@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

Dear Mr. and Mrs. Brown,

I wanted to add to Supervisor Pine's email and respond to the remaining issues that you raised in your email of March 26th.

The grading exception request for lots 9-11 referenced in your message was not approved. While the winter grading moratorium expires on April 15th, eliminating the requirement for an exception to the winter grading moratorium, we will continue to ensure that future grading activities are conducted in compliance with the conditions of approval and applicable regulations.

With regard to changes on lots 5-11, there have been no changes to lots 9-11 other than those described in the minor modification document provided to you by Supervisor Pine. We are currently working with the permittee to understand the scope of the changes to the grading plan for lots 5-8, and will provide more details about this matter once it is more fully understood. Any changes that are proposed will be carefully reviewed by both Cotton Shires and our Department's Geotechnical Engineer.

If you have any questions or need more information, please feel free to contact me.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

From: Dave Pine

Sent: Monday, March 26, 2018 11:58 PM

To: Deke & Corrin Brown <d.cbrown@comcast.net>

Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

Deke & Corin,

Thank you for your email that I received on Sunday.

Steve Monowitz, the Director of the Planning and Building Department, was not in the office on Monday. I will try to connect with him on Tuesday so we can review your inquiry and get back to you later this week.

In the meantime, attached are the documents that I have immediate access to:

- a) Proposed minor modifications to Lot 9 and Lot 11.
- b) Letter from Daniel Cucchi opposing the minor modifications.
- c) Letter from Chief Deputy County Counsel John Nibbelin responding to Mr. Cucchi's letter.
- d) Contract with SWCA Environmental Consultants dated January 12, 2018.

I believe documents a) through c) above respond to request 3) in your email.

The contract with SWCA Environmental Consultants was put in place as required by Condition of Approval A.4. That condition states:

“The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project...Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.”

The construction monitoring services to be provided by SWCA are described in Exhibit A to the contract beginning on page 11. I do not believe SWCA has been involved in reviewing changes in the grading plans, and I will check with Mr. Monowitz as to how that is being handled.

Once again, a more complete response to your inquiry will follow later this week.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]

Sent: Sunday, March 25, 2018 10:58 AM

To: Dave Pine <dpine@smcgov.org>; Liesje Nicolas <liesjenicolas@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>

Subject: Highland's Neighbors requests about Chamberlain project

Dear Supervisor Pine,

Regarding the Chamberlain development in the Highlands -

We have been unable to locate documentation for the following items.

- 1) There has been discussion about a decision on an 'Exception to the Grading Moratorium' for Mr. Chamberlain. Please provide the issues or other consideration for that decision, any related documents detailing that exception to grading, and its current status.
- 2) Please provide updates or changes on documents and maps for grading Lots 5-11. Especially the clarification for the grading.
- 3) You informed us that Mr. Daniel Cucchi sent a letter to the County regarding Minor Modification. Please send a copy of Mr. Cucchi's letter and the response from county counsel, which you mentioned to us.

When we met with Mr. Monowitz and later with you, we requested that Cotton Shires review current grading plans and any subsequent changes and to perform the construction monitoring on all lots. Please let us know the status of that request.

As you can imagine our entire neighborhood is watching all of this rain and contacting us regularly regarding this project.

This has become a major issue with your constituents in the Highlands and surrounding Communities. Our community made significant contributions to resolving and preventing problems with this project before you took office. Neighbors are concerned that the community's voices are being heard and responded to. Please let us know if we can be of any help.

Sincerely,

Deke & Corrin Brown

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Thursday, December 20, 2018 9:17 AM
To: Camille Leung
Subject: RE: Highland Estates Questions on Bio Survey

Hi Camille,

I still have some concerns regarding the woodrat avoidance measures. MIG's survey memo recommends installing a 10-foot avoidance buffer surrounding the woodrat houses on Lot 9 and 11 "until occupied houses can be relocated in late summer 2019 using the methods previously approved by CDFW." My concerns are as follows:

- MIG's memo suggests that the woodrat houses would have a 10-foot buffer throughout the breeding season, when young may be present. The MMRP requires that if young are present "a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with CDFG." A 10-foot buffer would suffice for the time being (winter); however, it would likely need to be expanded, in coordination with CDFG, if young are present during the breeding period. Follow up surveys during the breeding period would be required to confirm whether or not young are present. **Please note if young are present in spring/summer 2019, we would need to consult with CDFG to determine a suitable avoidance buffer. This could result in construction delays and possibly a reduced construction footprint.**
- The MMRP states: "If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space." MIG's memo references a woodrat relocation plan that was submitted to (and I assume approved by?) CDFG in 2015. **Did CDFG specifically say not to relocate in winter? If not, in accordance with the MMRP, we should be dismantling the woodrat houses now. This would reduce the risk of potential construction delays and/or a reduced footprint.**

Also, please note the preconstruction woodrat survey is valid within 30 days prior to the start of construction. The preconstruction survey was conducted on November 26, 2018, which means the survey is valid through next Tuesday (December 25, 2018). If ground disturbance does not commence by this time, then a follow-up survey would be required.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, December 17, 2018 3:59 PM
To: Kristen Outten <koutten@swca.com>
Subject: FW: Highland Estates Questions on Bio Survey

Hi Kristen,

Let us know if this is ok...Thanks!

From: Taylor Peterson [<mailto:tpeterson@migcom.com>]
Sent: Monday, December 17, 2018 2:04 PM

To: Camille Leung <cleung@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Ralph Osterling <ralph@ralphosterling.com>
Subject: RE: Highland Estates Questions on Bio Survey

Hi Camille,

Here is the revised memo for the most recent monitoring visits. We can initiate email contact with CDFW regarding a construction buffer.

With regard to your request for the nesting bird survey report, I have an email from you indicating that you received it. However, I took a look at it again, and noticed that we stated an incorrect date for when the woodrat houses were moved. The memo says "last year" when it should have said 2015. I have fixed that date and am resending the memo (attached) so that you can replace it in your files.

Thanks,
Tay

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 13, 2018 3:01 PM
To: Taylor Peterson <tpeterson@migcom.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>
Subject: FW: Highland Estates Questions on Bio Survey

Hi Tay,

Please revise your memo to incorporate comments from the County's Mitigation Monitor (see red text below) and more clearly state the next steps (i.e., CRLF survey immediately prior to the start of ground disturbance, consultation with CDFW to relocate woodrats during breeding season, etc). It would be helpful if you could categorize next steps in terms of "prior to construction", "during construction", etc. Please make sure your recommendations are consistent with the requirements listed in the MMRP. Revising conditions will require a modification of the permit, which will need Director approval.

Please send your revised Memo and we can take another look. Also, please send the nesting bird survey report from the June 2018 survey so that we have all necessary documentation for the final reports.

Thank you

Camille Leung, Senior Planner
Planning & Building Department
San Mateo County
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone - 650-363-1826
Fax – 650-363-4849

From: cleung@smcgov.org
To: jtuttlec@aol.com
Sent: 12/5/2018 12:25:47 PM Pacific Standard Time
Subject: Questions on Bio Survey

Hi Jack,

Please have Tay respond to the following questions/concerns regarding the dusky-footed woodrat and red-legged frog surveys from the County's mitigation monitor:

Dusky-footed woodrat survey – According to the pre-construction survey memo, three woodrat houses were observed on Lot 9, and one woodrat house was observed on Lot 11 (just outside the construction footprint). The survey memo recommends that a 10-foot avoidance buffer is installed around the woodrat houses “until they can be relocated in either March or August 2019 (due to breeding cycles).” Dusky-footed woodrat breeding period typically extends from February to July (some sources suggest December to September), with the majority of litters born in mid-spring. Relocating their houses in March or August, as the survey memo suggests, would be in conflict with MM BIO-2a. I'm curious to know Tay Peterson's rationale in recommending relocation in March or August.

Response: We work with Mark Allback of Biosearch Associates when we need to relocated SFDW. He is a seasoned biological consultant, has a scientific collection permit, has completed a number of woodrat relocation studies, and has worked with CDFW on the methodology; therefore we value his expertise in this subject. Having come across this situation many times, we recently asked Mark to explain when woodrats can be moved. Here is his response:

The optimal time to move woodrats in our area is Aug - Oct, but CDFW has approved March and may approve July, assuming the environmental conditions are good for live-trapping (no rain and temps above ~40 F, ideally 50 F). The intent is to avoid the pup rearing period of April-June (that may extend into July), and the winter when enviro conditions are poor for live-trapping and for relocated animals to get established. They are also less trappable in the winter.

Please also note that the mitigation measure was written some years ago, and more information has been collected about woodrat behavior in the interim.

If this is the case, I think we would need CDFW's approval before trapping/relocating woodrats during spring or summer months; especially since this contradicts our MMRP/CEQA documentation.

Furthermore, the survey memo suggests a 10-foot avoidance buffer. According to MM BIO-2a, if construction occurs around woodrat houses during the breeding season when young are present, the “fence shall be erected around a nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG.” In the event young are present at the woodrat houses on Lots 9 and 11, we would need to consult with CDFW to determine an appropriate buffer size, which would likely be more than 10 feet.

Response: In thinking about this a bit more, the intent of the 10 foot buffer is to protect the houses from direct disturbance during construction. It's typically demarcated in the field with plastic orange fencing so it is visible to workers, particularly any that are operating equipment. The fencing has holes in it large enough for a woodrat to pass through, or the rats can possibly climb it. The fencing can also be installed with a gap at the bottom for woodrat passage. We did not craft the mitigation language, but think this method, along with a biological monitor being present, would be acceptable to CDFW. Our understanding is that weatherization needs to happen in the near future, before the correct time of year to relocate the woodrats. The winterization is in a gully on the project site, which is not next to the woodrat houses. The applicant understands that the woodrats would be relocated at the appropriate time of year prior to the start of house pad grading and house construction on Lot 9, and that this may affect the construction schedule.

I agree in that a 10-foot buffer would be sufficient to protect the woodrat house from direct disturbance, and would be sufficient if only “winterization” were to occur (assuming winterization is limited to BMP installation?). However, if heavy equipment is operating within the vicinity of the nest, I anticipate the buffer will need to be sufficiently larger. Regardless, to comply with the MMRP, we still need to consult with CDFW to work within the vicinity of a potential nest site.

California red-legged frog survey – Mitigation Measure BIO-2d requires that “*immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs.*” According to the pre-construction survey memo, the red-legged frog survey was conducted on November 26, 2018. Frogs could easily move into the proposed disturbance area between November 26th and the start of construction, especially considering winter rains have begun and frogs are starting to disperse. To comply with MM BIO-2d and ensure there are no impacts to this species, the pre-construction red-legged frog survey should be conducted *immediately* prior to ground disturbance (i.e., the same day, or at the very most the day prior).

Response: The applicant understood that he would not be granted a building permit until this latest survey was conducted, and thus requested it. It is understood that another pre-construction survey(s) will be necessary for the lots prior to construction. Ok.

Other items to note include the following:

- The survey memo states that tree trimming occurred on “*Lot 9 sometime between June and November 2018.*” Mitigation Measures BIO-2b and BIO-2c require that nesting bird and focused bat surveys were conducted and a report is required (report required for MM BIO-2 only). I don’t know if a survey was conducted or a report was submitted, but I wanted to bring this to your attention just in case.
- Before construction begins on Lot 11, the exclusion fencing around the riparian area needs to be repaired to comply with Mitigation Measure BIO-5a. In addition, signs indicating that the fenced area is “restricted” need to be installed/maintained on the fence.

Response: If the applicant trimmed the trees it is assumed it was done just after the June 2018 pre-construction survey. The trees were topped, ostensibly to improve the view from the neighboring yard. The exclusion fencing on Lot 11 needs repair, but the signs are still intact and legible. They will be included on the repaired/replaced fence.

Thanks!

Taylor Peterson
Director of Biological Analysis
MIG, Inc.
2635 North First Street, Suite 149
San Jose, California 95134
Cell: (650) 400-5767

Camille Leung

From: Camille Leung
Sent: Thursday, December 20, 2018 9:30 AM
To: Taylor Peterson
Cc: Jack Chamberlain
Subject: FW: Highland Estates Questions on Bio Survey

Hi Tay,

Our Mitigation Monitoring Consultant still has some concerns regarding the woodrat avoidance measures. Please respond to the following comments. Once all the concerns have been addressed, the bio survey can be revised.

Please note the preconstruction woodrat survey is valid within 30 days prior to the start of construction. The preconstruction survey was conducted on November 26, 2018, which means the survey is valid through next Tuesday (December 25, 2018). If ground disturbance does not commence by this time, then a follow-up survey would be required. Many items are still pending for the building permits Lots 9-11. Please coordinate with the applicant regarding the timing of the next survey.

Mitigation Monitoring Consultant's Comments:

MIG's survey memo recommends installing a 10-foot avoidance buffer surrounding the woodrat houses on Lot 9 and 11 "until occupied houses can be relocated in late summer 2019 using the methods previously approved by CDFW." Her concerns are as follows:

- MIG's memo suggests that the woodrat houses would have a 10-foot buffer throughout the breeding season, when young may be present. The MMRP requires that if young are present "a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with CDFG." A 10-foot buffer would suffice for the time being (winter); however, it would likely need to be expanded, in coordination with CDFG, if young are present during the breeding period. Follow up surveys during the breeding period would be required to confirm whether or not young are present. **Please note if young are present in spring/summer 2019, we would need to consult with CDFG to determine a suitable avoidance buffer. This could result in construction delays and possibly a reduced construction footprint.**
- The MMRP states: "If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space." MIG's memo references a woodrat relocation plan that was submitted to (and I assume approved by?) CDFG in 2015. **Did CDFG specifically say not to relocate in winter? If not, in accordance with the MMRP, we should be dismantling the woodrat houses now. This would reduce the risk of potential construction delays and/or a reduced footprint.**

Thanks!

Camille Leung

From: Liesje Nicolas <liesjenicolas@gmail.com>
Sent: Friday, December 21, 2018 9:25 PM
To: frankelt@pacbell.net
Cc: Steve Monowitz; Dave Pine; Deke & Corrin Brown; Sam Naifeh; Chris Misner; Pamela Merkadeau; John Nibbelin; Camille Leung; Rick Priola; Liesje Nicolas; Mark Luechtefeld; Dylan Ashbrook; Christine Tam; Christopher Karic; Dave Michaels
Subject: Re: Highland's Neighbors requests about Chamberlain project

Resending with corrected address.

Mr. Thomas Frankel
Owner, Hillside Garden Apartments

Dear Mr. Frankel,

We too are surprised and concerned that in recent years the County has not kept you in the loop, most especially on serious modifications in the Chamberlain project lots, for which we have asked public review by the Planning Commission. Examples of concern to your property The Hillside Garden Apartments, as well as Highlands residents include significant issues in grading, drainage, slope stability, and the highest fire danger classification in state and federal ratings.

Over two years ago Highlands residents sent in 200 letters asking the County to follow the conditions of approval which have been significantly ignored.

You are on record as involved in providing input and attending County meetings on the development proposal. Since 2010 public involvement has met with a baffling resistance. Unfortunately there are many such examples, after the County had worked extensively with area communities, you, and the owners of Crystal Springs Shopping Center as well as the applicant to arrive at the 2010 approval.

The email below outlines some of the concerns. The community has repeatedly informed the County about ignoring the conditions of approval, improper implementation of requirements under both County regulations and conditions of approval, depriving the public of review of significant changes made by the applicant (developer).

Best Regards,
Liesje Nicolas
President, Highlands Community Association

On Wed, Dec 5, 2018 at 10:28 PM Dave Michaels <dm94402@gmail.com> wrote:

Dear Mr. Monowitz, I'm writing in reference to your email below dated 6/19 regarding grading changes and related documents, and in reference to Supervisor Pine's emails of September and October 2017 regarding the publication of the entire project history.

In Supervisor Pine's email of 9/19/17, he graciously promised the following:

"To provide as much transparency as possible, the Planning Director has decided to make available ALL public records concerning the Chamberlain development that have been generated since the Board of Supervisors approved the project on April 27, 2010.

Specifically, before the end of this month, staff will set up a page hosted on the Planning Department website where staff will post these public records. Staff will first post on this page the documents that have already been forwarded to you so that all of those documents will be in one place and available to anyone else who may be interested in viewing them. Staff will then add additional documents so that the entire record following the Board of Supervisors' action on April 27, 2010 will eventually be available to you and others."

After consulting with the various neighbor groups who have been trying to track this project, it appears there is a tremendous amount of confusion and frustration as to how to be kept up-to-date on the project.

Just a couple of brief examples:

- On 10/30, a 9/20 BKF letter was forwarded to neighbors by Camille Leung. This letter states that it is in response to "County of San Mateo comments received on September 9, 2018 via email for Highland Estates lots 5-11". However, I don't know where to locate said "comments" in order to make sense of BKF's letter.
- The county website portal page for the project references: "09/13/2018 Response to GEO soils info", "10/10/2018 Response to GEO comments" and "11/21/2018 Response to GEO comments". Again, I don't know where to locate these comments, this soil info, or the responses to them.

The County's portal website is a place for citizens to visit for updates, since we are obviously not in the Planning Department from day-to-day. It's literally referred to as the Citizen's Portal. Therefore it should achieve its goal of updating Citizens, be updated frequently, and be written in clear layperson's language. However, the updates on this website are cryptic, sporadic and incomplete. For example: what does "Response to GEO comments" mean -- response from whom, to whom? Was the response verbal or in writing? And, most importantly: what was the response? Moreover, there are numerous comments on the portal regarding "resubmittals" of various documents. It would be appropriate for the comments to include what is different about these updated resubmittals, since we are not professional plan readers. For example: "builder submitted new civil plans on x date for lots x and y, which have updated drain placement". The overarching lack of info puts neighbors in a position where we don't even know what questions to ask or what documents to ask for. This was supposed to be resolved by putting the entire project record online and updating it regularly.

On that note, there is confusion among neighbors regarding the availability of the entire record online. Neighbors report the info to be incomplete and confusing. For example, at <https://planning.smcgov.org/highlands-estates-subdivision-records> there is nothing about lots 1-4 and nothing at all for the past ten months (ten months during which crucial grading communication has occurred). If the "entire record following the Board of Supervisors' action on April 27, 2010" were intended to be made available to increase transparency, shouldn't all emails, letters or documents to, from and between members of the County Staff from 2010 to the present be uploaded to this page?

Since there are so many of us who are interested in/committed to remaining informed, how can we increase transparency right now? Several options I can think of are:

- complete the online project repository of the entire record from 2010 to the present, and update it on a regular schedule the neighbors can follow (example: at the end of each week)
- index the entire record reasonably clearly - where document titles and dates relate to contents, and where documents referenced on the Citizen's Portal are intuitive to locate

- provide reasonable time after the promised "entire record" has been uploaded -- for constituents to review, ask questions and share comments
- provide updates regularly, given the disruption to our lives, as to estimated timelines so we are mentally prepared for construction
- increase the radius for mailing notifications from 200 square feet to 600 square feet
- have an "opt-in" email notification list that mirrors the radius mailings (i.e. emailed same day as radius notification mailings)
- provide a clear process for the above email opt-in, that includes a confirmation when someone opts in
- more thorough, more frequent, and clearer language in the updates to county's Citizen Portal webpage
- keep the lines of communication open for feedback and refinements to these suggestions

I am writing this at a time when concern appears to be growing exponentially, not abating, in the Highlands about the scope of changes in this project. I am by no means a neighborhood spokesperson, and I'm only one of many concerned constituents. I can say with a fair amount of confidence, though, that the "weather" in the neighborhood about the changes to this project is characterized by confusion, dread, and a fair amount of fear. This seems unnecessary when we have the ability to increase transparency to keep citizens up to date and in-the-loop, so that we can feel as at ease as possible during a stressful and disruptive event such as neighborhood construction. My experience is that most of us around here are not "NIMBYs" and don't oppose the project as it was approved. Where people seem to be losing faith is in the gaps in communication and transparency as described here.

Finally, there has been a tremendous amount of discussion neighborhood-wide recently about "sinking" of Ticonderoga Road at the location of lots 5-8. The worrisome info that's widely circulating is that the reflectors installed along the fence at that site are for the purpose of height surveys, and that height surveys have been conducted by the county (by a separate department, unrelated to this project) at that location due to the history of landslides and erosion at that exact location. Folks seem extremely concerned - even scared - about this. I am not familiar with this issue. Can you shed any light about this, and provide any/all height surveys done at this location to the community? Surely these documents should be readily included in any discussion about construction, grading and trucking trips at lots 5-8, or be the basis for a new supplement to the EIR.

Mr. Monowitz: Please hold off on issuing any grading hard cards or permits until neighbors have received all project documents as promised and have been provided a reasonable amount of time to review and ask questions.

Neighbors: by way of this email, I am asking you to share and discuss these issues as widely and openly as possible with others who might not be copied on this email (including those who are not online, whom I might not know personally, or who have recently come on board in their involvement).

Best
Dave

On Tue, Jun 19, 2018 at 9:10 AM Steve Monowitz <smonowitz@smcgov.org> wrote:

Dear All,

County staff, with the assistance of Cotton Shires, has completed our initial review of the report submitted by the project engineer regarding the grading and earthwork activities required to complete the project. Yesterday, we submitted the following comments, which identify the need for clarifications and supplemental information. The response we receive from the project engineer will be made available for review once we receive it. Please feel free to contact me or Camille if you have questions in the meantime.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

Subject: County Comments on BKF Memo

Hi Roland,

Thank you for your memo of May 14, 2018. Here are the County's comments:

1. The earthwork volumes listed in BKF report for Lots 5-11 deviate from the 2015 Cornerstone report, as they do not include the amount of earthwork for landslide repair. For Lots 9-11, the grading volumes in Table 2 are the same as those shown on the Building plans as "excluding earthwork from site strippings and soil stabilization factors". For Lots 5-8, the grading volumes in Table 2 are the same as those shown on the Building plans as "excluding earthwork from geotechnical slope remediation activities".

Please update the grading volumes included in Table 2, as well as the narrative of the memo, to include the volume of grading required to implement the recommendations contained in the Cornerstone report, and a description of how implementation of these recommendations relates to the grading activities described by the May 14th memo.

2. Grading plans submitted to the Building Inspection Section for all lots do not show grading necessary for slope repair work. A separate building permit for slope repair for Lots 9-11 and Lots 5-8 will need to be submitted prior to issuance of Building permits for houses on these lots.

3. Please provide a separate analysis of grading and truck trips for Lots 9-11 and Lots 5-8, as there is a potential for rough grading on Lots 9-11 to be completed far in advance of grading on Lots 5-8. Please describe the estimated truck trips under a concurrent grading scenario for Lots 5-11 and under a separate grading phases (Lots 9-11 then Lots 5-8) scenario.

4. For Lots 9-11, please correct the net volume of material from 800 cu. yds. import to 800 cu. yds. export. Additional comments on the Drainage Plan and Grading Plan for Lots 9-11 will be provided to you by the County's Geotechnical Section in a separate letter.

Thank you

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

From: Dave Pine

Sent: Monday, June 11, 2018 10:13 PM

To: Deke & Corrin Brown <d.brown@comcast.net>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>

Cc: Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

In the event you have not already received it directly from the Planning Department, I have attached to this email a "Technical Memorandum for Highland Estates Lots 5 -11 Grading Earthwork" prepared by BKF dated May 14, 2018. BKF is the developer's civil engineer.

The BKF report is now being reviewed by Sherry Liu (a geotechnical engineer with the SMC Planning Department) and Steve Monowitz. As you have requested, and at my urging, the report will also be reviewed by Cotton Shires.

Based on my conversations with Steve Monowitz, it is my understanding that the developer would like to construct the homes on lots 9-11 and lots 5-8 at the same time. As you know, the homes on lots 9-11 have been on the cusp of receiving a building permit since the winter grading moratorium expired on April 15th. However, issuing a construction permit for the homes on lots 5-8 is contingent on whether the proposed changes to the grading plan for lots 5-8 are permissible under the permit approved by the Board of Supervisors on April 27, 2010.

By way of this email, I am asking Steve Monowitz to update all of us on the status of the review of the BKF report.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Steve Monowitz

Sent: Thursday, March 29, 2018 10:35 AM

To: Deke & Corrin Brown <d.cbrown@comcast.net>

Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; John Nibbelin <jnibbelin@smcgov.org>; Dave Pine <dpine@smcgov.org>

Subject: RE: Highland's Neighbors requests about Chamberlain project

Dear Mr. and Mrs. Brown,

I wanted to add to Supervisor Pine's email and respond to the remaining issues that you raised in your email of March 26th.

The grading exception request for lots 9-11 referenced in your message was not approved. While the winter grading moratorium expires on April 15th, eliminating the requirement for an exception to the winter grading moratorium, we will continue to ensure that future grading activities are conducted in compliance with the conditions of approval and applicable regulations.

With regard to changes on lots 5-11, there have been no changes to lots 9-11 other than those described in the minor modification document provided to you by Supervisor Pine. We are currently working with the permittee to understand the scope of the changes to the grading plan for lots 5-8, and will provide more details about this matter once it is more fully understood. Any changes that are proposed will be carefully reviewed by both Cotton Shires and our Department's Geotechnical Engineer.

If you have any questions or need more information, please feel free to contact me.

Sincerely,

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

From: Dave Pine
Sent: Monday, March 26, 2018 11:58 PM
To: Deke & Corrin Brown <d.cbrown@comcast.net>
Cc: Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>
Subject: RE: Highland's Neighbors requests about Chamberlain project

Deke & Corin,

Thank you for your email that I received on Sunday.

Steve Monowitz, the Director of the Planning and Building Department, was not in the office on Monday. I will try to connect with him on Tuesday so we can review your inquiry and get back to you later this week.

In the meantime, attached are the documents that I have immediate access to:

- a) Proposed minor modifications to Lot 9 and Lot 11.
- b) Letter from Daniel Cucchi opposing the minor modifications.
- c) Letter from Chief Deputy County Counsel John Nibbelin responding to Mr. Cucchi's letter.
- d) Contract with SWCA Environmental Consultants dated January 12, 2018.

I believe documents a) through c) above respond to request 3) in your email.

The contract with SWCA Environmental Consultants was put in place as required by Condition of Approval A.4. That condition states:

"The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project...Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration."

The construction monitoring services to be provided by SWCA are described in Exhibit A to the contract beginning on page 11. I do not believe SWCA has been involved in reviewing changes in the grading plans, and I will check with Mr. Monowitz as to how that is being handled.

Once again, a more complete response to your inquiry will follow later this week.

Best,

Dave

Dave Pine

President

San Mateo County Board of Supervisors

400 County Center, 1st Floor

Redwood City, CA 94063

(650) 363-4571 (w)

(650) 814-3103 (m)

dpine@smcgov.org

From: Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]

Sent: Sunday, March 25, 2018 10:58 AM

To: Dave Pine <dpine@smcgov.org>; Liesje Nicolas <liesjenicolas@gmail.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>

Subject: Highland's Neighbors requests about Chamberlain project

Dear Supervisor Pine,

Regarding the Chamberlain development in the Highlands -

We have been unable to locate documentation for the following items.

1) There has been discussion about a decision on an 'Exception to the Grading Moratorium' for Mr. Chamberlain. Please provide the issues or other consideration for that decision, any related documents detailing that exception to grading, and its current status.

2) Please provide updates or changes on documents and maps for grading Lots 5-11. Especially the clarification for the grading.

3) You informed us that Mr. Daniel Cucchi sent a letter to the County regarding Minor Modification. Please send a copy of Mr. Cucchi's letter and the response from county counsel, which you mentioned to us.

When we met with Mr. Monowitz and later with you, we requested that Cotton Shires review current grading plans and any subsequent changes and to perform the construction monitoring on all lots. Please let us know the status of that request.

As you can imagine our entire neighborhood is watching all of this rain and contacting us regularly regarding this project.

This has become a major issue with your constituents in the Highlands and surrounding Communities. Our community made significant contributions to resolving and preventing problems with this project before you took office. Neighbors are concerned that the community's voices are being heard and responded to. Please let us know if we can be of any help.

Sincerely,

Deke & Corrin Brown

Camille Leung

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, December 27, 2018 11:04 AM
To: Camille Leung; Sherry Liu
Cc: Jack Chamberlain; Steve Monowitz; John Brennan
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Yes but I need a schedule from Jack's Son, Noel to support my letter. I am in a holding pattern on this last item. Hopefully, Jack can clarify.

Scott

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 27, 2018 11:02 AM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; Sherry Liu <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Steve Monowitz <smonowitz@smcgov.org>; John Brennan <jbrennan@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Hi Scott - Are you working on the letter to support wet season grading at Lots 9-11?

Hi Jack – Are you still pursuing Building Permits for Lots 9-11 in the wet season? Please provide an update as listed items of my email of 11/27/18 are still outstanding.

Thanks!

From: Scott Fitinghoff [<mailto:sfitinghoff@cornerstoneearth.com>]
Sent: Thursday, December 27, 2018 10:33 AM
To: Sherry Liu <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

This time with Stamp...

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Scott Fitinghoff
Sent: Thursday, December 27, 2018 10:24 AM
To: 'Sherry Liu' <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Done, see attached.

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Sherry Liu <xliu@smcgov.org>
Sent: Monday, December 3, 2018 8:39 AM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Hi Scott,

The Geotechnical Section of Planning and Building Department has conditionally approved the 11/21/2018 plans submitted for Lot 9, which included the riprap details for Lot 10, and 11/27/2018 plans submitted for Lot 11. Please make sure that the final riprap details for Lot 10 match the approved ones in Lot 9.

Attached is the Geotechnical Consultant Approval Form. Please sign and stamp Section I and email back to me.

Thank you!

All the best,
Sherry

Camille Leung

From: Sherry Liu
Sent: Thursday, December 27, 2018 11:51 AM
To: Scott Fitinghoff
Cc: Jack Chamberlain; Camille Leung; Steve Monowitz
Subject: Re: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Thank you Scott.
Please refer to Camille's list for all the remaining items.

Happy Holidays!
Sherry

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, December 27, 2018 10:32:34 AM
To: Sherry Liu
Cc: Jack Chamberlain; Camille Leung; Steve Monowitz
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

This time with Stamp...

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

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Sent: Thursday, December 27, 2018 10:24 AM
To: 'Sherry Liu' <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Done, see attached.

Sincerely,

Scott E. Fitinghoff, P.E., G.E.
Principal Engineer
408-747-7503 (cell)



1259 Oakmead Parkway
Sunnyvale | California 94085
T 408-245-4600 Ext. 103 | F 408-245-4620

From: Sherry Liu <xliu@smcgov.org>
Sent: Monday, December 3, 2018 8:39 AM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

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Thank you!

All the best,
Sherry

NEXGEN

BUILDERS, INC.

RECEIVED

MAR 18 2014

San Mateo County
Planning Division

Transportation plan for Highland Estates Phase 1 Bunker Hill Drive

All delivery, dump, or concrete trucks will leave the site by going down Bunker Hill Drive to Polhemus, traveling to the 92 Freeway to Highway 101. They will arrive on the same route in reverse.

Any trucking activities will be scheduled after the peak traffic hours of 7:30 am to 8:30 am and before the peak evening hours of 5:00 pm to 6:00 pm. Peak traffic hours were determined by the Highland Estates Administrative Draft Transportation impact study done in Sept. 2008.



Transportation plan for Highland Estates Phase 2

Accessing Cobble Hill, Cowpens and Ticonderoga Roads

All deliveries, dump or concrete trucks will arrive to the construction sites at Ticonderoga road, Cowpens road and Cobble Hill road by way of Highway 92 to Polhemus Road to Ticonderoga Road. All trucks and deliveries will exit along the same route in reverse.

Any truck and deliveries will be scheduled after peak traffic hours of 7:30 to 8:30 AM and before the peak evening hours of 5:00 to 6:00 PM. Peak traffic hours were determined by the Highlands Estates Administrative Draft transportation impact study done in September of 2008.

NEXGEN

BUILDERS, INC.

RECEIVED

MAR 18 2014

San Mateo County
Planning Division

Transportation plan for Highland Estates Phase 1 Bunker Hill Drive

All delivery, dump, or concrete trucks will leave the site by going down Bunker Hill Drive to Polhemus, traveling to the 92 Freeway to Highway 101. They will arrive on the same route in reverse.

Any trucking activities will be scheduled after the peak traffic hours of 7:30 am to 8:30 am and before the peak evening hours of 5:00 pm to 6:00 pm. Peak traffic hours were determined by the Highland Estates Administrative Draft Transportation impact study done in Sept. 2008.

Date: November 15, 2018
Project No.: 230-1-6

Prepared For: Mr. Jack Chamberlain
TICONDEROGA PARTNERS, LLC
655 Skyway, Suite 230
San Carlos, California 94070

Re: Geotechnical Consultation and
Response to County of San Mateo
Geotechnical Comment
Highlands Estates (Lots 9 and 10)
San Mateo, California

County of San Mateo Geotechnical File Number
BLD2016-00158--00164

Dear Mr. Chamberlain:

As requested, this letter presents our geotechnical consultation and response to the recent final County of San Mateo geotechnical comment for Lots 9 and 10 for the above referenced project, received via email on October 30, 2018. Following the email from Ms. Camille Leung, on October 31, we had a phone call with yourself, BKF, and San Mateo County staff (Ms. Sherry Liu and Ms. Camille Leung) to discuss the final review comment and our recommendations to address the comment. This letter documents our response to the comment and geotechnical recommendations.

Our services were performed in accordance with our proposal and agreement, dated April 20, 2016. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. Our Geotechnical Review of Foundation and Civil Plans for Lots 9 to 11 were presented in three letters (one for each lot) dated December 2, 2016. We also prepared a document titled "Recommended Standard Operating Procedure (SOP) for NOA Intrusive Work, Lots 9 to 11, Highland Estates" dated March 17, 2017. We have previously prepared a letter titled "Response to County of San Mateo Planning Comments – Conditions 37 and 38, San Mateo Highlands (Lots 9 to 11)" dated September 25, 2017. We also prepared at letter titled, "Geotechnical Consultation and Response to County of San Mateo Geotechnical Comments, San Mateo Highlands (Lots 9 to 10) dated July 8, 2018. Additionally, we prepared a letter titled "Response to County of San Mateo Planning Comments Dated September 5, 2018 on Lots 5 to 11" dated September 21, 2018.

Response to Comment October 30, 2018 for Lot 9 and 10

Comment #1: *As the slope below the riprap is 2:1 as shown on BKF Sheet C9.71 for Lot 9 (dated 10-8-18), if water must be discharged across the face of a steep fill slope, then County requires the implementation of one of the following measures:*

1. *Construction of a type of impermeable barrier utilized to isolate the surface waters from the fill material. NOTES: This measure will need to be shown on the civil plans and require another round of revision and review. If earth materials for fill construction are of a type that creep at a 2:1 slope, then a hard grouted rock channel may not be a good solution.*

OR

2. *Implementation of an Annual Monitoring requirement over 5 years, specifically for year 1, 2 and 5, that would allow visual detection and mandatory correction of any problems that become evident with this proposed drainage system design. NOTES: As drainage is shared between Lots 9 and 10, cost of monitoring could also be shared by the 2 homeowners. This measure will not require another round of plan revision or review but a legal mechanism will need to be applied prior to sale OR at the time of Final Inspection, whichever is earliest.*

Please let us know which measure you intend to implement to proceed with permits for these lots.

CEG Response:

As we discussed, the project owner would like to implement the first option to address the above comments. As shown on Sheets C9.71 and C9.93 of the project Civil Plans, the rip rap slope protection will be underlain Marifi FW 700 geotextile fabric or approved equal. We do not recommend the rip rap be hard grouted because that will reduce rock's function of dissipating energy and slowing down the water after being discharged into the rock lined channel. As an alternative to grouting the rock to create an impermeable barrier to isolate the surface water from the underlying fill material, we recommend placing a select fill material consisting of quarry fines mixed with cement beneath the rip rap and geotextile fabric. We have made revisions to Sheets C9.71, C9.91 and C9.93 (see attached) showing the thickness and lateral extent of the select fill material beneath the rock lined channel. We recommend that the Quarry Fines from Stevens Creek Quarry be mixed with bulk cement on-site, moisture conditioned and compacted as recommended in our report. We recommend about 3 percent cement (i.e. 4 pounds of cement per cubic foot of Quarry Fines, compacted in-place). The spreading of the cement would likely need to be done by hand at the job site prior to the placement in the fill. Our representative should be on-site during placement to verify the percentage of cement being used in the fill as well as monitoring mixing of the cement, moisture conditioning, and compaction. The material should be compacted within 2 to 4 hours of the initial mixing of the cement. The cement treated select fill material would not be subject to soil creep.

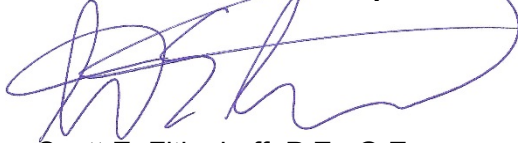
Closure

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the property at 2184 and 2185 Cobblehill Place (Lots 9 and 10) in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.



Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer

SEF:sef

Addressee (1 by email)

Attachments: Revised Civil Plan Sheets C9.71, C9.91 and C9.93



Revisions	No.	Date	Scale	AS SHOWN	Design	DRAWN	NH	Approved	RH/JT	Job No.
		10/08/2018								950168-20

SAN MATEO COUNTY DEPARTMENT
 OF
 PUBLIC WORKS
 REDWOOD CITY
 CALIFORNIA

SCALE: NONE
 DATE: 6/95
 REVISED: 7/97

DRAWN BY: M.L.
 CHECK BY: D.M.W.
 APPROVED BY: N.R.C.

**STANDARD TRENCH BACKFILL
 AND BEDDING DETAIL**

W-10

SAN MATEO COUNTY
 STANDARD TRENCH BACKFILL & BEDDING DETAIL

6
 NTS

OUTLET STRUCTURE

NTS

NOTES:
 1. ALL HEADWALLS SHALL BE PLASTIC AND CONSTRUCTED IN CONFORMANCE WITH CALTRANS STANDARD PLAN D94A AND SECTION 70-5.02 OF THE CALTRANS STANDARD SPECIFICATIONS, 2015.
 2. PIPE MATERIAL TO BE HDPE, CORRUGATED EXTERIOR WITH SMOOTH INTERIOR.
 3. CONCRETE THRUST BLOCK TO BE PCC.
 4. AREA OF ROCK RIP-RAP OUTFALL/EROSION PROTECTION IN ACCORDANCE WITH VELOCITY DISSIPATION DEVICES EC-10 OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP HANDBOOK, JANUARY 2011.
 5. OUTFALL PROTECTION MATERIAL:
 -CALTRANS ROCK SLOPE PROTECTION FABRIC WITH NO. 2 BACKING CONFORMING TO SECTION 72 OF THE CALTRANS STANDARD SPECIFICATIONS.
 -CALTRANS NO. 2 TO BE ~8" SIZE ANGULAR ROCK (25 LBS, TYP.) BROWN TO DARK BROWN/BLACK IN COLOR.
 6. KEYWAYS SHALL BE EVENLY SPACED ALONG THE RIP-RAP LENGTH.
 7. SEE SHEETS C9.91 AND C9.93 FOR CEMENT TREATED QUARRY FINES.

4
 NTS

AT-GRADE FLOW-THROUGH PLANTER

NTS

NOTES:
 1. PLACE 2"-5" DIAMETER RIVER ROCK AROUND OVERFLOW, GROUT IN PLACE, COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.
 2. PLANTING, SEE LANDSCAPE PLANS.
 3. OVERFLOW SDDI, SEE UTILITY PLAN FOR LOCATIONS.
 4. PRE-FABRICATED PLANTER BOX, COLOR TO MATCH NATURAL SURROUNDING VEGETATION (LIGHT GREEN OR BEIGE). COLOR SAMPLES TO BE PROVIDED BY THE CONTRACTOR FOR COUNTY APPROVAL PRIOR TO CONSTRUCTION OF PLANTERS.
 5. TOP OF PLANTER/FREEBOARD ELEV PER PLAN
 6" MIN FREEBOARD
 12" PONDING DEPTH
 BOT OF PONDING ELEV PER PLAN
 18" BIOTREATMENT SOIL MIX (BSM)
 12" MIN CLASS II PERMEABLE NON-COMPACTED MATERIAL (PER SECTION 68-1.025)
 BOT OF PLANTER ELEV PER PLAN
 6. SITE RUNOFF, SEE UTILITY PLANS
 7. SD PIPE SEE UTILITY PLAN FOR LOCATIONS

3
 NTS

SAN MATEO COUNTY DEPARTMENT
 OF
 PUBLIC WORKS
 REDWOOD CITY
 CALIFORNIA

SCALE: NONE
 DATE: 6/95
 REVISED: 7/97

DRAWN BY: M.L.
 CHECK BY: R.O.
 APPROVED BY: N.R.C.

GENERAL NOTE:
 FRAME AND COVER SHALL MEET OR EXCEED THE REQUIREMENTS OF AASHTO H-20 LOADING.

**SANITARY SEWER
 MANHOLE COVER, FRAME
 AND STRAP DETAIL**

C-2

**SANITARY SEWER
 FLUSHING INLET
 COVER**

NTS

NOTES:
 * ALL MATERIALS USED SHALL CONFORM TO ASTM SPEC. A-159-707-G3000 OR U.S. GOV'T SPEC. 001-653
 * ALL MATERIALS USED SHALL CONFORM TO ASTM SPEC. A-159-641-G3000 OR U.S. GOV'T SPEC. 001-653
 * MANHOLE STRAP TO BE USED IN OFF ROAD AREA WHERE SPECIFIED BY THE ENGINEER
 * U-BOLTS, NUT & STRAP SHALL BE HOT DIP GALVANIZED AFTER FABRICATION
 * USE STORM DRAIN FOR STORM DRAINAGE SYSTEM

2
 NTS

SAN MATEO COUNTY DEPARTMENT
 OF
 PUBLIC WORKS
 REDWOOD CITY
 CALIFORNIA

SCALE: NONE
 DATE: 6/95
 REVISED: 7/97

DRAWN BY: D.P.
 CHECK BY: R.O.
 APPROVED BY: N.R.C.

SANITARY SEWER MANHOLE DETAIL

C-1

NTS

NOTES:
 1. ALL STEEL TO BE 3" CLEAR.
 2. LAY PIPE THRU M.H. WHEN POSSIBLE.
 3. M.H. SHELF SHALL BE MORTAR TO A SLOPE OF 2"/FT.
 4. THERE SHALL BE NO STEPS IN THE MANHOLE.
 5. PREFORMED PLASTIC SEALING GASKET SHALL BE "RAM-NEK" OR APPROVED EQUAL.
 6. IN THE EVENT PVC OR ABS PIPES ARE APPROVED, STANDARD WATER STOPS SHALL BE INCORPORATED INTO THE MANHOLE BASE.
 7. OTHER APPLICABLE DETAIL: C-2
 8. MANHOLE THROAT LOCATION TO BE OPPOSITE THE LARGEST SHELF AREA OR AS DIRECTED BY THE ENGINEER.
 * PROVIDE WYE IN MANHOLE BASE
 * PROVIDE MANUFACTURED ELBOW FOR CONNECTION TO INCOMING PIPE WHEN POSSIBLE. CONCRETE CHANNELIZATION, OTHERWISE AS DIRECTED BY THE ENGINEER.
 * FOR MODIFY MANHOLE USE MORTAR CHANNELIZATION, AS DIRECTED BY THE ENGINEER.

1
 NTS

7
 NTS

DROP INLET

NTS

NOTES:
 1. DROP INLET SHALL BE CENTRAL PRECAST OR APPROVED EQUAL.
 2. AN ENGINEERED PRECAST DROP INLET UNIT CAN BE USED AS AN ALTERNATE.

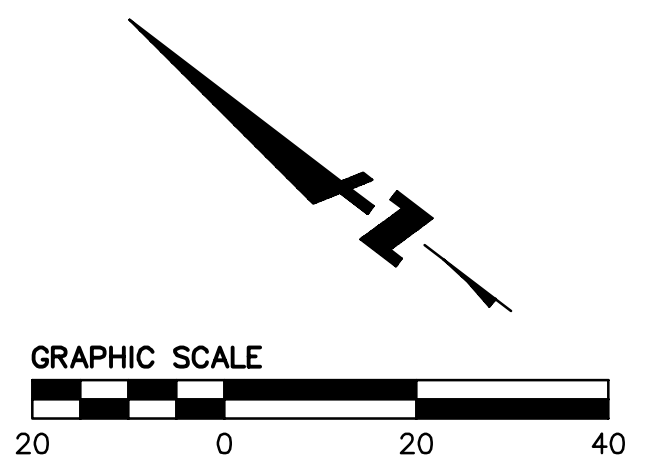
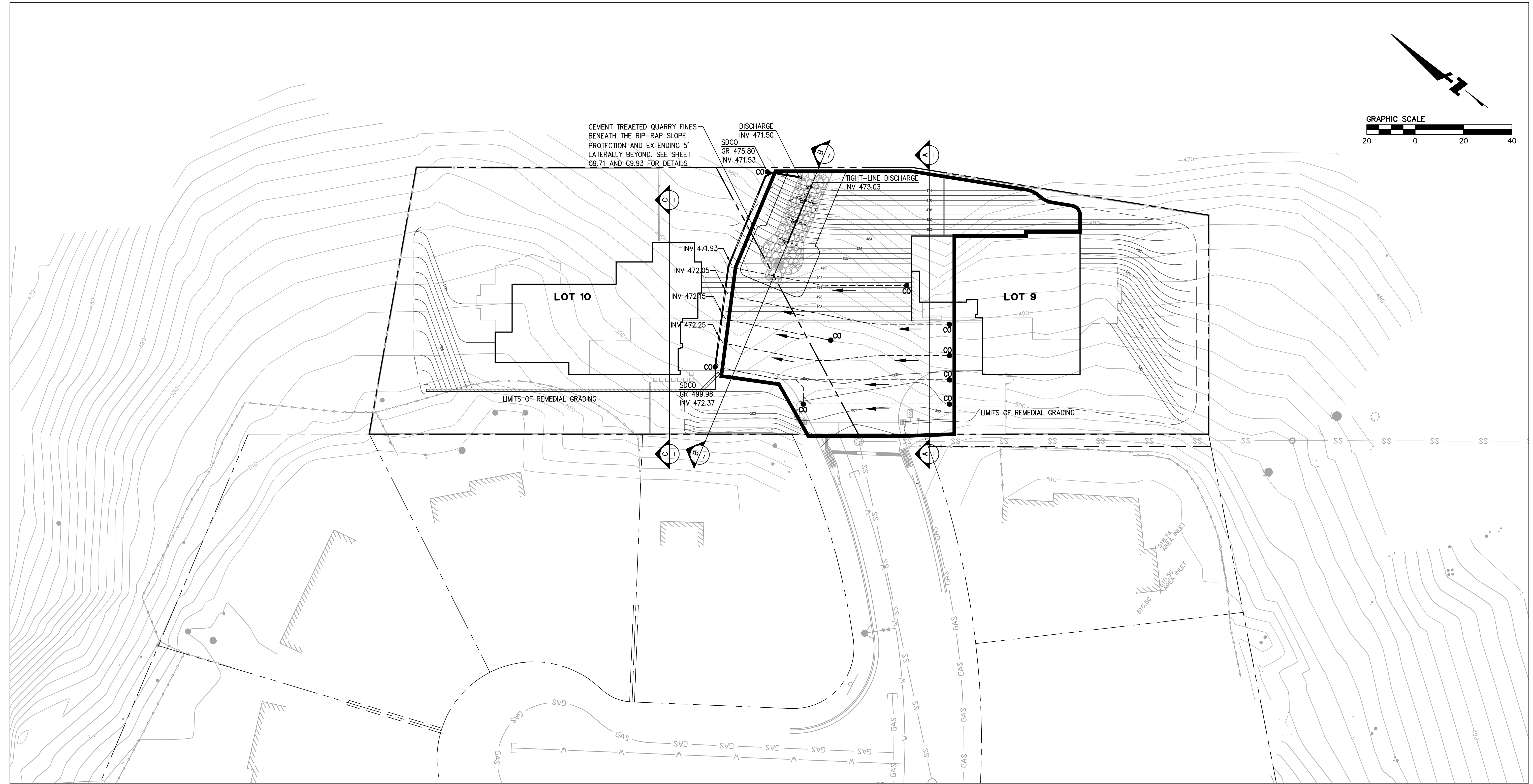
5
 NTS

DRAWING NAME: K:\Projects\950168.dwg EXHIBITS\2018-11-06 Geotechnical Exhibits\C9.71-HECDDT.dwg
 PLOT DATE: 11-08-18
 PLOTTED BY: hait



HIGHLAND ESTATES
LOT 9 IMPROVEMENT PLANS
GEOTECHNICAL MITIGATION PLAN (LOTS 9 AND 10)
CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

DRAWING NAME: K:\eng05\950168\dwg\EXHIBITS\2018-11-06 Geotechnical Exhibits\C9_91.dwg
PLOT DATE: 11-08-18 PLOTTED BY: h011



LEGEND



AREA OF OVER-EXCAVATION, KEYING, AND BENCHING FOR FILL REMOVAL (I.E. REMEDIAL GRADING). (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION). ALSO SEE SHEETS C9.30, C9.40, C9.92 AND C9.93 FOR EARTHWORK, KEYING, BENCHING, AND SUBDRAIN MITIGATION DETAILS.



4" PERFORATED SUBDRAIN FOR KEYWAY, NOTE THE FINAL LOCATIONS OF THE SUBDRAIN WILL BE DETERMINED BY CORNERSTONE DURING CONSTRUCTION, ARROW IS ANTICIPATED DIRECTION OF FLOW.

BKF HAS PREPARED THESE PLANS BASED ON CORNERSTONE EARTH GROUP GEOTECHNICAL INVESTIGATION, AND RECOMMENDATIONS.



JONATHAN TANG, P.E.

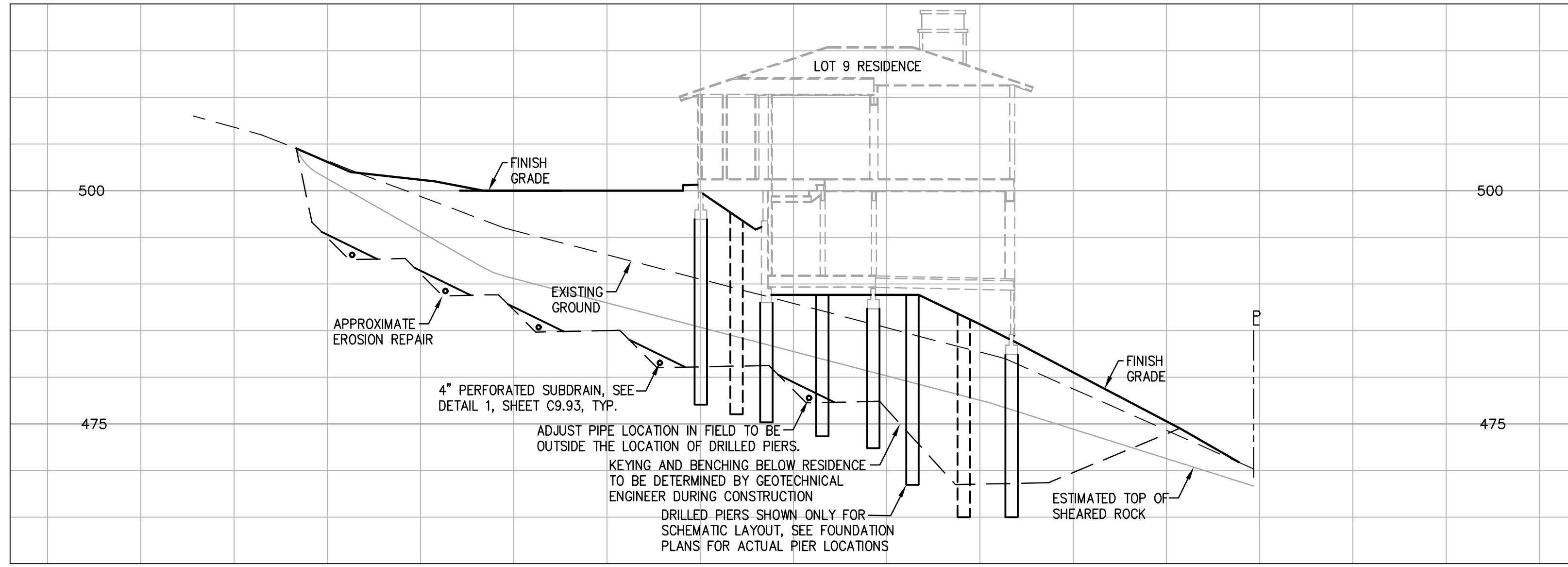


SCOTT E. FITTINGHOFF, P.E., G.E.

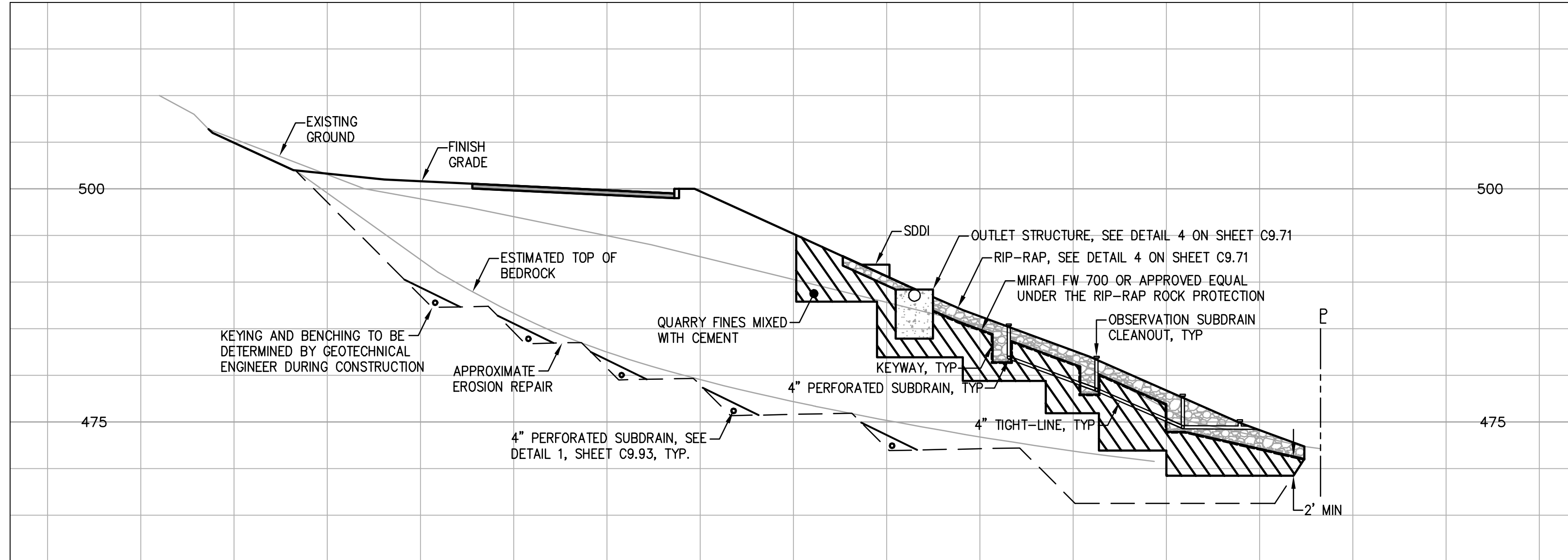
THE UNDERSIGNED GEOTECHNICAL ENGINEER HAS PERFORMED A GEOTECHNICAL INVESTIGATION AT THE SITE INCLUDING PERFORMING FIELD INVESTIGATION, LABORATORY TESTING, ENGINEERING ANALYSIS, AND REPORT PREPARATION AS DESCRIBED IN THE OCTOBER 30, 2015 REPORT BY CORNERSTONE EARTH GROUP, INC. FOR THE PROJECT. THE GEOTECHNICAL ASPECTS OF THESE PLAN SHEETS HAVE BEEN PREPARED AND REVIEWED BY THE UNDERSIGNED GEOTECHNICAL ENGINEER AND ARE BASED UPON LIMITATIONS DESCRIBED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE PLANS ARE NOT A STAND-ALONE DOCUMENT AND SHOULD BE CONSIDERED AS PART OF THE GEOTECHNICAL INVESTIGATION REPORT. THE GEOTECHNICAL DESIGN ASPECTS IN THESE PLANS ARE CONTINGENT UPON A GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST OBSERVING CERTAIN ASPECTS OF THE PROJECT GRADING. THESE PLANS ARE SUBJECT TO MODIFICATION AND REVISION DURING CONSTRUCTION BASED ON THE FIELD CONDITIONS ENCOUNTERED.

Revisions	
No.	Date
	10/8/2018
	Scale 1"=20'
	Design RH
	Drawn NH
	Approved RH/JT
	Job No. 950168-20

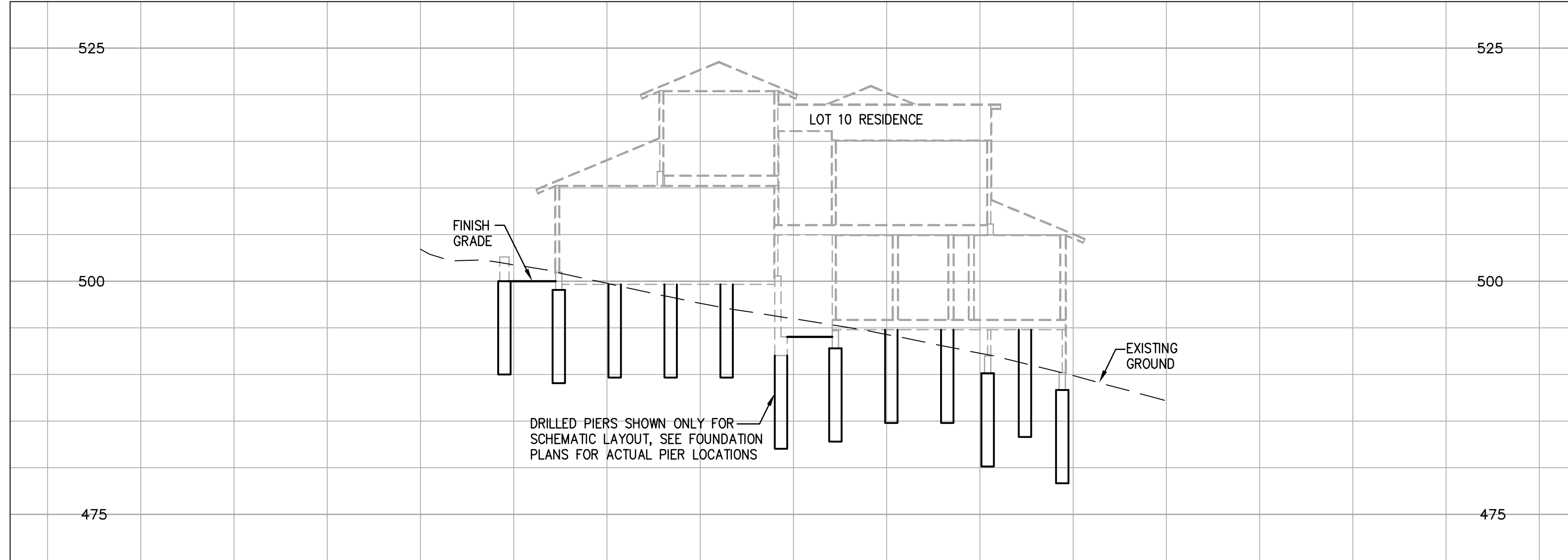
Sheet Number: **C9.91**
OF



A-A CROSS SECTION
 SCALE: 1"=10'



B-B CROSS SECTION
 SCALE: 1"=10'



C-C CROSS SECTION
 SCALE: 1"=10'

DRAINAGE MATERIAL

ALTERNATIVE 1

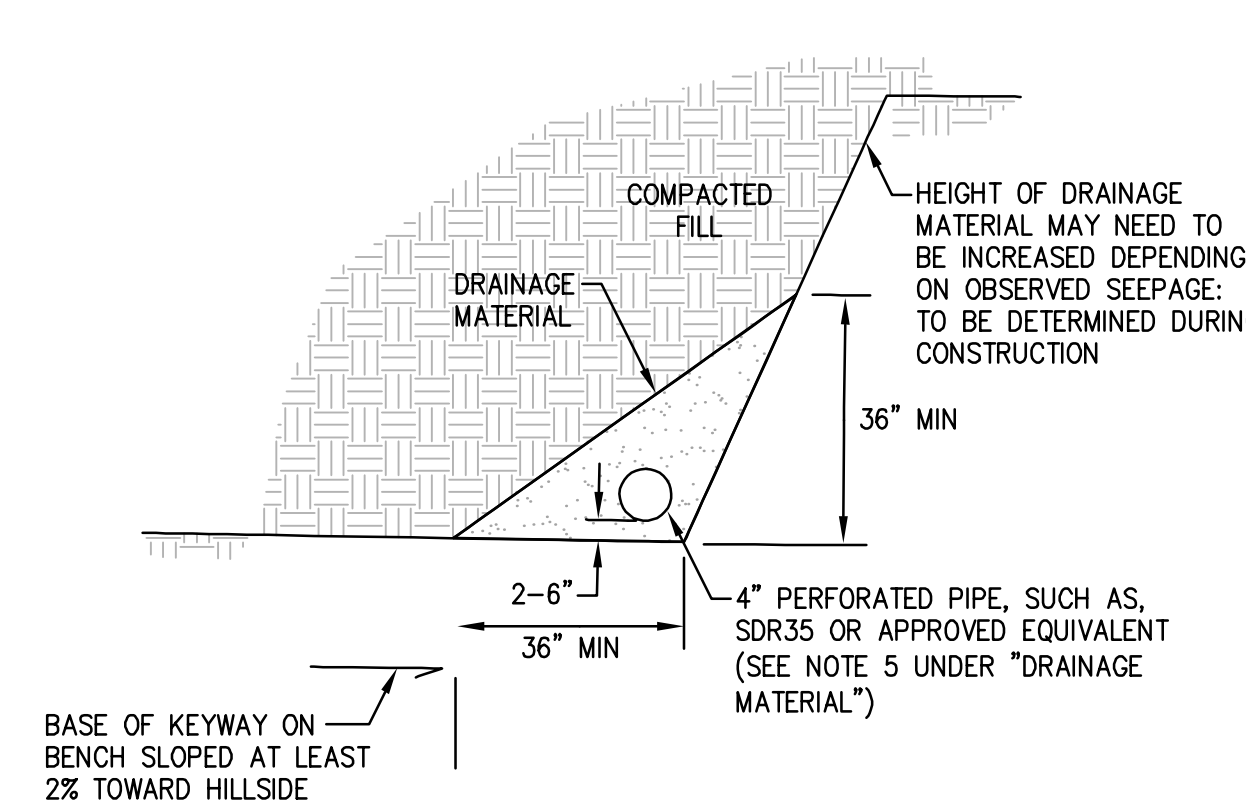
CLASS 2 PERMEABLE MATERIAL
 (CALTRANS STANDARD SPECS - LATEST EDITION)
 MATERIAL SHALL CONSIST OF CLEAN, COARSE SAND AND GRAVEL OR
 CRUSHED STONE, CONFORMING TO THE FOLLOWING GRADATION
 REQUIREMENTS:

SIEVE SIZE	% PASSING SIEVE
1"	100
3/4"	90-100
3/8"	40-100
#4	25-40
#8	18-33
#30	5-15
#50	0-7
#200	0-3

ALTERNATIVE 2

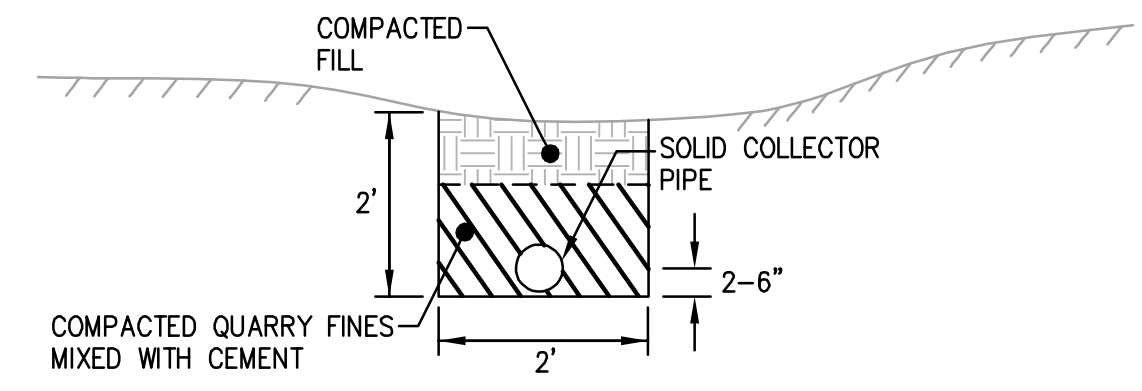
1/2 - TO 3/4- INCH CLEAN CRUSHED ROCK OR GRAVEL WRAPPED IN
 FILTER FABRIC
 ALL NON-WOVEN FILTER FABRIC SHALL MEET THE FOLLOWING MINIMUM
 AVERAGE ROLL VALUES UNLESS OTHERWISE SPECIFIED BY
 CORNERSTONE EARTH GROUP

GRAB STRENGTH (ASTM D-4632):	180 LBS.
MASS PER UNIT AREA (ASTM D-4751):	5 OZ/YD
APPARENT OPENING SIZE (ASTM D-4751):	70-100 U.S. STD. SIEVE
FLOW RATE (ASTM D-4491):	80 GAL/MIN/FT
PUNCTURE STRENGTH (ASTM D-4833):	80 LBS.



- NOTES:
- 1% FALL (MINIMUM) ALONG ALL KEYWAYS, BENCHES AND SUBDRAIN LINES.
 - ALL PERFORATED PIPE PLACED PERFORATIONS DOWN.
 - ALL PIPE JOINTS SHALL BE GLUED.
 - ALL SUBDRAINS SHOULD BE DISCHARGED TO A FREE DRAINING OUTLET APPROVED BY THE CIVIL ENGINEER.
 - SUBDRAIN PIPE (PERFORATED OR SOLID CONNECTOR) SHOULD CONSIST OF SDR-35 PVC PIPE WHEN PLACED IN FILLS LESS THAN 30 FEET DEEP.
 - USE 4" PERFORATED PIPE ON KEYWAY OR BENCHES.
 - USE 6" SOLID PIPE FOR COLLECTOR PIPES OR 6" PERFORATED PIPE (DETAIL 2)
 - PIPE FITTINGS FOR CLEAN-OUTS AND OTHER 90° BENDS IN THE SUBDRAIN SYSTEM (EXCEPT THE CONNECTION BETWEEN THE 4" PERFORATED PIPES AND 6" COLLECTION PIPES) SHOULD BE "SWEEP 90'S" OR OTHER APPROVED EQUIVALENT.
 - CONTRACTOR TO PROVIDE ALL INCIDENTAL FITTINGS IN THEIR BID PRICE TO CONSTRUCT THE SUBDRAIN SYSTEM. NOT ALL INCIDENTAL FITTINGS ARE SHOWN ON THESE PLANS.
 - FINAL SUBDRAIN LAYOUT AND PLACEMENT TO BE DETERMINED BY GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION SUBDRAIN SHALL NOT CONFLICT WITH DRILLED PIERS.

DETAIL 1 - TYPICAL BENCH AND KEYWAY SUBDRAIN
 NTS



- NOTES:
- THIS AREA MAY HAVE ACTIVE SEEPAGE DURING CONSTRUCTION.
 - COLLECTOR PIPE SHOULD BE 6" PERFORATED PIPE, SUCH AS SDR-35 OR SDR-23.5 OR APPROVED EQUIVALENT (SEE DETAIL 1 NOTE 5 UNDER "DRAINAGE MATERIAL")
 - PIPE FITTINGS FOR CLEAN-OUTS AND OTHER 90° BENDS IN THE SUBDRAIN SYSTEM (EXCEPT THE CONNECTION BETWEEN THE 4" PERFORATED PIPES AND 6" COLLECTION PIPES) SHOULD BE "SWEEP 90'S" OR OTHER APPROVED EQUIVALENT.
 - CONTRACTOR TO PROVIDE ALL INCIDENTAL FITTINGS IN THEIR BID PRICE TO CONSTRUCT THE SUBDRAIN SYSTEM. NOT ALL INCIDENTAL FITTINGS ARE SHOWN ON THESE PLANS.
 - FINAL SUBDRAIN LAYOUT AND PLACEMENT TO BE DETERMINED BY GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.

DETAIL 2 - SOLID COLLECTOR PIPE DETAIL
 NTS

BKF HAS PREPARED THESE PLANS BASED ON CORNERSTONE EARTH GROUP GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS.



JONATHAN TANG, P.E.



SCOTT E. FITTINGHOFF, P.E., G.E.

DRAWING NAME: K:\ENG\950168\dwg\EXHIBITS\2018-11-06 Geotechnical Exhibits\C9_93.dwg
 PLOT DATE: 11-06-18
 PLOTTED BY: hait

Date	Scale	AS SHOWN	Design	Drawn	Approved	By	Job No.
10/8/2018			RH	NH	RH/JT		950168-20

Revisions

No. _____

Sheet Number: **C9.93**

OF



RECEIVED

NOV 30 2018

San Mateo County
Planning and Building Department

memo san jose

to **Jack Chamberlain, Ralph Osterling**
from **Tay Peterson**
re **Highland Estates Lots 9, 10, 11 Biological Mitigation Compliance**
date **11/28/2018**

This memorandum report summarizes the results of pre-construction surveys completed for the Highland Estates project in the San Mateo Highlands, specifically for lots 9 and 10 at the end of Cobblehill Place and lot 11 at the end of Cowpens. The surveys were completed on November 26, 2018 to comply with biology mitigation measures included in the Conditions of Approval for the project. The weather was clear, calm, and warm (about 65 degrees F).

The following measures are included in the Conditions of Approval for the project:

Mitigation Measure BIO-2a: No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

Mitigation Measure BIO-2b: No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the

Mr. Jack Chamberlain, Mr. Ralph Osterling
November 28, 2018

project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. A report is required.

Mitigation Measure BIO-2c: *Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.*

Mitigation Measure BIO-2d: *Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).*

The pre-construction survey occurred in November, outside of the breeding season for birds and bats. Construction activities that occur between now and February 1, 2019 are not required to be preceded by a nesting bird survey. Construction activities that occur between now and April 1, 2019 are not required to be preceded by a roosting bat survey. It is of note that the lots do not currently contain trees with loose bark or cavities that would provide suitable roost sites for bats, so bats roosts, including maternity roosts, are not expected to occur on the lots.

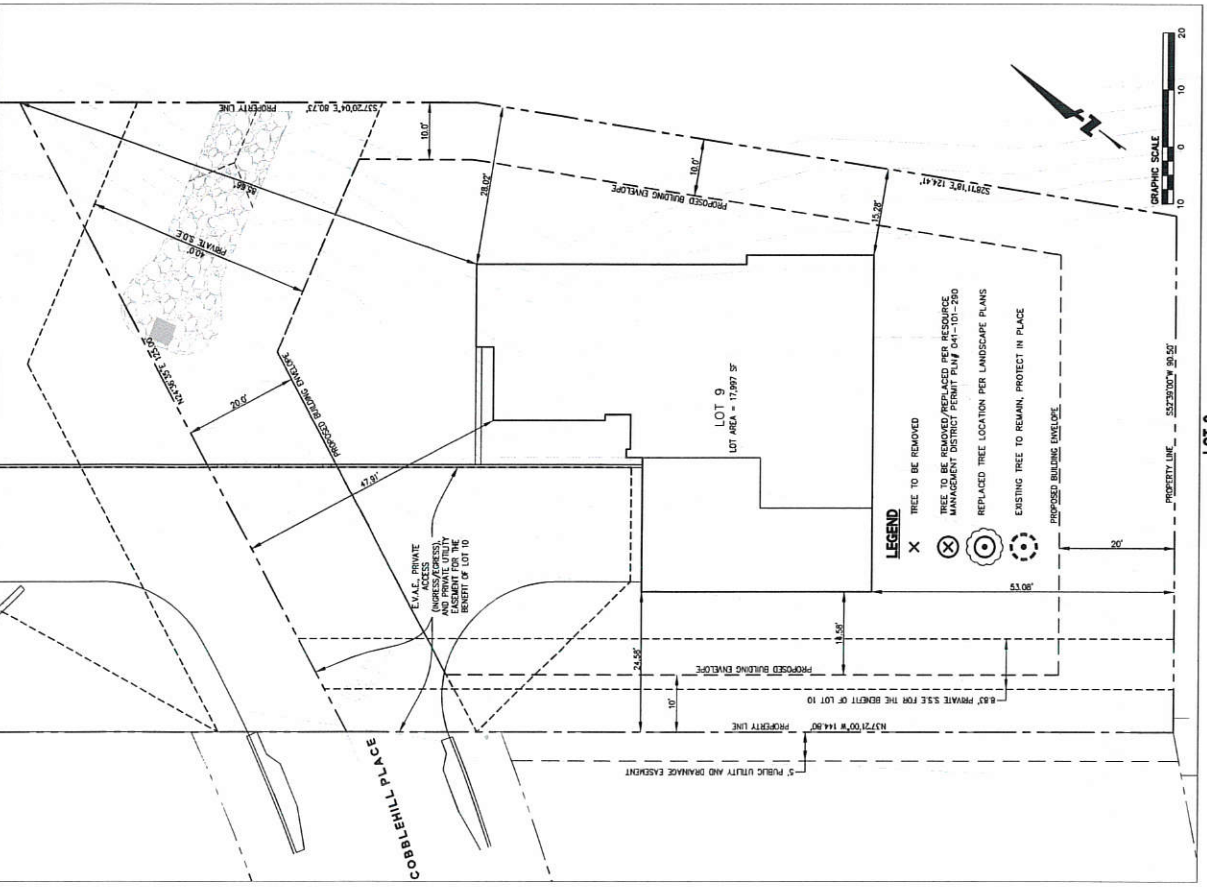
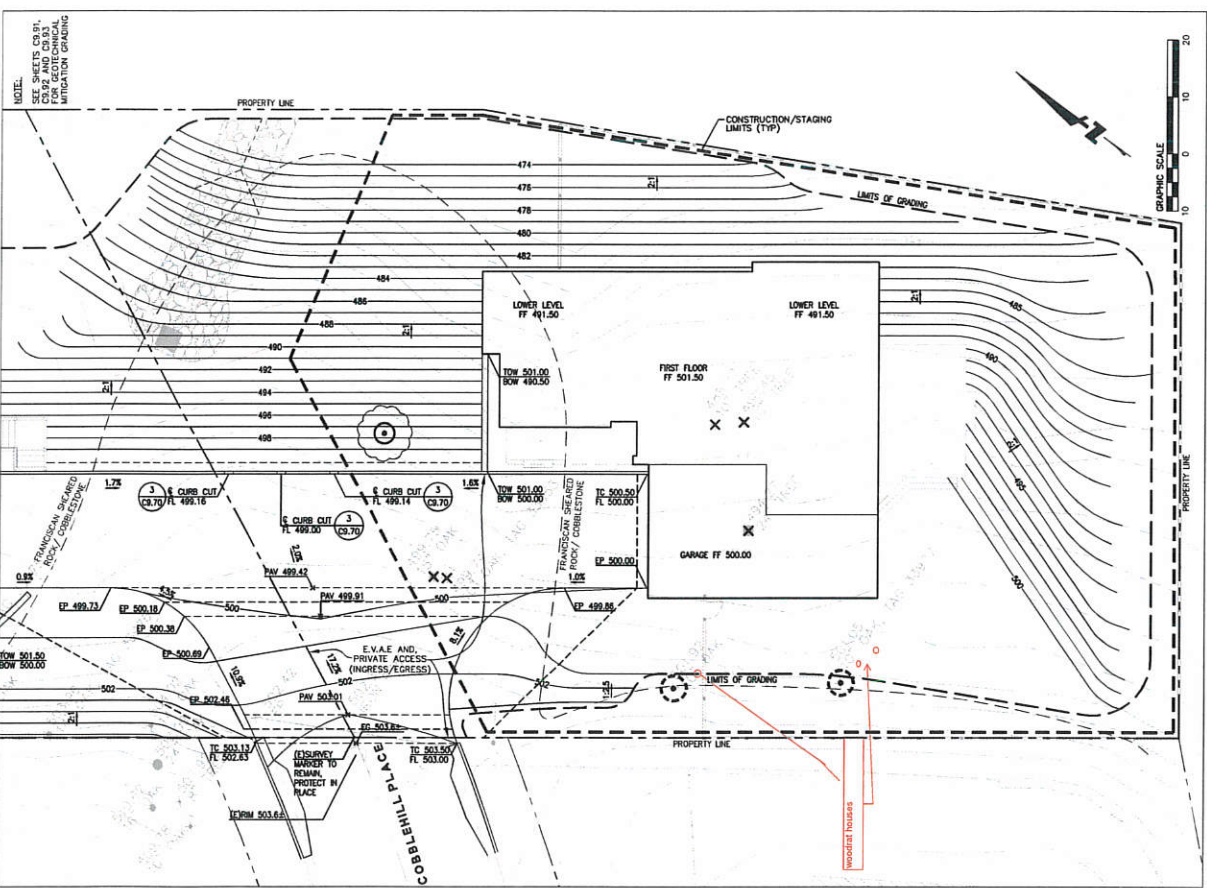
Surveys for California red-legged frog on Lot 11 were conducted on November 26th, 2018. The first rains of the season occurred about five days prior to the survey. Frogs

Mr. Jack Chamberlain, Mr. Ralph Osterling
November 28, 2018

often start to move through upland habitat after the first rain. The biologist carefully paced along wandering transects within the upland areas of Lot 11, outside of the riparian area that is demarcated by orange fencing. No frog species were found during the survey. The fencing demarcating the riparian area will need to be repaired immediately prior to construction activities. The signage is still legible.

In addition, woodrat houses were relocated from lots 9, 10, and 11 in 2017 in compliance with Mitigation Measure BIO-2a, and the monitoring report was submitted. The parcels were checked for woodrat houses on November 26, 2018. There are three new woodrat houses in tree debris left on the ground after tree trimming was completed within the construction footprint on Lot 9 sometime between June and November 2018. These houses will need to be protected by a ten-foot construction buffer until they can be relocated in either March or August 2019 (due to breeding cycles), and any construction on Lot 9 will require a biological monitor to be present to comply with the Conditions of Approval (see attached map). Similarly, on Lot 11 there is a pile of bay tree branches near the creek, outside of the construction footprint, that contains a woodrat house (see attached map). This will need to be protected by a ten-foot buffer during construction, and it is recommended that the orange fencing be relocated in this area to protect the woodrat house. The buffers/fencing should be installed immediately prior to construction and a biologist should also provide worker education about them as part of the biological monitoring.

In summary, at this time the project has complied with Mitigation Measures BIO-2a, BIO-2b, BIO-2c, and BIO 2d, but construction on Lots 9 and 11 are required to include woodrat protection measures as indicated in measure BIO-2a.



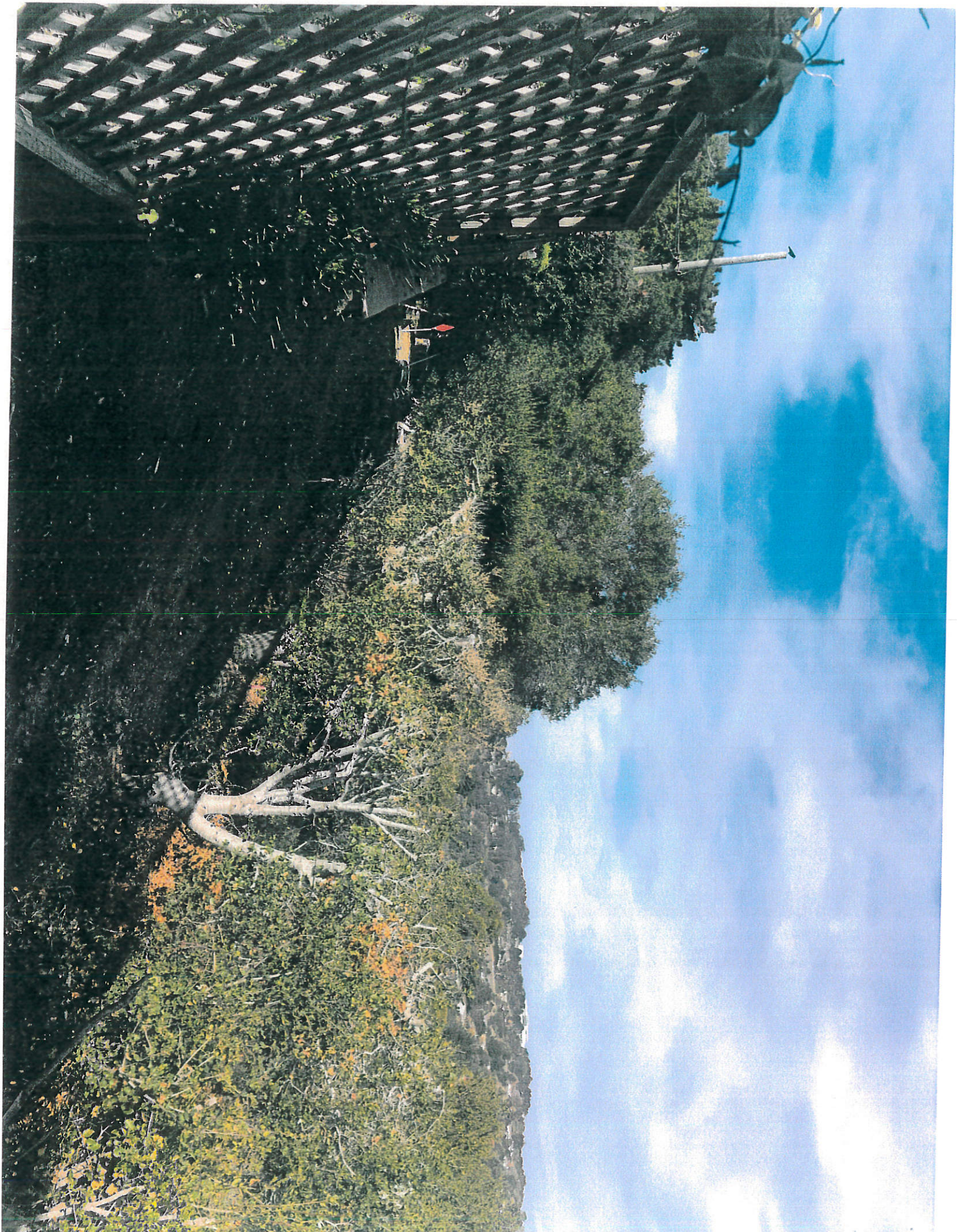
NOTE:
 SEE SHEETS C9.01
 C9.02 AND C9.03
 FOR CONSTRUCTION
 LIMITATION GRADING



**LOT 9
 CLEARING, CONSTRUCTION, AND GRADING PLAN**
 SCALE: 1"=40'



**LOT 9
 SITE PLAN**
 SCALE: 1"=40'







BLD2016-00160



Date: November 15, 2018
Project No.: 230-1-6
Prepared For: Mr. Jack Chamberlain
TICONDEROGA PARTNERS, LLC
655 Skyway, Suite 230
San Carlos, California 94070
Re: Geotechnical Consultation and
Response to County of San Mateo
Geotechnical Comment
Highlands Estates (Lots 9 and 10)
San Mateo, California
County of San Mateo Geotechnical File Number
BLD2016-00158--00164

RESUBMITTAL

NOV 20 2018

**San Mateo County
Building Inspection**

Dear Mr. Chamberlain:

As requested, this letter presents our geotechnical consultation and response to the recent final County of San Mateo geotechnical comment for Lots 9 and 10 for the above referenced project, received via email on October 30, 2018. Following the email from Ms. Camille Leung, on October 31, we had a phone call with yourself, BKF, and San Mateo County staff (Ms. Sherry Liu and Ms. Camille Leung) to discuss the final review comment and our recommendations to address the comment. This letter documents our response to the comment and geotechnical recommendations.

Our services were performed in accordance with our proposal and agreement, dated April 20, 2016. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. Our Geotechnical Review of Foundation and Civil Plans for Lots 9 to 11 were presented in three letters (one for each lot) dated December 2, 2016. We also prepared a document titled "Recommended Standard Operating Procedure (SOP) for NOA Intrusive Work, Lots 9 to 11, Highland Estates" dated March 17, 2017. We have previously prepared a letter titled "Response to County of San Mateo Planning Comments – Conditions 37 and 38, San Mateo Highlands (Lots 9 to 11)" dated September 25, 2017. We also prepared at letter titled, "Geotechnical Consultation and Response to County of San Mateo Geotechnical Comments, San Mateo Highlands (Lots 9 to 10) dated July 8, 2018. Additionally, we prepared a letter titled "Response to County of San Mateo Planning Comments Dated September 5, 2018 on Lots 5 to 11" dated September 21, 2018.

Response to Comment October 30, 2018 for Lot 9 and 10

Comment #1: *As the slope below the riprap is 2:1 as shown on BKF Sheet C9.71 for Lot 9 (dated 10-8-18), if water must be discharged across the face of a steep fill slope, then County requires the implementation of one of the following measures:*

1. *Construction of a type of impermeable barrier utilized to isolate the surface waters from the fill material. NOTES: This measure will need to be shown on the civil plans and require another round of revision and review. If earth materials for fill construction are of a type that creep at a 2:1 slope, then a hard grouted rock channel may not be a good solution.*

OR

2. *Implementation of an Annual Monitoring requirement over 5 years, specifically for year 1, 2 and 5, that would allow visual detection and mandatory correction of any problems that become evident with this proposed drainage system design. NOTES: As drainage is shared between Lots 9 and 10, cost of monitoring could also be shared by the 2 homeowners. This measure will not require another round of plan revision or review but a legal mechanism will need to be applied prior to sale OR at the time of Final Inspection, whichever is earliest.*

Please let us know which measure you intend to implement to proceed with permits for these lots.

CEG Response:

As we discussed, the project owner would like to implement the first option to address the above comments. As shown on Sheets C9.71 and C9.93 of the project Civil Plans, the rip rap slope protection will be underlain Marifi FW 700 geotextile fabric or approved equal. We do not recommend the rip rap be hard grouted because that will reduce rock's function of dissipating energy and slowing down the water after being discharged into the rock lined channel. As an alternative to grouting the rock to create an impermeable barrier to isolate the surface water from the underlying fill material, we recommend placing a select fill material consisting of quarry fines mixed with cement beneath the rip rap and geotextile fabric. We have made revisions to Sheets C9.71, C9.91 and C9.93 (see attached) showing the thickness and lateral extent of the select fill material beneath the rock lined channel. We recommend that the Quarry Fines from Stevens Creek Quarry be mixed with bulk cement on-site, moisture conditioned and compacted as recommended in our report. We recommend about 3 percent cement (i.e. 4 pounds of cement per cubic foot of Quarry Fines, compacted in-place). The spreading of the cement would likely need to be done by hand at the job site prior the placement in the fill. Our representative should be on-site during placement to verify the percentage of cement being used in the fill as well as monitoring mixing of the cement, moisture conditioning, and compaction. The material should be compacted within 2 to 4 hours of the initial mixing of the cement. The cement treated select fill material would not be subject to soil creep.

Closure

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the property at 2184 and 2185 Cobblehill Place (Lots 9 and 10) in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.



Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer

SEF:sef

Addressee (1 by email)

Attachments: Revised Civil Plan Sheets C9.71, C9.91 and C9.93



Date: September 21, 2018
Project No.: 230-1-6

Prepared For: Mr. Jack and Noel Chamberlain
TICONDEROGA PARTNERS, LLC
655 Skyway, Suite 230
San Carlos, California 94070

Re: Response to County of San Mateo
Planning Comments Dated September 5, 2018 on Lots 5 to 11
San Mateo Highlands
San Mateo, California

Dear Mr. Chamberlain:

As requested, this letter presents our response to the County of San Mateo, Planning and Building Department comments received in an email from Ms. Camille Leung on September 5, 2018 for the above referenced project. Our services were performed in accordance with our proposal and agreement, dated April 20, 2016. As you know, our firm prepared a report for this project, titled "Updated Geotechnical Investigation, Highland Estates Lots 5 through 11, Ticonderoga Drive/Cobblehill Place/Cowpens Way, San Mateo, California" dated October 30, 2015. Additionally, our firm has provided many follow-up letters on this project as requested by the Planning Department. The most recent comments are reiterated below with a response to each one of them.

Response to Comments

Comment #1: LOT 11 - 1. In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.

Response: Based on our review, we have made an estimate on the volume of fills removal during the mitigation grading and fill that will be required to backfill the over-excavations in the table below. This table also includes our estimate of NEF (None Expansive Fill) to be placed beneath the driveway and garage slabs-on-grade areas. The volume estimates were made by dividing the driveway and garage areas into sublots and projecting the depth of fill from the geotechnical exploration data from the project geotechnical report. It is noted that the actual over-excavation depths (and volumes) will be determined in the field by our representative during grading based on the soil/bedrock conditions observed and they may vary from the estimates summarized below. The estimates below relate to geotechnical mitigation of the undocumented fill and expansive soil conditions and are somewhat independent of the earthwork summary provided on Sheet C11.10 of the project plans.

Lot 11 – Summary of Earthwork Volumes for Driveway & Garage Over-Excavation and Re-Compaction of Undocumented Fill and Add NEF						
Area: Driveway (D) or Garage (G)	Over- excavation (OX) Existing Fill from E.G. to Bottom of Fill [yd ³]	Re-Use Soil from Bottom of OX to Bottom of NEF [yd ³]	Add More Soil to Adjust for ~15% compaction shrinkage of Undocumented Fill [yd ³]	Add Soil to get to Bottom of NEF [yd ³]	Off-haul Extra Soil (-) or Import (+) [yd ³]	Import (+) NEF (8" AB) [yd ³]
D-1	83	62	9	0	-12 (off- haul)	14
D-2	129	64	10	0	-55 (off- haul)	22
D-3	98	61	9	0	-28 (off- haul)	16
D-4	57	43	7	0	-7 (off-haul)	4
G-1	152	152	23	13	+36 (import)	6
Total [yd ³]	519	382	58	13	-66 (off- haul)	+62(import)

Comment #2: LOT 11 - 2. In the Civil Plans, please show that the riprap for the outfall will be keyed into the bedrock, as stated in the Geo letter of 8/10/2018. Please show the location of sandstone (an alternative to bedrock) in plan-view relative to location of outfall.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #3: LOT 5-8 - 3. Please explain "slope mitigation export credit". Why are these cut volumes subtracted from other cut volumes? Also, the total excavation volumes for Lots 5-8 for slope repair do not match estimate provided in 7/8/2018 letter from Cornerstone. Please clarify. Additionally, the volume of imported fill needed for slope repairs needs to be added to overall grading calculations. The values shall be consistent with the 7/8/2018 letter from Cornerstone, or an explanation of the discrepancies must be provided, along with evidence that Cornerstone has reviewed and approved the associated changes.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #4: LOT 9-11 (outfall riprap) - 4. The stormwater outfall rock riprap uses CASQA's EC-10 as guidance. EC-11, "Slope Drains", is also relevant, given the hillside on which this feature will be located. However, we note that EC-9, 10, and 11 are for "Temporary concentrated flow conveyance controls", as stated in CASQA's Handbook. As the proposed drainage infrastructure is for permanent use, alternative design guidance must be followed.

Response: Please see response memo by BKF dated September 20, 2018.

Comment #5: LOT 8-11 - 5. The Civil plans must show the extent of earth work required to ensure the stability of all affected areas, as discussed by Sherry and Scott F. during that last round of comments. To this end, a simplified geologic plan overlaid on the proposed site plan, showing all areas where fill may need to be removed, must be provided.

Response: Please see response memo by BKF dated September 20, 2018.

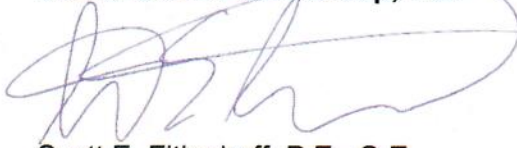
Closure

We hope this provides the information you need at this time. Information and opinions presented in this letter have been prepared for the sole use of Ticonderoga Partners, LLC specifically for the properties at Lots 5 to 11 of the Highland Estates project in San Mateo, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.

If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.



Scott E. Fitinghoff, P.E., G.E.
Senior Principal Engineer



SEF:sef

Addressee (1 by email)

TECHNICAL MEMORANDUM

Date: September 20, 2018 **BKF Job Number:** 19950158-20

Deliver To: **Mr. Steve Monowitz**
Director of Building and Planning
San Mateo County
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

cc: **Jack Chamberlain**
Pete Bentley, SMCo. Bldg.
Camille Leung, SMCo. Planning
Scott Fitinghoff, CEG
Jonathan Tang, BKF

From: **Roland Haga, PE, PLS, Leed®AP**
Vice President, BKF Engineers

Subject: **Highland Estates Lots 5-11 Response to County Comments**

The purpose of this memorandum is to present of responses to the County of San Mateo comments received on September 9, 2018 via email for Highland Estates Lots 5 through 11. BKF responses to comments are in bold text.

LOT 11

1. *In Cornerstone's report of 10/30/15 p.18, the geotechnical engineer of record recommended existing fills (shown in Figure 9 the same report) to be removed in the proposed driveway and slab-on-grade. Please estimate the volume of the removal, as well as any fill that may be required following removal.*

Response: Please see response memo by Cornerstone Earth Group.

2. *In the Civil Plans, please show that the riprap for the outfall will be keyed into the bedrock, as stated in the Geo letter of 8/10/2018. Please show the location of sandstone (an alternative to bedrock) in plan-view relative to location of outfall.*

Response: Please see revised sheets C11.40 and C11.71 for outlet rock riprap keyed into the sandstone. Please also see revised sheets C11.30 and C11.40 for approximate location of sandstone in plan-view relative to the location of outfall.

Additionally, per a meeting with Camille Leung and Sherry Liu on October 2, 2018, the following remaining items as discussed are revised and reflected in the Lot 9, 10 and 11 plans:

- a. **Revised the details for the rock rip-rap on lots 9, 10 and 11 and added sub-drainage piping at the rock-rip-rap keyways.**

- b. Added additional sheet to the Lots 9, 10 and 11 improvement plans depicting the geotechnical information from the Cornerstone Earth Group Geotechnical Report onto a site plan with the proposed grading. This sheet will also be added to the each set of plan sets for lots 5 through 8.**

LOT 5-8

1. *Please explain "slope mitigation export credit". Why are these cut volumes subtracted from other cut volumes? Also, the total excavation volumes for Lots 5-8 for slope repair do not match estimate provided in 7/8/2018 letter from Cornerstone. Please clarify. Additionally, the volume of imported fill needed for slope repairs needs to be added to overall grading calculations. The values shall be consistent with the 7/8/2018 letter from Cornerstone, or an explanation of the discrepancies must be provided, along with evidence that Cornerstone has reviewed and approved the associated changes.*

Response: The export credit is earthwork cut material associated with site strippings and shrinkage factors associated with the slope mitigation requirement on Lots 5 through 8 and as identified and referenced in the July 8, 2017 Geotechnical letter from Cornerstone Earth Group¹. The following is a summary of the unsuitable materials from site strippings and earthwork shrinkage for lots 5-8:

	Lot 5	Lot 6	Lot 7	Lot 8	5-8 Total
Slope Mitigation Cut (CY) from Site Stripping and Shrinkage	520 Export	580 Export	660 Export	1,220 Export	2,980 Export

Taking lots 5-8 grading and the slope mitigation cut from site stripping and shrinkage factors, the resulting grading for lots 5-8 are as follows:

	Lot 5	Lot 6	Lot 7	Lot 8	5-8 Total
Cut (CY)	1,740	2,030	2,170	2,080	8,020
Slope Mitigation Cut (CY) from Site Stripping and Shrinkage	520	580	660	1,220	2,980
Fill (CY)	0	0	40	90	130
Net (CY)	1,220 Export	1,450 Export	1,470 Export	770 Export	4,910 Export

The total earthwork export from Lots 5-8 is 4,910 cubic yards, equivalent to approximately 409 total truck trips. Taking into consideration unsuitable materials associated with slope mitigation site strippings and shrinkage, the total earthwork export from Lots 5-8 is 7,890 cubic yards, equivalent to approximately 658 total truck trips.

The total earthwork export from Lots 9-11 is 800 cubic yards (per Improvement Plans dated May 10, 2018), equivalent to approximately 67 total truck trips.

The associated truck trips and off-haul weekly durations for Lots 5-11 with and without the unsuitable materials associated with slope mitigation site strippings and shrinkage are as follows:

	Lots 5-11 5,710 CY Export (without unsuitable material from slope mitigation) Off-Haul Truck Duration	Lots 5-11 8,690 CY Export (with unsuitable material from slope mitigation) Off-Haul Truck Duration
5 Trucks Per Day	19 to 20 weeks	28 to 29 weeks
10 Trucks Per Day	9 to 10 weeks	14 to 15 weeks
15 Trucks Per Day	6 to 7 weeks	9 to 10 weeks
20 Trucks Per Day	4 to 5 weeks	7 to 8 weeks

At 20 trucks per day, the off-hauling associated with the Lots 5-11 export is less than the traffic volumes of 68 daily project operations (prorated from twelve lots for seven lots, Lots 5-11) trips per day² and is significantly less than the project traffic volumes from the daily project operations over a 7-8 week period. This is consistent with what was analyzed as part of the Recirculated Draft EIR Section 2.3 Environmental Analysis, Transportation³.

LOT 9-11 (outfall riprap)

1. The stormwater outfall rock riprap uses CASQA's EC-10 as guidance. EC-11, "Slope Drains", is also relevant, given the hillside on which this feature will be located. However, we note that EC-9, 10, and 11 are for "Temporary concentrated flow conveyance controls", as stated in CASQA's Handbook. As the proposed drainage infrastructure is for permanent use, alternative design guidance must be followed.

Response: The CASQA EC-10 Velocity Dissipation Devices is a design standard for outlet protection based on flow discharge for sediment and erosion control. The basis and standards of CASQA are established and reference equivalent design standards for permanent flow discharge, these include:

- Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), May 1995⁴.
- Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000⁶.

CASQA EC-10 Velocity Dissipation Devices is consistent with permanent concentrated flow discharge conveyance controls and is consistent with the ABAG Standards and Caltrans BMPs for sediment and erosion control. BKF calculations and design are based on and exceed these standards in accordance with our professional recommendations. In addition, San Mateo

County Public Works Department has reviewed, commented and approved our calculations and design in May 2018.

LOT 8-11

1. *The Civil plans must show the extent of earth work required to ensure the stability of all affected areas, as discussed by Sherry and Scott F. during that last round of comments. To this end, a simplified geologic plan overlaid on the proposed site plan, showing all areas where fill may need to be removed, must be provided.*

Response: Please see sheets C5.91, C5.92, C6.91, C6.92, C7.91, C7.92, C8.91 and C8.92 for site plan extents of earthwork required as part of the slope mitigation on Lots 5-8. See sheets C9.91, C9.92, C9.93, C10.91, C10.92, C10.93, and C11.91 for site plan extents of earthwork required as part of the slope mitigation on Lots 9-11.

Pending resolving the above remaining items, we do not see any other issues that have brought forth to date, specifically to lots 9, 10 and 11 that would allow San Mateo County from issuing Building Permits for lots 9, 10 and 11. Upon your final review, please let me know if you have any questions.

- Enclosures:
1. Summary of Estimated Soil/Bedrock Earthwork, Quantities Related to Geotechnical Mitigation, Highland Estates (Lots 5 to 8) Ticonderoga Drive, San Mateo, California, prepared by Cornerstone Earth Group, dated July 8, 2017.
 2. Transportation Impact Assessment for Highland Estates, by Fehr & peers, dated September 2008.
 3. Revisions to the Recirculated Draft Environmental Impact Report Section 2.3 Environmental Analysis, Transportation, dated December 2009.
 4. Appendix G Design of Outlet Protection of the Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG).
 5. Cover Sheet for Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), dated November 2000.



memo san jose

to Jack Chamberlain, Ralph Osterling

from Tay Peterson

re Highland Estates Lots 9, 10, 11 Biological Mitigation Compliance

date 12/17/2018

This memorandum report summarizes the results of pre-construction surveys completed for the Highland Estates project in the San Mateo Highlands, specifically for lots 9 and 10 at the end of Cobblehill Place and lot 11 at the end of Cowpens. The surveys were completed on November 26, 2018 to comply with biology mitigation measures included in the Conditions of Approval for the project. The weather was clear, calm, and warm (about 65 degrees F).

The following measures are included in the Conditions of Approval for the project:

Mitigation Measure BIO-2a: *No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.*

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

Mitigation Measure BIO-2b: *No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected*

by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. A report is required.

Mitigation Measure BIO-2c: *Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.*

Mitigation Measure BIO-2d: *Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).*

The pre-construction survey occurred in November, outside of the breeding season for birds and bats. Construction activities that occur between now and February 1, 2019 are not required to be preceded by a nesting bird survey. Construction activities that occur between now and April 1, 2019 are not required to be preceded by a roosting bat survey. It is of note that the lots do not currently contain trees with loose bark or cavities that would provide suitable roost sites for bats, so bats roosts, including maternity roosts, are not expected to occur on the lots.

Surveys for California red-legged frog on Lot 11 were conducted on November 26th, 2018. The first rains of the season occurred about five days prior to the survey. Frogs often start to move through upland habitat after the first rain. The biologist carefully paced along wandering transects within the upland areas of Lot 11, outside of the riparian area that is demarcated by orange fencing. No frog species were found

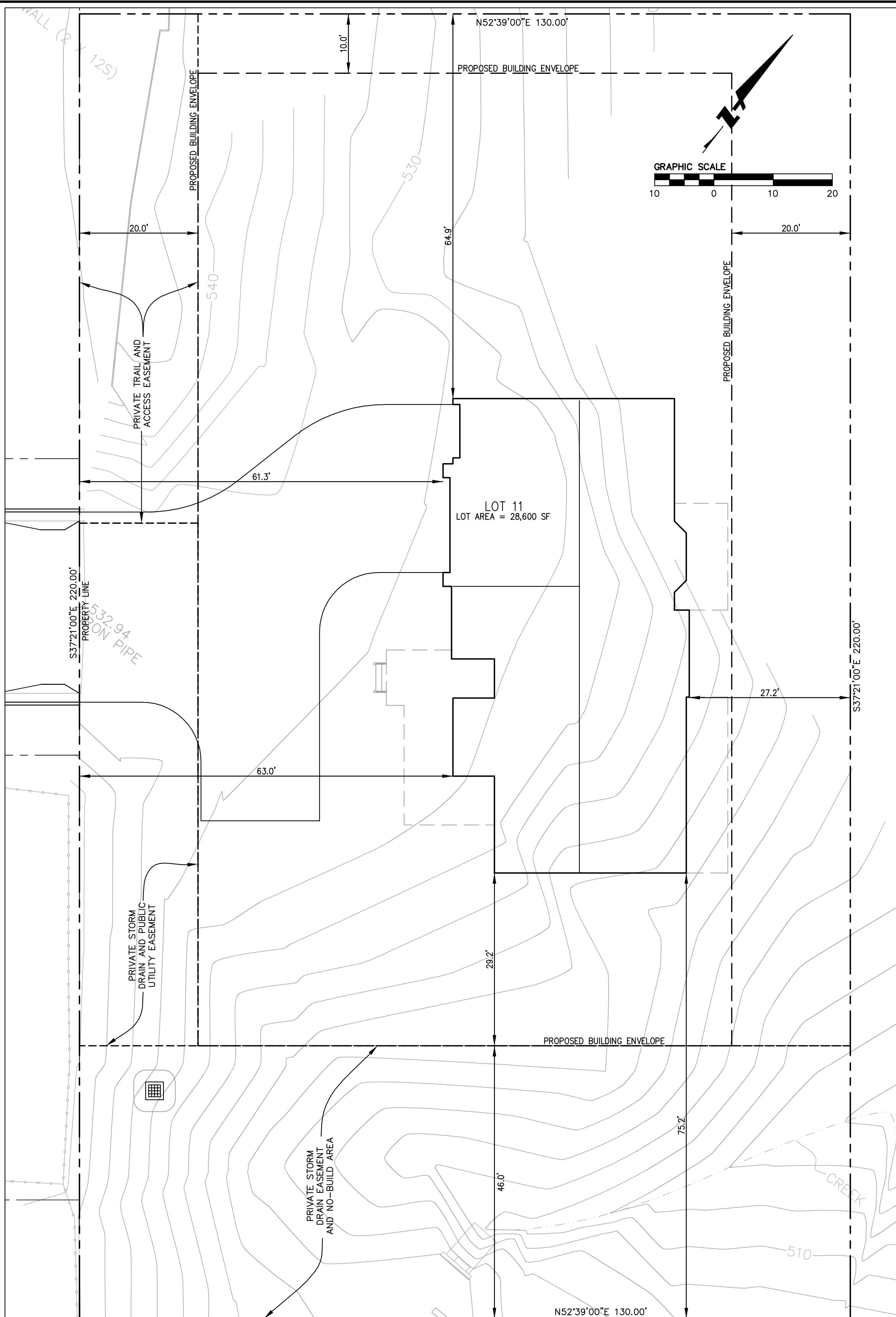
Mr. Jack Chamberlain, Mr. Ralph Osterling
December 17, 2018

during the survey. An additional survey will be required prior to the start of construction. The fencing demarcating the riparian area will need to be repaired immediately prior to construction activities. The signage is still legible.

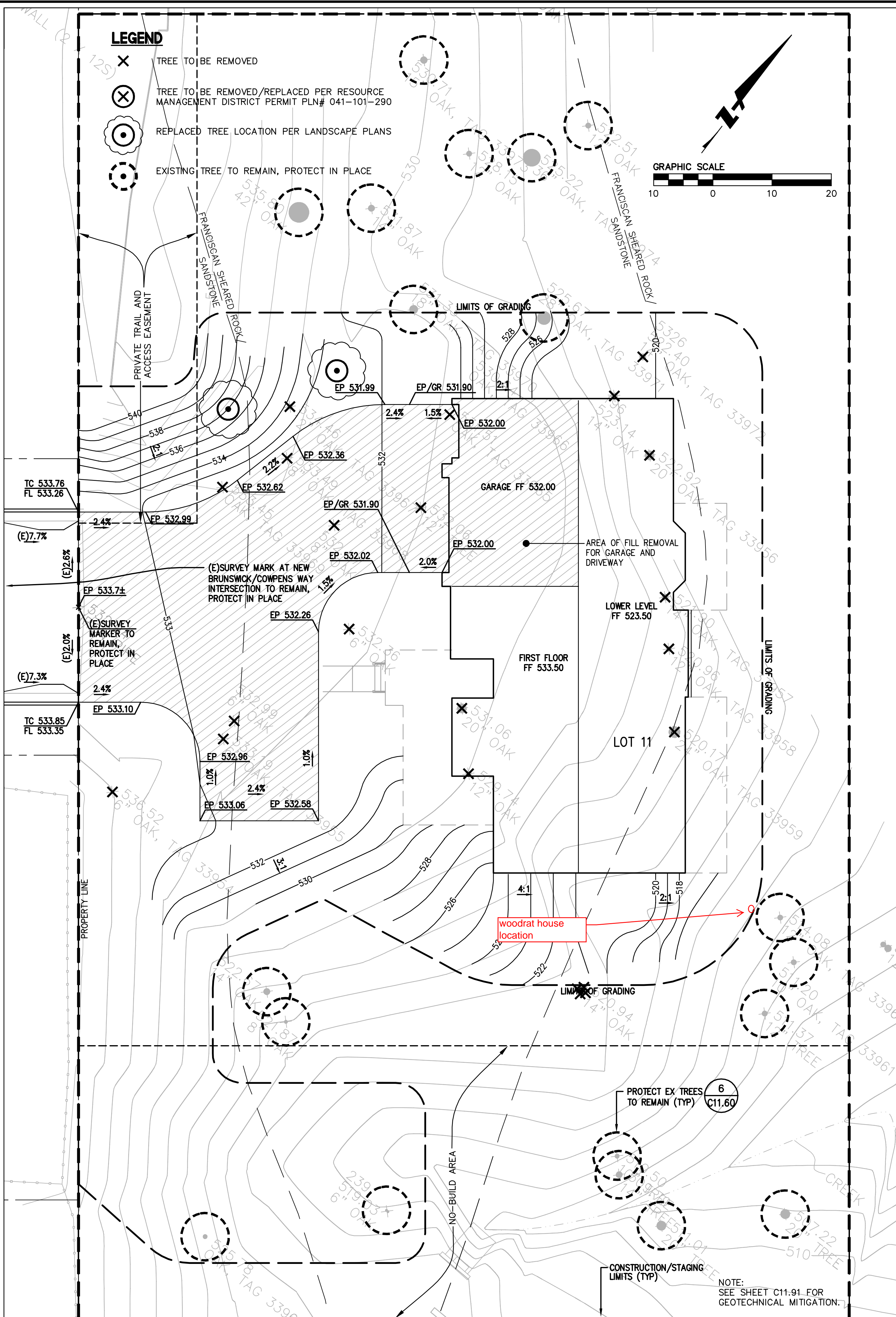
In addition, woodrat houses were relocated from lots 9, 10, and 11 in 2015 in compliance with Mitigation Measure BIO-2a and under a woodrat relocation plan submitted to the California Department of Fish and Wildlife (CDFW). A report of the results was also submitted. The parcels were re-checked for woodrat houses on November 26, 2018. There are three new woodrat houses in tree debris left on the ground after tree trimming was completed within the construction footprint on Lot 9 sometime between June and November 2018. These houses will need to be protected by a minimum of a ten-foot construction buffer until occupied houses can be relocated in late summer 2019 using the methods previously approved by CDFW, and any construction on Lot 9 will require a biological monitor to be present to comply with the Conditions of Approval (see attached map). Similarly, on Lot 11 there is a pile of bay tree branches near the creek, outside of the construction footprint, that contains a woodrat house (see attached map). This will need to be protected by a minimum ten-foot buffer during construction. The buffers/fencing should be installed immediately prior to construction and a biologist should also provide worker education about them as part of the biological monitoring.

In summary, at this time the project has complied with Mitigation Measures BIO-2a, BIO-2b, BIO-2c, and BIO 2d, but construction on Lots 9 and 11 are required to include woodrat protection measures as indicated in measure BIO-2a, additional surveys will be required immediately prior to the start of construction, and protective fencing will need to be installed/repared.

DRAWING NAME: K:\E\95168\dwg\CD\Lot11\C11_30-HECDSP.dwg
PLOT DATE: 10-08-18
PLOTTED BY: hoit

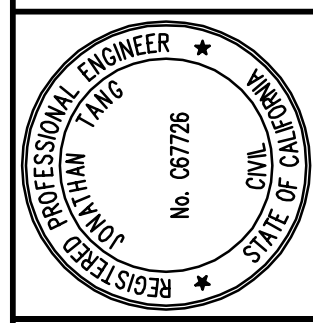


**LOT 11
SITE PLAN**
SCALE: 1"=10'



**LOT 11
CLEARING, CONSTRUCTION, AND GRADING PLAN**
SCALE: 1"=10'

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
PHONE: (650) 482-6300
FAX: (650) 482-6399



**HIGHLAND ESTATES
LOT 11 IMPROVEMENT PLANS
SITE & CLEARING, CONSTRUCTION AND GRADING PLANS**
CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

Date	Scale	As Shown	By	Checked
10/8/2018	AS SHOWN	Design	JT	
		Drawn	LF	
		Approved	RH/JT	
		Job No.	950168-20	

Sheet Number: **C11.30**
OF



memo san jose

to Jack Chamberlain, Ralph Osterling

from Tay Peterson

re Highland Estates Lots 9, 10, 11 Biological Mitigation Compliance

date 6/5/2018

This memorandum report summarizes the results of pre-construction surveys completed for the Highland Estates project in the San Mateo Highlands, specifically for lots 9 and 10 at the end of Cobblehill Place and lot 11 at the end of Cowpens. The following measures are included in the Conditions of Approval for the project:

Mitigation Measure BIO-2b: *No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. A report is required.*

Mitigation Measure BIO-2c: *Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.*

Mitigation Measure BIO-2d: *Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for*

California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).

The nesting bird survey for lots 9, 10, and 11 was completed by a MIG biologist on May 29, 2018^h. No nests, nesting, or breeding behavior was observed. The survey assures compliance with Mitigation Measure BIO-2c, however, if construction activities are delayed past June 12th an additional survey will be required to comply with this measure.

A survey for bat roosts on lots 9, 10, and 11 was completed by a MIG biologist on May 29, 2018. No bat roosts were found. This survey assures project compliance with Mitigation Measure BIO-2c.

Surveys for California red-legged frog on lot 11 were conducted on May 29 and June 4, 2018. No frog species were found in the upland areas of lot 11 that will be impacted by construction activities. Weed control on lot 11 started on June 4, 2018 immediately after the frog survey.

In addition, woodrat houses were relocated from parcels 9, 10, and 11 in 2015 in compliance with Mitigation Measure BIO-2a. In May and June 2018, MIG biologists surveyed parcels 9, 10, and 11 to determine if any new woodrat houses had been built on the lots. No woodrat houses were found in the project footprint. Flagging and fencing delimiting a buffer zone around nearby woodrat houses is still present on the lots. The project remains in compliance with Mitigation Measure BIO-2a. A separate monitoring report for the woodrat relocation activities has already been submitted.

In summary, at this time the project has complied with Mitigation Measures BIO-2a, BIO-2b, BIO-2c, and BIO 2d.

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): HIGHLAND ESTATES DEVELOPMENT I LLC

Geo. File No. BLD2016- (00158 -- 00160)

Site Address: LOTS 9-11

APN: 041101430, 041101440, 041101450

Permit Type: Building

Required by: CSA / XL

Date: 12/3/2018

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.

SECTION II must be completed and a copy returned to Geotechnical Section prior to final approval of the completed construction by the Planning and Building Department.

IMPORTANT: It is the responsibility of the applicant to ensure that ALL geotechnical factors as noted in SECTION I have been observed and approved in SECTION II by the applicants' consultant.

FAILURE TO DO SO WILL RESULT IN UNNECESSARY DELAYS PENDING SUCH APPROVAL.

SECTION I CORNERSTONE EARTH GROUP, Inc. has reviewed the development
(Name of legally qualified geotechnical consultant)

Plans prepared for Ticonderoga Partners, a California LLC by: BKF Engineers

Plan No. C9.10 to C9.93, C10.10 to C10.93, and C11.1 to 11.91

Dated: 10/8/2018 Revision: N/A

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 removal and recompaction of undisturbed fill, etc. and benching, placement of subdrains, placement of select fill and rip-rap.

Signature of Scott E. Fittinghoff; Scott E. Fittinghoff
12/27/2018
(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 I.

NOTE:
Grading Report Required: [X] Yes [] No

(Geotechnical Consultant)
(Date)

COUNTY APPROVAL
Co. Geol. _____ Date: _____
CC: _____

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): HIGHLAND ESTATES DEVELOPMENT I LLC

Geo. File No. BLD2016- (00158 -- 00160)

Site Address: LOTS 9-11

APN: 041101430, 041101440, 041101450

Permit Type: Building

Required by: CSA / XL

Date: 12/3/2018

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.

SECTION II must be completed and a copy returned to Geotechnical Section prior to final approval of the completed construction by the Planning and Building Department.

IMPORTANT: It is the responsibility of the applicant to ensure that **ALL** geotechnical factors as noted in SECTION I have been observed and approved in SECTION II by the applicants' consultant.

FAILURE TO DO SO WILL RESULT IN UNNECESSARY DELAYS PENDING SUCH APPROVAL.

SECTION I CORNERSTONE EARTH GROUP has reviewed the development
(Name of legally qualified geotechnical consultant)

Plans prepared for _____ by: _____

Plan No. _____

Dated: _____ Revision: _____

and find that such plans are in accordance with the recommendations provided by us or presented in our report(s)

No. _____, dated _____ 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 I.

NOTE:
Grading Report Required: Yes
 No

(Geotechnical Consultant)

(Date)

COUNTY APPROVAL	
Co. Geol. _____	Date: _____
CC: _____	



memo san jose

to Jack Chamberlain, Ralph Osterling

from Tay Peterson

re Highland Estates Lots 9, 10, 11 Biological Mitigation Compliance

date 12/17/2018 rev. January 8, 2019

This memorandum report summarizes the results of pre-construction surveys completed for the Highland Estates project in the San Mateo Highlands, specifically for lots 9 and 10 at the end of Cobblehill Place and lot 11 at the end of Cowpens. The surveys were completed on November 26, 2018 to comply with biology mitigation measures included in the Conditions of Approval for the project. The weather was clear, calm, and warm (about 65 degrees F).

The following measures are included in the Conditions of Approval for the project:

Mitigation Measure BIO-2a: *No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.*

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

Mitigation Measure BIO-2b: *No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected*

by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. A report is required.

Mitigation Measure BIO-2c: *Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.*

Mitigation Measure BIO-2d: *Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).*

The pre-construction survey occurred in November, outside of the breeding season for birds and bats. Construction activities that occur between now and February 1, 2019 are not required to be preceded by a nesting bird survey. Construction activities that occur between now and April 1, 2019 are not required to be preceded by a roosting bat survey.

Surveys for California red-legged frog on Lot 11 were conducted on November 26th, 2018. The first rains of the season occurred about five days prior to the survey. Frogs often start to move through upland habitat after the first rain. The biologist carefully paced along wandering transects within the upland areas of Lot 11, outside of the riparian area that is demarcated by orange fencing. No frog species were found during the survey. An additional survey will be required immediately preceding ground disturbance on the lot per Measure BIO-2d. The fencing demarcating the

riparian area will need to be repaired immediately prior to construction activities. The signage is still legible, but that will need to be verified prior to construction activities. It is recommended that the biologist bring new laminated signs in the event they are needed.

Woodrat houses were relocated from lots 9, 10, and 11 in 2015 in compliance with Mitigation Measure BIO-2a and under a woodrat relocation plan submitted to the California Department of Fish and Wildlife (CDFW). A report of the results was also submitted. The parcels were re-checked for woodrat houses on November 26, 2018. There are three new woodrat houses in tree debris left on the ground after tree trimming was completed on Lot 9 in June 2018 after a pre-construction nesting bird survey was completed (see attached map).

Per Mitigation Measure 2a, these houses shall be surveyed within 30 days prior to the commencement of construction activities to determine if they are active. If they are active, and young are assumed to be present, the biologist shall consult with CDFW and direct the placement of fencing around the houses to protect them from construction activities. The biologist shall be present during construction activities to assure that the houses are not impacted by construction activities.

Similarly, on Lot 11 there is a pile of bay tree branches near the creek, outside of the construction footprint, that contains a woodrat house (see attached map). This house shall be surveyed within 30 days prior to the commencement of construction activities to determine if it is active. If it is active, and young are assumed to be present, the biologist shall consult with CDFW and direct the placement of fencing around the houses to protect them from construction activities. The biologist shall be present during construction activities to assure that the houses are not impacted by construction activities.

In summary, at this time the project has complied with Mitigation Measures BIO-2a, BIO-2b, BIO-2c, and BIO 2d, but construction on Lots 9 and 11 are required to include woodrat protection measures as indicated in measure BIO-2a, additional surveys for CRLF on Lot 11 will be required immediately prior to the start of construction, and protective fencing for CRLF on Lot 11 will need to be repaired.

4.2 BIOLOGICAL RESOURCES

4.2.1 INTRODUCTION

This section identifies existing biological resources at the project site and its vicinity and analyzes the potential for the proposed Highland Estates project to affect those resources. Information presented in the discussion and subsequent analysis was drawn from site visits, databases, the San Mateo County General Plan, and previous environmental documents prepared for the project site. No public or agency comments related to biological resources were received in response to the original and revised Notice of Preparation issued for this environmental impact report (EIR). In response to the draft EIR circulated in December 2008, commenters requested additional analysis of project compliance with Development Review Criteria of the Resource Management (RM) District, additional descriptions of proposed tree removals and potential California red-legged frog habitat, and modification to the mitigation for impacts to purple needlegrass.

4.2.2 METHODS

4.2.2.1 Database Review

The latest version of the California Natural Diversity Data Base (CNDDDB) was reviewed for the project quadrangle (i.e., San Mateo) and a 5-mile radius around the project site. In addition, the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants was reviewed for the project quadrangle. The intent of the database review was to identify special-status plant and wildlife species that have been documented in the project area to assist in determining if these species might be present on or adjacent to the project site.

4.2.2.2 Literature Review

To assist in evaluating the biological resources known to occur or potentially occurring on the project site, a literature review was conducted. The biological resources reports prepared for the project site that were reviewed are listed below, and the reports in their entirety are included in **Appendix 4.2**. Where appropriate, the findings of these reports have been incorporated into this biological resources chapter.

- *Biotic Resources Assessment*, Bunker Hill Estates Property, San Mateo County, California, prepared by The Habitat Restoration Group. April 1989.
- *Highland Estates Residential Development Environmental Impact Report*, Section 3.2.3. Vegetation and Wildlife, prepared by EIP. 1998.

- *Highlands Estates Residential Development Project Biological Resources Report*, prepared by Thomas Reid Associates. June 2003.
- *Biological Assessment* for lots #1–8 within the Highland Estates, San Mateo County, California, prepared by Thomas Reid Associates. March 2006.
- *Special-Status Plant Survey Report*, Ticonderoga Project, San Mateo County, California, prepared by Vollmar Consulting. April 2007.

4.2.2.3 Field Surveys

The biological field investigations that were conducted on the project site are summarized below.

Reconnaissance-Level Surveys: Pacific Biology conducted reconnaissance-level field visits on April 20, 2007, and September 17 and 26, 2008. The objective of the field visits was to assess the current condition of the biological resources present on the site and to confirm the description and mapped location of biological resources, as described in existing biological documentation. Reconnaissance-level field surveys that generally described the biological resources present on the site were previously conducted by The Habitat Restoration Group in February and March of 1989, and by Thomas Reid Associates on May 19, 2003, and March 1, 2006.

Rare Plant Surveys: On April 20, 2007, Vollmar Consulting conducted a survey for rare plant species on lots 1–8. The focus of the survey was to search for rare plant species identifiable at the time of the survey and to evaluate the potential occurrence of other special-status plant species based on the presence/absence of suitable habitat and known ranges. The survey was floristic in nature and included identifying all plant species to the level necessary to determine if the plants were special-status. The Habitat Restoration Group (February and March 1989) and Thomas Reid Associates (May 19, 2003, and March 1, 2006) also conducted surveys for rare plants and floristic inventories as part of their fieldwork.

4.2.3 ENVIRONMENTAL SETTING

4.2.3.1 Regional Location

The project site is located in the San Francisco Bay Area, which is characterized by a Mediterranean climate with moderately warm, dry summers and mild, wet winters. The project site is within the Highlands neighborhood in an unincorporated area of San Mateo County, and is west of the San Mateo City limit. Highway 92 and Interstate 280 (I-280) are located south and west of the project site, respectively. The Lower and Upper Crystal Springs Reservoirs are also west of the project site. The project site is bordered by Bunker Hill Drive to the north and northeast, Polhemus Road to the southeast,

Ticonderoga Drive and Cobblehill Place to the south, and Lexington Avenue and Yorktown Road to the west and northwest.

4.2.3.2 Surrounding Land Uses

The project site is located in a suburban area that is surrounded by roads and single-family residences. However, relatively large expanses of undeveloped lands occur in nearby areas. To the west of the project site (south of Lexington Avenue and north of I-280), there is a relatively large grassland area. This area contains pockets of serpentine soils, which are associated with a variety of rare plant and wildlife species. The Crystal Springs Reservoir is located to the south of I-280, west of the project site. This area contains grassland, woodland, and aquatic habitats. A large open space area also occurs south of the project site, to the south of Highway 92.

4.2.3.3 Project Site

As discussed in **Section 3.0, Project Description**, the project site consists of two parcels of land, totaling approximately 99 acres of undeveloped land. The proposed project includes the development of 11 single-family home lots (totaling 4.54 acres) and maintaining the remaining 92.46 acres as open space.¹ As shown in **Figure 3.0-4, Proposed Site Plan**, lots 1 through 4 would be located along Bunker Hill Drive, along the northern boundary of the site, and lots 5 through 8 would be located along Ticonderoga Drive, along the southern boundary of the site. Lots 9 and 10 would be located at the end of Cobblehill Place in the southern portion of the project site and lot 11 would be located at the end of Cowpens Way in the southwesterly portion of the project site. As the 11 lots proposed for development occur in four separate locations, the biological characteristics of lots 1 through 4, lots 5 through 8, lots 9 through 10, and lot 11, as well as the area to be maintained as open space, are discussed separately below.

Lots 1 through 4

These lots are located along Bunker Hill Road, along the northern boundary of the project site. The majority of the site contains coast live oak woodland, but a small grassland area also occurs. The oak woodland is dominated by coast live oak (*Quercus agrifolia*), but California bay (*Umbellularia californica*), toyon (*Heteromeles arbutifolia*), California buckeye (*Aesculus californica*), and madrone (*Arbutus menziesii*) also occur. The understory is dominated by poison oak (*Toxicodendron diversilobum*) and various non-native grasses such as Italian ryegrass (*Lolium multiflorum*) and dogtail grass (*Cynosurus echinatus*). Douglas iris (*Iris douglasiana*) and bedstraw (*Galium aparine*, *G. murale*) are also fairly common

¹ Although 94.54 acres of the project site are not proposed for development, the net area of the remaining parcel less California Water tank sites is 92.46 acres.

components of the understory. A small grassland area is located in the northeastern portion of this development area. The grassland is dominated by various non-native annual grasses, including Italian ryegrass, dogtail grass, ripgut brome (*Bromus diandrus*), and other non-native herbaceous vegetation such as storksbill (*Erodium botrys*), Italian thistle (*Carduus pycnocephalus*), cut-leaved geranium (*Geranium dissectum*), vetch (*Vicia sativa* ssp. *sativa*), and English plantain (*Plantago lanceolata*). A small stand (approximately 10 feet by 10 feet) of the native grass species purple needlegrass (*Nassella pulchra*) occurs in the central portion of the grassland area.

Lots 5 through 8

Lots 5 through 8 are located along Ticonderoga Drive, along the southern boundary of the site. Coast live oak woodland occurs on the eastern portion of this development area. Similar to lots 1 through 4, the woodland in this area is dominated by coast live oak trees and also contains California bay and toyon. The understory contains a dense growth of poison oak, as well as monkey flower (*Mimulus aurantiacus*), gooseberry (*Ribes menziesii*), ceanothus (*Ceanothus thyrsiflorus*), and California manroot (*Marah fabaceus*). The western portion of the area contains a matrix of non-native grasses and other non-native herbaceous vegetation, iceplant (*Carpobrotus edulis*), coyote brush (*Baccharis pilularis*), and pockets of the native grass purple needlegrass. More specifically, the non-native grass wild oats (*Avena barbata*) and ripgut brome are abundant within the non-wooded portions of the site, with the non-native species bristly ox-tongue (*Picris echioides*), teasel (*Dipsacus fullonum*), and pampass grass (*Cortaderia selloana*) also occurring. Coyote brush, a native shrub often found in disturbed areas, is found throughout much of the grassland area. Iceplant has invaded large portions of the grassland area and appears to be expanding its on-site distribution based on observations from 2007 and 2008. Stands of the purple needlegrass are also present and generally occur in the southeastern portion of the site, between the oak woodland and the areas invaded by iceplant.

Lots 9 and 10

Lots 9 and 10 are located at the end of Cobblehill Place in the southern portion of the project site. The majority of this development area contains coyote brush/poison oak scrub, which is characterized by a dense growth of coyote brush and poison oak, as well as other shrubby vegetation such as toyon and Himalayan blackberry (*Rubus discolor*). Coast live oak, bay trees, and pines occur in scattered locations, and California manroot provides a dense ground cover in more open portions of the site. Portions of the site show signs of disturbance including discarded metal sheeting and trash. The area bordering the road is generally more open and contains non-native grasses and weedy vegetation. A small area (approximately 7 feet by 4 feet) bordering the road, receives surface runoff from the upslope road and

gutter. This small area contains wetland-associated vegetation such as rabbitsfoot grass (*Polypogon monspeliensis*), sedges (*Cyperus* sp.), and juncus (*Juncus* sp.).

Lot 11

Lot 11 is located at the end of Cowpens Way in the southwesterly portion of the project site. The northern portion of this area is characterized by oak woodland dominated by coast live oak trees. The understory contains a high density of poison oak and California manroot, and ivy provides dense ground cover in more open portions of the understory. Other portions of the site contain coyote brush/poison oak scrub. The invasive plant species fennel (*Foeniculum vulgare*) and bamboo (which has spread from a neighboring garden), as well as non-native grasses and weedy species, occur in the western portion site. A creek (assumed to be a tributary to Polhemus Creek) occurs immediately to the northeast of the site, which supports a dense growth of willow (*Salix* sp.) scrub. Based on an assessment conducted by Land Watch Incorporated (2008), the creek and associated willows are located entirely outside of the land disturbance area of the proposed project.

Open Space

The open space portion of the site contains a matrix of coast live oak woodland, coyote brush/poison oak scrub, northern sage scrub, willow scrub, pockets of non-native annual grassland, and an area of serpentine grassland (located in the central portion of the open space on a slope west of the water tanks).

Common Wildlife

The project site is surrounded by roads and suburban development and may function as a discrete unit of habitat for many terrestrial wildlife species. The matrix of habitats present provides habitat for numerous wildlife species. The coast live oak woodlands support a diverse wildlife community given the structural diversity of the canopy and dense understory vegetation. Numerous bird species occur, including American robin (*Turdus migratorius*), western scrub jay (*Aphelocoma californica*), Steller's jay (*Cyanocitta stelleri*), chestnut-backed chickadee (*Poecile rufescens*), fox sparrow (*Passerella iliaca*), spotted towhee (*Pipilo maculatus*), Hutton's vireo (*Vireo huttoni*), varied thrush (*Ixoreus naevius*), wrentit (*Chamaea fasciata*), and numerous other bird species. The willow scrub also provides foraging habitat for many species of migrant songbirds, as well as breeding habitat for resident and nesting species. Mammal species that are likely present on the project site include California black-tailed deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*), opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), and coyote (*Canis latrans*). Amphibians likely occurring within the oak woodlands, as well as willow scrub, include California slender salamander (*Batrachoseps attenuatus*), arboreal salamander (*Aneides lugubris*), and pacific tree frog (*Hyla regilla*). Reptile species likely to occur within the habitats present include western fence lizard

(*Sceloporus occidentalis*) and southern alligator lizard (*Elgaria multicarinata*). The oak woodlands provide potential nesting habitat for common raptors such as red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), and great horned owl (*Bubo virginianus*). The grassland areas on the project site are relatively small and fragmented and provide limited foraging value for most raptor species.

Special-Status Wildlife Species

For the purposes of this EIR, special-status wildlife species are defined as those that are state or federally listed as Threatened or Endangered, proposed for listing as Threatened or Endangered, designated as state or federal candidates for listing, a federal Bird of Conservation Concern, a state Species of Special Concern, a state Fully Protected Animal, or that may otherwise be considered “rare” under Section 15380 of the CEQA Guidelines.

Based on a review of the CNDDDB and the project biologist’s knowledge of the project region, 13 special-status wildlife species (including mammal, amphibian, reptile, and bird species) are known to occur within five miles of the project site. These species are identified in **Table 4.2-1, Special-Status Wildlife Species Documented in the Project Area**, along with their regulatory status, habitat requirements, and an evaluation of their potential to occur on the site.

**Table 4.2-1
Special-Status Wildlife Species Documented in the Project Area**

Common and Scientific Name	Status		Habitat Requirements	Potential Occurrence On or Near Lots 1–11
	Federal	State		
Invertebrates				
Edgewood blind harvestman <i>Calicina minor</i>	--	*	Occupies locations under boulders or logs in serpentine areas. Known to occur at Edgewood County Park and near a spring on County Road 14 north of Crystal Springs Dam.	Not Expected: serpentine areas are not present on or near the lots proposed for development.

Common and Scientific Name	Status		Habitat Requirements	Potential Occurrence On or Near Lots 1–11
	Federal	State		
Bay checkerspot butterfly <i>Euphydryas editha bayensis</i>	FT	--	Serpentine bunchgrass grassland, larvae feed on <i>Plantago erecta</i>	Not Expected: suitable habitat not present on or near the lots proposed for development. A serpentine grassland has been identified in the central portion of the open space area (southwest of the water tanks) and the CNDDDB contains a record of Bay checkerspot butterfly from this location. However, this area would not be affected by the proposed project.
Amphibians and Reptiles				
Western pond turtle <i>Actinemys marmorata</i>	--	CSC	Aquatic habitats including ponds, streams, and irrigation ditches. Requires basking sites such as partially submerged logs, vegetation mats, or open mud banks. Also requires suitable upland egg laying sites.	Not Expected: suitable aquatic and upland habitat is not present on or near the lots proposed for development. The portion of the creek near lot 11 has a dense shrub canopy, contains shallow flowing water, and is not suitable for pond turtles.
California tiger salamander <i>Ambystoma californiense</i>	FT	CSC	Breed in ponds and vernal pools; occupies small mammal burrows in surrounding grassland habitats during most of the year.	Not Expected: suitable aquatic and upland habitat is not present on or near the lots proposed for development or the greater project site.

Common and Scientific Name	Status		Habitat Requirements	Potential Occurrence On or Near Lots 1–11
	Federal	State		
California red-legged frog <i>Rana draytonii</i>	FT	CSC	Lowlands and foothills in or near long lasting sources of deep water.	Potential: the species is known from the project area and has been documented approximately 0.8 mile from the project site (CNDDDB); however, this occurrence is separated from the project site by I-280. As the creek near lot 11 has a dense shrub canopy and contains shallow flowing water, it does not provide suitable breeding habitat for the species. However, should the species occur in an undocumented location accessible to the project site, there is potential that the species could occur in the creek zone during dispersal or while seeking summer refuge habitat.
San Francisco giant garter snake <i>Thamnophis sirtalis tetrataenia</i>	FE	SE	Occurs in freshwater ponds, ditches, streams and marshes; typically associated with emergent vegetation used for cover and foraging.	Not Expected: suitable habitat is not present. As the creek near lot 11 has a dense shrub canopy, contains shallow flowing water, lacks emergent vegetation, does not contain large pools, and flows through steep terrain, it does not provide suitable habitat for the species.
Birds				
Cooper's hawk (nesting) <i>Accipiter cooperi</i>	--	CSC	Nests in riparian growths of deciduous trees and live oak woodlands. Also occasionally nests in parks and urban areas.	Potential: the trees on the project site provide potential nesting habitat.
Burrowing owl (burrow sites) <i>Athene cunicularia</i>	BCC	CSC	Forages and nests in grasslands and open scrub with small mammal burrows.	Not Expected: suitable nesting and wintering habitat is not present on or near the lots proposed for development or the greater project site. Grassland habitats present are too small to support the species and lack ground squirrel burrows.

Common and Scientific Name	Status		Habitat Requirements	Potential Occurrence On or Near Lots 1–11
	Federal	State		
Northern harrier (nesting) <i>Circus cyaneus</i>	--	CSC	Inhabits coastal salt and freshwater marshes. Nests and forages in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge. Nests are large mounds of sticks in wet areas.	Not Expected: suitable nesting habitat and foraging habitat is not present on or near the lots proposed for development.
Yellow warbler (nesting) <i>Dendroica petechia brewsteri</i>	--	CSC	Found in densely vegetated riparian areas.	Potential: the willow scrub habitat bordering lot 11 provides suitable nesting habitat for this species.
White-tailed kite (nesting) <i>Elanus leucurus</i>	--	CFP	Usually nests in large bushes or trees, often in isolated stand, surrounded by open foraging habitat.	Not Expected: large expanses of open foraging habitat are not present on the project site; species generally nests within or adjacent to foraging habitat.
Mammals				
Pallid bat (roosting) <i>Antrozous pallidus</i>	--	CSC	Roosts include rock outcrops, mines, caves, hollow trees, buildings and bridges. Often associated with oak woodlands.	Potential: trees within the lots proposed for development provide potential roost habitat.
San Francisco dusky-footed woodrat (breeding) <i>Neotoma fuscipes annectens</i>	--	CSC	Highly arboreal and associated with evergreen or live oaks and other thick-leaved trees and shrubs.	Observed: nests of this species have been observed on lot 8 and lots 1– 4; nests have not specifically been found, but are presumed to occur within the other lots proposed for development.

STATUS KEY:*Federal*

FE: Federally Endangered

FT: Federally Threatened

BCC: Bird of Conservation Concern

State

CE: California Endangered

CSC: California Species of Concern

*: California Special Animal

As discussed above, one special-status wildlife species, San Francisco dusky-footed woodrat, has been observed on the project site. As also indicated by **Table 4.2-1**, based on the presence of suitable habitat and known occurrence within five miles of the project site, the following special-status wildlife species also have the potential to occur on the lots proposed for development: Cooper’s hawk, yellow warbler, California red-legged frog, and pallid bat. These special-status species that either were observed or were determined to potentially occur based by habitat are further discussed in **Subsection 4.2.5, Impacts and Mitigation Measures**.

As indicated in **Table 4.2-1**, the following special-status species are presumed absent from the lots proposed for development given the absence of suitable habitat or very marginal habitat conditions: Edgewood blind harvestman, Bay checkerspot butterfly, western pond turtle, California tiger salamander, San Francisco giant garter snake, burrowing owl, northern harrier, and white-tailed kite. As these species are not expected to reside on or significantly utilize the project site, they are not further discussed in this document.

Special-Status Plant Species

For the purposes of this analysis, special-status plants are defined as those species that are state or federally listed as Rare, Threatened or Endangered; federal candidates for listing; proposed for state or federal listing; or included on Lists 1, 2, 3, or 4 of the CNPS Inventory of Rare and Endangered Plants of California (CNPS Inventory).

Based on a review of the CNDDDB and CNPS On-Line Inventory and knowledge of the project area, 17 special-status plant species were identified that are known to occur in the area. These species are listed in **Table 4.2-2, Special-Status Plant Species Documented in the Project Area**, along with their regulatory status, habitat requirements, and an evaluation of their potential to occur on the site.

As indicated in **Table 4.2-2**, no special-status plant species are expected to occur on or bordering lots 1-11. This conclusion is based on the negative results of focused surveys for special-status plants that were conducted on lots 1-4 and lots 5-8 by Vollmar Consulting on April 20, 2007, and by Thomas Reid Associates on March 1, 2006 and May 19, 2003. Regarding lots 9-11, this conclusion is based on the following factors: (1) these lots are located along the outer margins of woodlands and scrub habitats and are in a disturbed condition, as evidenced by the plant species present and accumulation of trash (see **Subsection 4.2.3.3, Project Site**); (2) most locally occurring special-status plant species are associated with serpentine or volcanic soils, which do not occur on or near these lots; and (3) shrubs, such as western leatherwood and bush-mallow, were not found during site surveys and would have been readily observable if present.

Western leatherwood occurs in the portion of the project site to be maintained as open space. The Habitat Restoration Group identified occurrences of western leatherwood in locations to the north of the currently proposed lots 9 and 10. These occurrences are separated from lots 9 and 10 by steep slopes that are densely vegetated with poison oak and coyote brush.

**Table 4.2-2
Special-Status Plant Species Documented in the Project Area**

Common and Scientific Name	Status			Habitat Requirements	Life Form and Flowering Period	Potential Occurrence On or Near Lots 1-11
	Federal	State	CNPS			
San Mateo thorn-mint <i>Acanthomintha duttonii</i>	FE	SE	1B.1	Grasslands and chaparral on serpentine soils. Known from only two extant occurrences and one introduced occurrence.	Annual herb April-June	<i>Not Expected:</i> suitable habitat not present given the absence of serpentine soils.
Franciscan onion <i>Allium peninsulare</i> var. <i>franciscanum</i>	--	--	1B.2	Cismontane woodland and grasslands on clay, volcanic, often serpentine soils.	Perennial herb (bulbiferous) May-June	<i>Not Expected:</i> suitable habitat not present given the absence of volcanic or serpentine soils.
Bent-flowered fiddleneck <i>Amsinckia lunaris</i>	--	--	1B.2	Grasslands, woodlands, coastal bluff scrub.	Annual herb March-June	<i>Not Expected:</i> not observed on lots 1-8 during appropriately timed surveys; lots 9-10 are in a disturbed condition and provide very marginal habitat.
San Francisco Bay spineflower <i>Chorizanthe cuspidata</i> var. <i>cuspidata</i>	--	--	1B.2	Sandy soils within coastal bluff scrub, coastal dunes, coastal prairie, and coastal scrub.	Annual herb April-July	<i>Not Expected:</i> suitable habitat not present given the absence of sandy soils and associated plant communities.
Crystal Springs fountain thistle <i>Cirsium fontinale</i> var. <i>fontinale</i>	FE	SE	1B.2	Seeps with serpentine soils in grasslands, woodlands, and chaparral. Known from only five occurrences in the vicinity of the Crystal Springs Reservoir, San Mateo County.	Perennial herb May-October	<i>Not Expected:</i> suitable habitat not present given the absence of serpentine soils.

Common and Scientific Name	Status			Habitat Requirements	Life Form and Flowering Period	Potential Occurrence On or Near Lots 1–11
	Federal	State	CNPS			
San Francisco collinsia <i>Collinsia multicolor</i>	--	--	1B.2	Closed-cone coniferous forest and coastal scrub, often on serpentine soils.	Annual herb March-May	Not Expected: associated plant communities and serpentine soils not present. Not observed on lots 1–8 during appropriately timed surveys; lots 9 and 10 are in a disturbed condition and provide very marginal habitat.
Point Reyes bird's-beak <i>Cordylanthus maritimus</i> ssp. <i>palustris</i>	--	--	1B.2	Marshes and swamps	Annual herb June-October	Not Expected: suitable habitat not present.
Western leathwerwood <i>Dirca occidentalis</i>	--	--	1B.2	Shaded woodland and forest.	Deciduous shrub January-March	Not Expected: not observed on lots 1–11 during focused searches; species would have been observed if present. Species known to occur in open space, away from proposed development areas.
Hillsborough chocolate lily <i>Fritillaria biflora</i> var. <i>ineziana</i>	--	--	1B.1	Woodlands and grasslands on serpentine soils.	Perennial herb (bulbiferous) March-April	Not Expected: suitable habitat not present given the absence of serpentine soils.
Fragrant fritillary <i>Fritillaria liliacea</i>	--	--	1B.2	Cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland/often on serpentine soils.	Perennial herb (bulbiferous) February–April	Not Expected: Not observed on lots 1–8 during appropriately timed surveys; lots 9 and 10 are in a disturbed condition and provide very marginal habitat. All lots proposed for development lack clay or serpentine soils typically associated with this species.

Common and Scientific Name	Status			Habitat Requirements	Life Form and Flowering Period	Potential Occurrence On or Near Lots 1–11
	Federal	State	CNPS			
Short-leaved evax <i>Hesperovax sparsiflora</i> var. <i>brevifolia</i>	--	--	2.2	Coastal bluff scrub and coastal dunes.	Annual herb March-June	Not Expected: associated plant communities not present. Not observed on lots 1–8 during appropriately timed surveys; lots 9 and 10 are in a disturbed condition and do not provide suitable habitat.
Marin western flax <i>Hesperolinon congestum</i>	FT	ST	1B.1	Grasslands and chaparral on serpentine soils.	Annual herb April-July	Not Expected: suitable habitat not present given the absence of serpentine soils.
Crystal Springs lessingia <i>Lessingia arachnoidea</i>	--	--	1B.2	Grasslands, scrub, and woodlands on serpentine soils.	Annual herb July-October	Not Expected: suitable habitat not present given the absence of serpentine soils.
Arcuate bush-mallow <i>Malacothamnus arcuatus</i>	--	--	1B.2	Chaparral and cismontane woodland.	Evergreen shrub April-September	Not Expected: not observed on lots 1–11 during surveys; species would have been observable if present.
Davidson's bush-mallow <i>Malacothamnus davidsonii</i>	--	--	1B.2	Chaparral, cismontane woodland, coastal scrub, riparian woodland.	Evergreen shrub June-January	Not Expected: not observed on lots 1–11 during surveys; species would have been observed if present.
Hall's bush-mallow <i>Malacothamnus hallii</i>	--	--	1B.2	Chaparral and coastal scrub.	Evergreen shrub May-September	Not Expected: not observed on lots 1–11 during surveys; species would have been observable if present.
White-rayed pentachaeta <i>Pentachaeta bellidiflora</i>	FE	SE	1B.1	Cismontane woodland and grasslands, serpentine soils. Known from only one extended occurrence.	Annual herb March-May	Not Expected: suitable habitat not present given the absence of serpentine soils and disturbed condition of sites.

STATUS KEY:

Federal:

FE = Federal Endangered

FT = Federal Threatened

State

SE = State Endangered

ST = State Threatened

CNPS

List 1A = Plants presumed extinct in California

List 1B = Plants Rare, Threatened, or Endangered in California and elsewhere

List 2 = Plants Rare, Threatened, or Endangered in California, but more common elsewhere

1 = seriously Endangered in California

2 = fairly Endangered in California

3 = not very Endangered in California

Sensitive Plant Communities

The California Department of Fish and Game (CDFG) Wildlife and Habitat Data Analysis Branch has developed a List of California Terrestrial Natural Communities.² The most recent version of this list (September 2003) is derived from the CNDDDB and is intended to supersede all other lists developed from the CNDDDB. It is based on the detailed classification put forth in *A Manual of California Vegetation*.³ It is also structured to be compatible with previous CNDDDB lists (e.g., Holland 1986). The primary purpose of the CNDDDB classification is to assist in the characterization of the rarity of various vegetation types. For the purposes of this analysis, plant communities denoted on the list as “high priority for inventory in CNDDDB” in the September 2003 version are considered to be “sensitive.”

Purple needlegrass grassland is denoted on the list as “high priority for inventory in CNDDDB” and thus is considered a sensitive plant community. While there is no statewide definition of a native grassland, it is generally accepted that a native grassland contains a minimum of 10-20 percent cover of native grasses. As previously discussed, isolated areas with a high percent cover (greater than 50 percent) of purple needlegrass are present on portions of lots 1 and 8. The stand of purple needlegrass on lot 1 is small (approximately 10 feet by 10 feet) and is surrounded by non-native grass species. The stand of purple needlegrass on lot 8 is approximately 0.03 acre in size and is located in the southeastern portion of the site, between the oak woodland and areas invaded by iceplant.

The area of willow scrub bordering lot 11 is also considered to be a sensitive plant community. Additionally, areas of serpentine grassland (which is considered a sensitive plant community) have been identified and mapped in the central portion of the open space, on a slope west of the water tanks; these areas are not proposed for development.

Jurisdictional Resources

Wetlands, creeks, streams, and permanent and intermittent drainages are subject to the jurisdiction of the US Army Corps of Engineers (USACE) under Section 404 of the Federal Clean Water Act. The CDFG also generally has jurisdiction over these resources, together with other aquatic features that provide an existing fish and wildlife resource pursuant to Sections 1602-1603 of the California Fish and Game Code. The CDFG asserts jurisdiction to the outer edge of vegetation associated with a riparian corridor.

No creeks, wetlands, riparian areas, or other resources potentially under the jurisdiction of the USACE and/or CDFG are present on lots 1-11. As previously discussed, on lot 9 there is a small area

² CDFG, 2003.

³ Sawyer and Keeler-Wolf, 1995.

(approximately 7 feet by 4 feet) that receives surface runoff from the upslope road and gutter. Although this small area contains wetland-associated vegetation (e.g., rabbitsfoot grass, sedges, juncus), it is not expected to be jurisdictional as its water source is from road and irrigation runoff and it is isolated and not near or adjacent to a Waters of US.

As also previously discussed, a creek that supports a dense growth of willow scrub and is assumed to be a tributary to Polhemus Creek is present immediately to the northeast of lot 11. The creek is expected to fall under the jurisdiction of the USACE under Section 404 of the Clean Water Act. The willows associated with the creek are riparian vegetation and are expected to be under the jurisdiction of the CDFG and potentially the USACE. Based on an assessment conducted by Land Watch Incorporated (2008), the creek and associated willows are located entirely outside of the land disturbance area of the proposed project.

Wildlife Movement Corridors

Wildlife corridors are described as pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural or human induced factors such as urbanization. The fragmentation of natural habitat creates isolated “islands” of vegetation that may not provide sufficient area or resources to accommodate sustainable populations for a number of species and thus, adversely affecting both genetic and species diversity. Corridors often partially or largely mitigate the adverse effects of fragmentation by (1) allowing animals to move between remaining habitats to replenish depleted populations and increase the gene pool available; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) will result in population or species extinction; and (3) serving as travel paths for individual animals moving throughout their home range in search of food, water, mates, and other needs, or for dispersing juveniles in search of new home ranges.

The project site is surrounded by roads and suburban development, which limits its function as a wildlife movement corridor. Given the extent of surrounding residential development, the open space portion of the project site may function as a discrete unit of habitat for many terrestrial wildlife species. However, a small potential wildlife movement corridor occurs between the open space on the project site and the Crystal Springs watershed via a small area of undeveloped land on the northern portion of the project site that connects to undeveloped lands to the northwest. Additionally, given the extent of undeveloped lands on the project site, avian species likely use the site as stopover habitat during migrations.

Protected Trees

The Significant Tree Ordinance of San Mateo County defines a “Significant Tree” as any live woody plant rising above the ground with a single stem or trunk of a circumference of 38 inches or more measured at 4.5 feet vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.

However, as described in Section 12,020.1 of the Ordinance, properties within the Resource Management (RM) District (including portions of the project site) are exempt from the ordinance. Within the RM district, the removal of living trees with trunk circumference of more than 55 inches measured 4.5 feet above the average surface of the ground is prohibited, except as may be required for development permitted under this Ordinance, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.⁴

A tree survey was conducted by the Habitat Restoration Group in 1989-1990 on portions of the project site, including most of the lots currently proposed for development. This survey identified numerous trees with a trunk circumference exceeding 55 inches (17.5 inches diameter at breast height) that are protected within the RM District. These trees primarily consist of coast live oak, but also include bay and pine. An updated tree survey was conducted by LandWatch Incorporated (2008) to determine the current number, species and size of protected trees present within the lots proposed for development. **Table 4.2-3**, below, identifies the trees protected by Section 12,020.1 of the Significant Tree Ordinance that are currently present within the lots proposed for development.

Table 4.2-3
RM District: Protected Trees Present in Development Area

Location (Lot #)	Tree Species	DBH*	No. of Trees
1	Coast live oak	20"	1
2	Coast live oak	19"	1
3	Coast live oak ⁵	12"	4
3	Coast live oak ⁶	16.5"	4
3	Coast live oak	18"	1

⁴ A trunk circumference of 55 inches is equivalent to a diameter of approximately 17.5 inches.

⁵ All mature trees were surveyed by Land Watch, Incorporated in 2008. However, only trees with a circumference of 17.5 inches or greater would be protected by the significant tree ordinance in the RM District.

⁶ Ibid.

<u>Location (Lot #)</u>	<u>Tree Species</u>	<u>DBH*</u>	<u>No. of Trees</u>
3	Coast live oak	19.5"	1
3	Coast live oak	32"	1
311	Coast live oak	19.2"	1
311	Coast live oak	20"	1
			Total: 97

Note:

* DBH = diameter at breast height

4.2.4 REGULATORY CONSIDERATIONS

4.2.4.1 Federal Regulations

Federal Endangered Species Act

Under the Federal Endangered Species Act (FESA), the Secretary of the Interior and the Secretary of Commerce have joint authority to list a species as threatened or endangered (16 United States Code [USC] 1533[c]). Pursuant to the requirements of the FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally listed or proposed species may be present in the project region, and whether the proposed project would result in a "take" of such species. The "take" provision of the FESA applies to actions that would result in injury, death, or harassment of a single member of a species protected under the Act. In addition, the agency is required to determine whether the project is likely to jeopardize the continued existence of any species proposed to be listed under the FESA, or result in the destruction or adverse modification of critical habitat for such species (16 USC 1536[3][4]). If it is determined that a project may result in the "take" of a federally-listed species, a permit from the USFWS would be required under Section 7 or Section 10 of the Federal Endangered Species Act. Section 7 applies if there is a federal nexus (e.g., the project is on federal land, the lead agency is a federal entity, a permit is required from a federal agency, or federal funds are being used). Section 10 applies if there is no federal nexus.

Clean Water Act

The Federal Water Pollution Control Act of 1972, often referred to as the Clean Water Act, is the nation's primary law for regulating discharges of pollutants into waters of the United States. The objective of the Clean Water Act is to restore and maintain the chemical, physical, and biological integrity of the nation's waters. The regulations adopted pursuant to the Act deal extensively with the permitting of actions in waters of the United States, including wetlands. The Act's statutory sections and implementing regulations provide more specific protection for riparian and wetland habitats than any other federal law.

The US Environmental Protection Agency (US EPA) has primary authority under the Clean Water Act to set standards for water quality and for effluents, but the USACE has primary responsibility for permitting the discharge of dredge or fill materials into streams, rivers, and wetlands.

Migratory Bird Treaty Act

The Federal Migratory Bird Treaty Act (16 USC, Section 703, Supplement I, 1989) prohibits killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. The Act encompasses whole birds, parts of birds, and bird nests and eggs.

4.2.4.2 State Regulations

California Native Plant Protection Act

State listing of plant species began in 1977 with the passage of the California Native Plant Protection Act (NPPA), which directed the CDFG to carry out the legislature’s intent to “preserve, protect, and enhance endangered plants in this state.” The NPPA gave the California Fish and Game Commission the power to designate native plants as endangered or rare and to require permits for collecting, transporting, or selling such plants. The CESA expanded upon the original NPPA and enhanced legal protection for plants. The CESA established threatened and endangered species categories, and grandfathered all rare animals—but not rare plants—into the Act as threatened species. Thus, there are three listing categories for plants in California: rare, threatened, and endangered.

California Fish and Game Code

The California Fish and Game Code provides a variety of protections for species that are not federally or state-listed as threatened, endangered, or of special concern.

- Section 3503 protects all breeding native bird species in California by prohibiting the take, possession, or needless destruction of nests and eggs of any bird, with the exception of non-native English sparrows and European starlings (Section 3801).
- Section 3503.5 protects all birds of prey (in the orders Falconiformes and Strigiformes) by prohibiting the take, possession, or killing of raptors and owls, their nests, and their eggs.
- Section 3513 of the code prohibits the take or possession of migratory nongame birds as designated in the Migratory Bird Treaty Act or any parts of such birds except in accordance with regulations prescribed by the Secretary of the Interior.
- Section 3800 of the code prohibits the taking of nongame birds, which are defined as birds occurring naturally in California that are not game birds or fully protected species.

- Section 3511 (birds), Section 5050 (reptiles and amphibians), and Section 4700 (mammals) designate certain wildlife species as fully protected in California.

The California Fish and Game Code, Sections 1602-1603, gives the CDFG jurisdiction over water courses with a defined channel, together with other aquatic features that provide an existing fish and wildlife resource. The CDFG asserts jurisdiction to the outer edge of vegetation associated with a riparian corridor. A Streambed Alteration is required from the CDFG should a project disturb or alter a resource protected by Sections 1602-1603 of the California Fish and Game Code.

4.2.4.3 Local Policies and Regulations

San Mateo County General Plan

The County of San Mateo General Plan includes the following policies related to biological resources in the Highland Estates project area.

- 1.1 *Conserve, Enhance, Protect, Maintain and Manage Vegetative, Water, Fish and Wildlife Resources.* Promote the conservation, enhancement, protection, maintenance and managed use of the County's Vegetative, Water, Fish and Wildlife Resources.
- 1.2 *Protect Sensitive Habitats.* Protect sensitive habitats from reduction in size or degradation of the conditions necessary for their maintenance.
- 1.3 *Protection and Productive Use of Economically Valuable Vegetative, Water, Fish and Wildlife Resources.* Protect the availability and encourage the productive use of the County's economically valuable vegetative, water, fish and wildlife resources in a manner, which minimizes adverse environmental impacts.
- 1.4 *Access to Vegetative, Water, Fish and Wildlife Resources.* Protect and promote existing rights of public access to vegetative, water, fish and wildlife resources for purposes of study and recreation consistent with the need to protect public rights, rights of private property owners and protection and preservation of such resources.

San Mateo County Zoning Regulations

The San Mateo County Zoning Regulations, adopted in 1999, were designed by the County to help guide the physical development of land and future growth within the County. Environmental criteria for the RM District isare contained in Chapter 20A, "Development Review Criteria." The purpose of this chapter is to simplify and improve the procedure by which developments are reviewed, by containing all of the required criteria and reviews in a single procedure, incorporating the zoning review, subdivision review and environmental impact review procedures in one chapter. The following criteria are relevant to the analysis of biological resource impacts:

SECTION 6324.1. Environmental Quality Criteria

- (a) All developments should be designed and located to conserve energy resources, and thereby reduce the impacts of energy consumption on air, land, water, and living resources. Such efforts might include the clustering or location of development to reduce paving, grading, runoff, and driving times, and structural designs which maximize use of solar energy and reduce use of electricity and fossil fuels.
- (e) Pesticides and other chemicals used should be of the types and amounts that will have no significant or persistent adverse effects upon the environment.
- (f) Use and discharge of chemical agents, particularly including pesticides and heavy metals, which concentrate in the food chain and interrupt or destroy the primary biological network or threaten the survival of endangered species shall be prohibited.
- (i) No use or development shall have a significant adverse environmental impact upon primary wildlife or marine resources. Development shall clearly demonstrate a high degree of compatibility with, and minimal adverse impact on, wildlife habitat areas.

SECTION 6324.2. Site Design Criteria

- (i) Wherever possible, vegetation removed during construction shall be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of the region.
- (j) Removal of living trees with trunk circumference of more than 55 inches measured 4-1/2 feet above the average surface of the ground is prohibited, except as may be required for development permitted under this Ordinance, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.
- (k) With the exception of trails and paths, and related appurtenances, no structural development shall be permitted where such development will adversely affect a perennial stream and associated riparian habitat.

Significant Tree Ordinance of San Mateo County

The Significant Tree Ordinance of San Mateo County defines a "Significant Tree" as any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38") or more measured at 4.5 feet vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes. A permit is required for the removal of such a tree. As described in Section 12,020.1 of the Ordinance, properties within the RM District (including portions of the project site) are exempt from the ordinance. Within the RM District, the removal of living trees with trunk circumference of more than 55 inches measured 4.5 feet above the average surface of the ground is

prohibited, except as may be required for development permitted under this Ordinance, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.

Heritage Tree Ordinance of San Mateo County

According to the County's Heritage Tree Ordinance, a "Heritage Tree" is any tree or grove of trees designated by resolution of the Board of Supervisors or any of the following trees, healthy and generally free from disease, with trunk diameter equal to or greater than the sizes listed: Bigleaf Maple of more than 36 inches in diameter west of Skyline Boulevard or 28 inches east of Skyline Boulevard; Madrone with a single stem or multiple stems touching each other 4.5 feet above ground of more than 48 inches in diameter or clumps visibly connected above ground with a basal area greater than 20 square feet measured 4.5 feet above average ground level; Golden Chinquapin of more than 20 inches in diameter; all Santa Cruz Cypress trees; Oregon Ash of more than 12 inches in diameter; Tan Oak of more than 48 inches in diameter; Douglas Fir of more than 60 inches in diameter east of Skyline Boulevard and north of Highway 92; Coast Live Oak of more than 48 inches in diameter; Canyon Live Oak of more than 40 inches in diameter; all Oregon White Oak trees; Black Oak of more than 32 inches in diameter; Interior Live Oak of more than 40 inches in diameter; Valley Oak of more than 48 inches in diameter; Blue Oak of more than 30 inches in diameter; California Bay or Laurel with a single stem or multiple stems touching each other 4.5 feet above ground of more than 48 inches in diameter, or clumps visibly connected above ground with a basal area of 20 square feet measured 4.5 feet above average ground level; California Nutmeg of more than 30 inches in diameter; Redwood of more than 84 inches in diameter west of Skyline Boulevard or 72 inches in diameter east of Skyline Boulevard. A permit would be required to remove, destroy, or trim any of the trees described above.

4.2.5 CONSISTENCY WITH APPLICABLE REGULATIONS

CEQA requires an analysis of consistency with plans and policies as part of the environmental setting (State CEQA Guidelines Section 15125). The General Plan Guidelines published by the State Office of Planning and Research define consistency as follows: "An action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment." Therefore, the standard for analysis used in the EIR is based on general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The project does not have to be in exact agreement with a policy for a project to be consistent with it.

4.2.5.1 County of San Mateo General Plan and Zoning Regulations

As proposed and mitigated, the project complies with Environmental Quality Criteria and Site Design Criteria of the RM District zoning regulations. The project will cluster development and reduce overall land disturbance, removal of vegetation, and total area covered by paving by reducing required minimum setbacks through a proposed RM Zoning Text Amendment. With the implementation of Mitigation Measures BIO-1 through BIO-11, significant adverse environmental impact on primary wildlife or marine resources would be reduced to a level that is less than significant. The removal of living trees with trunk circumference of more than 55 inches (17.5" diameter) measured 4-1/2 feet above the average surface of the ground is prohibited, except as may be required for development permitted under the RM District regulations, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property. The Project Applicant proposes to remove seven trees that meet or exceed the size threshold. The trees to be removed are located within the proposed building footprints and are included in the RM permit application. Therefore, the project would be considered to be consistent with applicable General Plan policies and zoning regulations.

4.2.56 IMPACTS AND MITIGATION MEASURES

4.2.56.1 Significance Criteria

According to the San Mateo County Initial Study Checklist and Appendix G of the *State CEQA Guidelines*, a project would normally have a significant environmental impact if it would:

- Affect federal or state listed rare or endangered species of plant life in the project area, or have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service;
- Involve cutting of heritage or significant trees as defined in the County Heritage Tree Ordinance and Significant Tree Ordinance, or conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;
- Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species, or have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service;
- Significantly affect fish, wildlife, reptiles, or plant life;
- Be located inside or within 200 feet of a marine or wildlife reserve;
- Infringe on any sensitive habitats;

- Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor) in size, that has slopes greater than 20 percent, or that is in a sensitive habitat or buffer zone;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites; or
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

4.2.56.2 Issues Not Discussed Further

The Initial Study found that the project would result in less than significant impacts related to two standards; specifically that the development would not “be located inside or within 200 feet of a marine or wildlife preserve” and would not “conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.” Therefore, these issues are not discussed further in this section.

4.2.56.3 Project Impacts

Impact BIO-1: The proposed project would not have a substantial adverse effect on special-status plant species. (*Less than Significant*)

As previously discussed, no special-status plant species are expected to occur on or bordering lots 1–11. This conclusion is based on the negative results of focused surveys for special-status plants that were conducted on lots 1–4 and lots 5–8 by Vollmar Consulting on April 20, 2007, and by Thomas Reid Associates on March 1, 2006 and May 19, 2003. Regarding lots 9–11, this conclusion is based on the following factors: (1) these lots are located along the outer margins of woodlands and scrub habitats and are in a disturbed condition, as evidenced by the plant species present and accumulation of trash (see **Subsection 4.2.3.3, Project Site** above); (2) most locally occurring special-status plant species are associated with serpentine or volcanic soils, which do not occur on or near these lots; and (3) shrubs, such as western leatherwood and bush-mallow, were not found during site surveys and would have been readily observed if present. Additionally, the occurrences of western leatherwood (in the open space area to be maintained) are separated from lots 9 and 10 by steep slopes that are densely vegetated with poison oak and coyote brush. Implementation and maintenance of fuel breaks up to 100 feet around the exterior of the homes (as described in **Subsection 4.4.2.4, Hazards and Hazardous Materials Impacts**) would not

affect special-status plant species as they are not expected to occur on or near the project site (refer to Table 4.2-2). Therefore, potential impacts to special-status plant species would be less than significant.

Mitigation Measure: No mitigation measures required.

Impact BIO-2: **The proposed project would result in a substantial adverse effect on special-status wildlife species. (Potentially Significant; Less than Significant with Mitigation)**

As previously discussed, one special-status wildlife species, the San Francisco dusky-footed woodrat, has been observed on the project site. Also, based on the presence of suitable habitat and known occurrence in the project area, Cooper's hawk, yellow warbler, California red-legged frog, and pallid bat have the potential to occur on site. Potential impacts to these special-status wildlife species are discussed below.

San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), *California Species of Special Concern*. The dusky-footed woodrat (*N. fuscipes*) is fairly common and widespread throughout the Coast Range and the northern interior of California. The subspecies, the San Francisco dusky-footed woodrat, is believed to be restricted to the San Francisco Bay area, although very little information is available and genetic testing has not determined whether it is actually a distinct subspecies.⁷ Dusky-footed woodrats are highly arboreal.⁸ Evergreen or live oaks and other thick-leaved trees and shrubs are important habitat components for this species.⁹ Woodrats build nests (i.e., stickhouses), which are often the result of work by several generations of woodrats, by piling up sticks, rocks, and other available material. This woodrat is semi-colonial and often lives with others in the same area.¹⁰ The breeding period for the dusky-footed woodrat is generally spring, but potentially extends through July.

Woodrat nests have been observed in the oak woodland portions of lots 1–4 and lot 8. Thomas Reid Associates (2006) identified 10 woodrat nests in the lower (southern section) of lots 1–4 and approximately 70 woodrat nests in the eastern portion of lot 8 (of which most are not within areas that would be developed). Given the presence of suitable habitat, woodrat nests are presumed to occur on lots 9–11. Additionally, numerous woodrat nests are expected to occur within the 92.46 acres of open space to be maintained. In the absence of avoidance measures, woodrat nests within the disturbance boundaries would be lost during project implementation. Therefore, impacts to the San Francisco dusky-footed woodrat would be considered significant.

⁷ USFWS Mossman, 2000, pers. com.

⁸ Kelly, 1990.

⁹ Kelly 1990, Williams et al. 1992.

¹⁰ Knopf, 1989.

Cooper's hawk (*Accipiter cooperii*), *California Species of Special Concern*. Breeding pairs generally select nest sites within dense stands of live oak woodland, riparian habitats, or other wooded areas. Nesting also occasionally occurs in sparsely wooded areas, including suburban areas and parks. The oak woodlands and scattered trees on lots 1–11 provide suitable nesting habitat for this species. While the proposed project would result in the loss of some potential nesting habitat for this species, given the extent of similar habitat to be maintained in the open space area, the loss of nesting habitat would not be substantial. However, should an active nest be present within or near the lots proposed for development, the removal of trees could result in the direct loss of an active nest of this special-status bird species. Additionally, any unusually loud noise levels generated by project-related construction activities have the potential to disturb nesting occurring near the construction zone and to result in the abandonment of an active nest of this bird species. Therefore, the loss of an active Cooper's hawk nest is considered a potentially significant impact.

Yellow warbler (*Dendroica petechia brewsteri*), *California Species of Special Concern*. This species nests in dense riparian habitats dominated by willows, alders, or cottonwoods. While suitable nesting habitat for this species is not present within the boundaries of the lots proposed for development, the area of willow scrub habitat adjacent to lot 11 provides suitable nesting habitat for this species. Any unusually loud noise levels generated by project-related construction activities have the potential to disturb nesting by the species near the project site and to result in the abandonment of an active nest of this bird species. Therefore, the loss of an active yellow warbler nest is considered a potentially significant impact.

Pallid bat (*Antrozous pallidus*), *California Species of Special Concern*. The oak woodlands on the project site provide suitable roosting habitat for pallid bat. Focused surveys for roosting bats have not been conducted and it is unknown if this species is present. Should this bat species occur on the lots proposed for development, the proposed removal of trees could result in the loss of an active maternity roost. Depending on the number and extent of maternity roosts that may be removed or disturbed, impacts to pallid bats would be potentially significant.

California red-legged frog (*Rana draytonii*), *Federally Threatened, California Species of Special Concern*. Breeding by the species occurs in streams, deep pools, backwaters within streams and creeks, ponds, marshes, sag ponds, dune ponds, lagoons, and stock ponds. The species can occur in ephemeral ponds or permanent streams and ponds; however, populations probably cannot persist in ephemeral streams.¹¹ Breeding adults are often associated with deep (greater than 2 feet [0.7 meter]) still or slow moving water and dense, shrubby riparian or emergent vegetation,¹² but frogs have been observed in shallow sections

¹¹ Jennings and Hayes, 1985.

¹² Hayes and Jennings, 1988.

of streams and ponds that are devoid of vegetative cover. Habitats with the highest densities of frogs are deep-water ponds with dense stands of overhanging willows and a fringe of cattails between the willow roots and overhanging willow limbs.¹³

Based on the CNDDDB, California red-legged frogs have been documented approximately 0.8 mile from the project site at a location separated from the project site by I-280. According to the biological resources report prepared by Thomas Reid Associates in June 2003 (included in Appendix 4.2), the project area provides suitable habitat for California red-legged frog in the form of intermittent drainages, with small pools and shrub, tree, and herbaceous cover, and emergent wetlands near Ticonderoga Drive and Polhemus Road. The portion of the project site with suitable habitat would remain open space under the proposed project. Although a creek is present near lot 11, the creek near lot 11 is very densely vegetated with willow shrubs, contains shallow flowing water, and is located on a relatively steep slope. Given these characteristics, the portion of the creek near lot 11 does not provide suitable breeding habitat for the species. However, should the species occur in an undocumented location accessible to the project site, there is some potential that the species could occur in the portion of the creek zone near lot 11 during dispersal or while seeking summer refuge habitat. In the event that individual red-legged frogs are present in the creek zone and disperse onto lot 11, construction activities could result in the loss or harm of individual California red-legged frogs. Therefore, impacts to California red-legged frog are considered potentially significant.

Mitigation measures to address these significant and potentially significant impacts are presented below. Implementation of these mitigation measures would reduce the impacts to a less-than-significant level.

Mitigation Measure BIO-2a: No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a

¹³ Jennings 1988; Rathbun *et al.* 1993.

scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.

Mitigation Measure BIO-2b: No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities.

If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFG, taking into account factors such as the following:

- Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
- Distance and amount of vegetation or other screening between the construction site and the nest; and
- Sensitivity of individual nesting species and behaviors of the nesting birds.

Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas of special-status bird species and all birds covered by the Migratory Bird Act to ensure that no impacts on these nests occur.

Mitigation Measure BIO-2c: Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and

juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.

Mitigation Measure BIO-2d: Immediately preceding initial ground disturbance activities on lot 11, a preconstruction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may ~~resume~~ begin once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).

Additionally, see **Mitigation Measure BIO-5a** (see page 4.2-26), which requires temporary fencing to be placed along the outer boundary of the willows associated with the creek. This fencing shall also be designed and placed to prevent California red-legged frog from exiting the creek zone and entering lot 11.

Impact BIO-3: **The implementation of the proposed project would result in the loss of protected trees. (Potentially Significant; Less than Significant with Mitigation)**

The proposed project would result in the loss of protected trees within the RM District. As previously discussed and shown in **Table 4.2-3**, there are ~~nine~~ seven coast live oak trees within the development area that are protected in the RM District under Section 12,020.3 of the San Mateo County Significant Tree Ordinance. These trees, which range in diameter at breast height from ~~17-5~~ 18 to ~~20~~ 32 inches, would be removed. These trees, as well as other unprotected trees proposed for removal, occur within the outer margins of oak woodlands or within small grassland areas. Consequently, the removal of trees would not fragment the woodland habitat in the open space area. Additionally, given the large acreage of oak woodland in the open space, and the extent of oak woodlands in the project area, the proposed removal of trees would not substantially reduce oak woodland habitat in the project area. However, given the biological value of oak trees, and that ~~nine~~ seven of the trees to be removed are protected by the Significant Tree Ordinance of San Mateo County (Section 12,020.3), the project-related loss of protected trees would be considered a significant impact. **Mitigation Measure BIO-3** would reduce the impact on protected trees to a less-than-significant level.

Mitigation Measure BIO-3: As required by the County for the removal of trees within the RM District, tree replacement shall occur at a minimum 1:1 ratio for all protected trees removed with a circumference of or exceeding 55 inches (17.5 inches diameter at breast height). The replacement of indigenous trees shall be in kind (i.e., live oaks removed shall be replaced by live oaks) and exotic trees to be removed shall be replaced with an appropriate species on the tree list maintained by the County of San Mateo Planning Department. Replacement trees shall also be maintained for a minimum of 2 years, but up to 5 years (as determined by the County of San Mateo Planning Department).

To facilitate the successful replacement of trees, a tree replacement plan shall be prepared and shall meet the following standards:

- Where possible, the plan shall identify suitable areas for tree replacement to occur such that the existing native woodlands in the open space are enhanced and/or expanded.
- The plan shall specify, at a minimum, the following:
 - The location of planting sites;
 - Site preparation and planting procedures;
 - A schedule and action plan to maintain and monitor the tree replacement sites;
 - A list of criteria and performance standards by which to measure success of the tree replacement; and
 - Contingency measures in the event that tree replacement efforts are not successful.

The plan shall also require measures to protect oak and other native trees occurring outside, but within 100 feet, of the grading/disturbance area. These measures may include protective fencing, prohibiting construction/grading activities within the drip-line of trees to be preserved, or other appropriate measures approved by the County.

Impact BIO-4: **The proposed project would not significantly affect common fish, wildlife, reptiles, or plant life. (*Less than Significant*)**

Construction and grading activities associated with the proposed project would directly disturb common wildlife species on the lots proposed for development. In particular, species of low mobility (e.g., small mammals and reptiles) could be adversely affected during site preparation and construction. Most of the species present in areas to be disturbed are expected to be those that are tolerant of, and adapted to, disturbed conditions and that occur in areas bordering residential development. Because of the common nature and low number of wildlife species that would be displaced or lost as a direct result of

construction activities, it is not expected that construction-related activities would cause a regional population of any common wildlife species to drop below self-sustaining levels. Additionally, the habitats to be developed under the proposed project are common in the project area, are generally in a disturbed condition, and border existing single-family homes. Because of the common nature and abundance of similar habitats in bordering areas, the project-related reduction in habitat is not expected to cause a wildlife population to drop below a self-sustaining level. Therefore, impacts to common wildlife species from construction-related activities would be less than significant. Please see Impact BIO-1 and Impact BIO-2, above, for discussions of potential impacts to special-status plant and wildlife species.

Mitigation Measure: No mitigation measures required.

Impact BIO-5: **The proposed project could have a substantial adverse effect on willow scrub habitat (a riparian and sensitive plant community) bordering lot 11. (Potentially Significant; Less than Significant with Mitigation)**

As previously discussed, a creek occurs immediately to the northeast of lot 11, which supports a dense growth of willow scrub (a riparian and sensitive plant community). The creek and associated willow scrub are located entirely outside of the boundaries of lot 11. While the proposed project does not include the removal of any willows, given the proximity of willows to the project's disturbance boundary, there is potential that willows could be inadvertently disturbed during construction activities. Additionally, while existing homes already occur near the willow scrub habitat, it is possible that the development of lot 11 could increase nighttime light levels in the creek zone. Nighttime lighting can disturb resting and foraging behavior and can potentially alter breeding cycles and nesting behavior. If uncontrolled, such light where proximal to the riparian habitat could adversely impact the composition and behavior of the animal species that occur in the area, including special-status bird species. Further, if uncontrolled, erosion and sedimentation resulting from the development of lot 11 could enter the creek zone and adversely affect its habitat value. Given all of the above, the proposed project could result in the disturbance of willows from the outer margins of the riparian zone, increased nighttime lighting into the nearby riparian zone, and sedimentation and erosion into the creek zone. Therefore, these indirect impacts to the willow scrub habitat near lot 11 are considered potentially significant.

Mitigation Measure BIO-5a: Prior to the commencement of construction activities on lot 11, the outer edge of the willow scrub habitat (facing lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced

area is “restricted” and that all construction activities, personnel, and operational disturbances are prohibited.

Mitigation Measure BIO-5b: Prior to the issuance of a grading permit, the Project Applicant shall develop an erosion control plan. The plan shall include measures such as silt fencing to prevent project-related erosion and sedimentation from adversely affecting the creek zone and other habitats on and near lots 1–11. The erosion control plan shall be subject to approval by the County of San Mateo Planning Department.

Mitigation Measure BIO-5c: Prior to the issuance of a grading permit, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.

Impact BIO-6: **The implementation of the proposed project would result in the loss of stands of purple needlegrass, which is a sensitive plant community. (Potentially Significant; Less than Significant with Mitigation)**

As previously discussed, isolated areas with a high percent cover (greater than 50 percent) of purple needlegrass are present on portions of lots 1 and 8. The stand of purple needlegrass on lot 1 is small (approximately 10 feet by 10 feet) and is surrounded by non-native grass species. The stand of purple needlegrass on lot 8 is approximately 0.03 acre in size and is located in the southeastern portion of the site, between the oak woodland and areas invaded by iceplant. While pockets of native grasses (such as the small area on lot 1) often occur within non-native grasslands, the stand of purple needlegrass on lot 8 is notable as it is relatively large and has a high percent cover of needlegrass. However, the biological function and value of this stand of native grasses is compromised by the fact that the majority of lots 5–8 were disturbed by grading activities that occurred in the 1950s when the Highlands subdivision was built, that the stand of native grasses is generally bordered by disturbed habitats dominated by non-native plant species (excluding the nearby oak woodland), and that iceplant borders portions of the stand of native grasses and may be encroaching. Nonetheless, the loss of this stand of purple needlegrass would be considered a potentially significant impact. **Mitigation Measure BIO-6** would reduce this impact to a less-than-significant level.

Mitigation Measure BIO-6: Prior to the commencement of construction on lot 8, the occurrence of purple needlegrass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needlegrass to be lost due to development of the lot shall then be calculated.

As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses. ~~A deed restriction (or other conservation mechanism approved by the County of San Mateo) shall be placed over an area portion of the serpentine grassland that is twice the acreage (2:1) of the stands of purple needlegrass to be lost on lot 8; future development of this portion of the serpentine grassland shall be prohibited.~~

Impact BIO-7: Increased human presence would not adversely affect native habitats in the open space area. (*Less than Significant*)

The open space area on the project site provides habitat for a variety of wildlife species, but is currently subject to disturbances associated with existing surrounding single-family homes. Related disturbances may include unauthorized entry into sensitive habitats, which could result in increased noise disturbances to wildlife; the harassment and/or capture of slower moving species, including reptiles and amphibians; and an increase in the amount of refuse and pollutants in the area; compaction of soils; and trampling of ground-dwelling flora and fauna. Additionally, dogs and cats associated with the existing development likely enter the open space and disturb wildlife. However, the steep slopes, dense vegetation, and abundant poison oak would likely limit the extent of human and pet related disturbances to the open space area.

There are currently 135 homes bordering the open space area and the proposed project would result in the construction of eleven additional homes. The number of people and associated pets living in areas bordering the open space would increase by a small increment. However, related adverse effects to the open space are not expected to be substantial for the following reasons: (1) the extent of development currently bordering the open space and associated disturbances; and (2) the natural deterrents to entry into the open space, such as steep slopes, dense vegetation, and abundant poison oak. Therefore, the proposed project's contribution to an existing adverse situation would be less than significant.

Mitigation Measure: No mitigation measures required.

Impact BIO-8: The proposed project would include clearing land that has slopes greater than 20 percent. (*Potentially Significant; Less than Significant with Mitigation*)

Slopes on the lots proposed for development range from 0–50 percent. If uncontrolled, construction-related activities on steep slopes could result in erosion and potentially sedimentation into nearby

drainages. Erosion and sedimentation could adversely affect the biological value of nearby creeks and other habitats by filling pools (in drainages), the loss of soil, creating conditions favorable to non-native plant species, and other factors. Therefore, impacts from construction activities on steep slopes are considered potentially significant.

Mitigation Measure: Mitigation Measure BIO-5b, above, would be implemented to control erosion and sedimentation associated with the development of lot 11 and would be subject to the approval of the County of San Mateo County. No additional mitigation measures are required.

Impact BIO-9: **The implementation of the proposed project could have a substantial adverse effect on a federally protected wetland. (*Potentially Significant; Less than Significant with Mitigation*)**

As previously discussed, there is a small area (approximately 7 feet by 4 feet) on lot 9 that receives surface runoff from the upslope road and gutter. Although this small area contains wetland-associated vegetation (e.g., rabbitsfoot grass, sedges, juncus), it is not expected to be a federally protected wetland as its water source is from road and irrigation runoff and it is isolated and not near or adjacent to a Waters of the U.S. The creek occurring immediately to the northeast of lot 11, which supports a dense growth of willow scrub, is expected to fall under the jurisdiction of the USACE under Section 404 of the Clean Water Act, and the associated willows are expected to be under the jurisdiction of the CDFG and potentially the USACE. Based on an assessment conducted by Land Watch Incorporated (2008), the creek and associated willows are located entirely outside of the proposed land disturbance area. While the proposed project does not include the fill of a federally protected wetland, given the proximity of the creek zone to the project's disturbance boundary, there is potential that jurisdictional areas (i.e., the creek and willows) could be inadvertently disturbed during construction activities. Therefore, indirect impacts to jurisdictional wetlands/waters are potentially significant.

Mitigation Measure: Mitigation Measure BIO-5a, above, would be implemented to prevent inadvertent construction-related impacts to the creek and willows near lot 11. Additionally, **Mitigation Measure BIO-5b**, above, would be implemented to control erosion and sedimentation associated with the development of lot 11. No additional mitigation measures required.

Impact BIO-10: **The proposed project would not interfere substantially with the movement of wildlife. (*Less than Significant*)**

The project site is currently surrounded by roads and suburban development, which limit its function as a wildlife movement corridor. While a small potential wildlife movement corridor occurs between the open space on the project site and the Crystal Springs watershed via a small area of undeveloped land on

the northern portion of the project site, the proposed project does not include development in this area. Therefore, given the extent of existing development surrounding the open space, and that the proposed project would not restrict the remaining potential movement corridor, the project's impact on wildlife movement would be less than significant.

Mitigation Measure: No mitigation measures required.

4.2.65.4 Cumulative Impacts

Impact BIO-11: **The implementation of the proposed project would not substantially contribute towards the loss of sensitive biological resources in the project area. (Less than Significant)**

Cumulative development includes past, present, and reasonably foreseeable development that could affect the same biological resources as the proposed project in such a way that the combined effect of all the projects is significant. As previously discussed, the proposed project includes the development of 4.54 acres and maintaining the remaining 92.46 acres as open space. The areas to be developed border existing homes and are subject to related disturbances, and are located on the outer margin of the open space area.

The list of projects in Table 4.0-1 includes projects involving various land uses, including single- and multi-family residential, commercial, retail, office, library, police station, campus master plan, and infrastructure improvements, that are approved, proposed, or currently under construction in the County of San Mateo and the City of San Mateo. The majority of these projects are proposed in urbanized areas or are infill projects, both of which lack biological resources similar to those present on the project site. Significant impacts to biological resources are not expected to occur with these types of projects because the amount and quality of biological resources at or near the sites is low.

Although a few reasonably foreseeable projects in undeveloped areas of San Mateo County may have a significant impact on similar biological resources such as special-status species, sensitive plant communities, and protected trees, these projects would be required to implement mitigation measures similar to those for the proposed project which would reduce impacts to a less than significant level.

While several special-status bird species (i.e., Cooper's hawk, yellow warbler) could nest in areas affected by the proposed project, abundant and less disturbed habitat would be maintained in the open space. Additionally, the proposed project would not result in the loss of special-status plant species, and with the implementation of the measures included in this EIR, would not result in the loss of special-status wildlife species. Given the above, the proposed project would not substantially contribute towards the cumulative loss of sensitive biological resources and the project's impact would be less than significant.

Mitigation Measure: No mitigation measures required.

GRADING Schedule

Lot #9 Cobble Hill Place

TASK

Install of perimeter Erosion Control	1 day
Clear and Grub Vegetation	2 days
Install Construction Rock Entrance	1 day
Contruction staking for grading limits and upper and lower pads	1 day
Remove, process and recompact existing soils per soils engineering observation and direction	5 days
Import 1660 Yards, place and compact	10 days
Finish grade upper and lower pads	3 days
Refresh silt fencing and other erosion control measures	1 day

GRADING Schedule

Lot #10 Cobble Hill Place

TASK

Install of perimeter Erosion Control	1 day
Clear and Grub Vegetation	2 days
Install Construction Rock Entrance	1 day
Construction staking for grading limits and upper and lower pads	1 day
Remove, process and recompact existing soils per soils engineering observation and direction	5 days
Import 1660 Yards, place and compact	10 days
Finish grade upper and lower pads	3 days
Refresh silt fencing and other erosion control measures	1 day

GRADING Schedule

Lot 11 Cowpens Way

TASK	
Install of perimeter Erosion Control	1 day
Clear and Grub Vegetation	2 days
Install Construction Rock Entrance	1 day
Contruction staking for grading limits and upper and lower pads	1 day
Remove, process and recompact existing soils per soils engineering observation and direction	5 days
Finish grade upper and lower pads	2 days
Refresh silt fencing and other erosion control measures	1 day

NEXGEN

BUILDERS, INC.

Transportation plan for Highland Estates Phase 2 Accessing Cobble Hill, Cowpens and Ticonderoga Roads

All deliveries, dump or concrete trucks will arrive to the construction sites at Ticonderoga road, Cowpens road and Cobble Hill road by way of Highway 92 to Polhemus Road to Ticonderoga Road. All trucks and deliveries will exit along the same route in reverse.

Any truck and deliveries will be scheduled after peak traffic hours of 7:30 to 8:30 AM and before the peak evening hours of 5:00 to 6:00 PM. Peak traffic hours were determined by the Highlands Estates Administrative Draft transportation impact study done in September of 2008.

Inspector's Comments:

Tree Removal/Trimming has occurred over last 2 weeks. Trimming/Removal has occurred on subject site, as well as on adjacent open space lands owned by Jack Chamberlain. (APN 041-101-380)

Complainant Information:

Name: Jack Chamberlain (Highland Estates Dev. LLC)
Address: 225 Demetter St., East Palo Alto CA 94303
Phone: Home _____ Cell 650-595-5582 ~~work~~ email: jtuttle@aol.com

Violation Number: _____

Assigned To: _____ Date: _____



COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT
455 COUNTY CENTER, REDWOOD CITY, CA 94063, (650) 599-7310

Violation/Complaint Form

*Form to be completed by staff.
Please get cell phones when possible.*

Violation Type: Building Grading Nuisance Abandoned Vehicle
 Code Enforcement Zoning Tree/Vegetation Removal

Address of Alleged Violation: 2067 New Brunswick Dr APN(s): 041-142-240

Zoning: R-1/S-8

Description of Complaint:

Tree trimming and possible tree removal without permits

Relevant Ordinance Section(s): Section 12,020 (Tree Ordinance) ^{Significant}

Name of Alleged Violators:

Property Owner: Thomas Finke

Address (if other): (same)

Phone: Home _____ Cell _____ Work _____

Exact Location of Violation on Parcel: Is violation visible from public right-of-way/street? Yes No

Please be specific as possible (i.e.: left front, behind shed, attached to home at right rear, etc.).

Trees cut are visible from the end of Coupens Way

Complaint Received By:

Name: Camille Leung

Date: _____

Method Complaint Received: Phone Letter Counter Other Department Fax
 Inspector Complaint Received Anonymously Other Site Visit