

Camille Leung

From: Camille Leung
Sent: Thursday, June 14, 2018 11:36 AM
To: 'Jack Chamberlain'
Subject: RE: Message from KMBT_C280

Jack, please submit the soils fertility analysis. Thanks

From: Jack Chamberlain [mailto:jtuttlec@aol.com]
Sent: Thursday, June 14, 2018 10:42 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Fwd: Message from KMBT_C280

From: melissa@valainc.com
To: jtuttlec@aol.com
Sent: 6/14/2018 9:28:43 AM Pacific Standard Time
Subject: RE: Message from KMBT_C280

The contractor is required to get the soils report for you (prior to planting and amending the soil and after).

From: Jack Chamberlain <jtuttlec@aol.com>
Sent: Wednesday, June 13, 2018 1:43 PM
To: melissa <melissa@valainc.com>
Subject: Fwd: Message from KMBT_C280

Melissa,

Did we ever get a soils fertility analysis as required in the Plan Check Comments?

It looks as though we are going to get our Building Permits for 9-11 next week.

Jack

From: kirkmcgowan@gmail.com

To: jtuttlec@aol.com

Sent: 6/13/2018 1:30:09 PM Pacific Standard Time

Subject: Message from KMBT_C280

Camille Leung

From: Camille Leung
Sent: Friday, June 15, 2018 8:11 AM
To: 'Kristen Outten'
Subject: RE: Highlands memo documenting biology measure compliance

Yes will do 😊

From: Kristen Outten [mailto:koutten@swca.com]
Sent: Thursday, June 14, 2018 5:41 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Highlands memo documenting biology measure compliance

Hi Camille,

Thanks for the update. Keep me posted on the schedule as you learn more.

Talk soon,
Kristen

On Jun 14, 2018, at 15:01, Camille Leung <cleung@smcgov.org> wrote:

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: Camille Leung
Sent: Monday, June 18, 2018 8:41 AM
To: 'Roland Haga'
Cc: 'Jonathan Tang'; 'Jack Chamberlain'; 'Noel Chamberlain'; 'Scott Fitinghoff'; Sherry Liu; Steve Monowitz; John Nibbelin
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

Camille Leung

From: Camille Leung
Sent: Wednesday, June 20, 2018 10:15 AM
To: 'Sam Naifeh'
Cc: John Nibbelin; Sherry Liu; Steve Monowitz; Dave Pine; Deke & Corrin Brown; Chris Misner; Dave Michaels; Pam Merkadeau; Christopher Karic; Liesje Nicolas
Subject: RE: Highland's Neighbors requests about Chamberlain project
Attachments: BLD2016-00158_164_GCA.pdf; BLD2016-00158_164_GRC.pdf; Liu to Fitinghoff Email_061918.pdf

Hi Sam,

Please see attached documents in response to your request. The County is awaiting a response from the Project Geotechnical Engineer (Scott F.) and will forward his response when we receive it.

Please note that the County's response to the BKF Memo sent to Roland Haga (included in email chain below) included comments from the County's Geotechnical Section and County-contracted Geotechnical Engineer (Cotton Shires). No response has been received to date. We will forward his response when we receive it.

Thanks

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

From: Sam Naifeh [mailto:samnaifeh@sbcglobal.net]
Sent: Tuesday, June 19, 2018 10:25 AM
To: Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; Deke & Corrin Brown <d.cbrown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; Christopher Karic <ckaric@sellarlaw.com>; Liesje Nicolas <liesjenicolas@gmail.com>
Cc: John Nibbelin <jnibbelin@smcgov.org>; Camille Leung <cleung@smcgov.org>
Subject: Re: Highland's Neighbors requests about Chamberlain project

Dear Steve

Thank you for sending this summary of the Cotton, Shires & Associates review of the project engineer's report.

Please send a copy of the Cotton, Shires & Associates review of the BKF report and any related project grading, earthwork, drainage, and other plans, which you note in your email.

We also greatly appreciate your sending the project engineer's response once you receive it.

Regards,
Sam Naifeh

From: Steve Monowitz <smonowitz@smcgov.org>
To: Dave Pine <dpine@smcgov.org>; 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: John Nibbelin <jnibbelin@smcgov.org>; Camille Leung <cleung@smcgov.org>
Sent: Tuesday, June 19, 2018 9:10 AM
Subject: RE: Highland's Neighbors requests about Chamberlain project

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".

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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: Sherry Liu
Sent: Wednesday, June 27, 2018 9:10 AM
To: Pete Bentley
Cc: Camille Leung; John Brennan
Subject: FW: Highland's Neighbors requests about Chamberlain project
Attachments: BLD2016-00158_164_GCA.pdf; BLD2016-00158_164_GRC.pdf; Liu to Fitinghoff Email_061918.pdf

Hi Pete,

The current round of review conversations is forwarded in this email, with geotechnical review comments in attachments, and messages in the following threads.
Hope this helps.

Please note that: Slope repair permits issuance has not been discussed with the client yet. Please do not disclose ahead with the client before final decision is reached within the county staff.

Thank you!

All the best,
Sherry

From: Camille Leung
Sent: Wednesday, June 20, 2018 10:15 AM
To: Sam Naifeh <samnaifeh@sbcglobal.net>
Cc: John Nibbelin <jnibbelin@smcgov.org>; Sherry Liu <xliu@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; Deke & Corrin Brown <d.brown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; Christopher Karic <ckaric@sellerlaw.com>; Liesje Nicolas <liesjenicolas@gmail.com>
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Hi Sam,

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Please note that the County's response to the BKF Memo sent to Roland Haga (included in email chain below) included comments from the County's Geotechnical Section and County-contracted Geotechnical Engineer (Cotton Shires). No response has been received to date. We will forward his response when we receive it.

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Camille Leung, Senior Planner
Planning & Building Department

455 County Center, 2nd Floor
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Phone - 650-363-1826
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From: Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]
Sent: Tuesday, June 19, 2018 10:25 AM
To: Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; Deke & Corrin Brown <d.brown@comcast.net>; Chris Misner <chrismisner@yahoo.com>; Dave Michaels <dm94402@gmail.com>; Pam Merkadeau <pamela@merkadeau.com>; Christopher Karic <ckaric@sellerlaw.com>; Liesje Nicolas <liesjenicolas@gmail.com>
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Regards,
Sam Naifeh

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To: Dave Pine <dpine@smcgov.org>; 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: John Nibbelin <jnibbelin@smcgov.org>; Camille Leung <cleung@smcgov.org>
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Steve Monowitz
Community Development Director

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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

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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: Wednesday, June 27, 2018 11:54 AM
To: Pete Bentley
Cc: Sherry Liu
Subject: FW: Grading and Construction Schedule

Waiting for applicant's response....

From: Camille Leung
Sent: Monday, June 11, 2018 9:50 AM
To: 'Jack Chamberlain' <jtuttlec@aol.com>; 'tpeterson@migcom.com' <tpeterson@migcom.com>; 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: 'Kristen Outten' <koutten@swca.com>; 'Ralph Osterling' <ralph@ralphosterling.com>
Subject: Grading and Construction Schedule

Hi Jack and Noel,

Assuming the permits for Lots 9-11 are issued by 6/22, please give me updated dates for:

Estimated date of Rough Grading Completion
Estimated date of Landscaping Stabilization

Thanks!

Camille Leung

From: Camille Leung
Sent: Wednesday, June 27, 2018 11:54 AM
To: Pete Bentley
Cc: Sherry Liu
Subject: FW: RE: Highland Estates Lot 5-11 - County Meeting Request

Waiting for applicant's response....

From: Camille Leung
Sent: Monday, June 11, 2018 11:17 AM
To: 'Jack Chamberlain' <jtuttlec@aol.com>; 'Noel Chamberlain' <noel@nexgenbuilders.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; 'Roland Haga' <RHAGA@BKF.com>; John Nibbelin <jnibbelin@smcgov.org>; 'Jonathan Tang' <jtang@BKF.com>
Subject: RE: RE: Highland Estates Lot 5-11 - County Meeting Request

Hi Jack,

I've sent lots of email today... This one is about Lots 5-8 ☺

What is the status of applying for a Building Permit for the slope repair for Lots 5-8, as stated in my email below? At the 5/1/18 meeting, plans were shown of a cross section of the repair, showing depth of repair etc. Can you send those drawings, as we would like to review them in connection with the Memo from BKF regarding additional grading on Lots 5-8.

Thank you

From: Camille Leung
Sent: Wednesday, May 02, 2018 3:16 PM
To: Jack Chamberlain <jtuttlec@aol.com>; 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; Pete Bentley <pbentley@smcgov.org>; Diana Shu <dshu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Alan Velasquez <avelasquez@smcgov.org>; Roland Haga <RHAGA@BKF.com>; John Nibbelin <jnibbelin@smcgov.org>
Subject: RE: Highland Estates Lot 5-11 - County Meeting Request
Importance: High

Hi Jack,

Thanks for a productive meeting yesterday to update the County on the construction schedule and for permit staff from DPW and Planning to discuss with your engineers how our comments are being addressed.

Regarding the construction schedule, my understanding from our discussion is that landslide remediation on Lots 5-8 will proceed first and that house construction on Lots 5-11 will follow. Regarding landslide remediation and the drawings you showed to Steve and I today, please note that this will need a Building Permit. I would recommend a separate Building Permit if you would like this permit to get issued prior to house construction. Please submit these plans and associated grading calculations (cut and fill) to the Building Inspection Section. Associated grading volumes for the landslide repair will need to be factored into the overall grading calculations as we discussed.

Regarding the Building Permits for Lots 5-8, I have attached an updated Planning Comment Letter and a the latest WELO Plancheck comment letter. Sorry for the delay. Please let me know if you have any questions.

Also, please find Condition 4.a. which requires certification of the topmost elevation of the roof (ridge elevation). This elevation number should be shown on the plans so that the elevation can be confirmed once the ridge is constructed.

Condition 4.a. Improvement Measure AES-1a: The Project Applicant shall provide “finished floor verification” to certify that the structures are actually constructed at the height shown on the approved plans. The Project Applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site. Prior to the below floor framing inspection or the pouring of concrete slab for the lowest floors, the land surveyor shall certify that the lowest floor height as constructed is equal to the elevation of that floor specified by the approved plans. Similarly, certifications of the garage slab and the topmost elevation of the roof are required. The applicant shall provide the certification letter from the licensed land surveyor to the Building Inspection Section.

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

-----Original Appointment-----

From: Janneth Lujan

Sent: Thursday, April 26, 2018 1:00 PM

To: Janneth Lujan; Steve Monowitz; Pete Bentley; Jack Chamberlain; Camille Leung; Roland Haga; Diana Shu; 'Scott Fitinghoff'; Alan Velasquez

Subject: Highland Estates Lot 5-11 - County Meeting Request

When: Tuesday, May 01, 2018 9:00 AM-10:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: COB_201PLN

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

Camille Leung

From: Ted Sayre <tsayre@cottonshires.com>
Sent: Wednesday, June 20, 2018 8:45 AM
To: Sherry Liu
Cc: Camille Leung
Subject: RE: BLD2016-00158 -- 00164, Lots 5-8 and Lots, San Mateo Highlands

Hi Sherry-

Please forward me any reply comments from Scott or revised Civil Plans for Lots 5 – 8 and 9 – 11 when they come in.

Thanks, Ted Sayre

From: Sherry Liu <xliu@smcgov.org>
Sent: Tuesday, June 19, 2018 4:49 PM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Cc: Camille Leung <cleung@smcgov.org>; Ted Sayre <tsayre@cottonshires.com>; jtang@BKF.com; Timothy Fox <tfox@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: BLD2016-00158 -- 00164, Lots 5-8 and Lots, San Mateo Highlands

Hi Scott,

After reviewing the plans submitted on 5/18/2018 for Lots 9-11 as well as 6/14/2018 for Lots 5-8 (most recent), the Geotechnical Section of San Mateo County Planning and Building Department has the Geotechnical Review Sheet and the Geotechnical Consultant Approval Sheet attached.
Please review and respond.

The Geotechnical Section requires that a “clean” set of plans be sent to the geotechnical engineer of record for him/her to prepare the GCA Section I, after the revisions of plans are completed according to all the comments collected from other departments.

Thank you!

All the best,
Sherry



Geotechnical Review Sheet

DEVELOPER/OWNER: HIGHLAND ESTATES DEVELOPMENT FILE NO.: BLD2016-00158 --
I, LLC 00164
SITE LOCATION: LOTS 5-8, AND LOTS 9-11 SHEET 1 OF 2
APN NO.: 041-101-(390 TO 450)
GEOLOGIST:
SOILS ENGINEER: CORNERSTONE EARTH GROUP

REVIEW OF:

- | | | | |
|-------------------------------------|--|-------------------------------------|------------------|
| <input type="checkbox"/> | BUILDING NO. BLD2016-00158 -- 00164 | <input checked="" type="checkbox"/> | PLANS |
| <input type="checkbox"/> | GEOLOGIC REPORT DATED | <input type="checkbox"/> | DEVELOPER/OWNER |
| <input checked="" type="checkbox"/> | SOILS REPORT DATED | <input checked="" type="checkbox"/> | GEOLOGIST |
| <input type="checkbox"/> | OTHER | <input checked="" type="checkbox"/> | SOILS ENGINEER |
| <input type="checkbox"/> | | <input checked="" type="checkbox"/> | BUILDING PERMITS |
| <input type="checkbox"/> | | <input type="checkbox"/> | DPW |

ACTION:

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

REVIEW:

1. The proposed slope repair listed in the geotechnical report is not included in the current grading plans, for any of the listed lot. Please check.
2. From CSA: The proposed drainage discharge on the face of the fill slope (even with the depicted rip rap) is not within the prevailing standards of geotechnical practice and is not something our office could approve (near the common property line between Lots 9 and 10). It is also concerned that the 25-foot high 2:1 fill slope is not consistent with Cornerstone's recommendations (we felt their recommendations were generally appropriate and prudent in the 2017 Update Report). CSA is concerned about the extent of fill placement proposed on Lot 9. It should be appreciated that this fill will place new loads on underlying Franciscan sheared bedrock materials that do not have entirely predictable strength properties. Our concerns with Lot 11 primarily relate to the storm drain pipe depicted downslope of the proposed residence. This buried storm drainage pipe crosses near the top of slope features that indicate either past significant erosion or landslides. The concern is that this pipe could be subjected to lateral displacement from soil creep or slope instability. If a joint of this pipe is pulled apart then concentrated discharge could occur undetected until a more significant slope failure is triggered. Ideally, a buried pipe would not be routed parallel to slope contours below the residence unless the pipe is extended to a depth where it is embedded in bedrock. Cornerstone shall critically evaluate all planned locations for discharge of street drainage and concentrated roof drainage. Inappropriate discharge locations could result in significant erosion and slope instability problems considering local earth materials and slopes.



Geotechnical Review Sheet

DEVELOPER/OWNER:	HIGHLAND ESTATES DEVELOPMENT I, LLC	FILE NO.:	BLD2016-00158 -- 00164
SITE LOCATION:	LOTS 5-8, AND LOTS 9-11	SHEET	2 OF 2
APN NO.:	041-101-(390 TO 450)		
GEOLOGIST:			
SOILS ENGINEER:	CORNERSTONE EARTH GROUP		

3. Please provide **electronic** copies of the geotechnical report. Hard copies of revised plans, if any, are still required.

INSTRUCTIONS TO GCA:

- a) Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record prior to issuance of the building permit as required by Section I of the enclosed "Geotechnical Consultant Approval" form. If a geotechnical report is required, A copy of the report must be retained on the construction site. Completed Section I and plans review letter, if any, must be submitted to the Geotechnical Section electronically, with signature and stamp page(s) scanned.
- b) Section II must be observed and completed by the Geotechnical Consultant of record prior to acceptance of the completed work by the Geotechnical Section of the Planning and Building Department. Completed Section II, construction observation letter, and periodical and final grading reports, if any, must be submitted to the Geotechnical Section electronically, with signature and stamp page(s) scanned.

Note:

Please include the Geotechnical File Number, **BLD2016-00158 -- 00164**, in all correspondence (e.g.: email and report titles) with the Geotechnical Section of the Planning and Building Department.

Camille Leung

From: Sherry Liu
Sent: Tuesday, June 19, 2018 4:49 PM
To: Scott Fitinghoff
Cc: Camille Leung; Ted Sayre; jtang@BKF.com; Timothy Fox; Steve Monowitz
Subject: BLD2016-00158 -- 00164, Lots 5-8 and Lots, San Mateo Highlands
Attachments: BLD2016-00158_164_GCA.pdf; BLD2016-00158_164_GRC.pdf

Hi Scott,

After reviewing the plans submitted on 5/18/2018 for Lots 9-11 as well as 6/14/2018 for Lots 5-8 (most recent), the Geotechnical Section of San Mateo County Planning and Building Department has the Geotechnical Review Sheet and the Geotechnical Consultant Approval Sheet attached.
Please review and respond.

The Geotechnical Section requires that a “clean” set of plans be sent to the geotechnical engineer of record for him/her to prepare the GCA Section I, after the revisions of plans are completed according to all the comments collected from other departments.

Thank you!

All the best,
Sherry