

Camille Leung

From: Camille Leung
Sent: Tuesday, February 27, 2018 11:23 AM
To: 'Noel Chamberlain'
Cc: 'JTUTTLEC@aol.com'; 'Fred'; Steve Monowitz; John Nibbelin; Ralph Osterling
Subject: RE: Remaining Items Needed for Lots 9-11

Hi Noel,

I haven't heard from you in a while. Our mitigation monitoring contractor reminded me that breeding season for the dusky-footed woodrat and migratory birds has started. Depending on whether any young are found, this could now delay construction. Please consult with your biologist.

If you'd like we can meet to go over the remaining items that are necessary and discuss project timing. I am free this week tomorrow at 10:30 am and on Thursday at 4pm. I'm also free next week on Monday from 1-5pm.

Thanks

From: Camille Leung
Sent: Thursday, January 18, 2018 10:02 AM
To: Noel Chamberlain <noel@nexgenbuilders.com>
Cc: JTUTTLEC@aol.com; Fred <fredh@nexgenbuilders.com>; Alan Velasquez <avelasquez@smcgov.org>; Diana Shu <dshu@smcgov.org>; Richard Lee <rlee@smcgov.org>; Roland Haga <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: Remaining Items Needed for Lots 9-11

Hi Noel,

We have a contract in place with SWCA for Mitigation Monitoring now. Here is an unsigned version. As a reminder, we are still waiting for the following:

1. Thanks for the grading time estimates. What is estimated time for fine grading? House construction? Are the grubbing and grading sequential, if so it looks like land disturbing activities will take about 2 months total. Is that about right?
2. When are revised architectural plans coming in? (see comment letter of 12/7/17)
3. Please provide a copy of your SWPPP (prepared by BKF?)
4. In addition to Planning Review, Sewer and DPW review still pending on Lots 9-11. Please follow up. Building is only waiting for their sign offs and then can issue the permit.

Thanks

From: Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]
Sent: Friday, December 29, 2017 2:05 PM

To: Camille Leung <cleung@smcgov.org>
Cc: JTUTTLEC@aol.com; Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; Roland Haga <RHAGA@BKF.com>; Fred <fredh@nexgenbuilders.com>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Camille,

Please find attached the updated grading schedule for Lots 9, 10 & 11.

Thanks,
Noel

From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Friday, December 29, 2017 12:17 PM
To: Chamberlain Jack <jtuttlec@aol.com>; Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; Victoria Mejia <vmejia@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jack and Noel,

Just wanted to let you know that we have selected an environmental firm to conduct the mitigation monitoring to review bio reports that you submit and conduct monitoring during grading and construction. The firm is SWCA. The contract is still being finalized but we can send you this as soon as it is completed.

We will set up a meeting with you and SWCA after the contract is complete.

Do you know when you will have the final pieces to address the latest comment letter and email (see below)? What is your timing for the required bio surveys?

Just to let you know, I will be off next week.

Thanks!

From: Camille Leung
Sent: Wednesday, December 06, 2017 3:41 PM
To: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>; Jonathan Tang <jtang@BKF.com>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jack and Noel,

As you know, we are waiting to get a little closer to the time of Building Permit issuance to satisfy Condition 24 which requires a Schedule of Grading Operations.

In speaking with Steve Monowitz in more detail regarding his decision on the Exception to the Grading Moratorium, he wants to see a detailed schedule (see below). No need to provide actual dates at this time, just give us time frames like "Lots 9 and 10 - Rough Grading - 2 weeks".

Lots 9 and 10

1. Duration of Tree Removal

2. Duration of Rough Grading

--- Describe Erosion Control measures in place during ACTIVE rough grading (e.g., not EC blankets, but aggregate construction entrance, fiber rolls and silt fences)

--- Describe Erosion Control measures in place during Evenings and Weekends during rough grading stage (e.g., blankets, aggregate construction entrance, fiber rolls and silt fences)

3. Duration of Fine Grading (Will EC measures be the same as during Rough Grading? If not, please describe)

4. Duration of House Construction (Foundation, framing, and interior)

--- Describe Erosion Control measures in place during house construction (e.g., EC blankets on graded slopes, aggregate construction entrance, fiber rolls and silt fences)

Lot 11

Please provide the same as above

Also, will rough and fine grading for Lots 9-11 occur at the same time?

From: Camille Leung

Sent: Wednesday, November 29, 2017 11:58 AM

To: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>; Jonathan Tang <jtang@BKF.com>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jack and Noel,

I signed off the revised civil plans submitted on 11/22/17. Still waiting for Architectural and “prior to issuance” comments to be addressed. See revised Planning comment letter attached. Also outstanding Agency reviews (other than Planning) are:

Lot 9:

Building

DPW

Sewer

Waste Management

Lot 10:

DPW

Sewer

Waste Management

Lot 11:

DPW

Sewer

Waste Management

Once permits are ready to issue, you can pick up the approved Erosion Control/Tree Protection plan, implement it onsite, and call Jeremiah (650-599-1592) for a Pre-Site Inspection. When this inspection is signed off, permits and grading hard card can be issued.

Please note that County is interviewing environmental consultants this week to do condition and mitigation monitoring related to construction on Lots 9-11 and later Lots 5-8.

Thanks

From: Camille Leung
Sent: Friday, November 17, 2017 12:13 PM
To: 'Jonathan Tang' <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Looks good. Please submit 5 full size sets to the Building Counter.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]
Sent: Thursday, November 16, 2017 11:53 AM
To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see attached updated sheet C11.50 and C11.80 incorporating the comments.

Jonathan



JONATHAN TANG, PE | Project Manager

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

ENGINEERS
SURVEYORS
PLANNERS

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



Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 14, 2017 1:20 PM

To: Jonathan Tang <jtang@BKF.com>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Jonathan,

Looks good. Any way you can add some erosion control measures for outfall construction on Lot 11 (non-filament fiber rolls will work best). Noticed that the stockpile needs to be moved away from tree on page C11.80. Sorry, these were late comments that came as a result of the review for the moratorium exception.

Thanks

From: Jonathan Tang [<mailto:jtang@BKF.com>]

Sent: Friday, November 10, 2017 8:48 AM

To: Camille Leung <cleung@smcgov.org>; Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; John Brennan <jbrennan@smcgov.org>

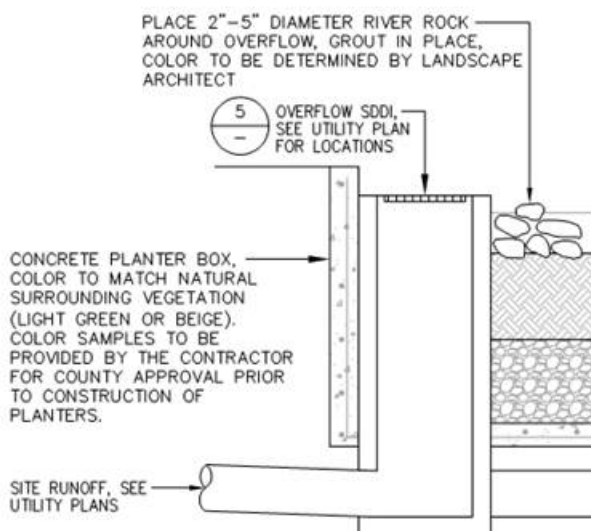
Subject: RE: Planning Comments on 10/17/17 submittal

Camille,

Please see below for response to your civil related comments:

Comment #1: Planters are located in the yards, so planters should not match the buildings but the surrounding vegetation.

Response: Please clarify comment. Notes are already on the plans for planter color to match natural surrounding vegetation (light green or beige) and color samples to be provided for County approval prior to construction of planters as shown below.



Comment #2b: Chainlink fence appears to run only partial portions of the property lines shared with the conservation easement. Fence should be extended across all property lines shared with conservation easement.

Response: Chainlink fence added to all and extended across all property lines shared with the conservation easement. Please see attached sheets C9.50, C10.50 and C11.50.

Comment #2c: Access paths for Lots 9 and 10 need to be moved within the set grading limits.

Response: Access paths for Lots 9 and 10 have been adjusted to be within the grading limits. Please see attached sheets C9.50, C9.80, C10.50 and C10.80.

Comment for Lot 10 #a: Move storage out of tree driplines.

Response: Storage moved out of tree driplines. Please see attached sheets C9.80 and C10.80.

Please let me know if you have any questions.

Thanks,

Jonathan



ENGINEERS
SURVEYORS
PLANNERS

100+
YEARS

JONATHAN TANG, PE | Project Manager

BKF Engineers

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Redwood City, CA 94065

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Delivering Inspired Infrastructure



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 07, 2017 12:20 PM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; Ralph Osterling

<ralph@ralphosterling.com>; Roland Haga <RHAGA@BKF.com>; Doug McBeth <dougm@markgrossinc.com>; Jonathan Tang <jtang@BKF.com>; John Brennan <jbrennan@smcgov.org>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:
Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:
DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.
Thanks

From: Camille Leung
Sent: Friday, October 20, 2017 10:40 AM
To: Chamberlain Noel <noel@nexgenbuilders.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <dougm@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>
Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Friday, October 20, 2017 8:00 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>
Subject: Re: Health impacts on trees

Camille
I am in North Carolina until next week. I will call when I return.
RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred

<fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Wednesday, August 09, 2017 3:53 PM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>

Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph

Ralph Osterling

President

Registered Professional Forester No. 38

ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.

346 Rheem Blvd.

Suite 104

Moraga, California

94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
 - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway

- b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
- c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best
Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.
Suite 104
Moraga, California
94556

(650) 573-8733 ph
(877) 855-1059 fax
(415) 860-1557 cell

****Please note that all of our BKF offices will be closed Nov 23->24 and Dec 25th thru Jan 1st 2018.
We are open Jan 2nd.**

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Camille Leung

From: Steve Monowitz
Sent: Wednesday, March 28, 2018 10:44 AM
To: Janneth Lujan; Camille Leung
Subject: FW: Grading Lots 5-8, Highlands

Hi Janneth,

Please see if one of these time slots works for me, Camille, and Pete, and then respond to Mr. Chamberlain. Camille, please pull out the sections of the EIR and our staff report that discuss grading, and let's review them prior to the meeting.

Thanks,

Steve

From: Steve Monowitz
Sent: Wednesday, March 28, 2018 10:39 AM
To: 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Janneth Lujan (JLujan@smcgov.org) <JLujan@smcgov.org>
Subject: RE: Grading Lots 5-8, Highlands

Hi Jack,

That sounds good. Janneth will get back to you with a time that works for me and my team.

Thanks,

Steve

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Wednesday, March 28, 2018 9:28 AM
To: Steve Monowitz <smonowitz@smcgov.org>
Subject: Grading Lots 5-8, Highlands

Steve,

Would like to set up a meeting with you the week of April 9th to discuss the grading issue for the subject lots.

At the meeting would be Roland Haga, BKF, Scott Fitinghoff, Cornerstone Earth Group, the geotechnical engineer and myself.

We are all available Tuesday the 10th, 10:00 to 2:00, Wednesday the 11th, 11:00 to 2:00 and Thursday the 12th, 10:00 to 2:00.

.

Thanks,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Monday, April 02, 2018 3:20 PM
To: Sherry Liu
Subject: Highlands Estates DEIR and FEIR Files

Hi Sherry,

I copied Highlands Estates DEIR and FEIR Files to:

Wpdata P:\GEO – Sherry

These will pertain to the 4 houses on Ticonderoga (Lots 5-8) that Chamberlain is requesting to change the grading amounts and the 3 other lots on Cowpens and Cobblehill (Lots 9-11) which are close to getting issued BLD permits.

Let us know what you think 😊

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: Janneth Lujan
Sent: Wednesday, April 18, 2018 5:15 PM
To: Jack Chamberlain
Cc: Steve Monowitz; Camille Leung; Pete Bentley
Subject: RE: Grading Lots 5-8, Highlands

Mr. Chamberlain,

I just want to confirm with you that the meeting proposed for tomorrow 4/19 at 9am is not taking place as I did not receive confirmation from you whether the time and date worked for you. Please let me know if a meeting is still needed and I can look at meeting availability for next week.

Thank you,
Janneth

Janneth Lujan

Executive Secretary
Planning Commission Secretary
jlujan@smcgov.org



COUNTY of SAN MATEO
PLANNING AND BUILDING

Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1859 T
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www.planning.smcgov.org

From: Janneth Lujan
Sent: Monday, April 02, 2018 2:08 PM
To: Jack Chamberlain <jtuttlec@aol.com>
Subject: RE: Grading Lots 5-8, Highlands

Steve and team are available to meet on 4/19 at 9am, would that work for you?

Let me know, I apologize for the inconvenience in having to look for more meeting dates.

Janneth

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

Sent: Monday, April 02, 2018 1:57 PM

To: Janneth Lujan <JLujan@smcgov.org>

Subject: Re: Grading Lots 5-8, Highlands

Janneth,

Have you a new meeting time for the week of the 16th?

\
Thanks

Jack Chamberlain

In a message dated 3/28/2018 10:48:48 AM Pacific Standard Time, JLujan@smcgov.org writes:

Mr. Chamberlain,

Would Thursday April 12 at 10:00 am. still work for you?

Let me know and I can send a meeting invite.

Janneth

From: Steve Monowitz

Sent: Wednesday, March 28, 2018 10:39 AM

To: Jack Chamberlain <jtuttlec@aol.com>

Cc: Janneth Lujan <JLujan@smcgov.org>

Subject: RE: Grading Lots 5-8, Highlands

Hi Jack,

That sounds good. Janneth will get back to you with a time that works for me and my team.

Thanks,

Steve

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

Sent: Wednesday, March 28, 2018 9:28 AM

To: Steve Monowitz <smonowitz@smcgov.org>

Subject: Grading Lots 5-8, Highlands

Steve,

Would like to set up a meeting with you the week of April 9th to discuss the grading issue for the subject lots.

At the meeting would be Roland Haga, BKF, Scott Fitinghoff, Cornerstone Earth Group, the geotechnical engineer and myself.

We are all available Tuesday the 10th, 10:00 to 2:00, Wednesday the 11th, 11:00 to 2:00 and Thursday the 12th, 10:00 to 2:00.

.

Thanks,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Tuesday, April 24, 2018 10:21 AM
To: Victoria Mejia
Subject: FW: SWCA Project 46217 Inv. 75880
Attachments: MMRP Agreement with Chamberlain_091217.pdf

Hi Victoria,

Here is the contract with the applicant to pay. He has paid the \$904.86 required by the Agreement. I don't think he has paid anymore. Project has not yet started. I will add \$5000 (to cover the difference, plus a buffer) to the BLD permit fee to collect when the permits get issued.

Thanks!

From: Camille Leung
Sent: Tuesday, April 24, 2018 10:17 AM
To: 'Angela Garcia' <agarcia@swca.com>
Cc: Victoria Mejia <vmejia@smcgov.org>
Subject: RE: SWCA Project 46217 Inv. 75880

I spoke with Victoria. She says that she approved it. Payment should be coming soon!

From: Angela Garcia [<mailto:agarcia@swca.com>]
Sent: Tuesday, April 24, 2018 9:15 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Kristen Outten <koutten@swca.com>; Jennifer Torre <JTorre@swca.com>
Subject: RE: SWCA Project 46217 Inv. 75880

Thank you, Camille!

Angela Garcia
Client Accounting Specialist
[SWCA Environmental Consultants](#)
P 602.274.3831 | F 623.321.1004

Remittance Address
PO Box 92170
Elk Grove, IL 60009

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From: Camille Leung <cleung@smcgov.org>
Sent: Monday, April 23, 2018 4:02 PM
To: Angela Garcia <agarcia@swca.com>
Cc: Kristen Outten <koutten@swca.com>; Jennifer Torre <JTorre@swca.com>
Subject: RE: SWCA Project 46217 Inv. 75880

Hi Angela,

So sorry, I forwarded this to Victoria for status of payment

From: Angela Garcia [<mailto:agarcia@swca.com>]
Sent: Monday, April 23, 2018 3:36 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Kristen Outten <koutten@swca.com>; Jennifer Torre <JTorre@swca.com>
Subject: RE: SWCA Project 46217 Inv. 75880

Hi Camille,

I would like to follow up to ensure you received the below invoice. Please let me know when we might expect payment and/or if you should have any questions.

Thank you,

Angela Garcia

Client Accounting Specialist

[SWCA Environmental Consultants](#)

P 602.274.3831 | F 623.321.1004

Remittance Address

PO Box 92170

Elk Grove, IL 60009

We encourage payment via ACH/Wire! It's the most efficient and environmentally friendly way to make your payment. If you're not already doing so, please let us know how we can set-up our account for future payments via ACH/Wire!

From: Hannah Duncan
Sent: Thursday, March 08, 2018 4:14 PM
To: cleung@smcgov.org
Cc: Kristen Outten <koutten@swca.com>; Payment <Payment@swca.com>; Jennifer Torre <JTorre@swca.com>
Subject: SWCA Project 46217 Inv. 75880

Good Afternoon Camille~

Please find attached SWCA's Invoice 75880 dated 03/08/2018 in the amount of \$3,013.00 for the Highland Estates Environmental Compliance Support Services project under contract #: 3800-18-D001.

If you have any questions or need additional information, please do not hesitate to contact me.

Thank you,

PAYMENT REMITTANCE ADDRESS:

SWCA, Incorporated P.O. Box 92170, Elk Grove, IL 60009

First American Bank, Routing# 071922777 Account# 7811583501

EIN# 86-0483317

Hannah Duncan

Project Accounting Specialist

hannah.duncan@swca.com

SWCA Environmental Consultants

20 E. Thomas, Suite 1700
Phoenix, AZ 85012
P 602.274.3831 | F 602.288.1050



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Camille Leung

Subject: Highland Estates Lot 5-11 - County Meeting Request
Location: COB_201PLN

Start: Tue 5/1/2018 9:00 AM
End: Tue 5/1/2018 10:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Janneth Lujan
Required Attendees: Steve Monowitz; Pete Bentley; Jack Chamberlain; Camille Leung; Roland Haga <RHAGA@BKF.com>; 'Scott Fitinghoff'

Camille Leung

From: Camille Leung
Sent: Wednesday, May 02, 2018 3:16 PM
To: Jack Chamberlain; 'Noel Chamberlain'
Cc: Steve Monowitz; Pete Bentley; Diana Shu; 'Scott Fitinghoff'; Alan Velasquez; Roland Haga; John Nibbelin
Subject: RE: Highland Estates Lot 5-11 - County Meeting Request
Attachments: WELO HIGHLANDS ESTATES LOTS 5678 3rd review BLDG 2016-00161_00164.pdf; Planning Comments on Lots 5 thru 8_050118_Notes.pdf

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: Jack Chamberlain <jtuttlec@aol.com>
Sent: Thursday, May 03, 2018 9:57 AM
To: Camille Leung
Subject: Re: Highland Estates Lot 5-11 - County Meeting Request

Camille,

Please find the message sent to us last November by Mark Gross giving the HSL on the roofs of 9-11. I had 24 x36 copies of the elevations printed and will try to get them to the Building Department today. Sent by separate email.

We still want to begin the construction on Lots 9-11 ASAP. We have had that construction loan in place since March 2017.

Thanks,

Jack

I

In a message dated 5/2/2018 3:16:19 PM Pacific Standard Time, cleung@smcgov.org writes:

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.

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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

-----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: Jack Chamberlain <jtuttlec@aol.com>
Sent: Thursday, May 03, 2018 9:57 AM
To: Camille Leung
Subject: Fwd: Message from KMBT_C280
Attachments: SKMBT_C28018050309180.pdf

From: kirkmcgowan@gmail.com
To: jtuttlec@aol.com
Sent: 5/3/2018 9:18:49 AM Pacific Standard Time
Subject: Message from KMBT_C280

Camille Leung

From: Jack Chamberlain <jtuttlec@aol.com>
Sent: Thursday, May 03, 2018 10:02 AM
To: Camille Leung
Subject: Fwd: Planning Comments on 10/17/17 submittal
Attachments: Highland Estates Ridge Heights 9-11 .pdf

From: dougm@markgrossinc.com
To: jtuttlec@aol.com
Sent: 5/1/2018 8:06:47 PM Pacific Standard Time
Subject: FW: Planning Comments on 10/17/17 submittal

Hi Jack,

Attached are the PDF of Lots 9-11 showing the MSL at the highest ridge. I included the email below from Camille where she OK this back in November of 2017.



Douglas A. McBeth | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

dougm@markgrossinc.com | *visit our new website www.markgrossinc.com



From: Camille Leung [<mailto:cleung@smcgov.org>]
Sent: Friday, November 17, 2017 2:50 PM
To: Doug McBeth
Cc: 'Noel Chamberlain'
Subject: RE: Planning Comments on 10/17/17 submittal

Thanks Doug. Here are my comments with referenced to conditions (full condition language pasted below):

Per Condition 6a, lights for 9-11 need to be earth-toned (non-fluorescent).

Per Bio-5c, light fixture for Lot 11 needs to be shielded.

Thanks

6.a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a “cool roof.” Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.

Mitigation Measure BIO-5c: Prior to the issuance of the first building permit for any of the eleven (11) homes, 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.

From: Doug McBeth [<mailto:doug@markgrossinc.com>]

Sent: Thursday, November 16, 2017 11:02 AM

To: Camille Leung <cleung@smcgov.org>

Cc: 'Noel Chamberlain' <noel@nexgenbuilders.com>

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Camille,

Per our discussion, we made the following changes to the plans and I have attached all affected sheets.

- Added the MSL height for the building's highest ridgeline.

- Confirmed that all exterior lights are shown on the elevations and included a spec sheet for each light type to show Dark Sky compliance for downward lighting. I also included the Utility sheets that shows all exterior lighting in plan view and how, in some cases, the exterior light is provided by a down light in the ceiling.

Please review and we will provide the 5 sets.

Best,



Douglas A. McBeth | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

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doug@markgrossinc.com | *visit our new website www.markgrossinc.com



From: Camille Leung [<mailto:cleung@smcgov.org>]

Sent: Tuesday, November 07, 2017 12:20 PM

To: Chamberlain Noel

Cc: Chamberlain Jack; Fred; Ralph Osterling; Haga Roland; Doug McBeth; Tang Jonathan; John Brennan

Subject: RE: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/31/17 submittal.

Outstanding Sign-offs for Lot 9:

Building, DPW, Sewer, Water and Waste Management

Outstanding Sign-offs for Lot 10, 11:

DPW, Sewer, Water and Waste Management

Please let me know if you have any questions.

Thanks

From: Camille Leung

Sent: Friday, October 20, 2017 10:40 AM

To: Chamberlain Noel <noel@nexgenbuilders.com>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Fred <fredh@nexgenbuilders.com>; 'Ralph Osterling' <ralph@ralphosterling.com>; 'Haga Roland' <RHAGA@BKF.com>; 'Doug McBeth' <doug@markgrossinc.com>; 'Tang Jonathan' <jtang@bkf.com>

Subject: Planning Comments on 10/17/17 submittal

Hi Noel,

Please see attached comment letter for my review of the 10/17/17 submittal. My comments are shown in yellow highlight. As the submittal did not include full size plans, I note that while the revision addressed the comment, full size plans still need to be submitted showing the changes.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]

Sent: Friday, October 20, 2017 8:00 AM

To: Camille Leung <cleung@smcgov.org>

Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>

Subject: Re: Health impacts on trees

Camille

I am in North Carolina until next week. I will call when I return.

RO

Sent from my iPhone

On Oct 19, 2017, at 8:10 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Ralph,

Do you have time to come by and discuss this? The 5/30/17 email response from you that Noel brought in on 10/17/17 does not address the latest emails of this email chain (dated 8/9/17).

Thanks

From: Camille Leung
Sent: Wednesday, August 09, 2017 4:25 PM
To: Ralph Osterling <ralph@ralphosterling.com>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Wednesday, August 09, 2017 3:53 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.
346 Rheem Blvd.

Suite 104

Moraga, California
94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell

<image001.png>

On Aug 9, 2017, at 3:20 PM, Camille Leung <cleung@smcgov.org>
wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:

- a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
- b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
- c. Lot 11 - 2 total trees: Tree in outfall area and 12" tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

From: Ralph Osterling [<mailto:ralph@ralphosterling.com>]
Sent: Tuesday, May 30, 2017 6:00 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Chamberlain Jack <jtuttlec@aol.com>; Chamberlain Noel <noel@nexgenbuilders.com>; Fred <fredh@nexgenbuilders.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>
Subject: Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe

equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.

- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.


Best

Ralph

Ralph Osterling
President
Registered Professional Forester No. 38
ralph@alphosterling.com

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346 Rheem Blvd.

Suite 104



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94556

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(415) 860-1557 cell

Camille Leung

From: Jack Chamberlain <jtuttlec@aol.com>
Sent: Thursday, May 03, 2018 11:22 AM
To: Camille Leung
Subject: Re: Mtg Tomorrow

I can see you at 9:00 tomorrow.

Thanks,

Jack

In a message dated 5/3/2018 11:19:53 AM Pacific Standard Time, cleung@smcgov.org writes:

Hi Jack,

I am free at 9am tomorrow morning and any time between 12:15-5pm as I will be at the Counter.

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Thursday, May 03, 2018 10:42 AM
To: Camille Leung <cleung@smcgov.org>
Subject:

Camille.

Can I have and appointment to see you tomorrow, Friday Morning, your convenience?

Jack Chamberlain

Camille Leung

From: Jack Chamberlain <jtuttlec@aol.com>
Sent: Thursday, May 03, 2018 1:28 PM
To: Camille Leung
Subject: Re: Message from KMBT_C280

Camille.

I am bringing them with me tomorrow at 9.

Jack

In a message dated 5/3/2018 1:17:48 PM Pacific Standard Time, cleung@smcgov.org writes:

Hi Jack,

So it looks like you sent me the revised plans via email, but were the revised Arch pages submitted to the Building Department?

Here's a list of Resubmittals for Lots 9-11 that took place after the email (Nov 2017):

RESUBMITTAL #8 - WCM - 11/22/17 - Response to BLD, PW, and PLN. **CIVILS**

RESUBMITTAL #11 - WCM - 3/8/18 - Response to DPW. 3 sets of **Civils**

Please make sure that revised Arch pages are submitted for every lot to the Building Department.

Thanks

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Thursday, May 03, 2018 9:57 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Fwd: Message from KMBT_C280

From: kirkmcgowan@gmail.com

To: jtuttlec@aol.com

Sent: 5/3/2018 9:18:49 AM Pacific Standard Time

Subject: Message from KMBT_C280

Camille Leung

From: suzette murphy <scmurphy12@gmail.com>
Sent: Wednesday, May 02, 2018 10:52 AM
To: Camille Leung
Subject: Re: Lots 5-8 for the Chamberlain project in the Highlands (BLD2016-00161 to -00164)

I thought it was more recent...

On Wed, May 2, 2018 at 10:51 AM, suzette murphy <scmurphy12@gmail.com> wrote:
January?? That was 4 months ago! oh my! let me dig around and get back to you!

On Wed, May 2, 2018 at 9:30 AM, Camille Leung <cleung@smcgov.org> wrote:

Hi Suzette,

I mailed plans and a transmittal sheet on or around 1/24/18. Please check your files for an approval letter too---
Maybe I missed your email? If you don't see either the plans or the approval letter, I can send the plans again.

Thank you!

From: suzette murphy [mailto:scmurphy12@gmail.com]
Sent: Tuesday, May 01, 2018 5:43 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Lots 5-8 for the Chamberlain project in the Highlands (BLD2016-00161 to -00164)

Camille,

I just checked my desk and I only have 2 plans here to do WELO for:

- 1) 703 Lakemead
- 2) 650 Berkeley

When did you mail them? I don't see them here as I put the plans that I have done in another area. Can you please check and just mail them to me again?

For the month of April I have done:

- 1) 890 Ringwood
- 2) 650 Oakview
- 3) 795 Berkeley
- 4) 752 Hillcrest
- 5) 1471 Franks Lane
- 6) 1180 Cloud
- 7) 1760 Croner
- 8) 400 Menlo Oaks

The Highlands plans are large and I think I would have seen them?

Sorry about that./

Suzette

On Tue, May 1, 2018 at 5:07 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Suzette!

Hope you are very well ☺

Did you have a chance to review the plans I sent for Lots 5-8 for the Chamberlain project in the Highlands (BLD2016-00161 to -00164)? Were they stuck in the backlog or did I miss that you approved them?

Thank you!

From: suzette murphy [mailto:scmurphy12@gmail.com]
Sent: Monday, April 16, 2018 1:41 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: WELO plan checks

Still waiting.... even though Joe said as of last Monday, April 9th that this “ is a top priority “...

Sent from my iPhone

On Apr 16, 2018, at 1:23 PM, Camille Leung <cleung@smcgov.org> wrote:

Oh my...Hope we can prevent this in the future! Sorry and thank you for being patient with us!

From: suzette murphy [<mailto:scmurphy12@gmail.com>]
Sent: Monday, April 09, 2018 4:10 PM
To: Rob Bartoli <RBartoli@smcgov.org>; Ruemel Panglao <rpanglao@smcgov.org>; Helen Gannon <hgannon@smcgov.org>; Camille Leung <cleung@smcgov.org>; Carmelisa Morales <CJMorales@smcgov.org>; Melissa Ross <mross@smcgov.org>; Erica Adams <eadams@smcgov.org>
Cc: Joe LaClair <jlaclair@smcgov.org>
Subject: WELO plan checks

Good afternoon,

I have sent a few of you updated information, however, if I haven't already sent you your WELO reviews its' because unfortunately I've been waiting for payment from the County.

I just learned last Friday my payments were inadvertently "frozen/glitch in system", for reasons out of my control, and NOT due to any unprofessional work on my part. Joe LaClair informed me that's why my last payment was in February. He assured me that this is their top priority this week to get me past due payments.

Until I receive some form of payment from the County, I have been doing the WELO plan checks but can't release them to you, until this glitch is worked out by the County. I hope you can understand this unfortunate issue and wait patiently for these reviews to be released,

as I wait patiently to get paid for past work. I will leave it to you as to what you want to tell your applicants, as I have received a few emails/voicemails regarding "where am I in the review process?"

thank you for your understanding,

Suzette

--

Suzette Murphy
Landscape Architect, CA #2177
(415)722-7280 cell
scmurphy12@gmail.com



Virus-free. www.avast.com

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Camille Leung

From: suzette murphy <scmurphy12@gmail.com>
Sent: Wednesday, May 02, 2018 10:57 AM
To: Camille Leung
Subject: Fwd: WELO PC for Highlands Estates LOTS 5-8 BLDG:2016-00161--00164
Attachments: WELO HIGHLANDS ESTATES LOTS 5,6,7,8 3rd review BLDG 2016-00161_00164.docx

Camille,

I sent this email to you Feb.11, 2018....

You didn't receive it?
Hope this one goes through.
Please let me know.

Suzette

----- Forwarded message -----

From: **suzette murphy** <scmurphy12@gmail.com>
Date: Sun, Feb 11, 2018 at 6:12 PM
Subject: WELO PC for Highlands Estates LOTS 5-8 BLDG:2016-00161--00164
To: Camille Leung <cleung@smcgov.org>

Camille,
Please find attached WELO PC for above referenced project.

When I did my last WELO PC it was JULY 28, 2016, and we had not been asking for the Soils Analysis yet. This analysis only costs about \$100-200 to do, which is not very much considering the magnitude of these residences. The applicant should welcome this test as it gives the plants a better chance at survival and therefore the developers marketing is enhanced.....

I've said this before, but just want to re-iterate, to watch that the developer/contractor does actually provide for existing tree protection, as it is cheaper for them in many cases to just bulldoze them over and hope that no one from the County sees them....

Please call if you have any questions.

Have a great week.
Suzette

--
Suzette Murphy
Landscape Architect, CA #2177
(415)722-7280 cell
scmurphy12@gmail.com

--

Suzette Murphy
Landscape Architect, CA #2177
(415)722-7280 cell
scmurphy12@gmail.com

Camille Leung

From: Camille Leung
Sent: Wednesday, May 02, 2018 11:18 AM
To: suzette murphy
Subject: RE: WELO PC for Highlands Estates LOTS 5-8 BLDG:2016-00161--00164

Got it!!!! Sorry knew you'd have it! Just buried in email ☺ Thank you!

From: suzette murphy [mailto:scmurphy12@gmail.com]
Sent: Wednesday, May 02, 2018 10:57 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Fwd: WELO PC for Highlands Estates LOTS 5-8 BLDG:2016-00161--00164

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Suzette

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To: Camille Leung <cleung@smcgov.org>

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Please call if you have any questions.

Have a great week.
Suzette

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(415)722-7280 cell
scmurphy12@gmail.com

--

Suzette Murphy
Landscape Architect, CA #2177
(415)722-7280 cell
scmurphy12@gmail.com

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

April 24, 2018

Re: lots 5-11 The Highlands

Camille,

Please find 3 different selections of light types that I believe you want used on the seven remaining houses in the subject project.

If they work, please so advise and will use them on the houses.

Thank you



Jack Chamberlain

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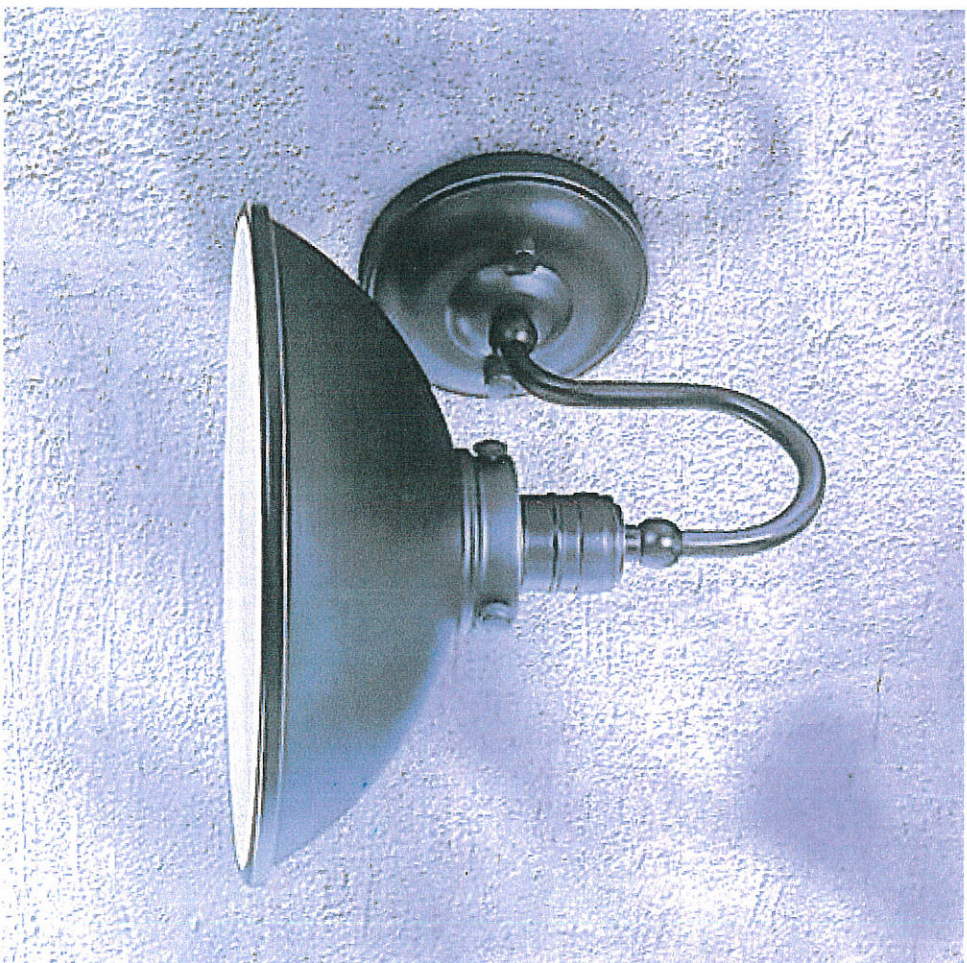
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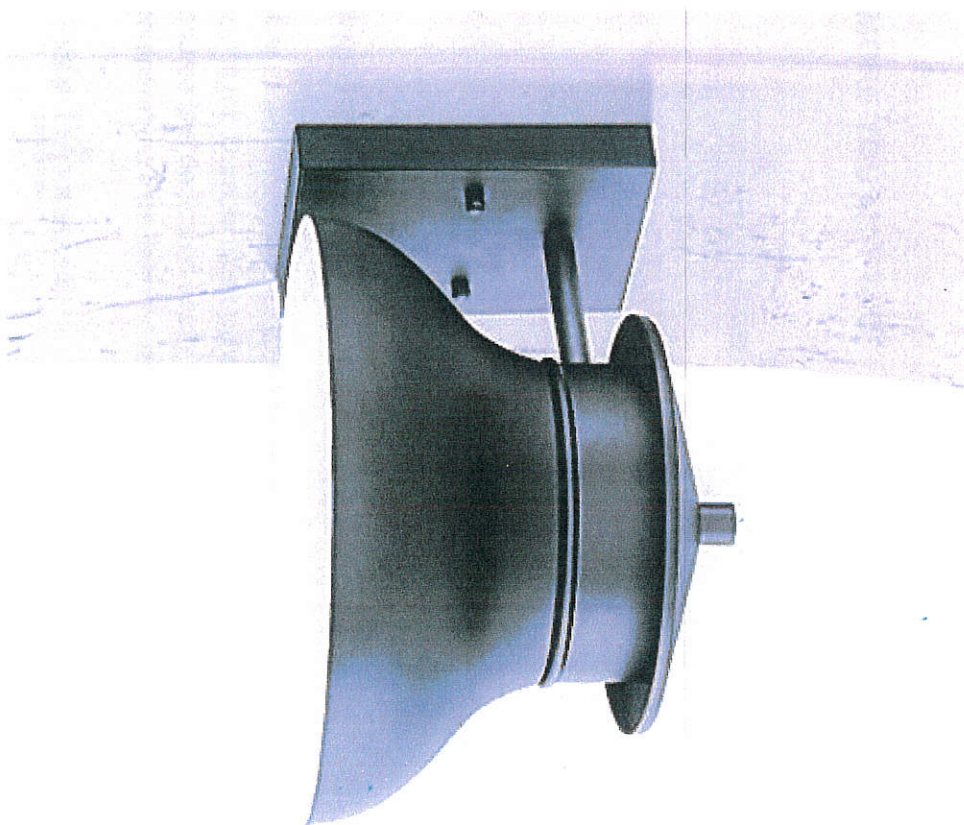
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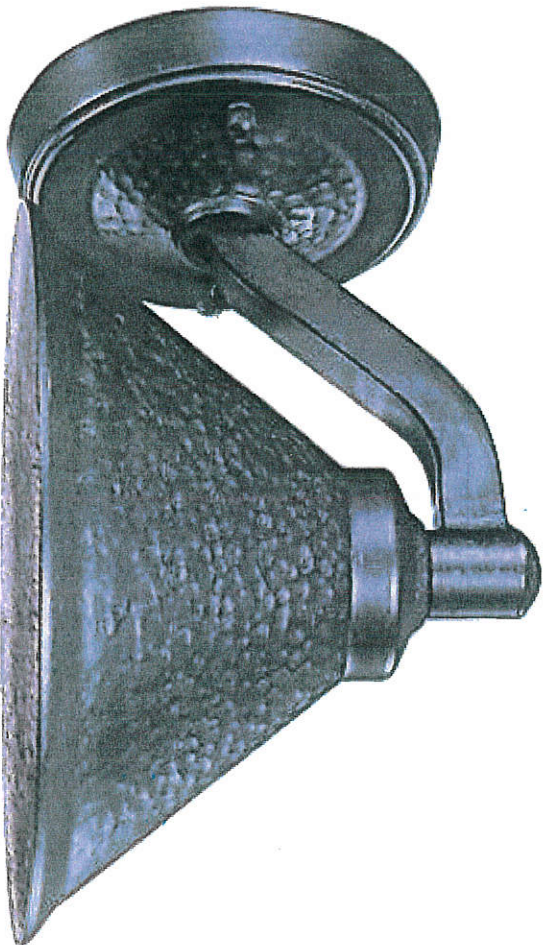
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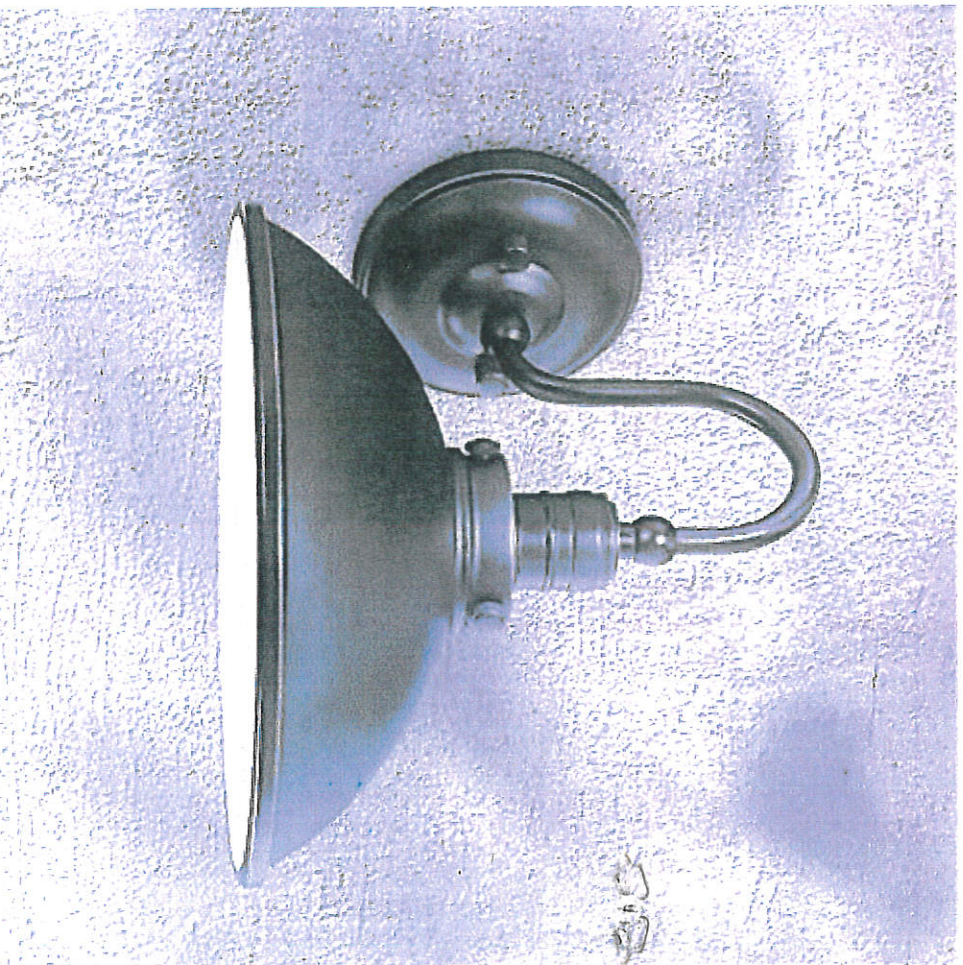
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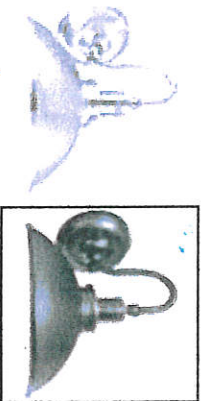
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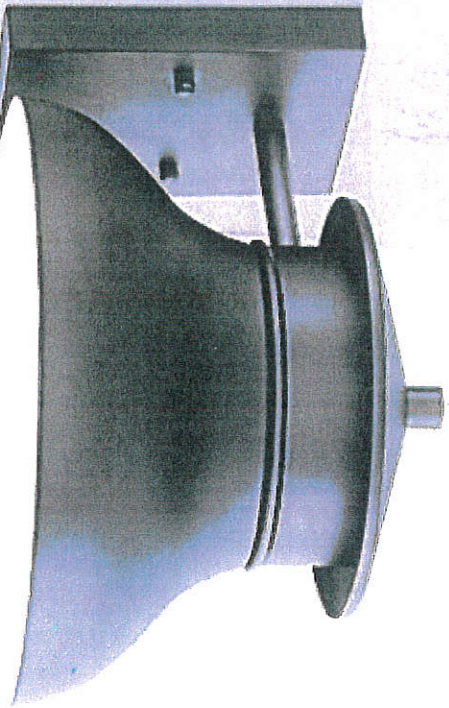
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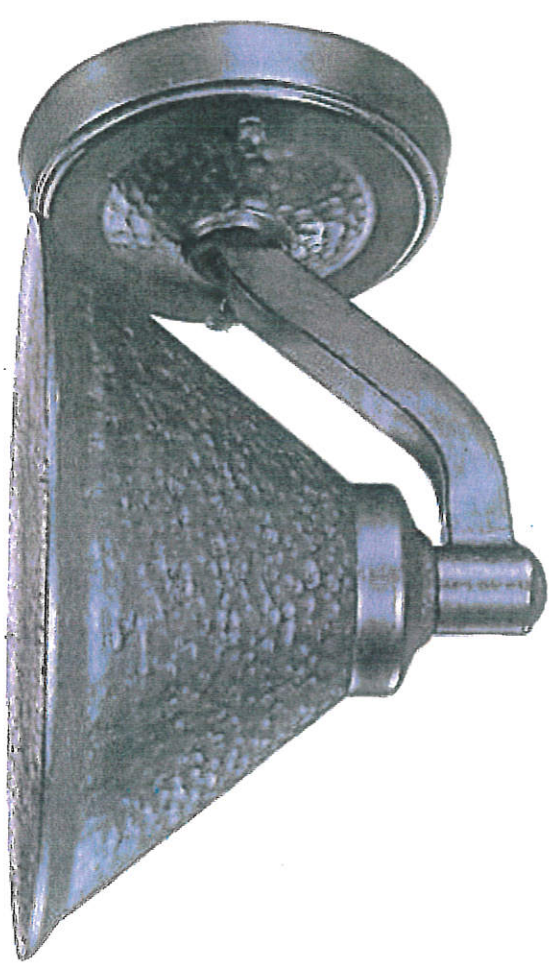
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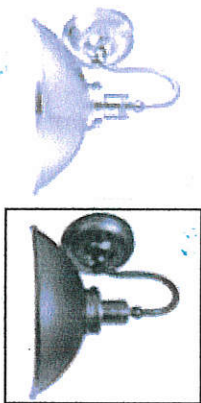
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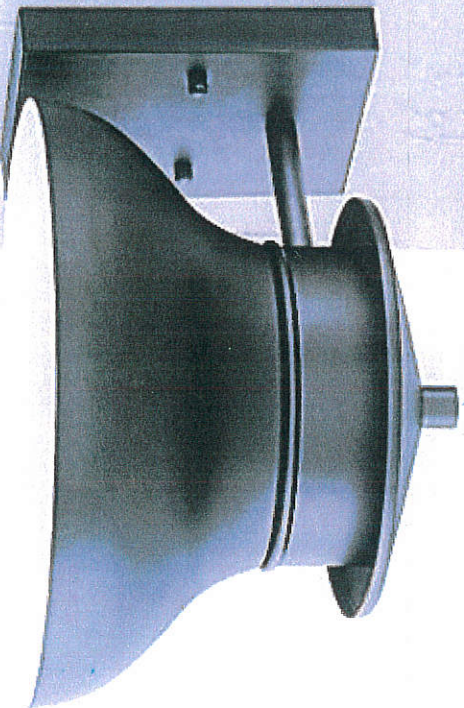
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