

May 3, 2021

TO: Property Owners of land within 200 feet of Highland Estates Lots 5 through 8 and Other Interested Parties (via email)

LOCATION: APNs 041-101-390, -400, -410, and -420 on Ticonderoga Drive, San Mateo Highlands Area

FROM: Camille Leung, Project Planner; cleung@smcgov.org

SUBJECT: Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lots 5, 6, 7, and 8 (BLD2016-00161 through BLD2016-00164), in the San Mateo Highlands Area

Background

On April 27, 2010, Ticonderoga Partners, LLC/Chamberlain Group received approval from the San Mateo County Board of Supervisors for a Zoning Text Amendment, a Rezoning, a Lot Line Adjustment, a Major Subdivision, a Resource Management (RM) Permit, and a Grading Permit (PLN2006-00357), for the development of eleven residential lots on APNs 041-101-290 and 041-072-030 in the County unincorporated area of San Mateo Highlands. The approved project includes the creation of a 93.39 acre parcel, which is subject to a recorded conservation easement and is not the subject of the proposed Minor Modification.

Condition No. 1 of the Board of Supervisor's approval for the Highlands Project reads:

This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on April 27, 2010. Minor revisions or modifications to these projects in compliance with Condition No. 5 may be made subject to the review and approval of the Community Development Director. Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.

Condition No. 5, as referenced above, reads:

This project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.



Requested Modification to the Implementation of the Approved Project

As stated in Condition No. 1, minor revisions or modifications to these projects in compliance with Condition No. 5 may be made subject to the review and approval of the Community Development Director. The modification described below is in compliance with Condition No. 5. In carrying out the required design-level geotechnical investigation for Lots 5 through 11, it became evident to the project applicant and the County of San Mateo that the amount of soil that must be removed from Lots 5 through 8 to enable homes to be safely constructed is greater than the amount of soil removal previously documented in the Highland Estates Final EIR, certified by the Board on April 27, 2010, at the time of project approval.

The grading activities necessary to prepare the lots for the building pads and provide slope stability for home foundations include excavation and stockpiling of soils for reuse as compacted fill; creation of engineered slopes and stepped foundations; and installation of retaining walls. Piers drilled into the underlying bedrock would be installed for each lot to provide slope stability for the future homes and retaining walls that would be built. These same construction activities would continue to be used; however, for development to be safely undertaken on Lots 5 through 8, revisions to the project require an increased volume of earthwork, shown in Table 1, to remove the two mapped landslides and the existing fills within the location of proposed improvements and to provide stable slopes for construction.

Table 1: Changes to Proposed Earthwork for Lots 5 through 8

Area	Approved Cut (cy)	Approved Fill (cy)	Revised Cut (cy)	Revised Fill (cy)	Revised Cut after Balance (cy)	Cut for Landslide Mitigation (cy)	Change in Cut (cy)
Lots 5–8	4,700	700	5,230	320	4,910	2,880	+7,790

With Lots 1 through 4 on Bunker Hill Drive completed and Lots 9 through 11 on Cobble Hill Place and Cowpens Way near completion, respectively, and limited balancing opportunities between Lots 5 through 8 (approximately 320 cy), the proposed changes translate into the generation of 7,790 cy of cut soils requiring approximately 650 construction truck trips (1,300 one-way trips) for removal and disposal, and up to an additional 7 weeks for completion of grading activities on Lots 5 through 8, for a total of 10 weeks.

Staff Analysis

The County retained SWCA to prepare the Highlands Estates Subdivision Project EIR Addendum (EIR Addendum), which contains a detailed description and an environmental analysis of the proposed modification. The EIR Addendum is available at:

<https://planning.smcgov.org/highland-estates-subdivision-records>

On the basis of the discussion and analysis presented in the EIR Addendum, the County of San Mateo Planning and Building Department has determined that the information presented in the Highland Estates Final EIR, certified by the Board on April 27, 2010, remains valid, and all conclusions in the Final EIR are applicable to the approved project with the modifications

necessary for development of Lots 5 through 8. Specifically, with the implementation of approved mitigation measures, the development of Lots 5 through 8 would not result in new significant impacts not identified in the Final EIR, nor would it result in substantially more severe impacts than identified in the Final EIR.

As described in the EIR Addendum, minor changes to Mitigation Measure AQ-1 are recommended to maintain the original intent and effect of the mitigation measure. Since certification of the Final EIR and approval of the project, and due to the timing of project implementation (over 10 years), diesel emission control technologies for off-road construction equipment fleets have improved and thus warrant modifications to the approved construction air quality mitigation measure (Revised Mitigation Measure AQ-1). No other changes to project mitigation measures or improvement measures are necessary or recommended.

In conclusion, none of the changes that have occurred with respect to circumstances relevant to the undertaking of the project, as modified for completion, would cause new significant environmental impacts or would cause a substantial increase in the severity of previously identified significant effects. No new information has become available that would affect the analysis or conclusions in the Final EIR. Therefore, no major revision of the EIR is required and no additional environmental review is required beyond the EIR addendum.

Based on the above, staff has determined that the requested modification to the implementation of the approved project for Lots 5 through 8 constitutes a “Minor Modification” that may be approved by the Community Development Director.

Public Input

Although not required by regulation, staff is seeking and will consider input from interested parties regarding the requested changes. To this end, please submit any comments or questions to Project Planner Camille Leung (e-mail: cleung@smcgov.org) no later than **May 17, 2021**. After that date, upon consideration of such comments, the Community Development Director will make a decision regarding this request. The decision will be posted at <https://planning.smcgov.org/highland-estates-subdivision-records>.

Aside from the matters addressed by the Minor Modification, the proposed residences will be required to meet all other applicable conditions of approval as adopted by the Board of Supervisors on April 27, 2010, and obtain necessary approvals from County agencies including, but not limited to, the Planning and Building Department, the Department of Public Works, and the San Mateo County Fire Department.

Attachment:

Regional and Site Location Map (Source: Highlands Estates Subdivision Project EIR Addendum)