

TECHNICAL MEMORANDUM

Date: September 20, 2018

BKF Job Number: 19950158-20

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

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

RESUBMITTAL

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

SEP 25 2018

San Mateo County  
Building Inspection

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

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

LOT 11

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

**Response: Please see response memo by Cornerstone Earth Group.**

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

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

LOT 5-8

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

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

**Response:** The export credit is earthwork cut material associated with site strippings and shrinkage factors associated with the slope mitigation requirement on Lots 5 through 8 and as identified and referenced in the July 8, 2017 Geotechnical letter from Cornerstone Earth Group<sup>1</sup>. The following is a summary of the unsuitable materials from site strippings and earthwork shrinkage for lots 5-8:

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

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

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

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

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

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

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

**At 20 trucks per day, the off-hauling associated with the Lots 5-11 export is less than the traffic volumes of 68 daily project operations (prorated from twelve lots for seven lots, Lots 5-11) trips per day<sup>2</sup> and is significantly less than the project traffic volumes from the daily project operations over a 7-8 week period. This is consistent with what was analyzed as part of the Recirculated Draft EIR Section 2.3 Environmental Analysis, Transportation<sup>3</sup>.**

LOT 9-11 (outfall riprap)

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

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

- **Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), May 1995<sup>4</sup>.**
- **Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000<sup>6</sup>.**

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

LOT 8-11

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

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

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

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

Dear Mr. Chamberlain:

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

**Discussion of Earthwork and Estimated Quantities Related to Geotechnical Mitigation**

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

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

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

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

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**Closure**

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

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

Sincerely,

**Cornerstone Earth Group, Inc.**

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

SEF:sef

Addressee (1 by email)

## EXECUTIVE SUMMARY

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

### STUDY APPROACH

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

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

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

### SUMMARY OF FINDINGS

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

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

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



(3)

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

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

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

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

<sup>1</sup>Includes 200 cubic yards of drain rock.

### 2.3 ENVIRONMENTAL ANALYSIS

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

#### Aesthetics

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

## **Biological Resources**

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

## **Geology and Soils**

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

## **Other Resource Topics**

### ***Global Climate Change***

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

### ***Air Quality***

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

### ***Noise***

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

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

### ***Hazards and Hazardous Materials***

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

### ***Transportation***

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

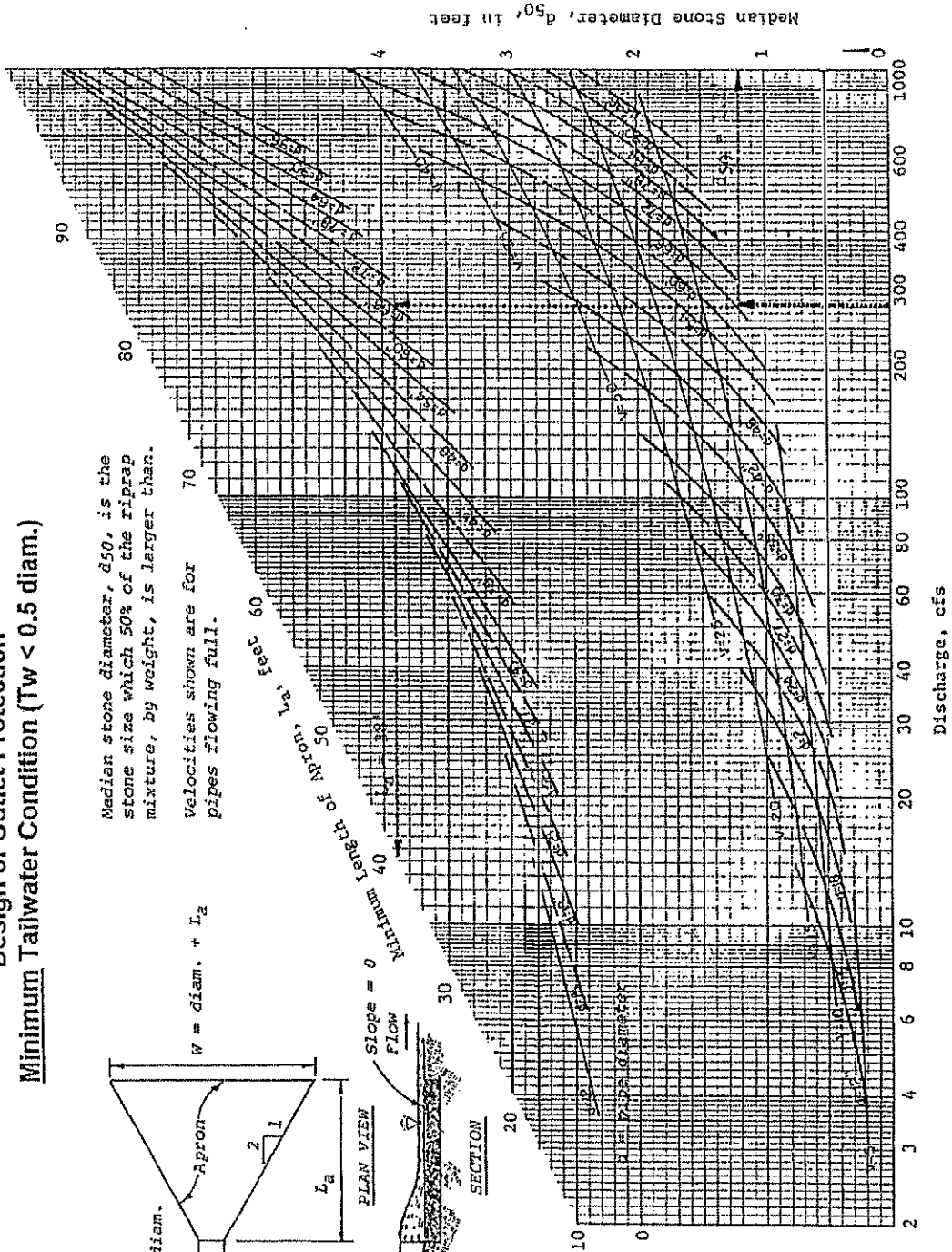
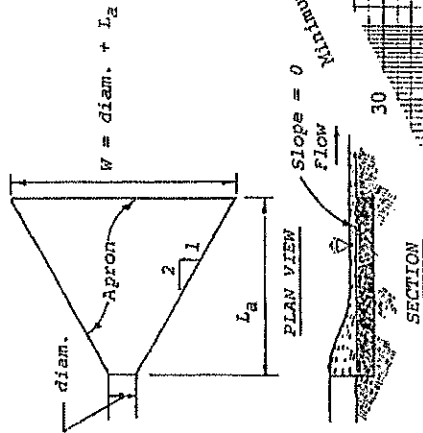
If the homes were constructed one at a time, lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed by approximately 18 percent and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR.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

# APPENDIX G SAMPLE DESIGN OF OUTLET PROTECTION

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

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

Velocities shown are for pipes flowing full.





**Caltrans**

State of California  
Department of Transportation

## ***Storm Water Quality Handbooks***

Project Planning and Design Guide

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



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

November 2000



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

Dear Mr. Chamberlain:

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

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### **Response to Comments**

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

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

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

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

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

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

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

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

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



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

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

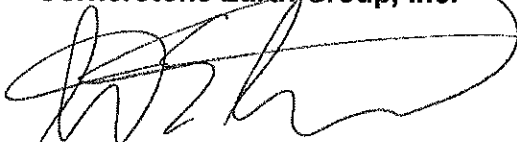
**Closure**

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

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

Sincerely,

**Cornerstone Earth Group, Inc.**



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



SEF:sef

Addressee (1 by email)



## Camille Leung

---

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

Hi Jack, Roland and Scott,

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

### LOT 11

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

### LOT 5-8

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

### LOT 9-11 (outfall riprap)

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

### LOT 8-11

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

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

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

---

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

Hi Jack,

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

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

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4. Once all review agencies sign off: Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t

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[cleung@smcgov.org](mailto:cleung@smcgov.org)

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

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Cordially,

Jack Chamberlain

## Camille Leung

---

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

Hi Jonathan and Roland,

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

Thanks

---

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

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Thank you!

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

## Camille Leung

---

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

Thank you !!!

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

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

Thanks

---

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

Hi Jack, Roland and Scott,

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

### LOT 11

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

### LOT 5-8

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



LOT 9-11 (outfall riprap)

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

LOT 8-11

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

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

Camille Leung, Senior Planner  
Planning & Building Department  
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Redwood City, CA 94063  
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4. Once all review agencies sign off: Camille to mail Construction Notices to neighbors within 200-feet of lots, per Condition 4t

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

Camille,

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Cordially,

Jack Chamberlain

## Camille Leung

---

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

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

---

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

Hi Steve,

Sorry I cannot make it.

Thank you!

All the best,  
Sherry

---

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

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

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

Steve,

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

Thanks,

Jacki

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

Hi Jack,

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

Thanks,

Steve

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

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

**To:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>

**Cc:** [dbyers@landuselaw.net](mailto:dbyers@landuselaw.net)

**Subject:** Re: Highlands Lots 5-11

Steve,

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

Cordially,

Jack Chamberlain

## Camille Leung

---

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

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

---

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

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

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

Please let us know if you have edits. Thanks ☺

---

**From:** Camille Leung  
**Sent:** Wednesday, September 05, 2018 12:47 PM  
**To:** 'Jack Chamberlain' <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; 'Scott Fitinghoff' <[sfitinghoff@cornerstoneearth.com](mailto:sfitinghoff@cornerstoneearth.com)>; 'Roland Haga' <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>  
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**To:** Jack Chamberlain <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>

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

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[cleung@smcgov.org](mailto:cleung@smcgov.org)

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

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Cordially,

Jack Chamberlain

## Camille Leung

---

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

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

Hope all is well,  
Kristen

---

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

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

---

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

Hello Camille,

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

Thanks,  
Kristen

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

Hi Kristen,

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

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor

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

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

Sounds great, thanks Camille.

Talk to you soon,  
Kristen

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**From:** Camille Leung [<mailto:cleung@smcgov.org>]  
**Sent:** Monday, June 11, 2018 9:39 AM  
**To:** Kristen Outten <[koutten@swca.com](mailto: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](mailto: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 21<sup>st</sup> dates to the applicant. Those dates work for me too. Will let you know.

Thanks

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**From:** Kristen Outten [<mailto:koutten@swca.com>]  
**Sent:** Thursday, June 07, 2018 6:14 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto: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](mailto: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 20<sup>th</sup> or 21<sup>st</sup>. 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

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**From:** Camille Leung [<mailto:cleung@smcgov.org>]  
**Sent:** Thursday, June 07, 2018 5:12 PM  
**To:** Kristen Outten <[koutten@swca.com](mailto: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](mailto:tpeterson@migcom.com)>  
**Cc:** 'Jack Chamberlain' <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; Steve Monowitz <[smonowitz@smcgov.org](mailto: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, 2<sup>nd</sup> 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](mailto:cleung@smcgov.org)>

**Subject:** Fwd: Highlands memo documenting biology measure compliance

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**From:** [tpeterson@migcom.com](mailto:tpeterson@migcom.com)

**To:** [jtuttlec@aol.com](mailto:jtuttlec@aol.com)

**Cc:** [ralph@ralphosterling.com](mailto: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

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

Camille and Sherry,

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

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

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

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

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

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

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

Please respond with your confirmation to the above information provided.

Roland Haga



**ROLAND HAGA, PE, PLS, LEED AP**

**Vice President**

**BKF Engineers**

255 Shoreline Drive, Suite 200

Redwood City, CA 94065

d 650.482.6407

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[www.bkf.com](http://www.bkf.com)



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## Camille Leung

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

Thank You.

Sincerely,

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



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

---

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

Hi Scott,

What we have agreed is that:

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

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

Thank you!

All the best,  
Sherry

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



Sherry,

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

Scott

Sincerely,

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



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

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**From:** Sherry Liu <[xliu@smcgov.org](mailto:xliu@smcgov.org)>  
**Sent:** Wednesday, October 17, 2018 9:36 AM  
**To:** Jack Chamberlain <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>  
**Cc:** Scott Fitinghoff <[sfitinghoff@cornerstoneearth.com](mailto:sfitinghoff@cornerstoneearth.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; [rhaga@bkf.com](mailto:rhaga@bkf.com)  
**Subject:** RE: Highlands Lots 9-11

Hi Jack,

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

Thank you!

All the best,  
Sherry

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

Sherry,

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

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

Cordially,

Jack Chamberlain

## Camille Leung

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

Hi Jack,

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

Thanks!

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

## Camille Leung

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

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

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

Hi Jack,

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

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

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

OR

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

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

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

## Camille Leung

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

Hi Deke and Corinne,

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

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

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

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

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

Hi Jonathan,

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

---

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

Hi Jonathan,

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

Thanks!

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

## Camille Leung

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**From:** Camille Leung  
**Sent:** Thursday, November 01, 2018 11:02 AM  
**To:** Jack Chamberlain; 'Noel Chamberlain'  
**Subject:** Truck Routes for Lots 9-11  
**Attachments:** Transportation Plan\_031814.pdf

Hi Jack and Noel,

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

Thanks

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

## Camille Leung

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**From:** Noel Chamberlain <noel@nexgenbuilders.com>  
**Sent:** Friday, November 02, 2018 3:07 PM  
**To:** Camille Leung  
**Cc:** Jack Chamberlain  
**Subject:** Traffic Plan for Ticonderoga  
**Attachments:** dane@nexgenbuilders.com\_20181102\_141734.pdf

Hi Camille,

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

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

Have a great weekend,  
Noel

## Camille Leung

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

Camille,

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

Jonathan



ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

**JONATHAN TANG, PE** | Project Manager

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

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



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

Hi Roland and Jonathan,

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

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



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

Thanks!

Camille Leung, Senior Planner  
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455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

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