

Camille Leung

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, December 27, 2018 10:33 AM
To: Sherry Liu
Cc: Jack Chamberlain; Camille Leung; Steve Monowitz
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO
Attachments: 230-1-6 Geotechnical Consultant Review Form Part 1 Signed 12-27-18.pdf

This time with Stamp...

Sincerely,

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



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

From: Scott Fitinghoff
Sent: Thursday, December 27, 2018 10:24 AM
To: 'Sherry Liu' <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Done, see attached.

Sincerely,

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



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

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

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

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

Hi Scott,

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

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

Thank you!

All the best,
Sherry

Camille Leung

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, December 27, 2018 11:04 AM
To: Camille Leung; Sherry Liu
Cc: Jack Chamberlain; Steve Monowitz; John Brennan
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Yes but I need a schedule from Jack's Son, Noel to support my letter. I am in a holding pattern on this last item. Hopefully, Jack can clarify.

Scott

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From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, December 27, 2018 11:02 AM
To: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>; Sherry Liu <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Steve Monowitz <smonowitz@smcgov.org>; John Brennan <jbrennan@smcgov.org>
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Hi Scott - Are you working on the letter to support wet season grading at Lots 9-11?

Hi Jack – Are you still pursuing Building Permits for Lots 9-11 in the wet season? Please provide an update as listed items of my email of 11/27/18 are still outstanding.

Thanks!

From: Scott Fitinghoff [<mailto:sfitinghoff@cornerstoneearth.com>]
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To: Sherry Liu <xliu@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>; Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
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Thank you!

All the best,
Sherry

Camille Leung

From: Sherry Liu
Sent: Thursday, December 27, 2018 11:51 AM
To: Scott Fitinghoff
Cc: Jack Chamberlain; Camille Leung; Steve Monowitz
Subject: Re: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

Thank you Scott.
Please refer to Camille's list for all the remaining items.

Happy Holidays!
Sherry

From: Scott Fitinghoff <sfitinghoff@cornerstoneearth.com>
Sent: Thursday, December 27, 2018 10:32:34 AM
To: Sherry Liu
Cc: Jack Chamberlain; Camille Leung; Steve Monowitz
Subject: RE: BLD2016-00160, 2185 COBBLEHILL PL, LOT 9 SAN MATEO

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Thank you!

All the best,
Sherry

Camille Leung

From: Camille Leung
Sent: Thursday, December 27, 2018 5:32 PM
To: Steve Monowitz
Subject: FW: Highlands MMRP
Attachments: Approved Grading Plan_07HETMLP.pdf; BLD Grading Plans for Lots 5-11.pdf

Hi Steve,

Here's some info regarding the Tree and Aesthetics questions for your combined response to Dave Michaels' email to SWCA (Chamberlain Mitigation Monitoring Contractor) and his previous email:

Trees:

For lots that have not yet been developed, the Re-circulated EIR included the removal of 2 protected trees on Lot 11 (RM Zoning District; exempt from significant tree permit requirement, but requires RM permit if trees proposed for removal are over 55" cir.). In August 2016, the Director approved a minor modification of the RM permit for the removal of 2 additional trees (a 36" Multi Cypress tree on Lot 5 and a 20" tree on Lot 11).

In November 2016, the Director approved the removal of a 12" Oak Tree on Lot 9 (R-1/S-81 Zoning District). The tree was less than 12" at the time of project approval and is in the location of the approved driveway, and its removal was determined to be part of original approval.

Please note that BLD Grading Plans show additional trees to be removed. These are smaller trees (less than 55" cir. in RM and less than 12" in R-1/S-81).

The landscape plans submitted for building permits for houses on Lots 5-11 demonstrate compliance with tree replanting requirements. A Landscaping Final Inspection is required to confirm compliance at the completion of house construction.

Aesthetic Impacts:

Ground contour elevations and finished floor elevations provided at the Building permit stage (see BLD Grading Plans attached) for houses on Lots 5-11 are consistent with such elevations shown on the Approved Grading Plans (see attached) as well as plans analyzed in the Re-Circulated EIR (including the Aesthetics Section). At the time of construction, project compliance with approved maximum finished floor and maximum heights will be checked during the Height Verification process as outlined in Condition 4.a (Mitigation Measure AES-1a).

Other notes:

- SWCA is not an "external 3rd party"

Thanks Steve!

From: Kristen Outten [mailto:koutten@swca.com]
Sent: Friday, December 21, 2018 12:35 PM
To: Dave Michaels <dm94402@gmail.com>
Cc: Chris Misner <chrismisner@yahoo.com>; Christine Tam <tomfinke2010@gmail.com>; Christine Tam <ctamsm@gmail.com>; Christopher Karic <ckaric@sellerlaw.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Dylan Ashbrook <dylanashbrook@gmail.com>;

Mark Luechtefeld <mluechtefeld@gmail.com>; Camille Leung <cleung@smcgov.org>

Subject: RE: Highlands MMRP

Hello Dave,

First of all, thank you for your patience on this matter. I know it can be a lot to digest all the information and requirements from the MMRP and Conditions of Approval, so I appreciate you clearly identifying your concerns in respect to those documents. By no means was I inferring whether or not a hard card or permit would be granted. That is entirely up to the County planning department, to which I have no part in that decision. I took some time to review your initial email and compliance concerns in more detail, as well as review our scope of services with the County. SWCA is primarily responsible for ensuring and tracking compliance during construction activities. More specifically, I will be reviewing the relevant plans and documents (e.g., Tree Plan, Erosion Control Plan, Lighting Plan, SWPPP, and biological reports); and ensuring that they are adequately implemented during the construction-phase of the project. We (SWCA) will conduct routine inspections of the project site and document compliance with the project permit conditions. I am also helping track public inquiries and document those for the County; however, most of these will be directly resolved by either the County and/or contractor. I want to be careful that we do not cross wires, as I am not responsible (nor able) to make decisions that pertain to the planning process (i.e., inferring whether or not a hard card or permit will be granted). Since the two concerns you present in your initial email – (1) issuance of a Resource Management Permit and (2) elevation verification – have to do with the planning process, I have forwarded your email to Camille Leung (cc'd on this email). Camille (cleung@smcgov.org; 650-363-1826) is the County senior planner who can address your questions/concerns below. I am also providing the contact information for Ralph Osterling (ralph@ralphosterling.com; 650-573-8733) who is the Disturbance Coordinator and will be coordinating with the public on this project. Both Camille and Ralph should also be listed as the main point of contact on the informational signs posted on-site. I will be working with Ralph and Camille throughout the duration of construction to make sure all public inquiries are tracked and addressed. I will also track any inquiries that come to me, and direct them to the appropriate party(s) for resolution. I hope this helps clarify each of our roles on the project, and get you in contact with the appropriate personnel. Please let me know if I can help with anything else at this time.

Thank you,
Kristen Outten

From: Dave Michaels <dm94402@gmail.com>

Sent: Thursday, December 20, 2018 8:46 PM

To: Kristen Outten <koutten@swca.com>

Cc: Chris Misner <chrismisner@yahoo.com>; Christine Tam <tomfinke2010@gmail.com>; Christine Tam <ctamsm@gmail.com>; Christopher Karic <ckaric@sellerlaw.com>; Deke & Corrin Brown <d.brown@comcast.net>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Dylan Ashbrook <dylanashbrook@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>

Subject: Re: Highlands MMRP

Hello Kristen,

Thank you very much for your email. Of course there is no rush, especially over the holidays and since these issues have several moving parts.

I do hope to clarify / confirm a couple of points with you, if you have a minute to respond in the interim before the holiday:

1. I inferred from your email that there will be no hard cards or permits granted until this is clarified, is that correct?

2. It is my sincere hope that your response(s) to us regarding the issues raised below are part of a dialogue, rather than a one-way notification from you that the compliance issues have been addressed. In other words, residents are not merely looking for your confirmation that the issues have been addressed; we are seeking to review the relevant data for ourselves, and to also be given enough time (within reason) to digest and respond with any follow-up questions or concerns we may have, before any hard cards or permits are granted. That way, when things proceed to the next step, everyone's on the same page. We are confident that the process will go more smoothly for all parties when the neighborhood understands the issues and is on board.

Thanks in advance and have a good holiday.

Best,
Dave

On Mon, Dec 17, 2018 at 3:31 PM Kristen Outten <koutten@swca.com> wrote:

Hello Dave,

Thank you for reaching out, introducing yourself, and expressing your concerns. You are correct, SWCA Environmental Consultants was brought on earlier this year to help ensure and track compliance during construction of Lots 5 through 11. I will be working closely with the public, the contractor, and the County to address and resolve any questions that you and others from the community may have.

As requested, I will look into each of the items/concerns you have addressed below. I ask that you please be patient with us as it may take additional time to track down some of these answers during the holidays. Regardless, I will work diligently on my end to get you answers in a timely manner.

Thank you,

Kristen

Kristen Outten
Project Manager / Senior Biologist

SWCA Environmental Consultants
60 Stone Pine Road, Suite 100

Half Moon Bay, CA 94019
P 650.440.4160 x 6404 | C 831.331.5264 | F 650.440.4165



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From: Dave Michaels <dm94402@gmail.com>
Sent: Friday, December 14, 2018 4:08 PM
To: Kristen Outten <koutten@swca.com>
Cc: Chris Misner <chrismisner@yahoo.com>; Christine Tam <tomfinke2010@gmail.com>; Christine Tam <ctamsm@gmail.com>; Christopher Karic <ckaric@sellerlaw.com>; Deke & Corrin Brown <d.cbrown@comcast.net>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Sam Naifeh <samnaifeh@sbcglobal.net>; Dylan Ashbrook <dylanashbrook@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>
Subject: Highlands MMRP

Dear Ms. Outten,

I'm writing as a neighbor of the San Mateo Highlands. In March of this year San Mateo County Supervisor Dave Pine notified neighbors that your firm would be administering the external MMRP for compliance on lots 5-11 of the Highlands project, per Condition 4. Supervisor Pine included the contract which contained your email address and a description of your role in interfacing with the community. The neighborhood had long been advocating for an external MMRP and was thrilled to learn of this from our elected official.

I am not a spokesperson for the neighborhood, and merely one of many interested neighbors, but I feel comfortable saying that many Highlands residents are deeply appreciative that there is now an external third party whose directive comes from the FEIR, the Conditions of Approval, and CEQA.

Neighbors want to proactively engage in communication with your firm so that we can be informed citizens and have faith that the process is being followed as mitigated, conditioned, and approved. I'm writing to informally open the doors of communication between your firm and the neighborhood, as I imagine there could be a fair amount of communication between parties throughout the process.

I am also writing today with some compliance concerns and questions that have arisen in the neighborhood:

I. **Heritage Trees** are of great importance to the neighborhood as a whole, and were of immense concern for the neighborhood during the approval process in 2010. To protect our concern, two conditions were included in the Conditions of Approval to reflect this: **Condition 4h Measure BIO-3** requires 2:1 tree replacement ratio for any Heritage Tree removed. **Condition 20** mandates a permit application for any additional Heritage Tree removals, above and beyond the original seven approved for the project. This gave the applicant the ability to apply to remove additional Heritage Trees, if he determined down the road that that would be necessary, but ensured that the neighborhood would be granted due process via the permit-application process.

We have been told that the county has informally provided permission for the builder to remove additional Heritage Trees, above and beyond the original seven Heritage Trees approved for the project. Because this informal permission seems to have been granted without a permit-application process as described in Condition 20, neighbors do not have an adequate paper trail to fully understand the issues surrounding these additional Heritage Trees. Due to the absence of an adequate paper trail, one of the issues we have faced is that we have not been able to confirm whether Condition 4h Measure BIO-3 has been satisfied for these additional Heritage Trees. If additional Heritage Tree removals are determined by the applicant to be necessary, we at minimum want to ensure the project fully complies with all of the Conditions of Approval for the project that pertain to Heritage Trees. Can you please provide any / all information you have regarding this compliance issue?

II. One of the Environmental Impacts identified in the EIR that was of particular importance to the community was **Aesthetic Impact**. Aesthetic Impacts were tightly negotiated for all homes in the project because it is an iconic midcentury ranch neighborhood where aesthetics are held as a shared value.

Condition 4, Measure AES-1a requires verification, before any hard card or grading permits are issued, that foundations are to be built at the same surveyor's or engineer's sea-level heights that were established and provided to all relevant parties at the time of the application and approval (including and especially to Impact Sciences when authoring the EIR, in particular the Visual Simulations in **Figures 4.1-1 through 4.1-11**). The Aesthetic Impact section of the EIR was crucial at the time of approval, because neighbors, Planning Commission and Supervisors relied on the EIR, and in particular Visual Simulations, when providing our feedback, and ultimately our approval. We are laypersons, not biologists, and relied on the summaries and simulations in the EIR that were provided in layperson's language to inform our action at that time. Neighbors were so concerned with this issue in 2010, that language was included in the Conditions of Approval to reflect and protect our level of concern: Conditions 1 and 5 together mandate

that changes to house location (i.e. sea-level height of foundations) may only be made via a Major Modification before the Planning Commission.

While it's important for all remaining lots 5-11 to comply with Condition 4, Measure AES1a, it's especially the case at homes 5-8 which are at the primary entrance to our neighborhood and will be the first structures residents and visitors will see when entering the community. The majority of square footage for lots 5-8 will be visible to the neighborhood, because they extend upwards in full view, unlike lots 1-4 (which have already been built) where the bulk of the homes extend down a canyon behind the homes, and only one level is visible from the street.

The problem is that when we access online elevation websites and look at the approximate locations of the foundations for the seven remaining homes as shown in the recent plans provided to neighbors, something isn't adding up. This has neighbors deeply concerned and confused. Again, we are laypersons, not professional plan readers, and very much want to verify that the technical requirements of Condition 4, Measure AES1a are being met. To rectify this, we hope to:

1. Verify with you and see the required engineer's or surveyor's data points, as described in Condition 4, Measure AES-1a, that were established at the time of the application
2. Verify that this was the same data provided to, and used by, Impact Sciences when illustrating to the community the Aesthetic Impacts of the project
3. Verify that the sea-level data in items 1 and 2 above is the same sea-level data reflected in the sea-level heights of the remaining seven homes of the project currently in planning
4. Once we have items 1-3 above, we can determine if the "Aesthetic Impacts" section of the EIR is valid and true, or if it needs to be revisited/revise.

Thank you for taking the time to engage with us. We look forward to a cooperative relationship with your firm, for the smoothest process for all parties involved. I have copied a small group of neighbors - feel free to reply to "all". Neighbors: by way of this email, I am asking you to freely share this email and discuss these issues as widely and openly as possible with other residents, so that we can all participate in a manner that ensures the best outcome for everyone. Have a good weekend.

Regards,
Dave

Camille Leung

From: Timothy Fox
Sent: Friday, January 11, 2019 5:31 PM
To: Diane Kindermann Henderson; Wendy Jones
Cc: Camille Leung; Steve Monowitz; Mariapilar Coffey; Janneth Lujan; Amy Ow
Subject: RE: PRA Request - Highlands Estates
Attachments: PRA 083018 to 122718_Chamberlain.pdf; PRA 083018 to 122718_Chamberlain_Email Atts.pdf

Ms. Kindermann:

Attached please find copies of all non-exempt records identified in response to your request and located upon a reasonably diligent inquiry and search according to the Department's procedures. Please direct a check payable to "County of San Mateo" in the amount of \$24.20 to reflect a \$.10/page duplication charge for 242 pages.

Tim Fox

From: Timothy Fox
Sent: Friday, December 21, 2018 3:56 PM
To: Diane Kindermann Henderson <DKindermann@aklandlaw.com>; 'Wendy Jones' <wjones@aklandlaw.com>
Cc: Camille Leung <cleung@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Mariapilar Coffey <mcoffey@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>
Subject: RE: PRA Request - Highlands Estates

Ms. Kindermann:

Pursuant to the requirements of the California Public Records Act ("CPRA"), please consider this e-mail to be notification under Cal. Gov't Code § 6253(c) that San Mateo County has determined that your request via letter dated December 11, 2018, in part, seeks copies of disclosable public records in the possession of the agency, and in part seeks copies of records that are not subject to disclosure under the CPRA, either because such records constitute: (1) preliminary drafts, notes, or interagency or intra-agency memoranda that are not retained by the public agency in the ordinary course of business; and/or (2) records, the disclosure of which is exempted or prohibited pursuant to federal or state law, including, but not limited to, provisions of the Evidence Code relating to privilege.

The estimated date and time when the responsive non-exempt records will be made available is the week of January 7, 2019. Typically we have produced these records to Mr. Cucchi as two PDFs, one with the records and the other with e-mail attachments, and we anticipate we will continue to do so. Thus, it is not clear what constitutes a "single document" for purposes of the cost estimate, but it is likely that there will be a PDF of more than 50 pages that will be produced in response once the records have been searched. While the precise extent of duplication is still unknown, we anticipate that the direct cost of duplication will not exceed \$100.

We are also investigating the questions raised by the balance of your letter regarding documents potentially responsive to prior requests. We believe our system for locating documents responsive to Mr. Cucchi's prior requests was reasonably scoped, but we recognize there may be documents not captured by that approach and are exploring ways to ensure no reasonably identifiable document is excluded.

Tim Fox

Timothy Fox, Deputy

Office of the County Counsel



400 County Center, 6th Fl.
Redwood City, CA 94063
650.363.4456
tfox@smcgov.org

From: Wendy Jones <wjones@aklandlaw.com>
Sent: Tuesday, December 11, 2018 2:57 PM
To: Steve Monowitz <smowitz@smcgov.org>; Timothy Fox <tfox@smcgov.org>
Cc: Camille Leung <cleung@smcgov.org>; Diane Kindermann Henderson <DKindermann@aklandlaw.com>
Subject: PRA Request - Highlands Estates

Please see the attached PRA Request.

Thank you,

Wendy Jones
Legal Secretary for Diane Kindermann



A Professional Corporation
2100 21st Street | Sacramento, CA 95818
tel: (916) 456-9595 | fax: (916) 456-9599
[website](#) | [blog](#) | [email](#)

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Camille Leung

Subject: Chamberlain Docs
Location: P&B Dept

Start: Thu 1/24/2019 9:30 AM
End: Thu 1/24/2019 10:30 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Camille Leung
Required Attendees: Kristen Outten; Camille Leung

Great see you then!

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Tuesday, January 22, 2019 7:02 AM
To: Camille Leung <cleung@smcgov.org>; Camille Leung <cmleung@aol.com>
Subject: RE: Sick Today

Good morning Camille,

I glad to hear the cold was short lived. Hopefully you were able to enjoy a nice, extended weekend.

Lets shoot for 9:30am on Thursday. Let me know if anything changes on your end and you need to reschedule. Otherwise I will see you Thursday morning.

Cheers,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Sunday, January 20, 2019 12:10 PM
To: Kristen Outten <koutten@swca.com>; Camille Leung <cmleung@aol.com>
Subject: Re: Sick Today

Hi Kristen,

It was a minor 24-hour cold. Mildest ever, but my son was a little more sick at the same time so easier to take the day off.

Next week, I'm free Thursdays between 9-11 and Friday anytime between 9-5pm.

Hope one of these times work :)

Thanks!

From: Kristen Outten <koutten@swca.com>
Sent: Wednesday, January 16, 2019 7:58:34 AM
To: Camille Leung
Cc: Camille Leung
Subject: RE: Sick Today

No worries at all, Camille. I wish you a speedy recovery.

~Kristen

-----Original Message-----

From: Camille Leung <cmleung@aol.com>
Sent: Wednesday, January 16, 2019 7:37 AM
To: Kristen Outten <koutten@swca.com>
Cc: cleung@smcgov.org
Subject: Sick Today

Hi Kristen!

I am out sick today... I'm sorry we need to reschedule our meeting

I'll email you when I get back to the office to set up a new time :)

Thanks!!

Camille

Sent from my iPhone

Camille Leung

From: Sherry Liu
Sent: Wednesday, January 16, 2019 1:33 PM
To: Jack Chamberlain
Cc: Camille Leung
Subject: Re: re Highlands Lots 9-11

Hi Jack,

I will check with Camille on the remaining items that she requested (eg: winter grading letter and so on).

We will get back to you on that.

All the best,
Sherry

From: Jack Chamberlain <jtuttlec@aol.com>
Sent: Wednesday, January 16, 2019 11:20 AM
To: Sherry Liu
Subject: Fwd: re Highlands Lots 9-11

From: jtuttlec@aol.com
To: xhui@smggov.org
Sent: 1/16/2019 11:18:28 AM Pacific Standard Time
Subject: re Highlands Lots 9-11

Sherry,

Have you signed off on subject lots?

If not, what else do you need?

Thanks,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Tuesday, January 22, 2019 2:38 PM
To: 'Jack Chamberlain'
Cc: Sherry Liu; 'Scott Fitinghoff'; 'Roland Haga'; Taylor Peterson
Subject: RE: Highlands lots 5 thru 8

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Attachments: MIG memo_Highland Lots 9 10 11 biology compliance Nov 2018 rev Dec 2018 rev Jan 8 2019 with figures.pdf

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Sent: Thursday, January 24, 2019 9:35 AM
To: 'Jack Chamberlain'
Cc: Sherry Liu; 'Scott Fitinghoff'; 'Roland Haga'; Taylor Peterson
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Also, please provide a hard copy and soft copy/link to the SWPPP.

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Cc: Daniel Krug
Subject: FW: Highlands lots 5 thru 8
Attachments: MIG memo_Highland Lots 9 10 11 biology compliance Nov 2018 rev Dec 2018 rev Jan 8 2019 with figures.pdf

Hi Kristen,

Thanks for meeting with me today!

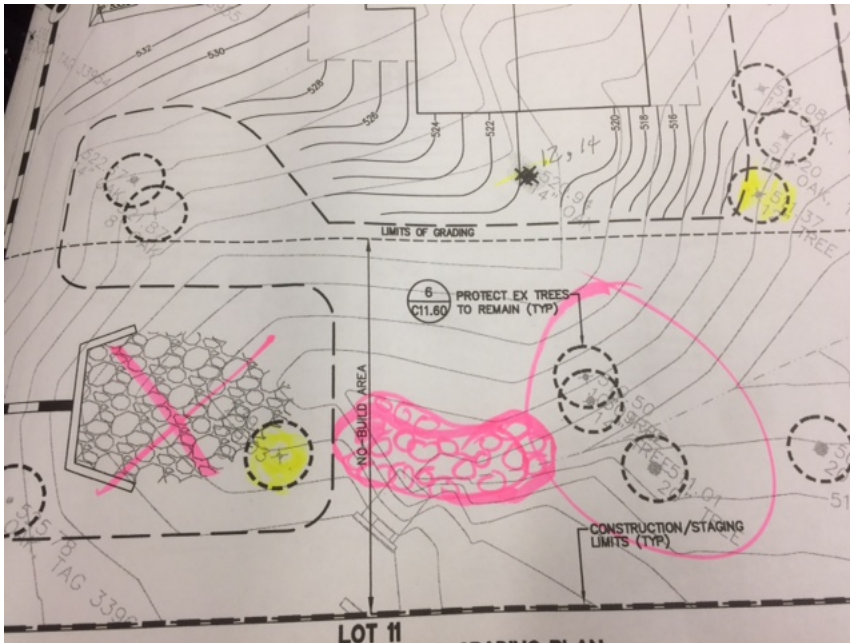
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From: Camille Leung
Sent: Monday, January 28, 2019 9:29 AM
To: Kristen Outten
Cc: Daniel Krug; Sherry Liu
Subject: RE: Highlands lots 5 thru 8
Attachments: 4_2_Bio_091009.pdf

Hi Kristen,

Thanks for the feedback. I attached the full Bio analysis from the Recirculated DEIR, pasting the jurisdictional part below. Based on disturbance related to the re-location of the outfall on Lot 11 to areas potentially within Army Corp and CDFW jurisdiction, we should do a site visit. Also, I'd like Dan to see the trees that could be impacted too. Are you available tomorrow morning? Dan are you available? I am free between 9-11.

Pasted from Bio Section of Re-circulated DEIR -

Jurisdictional Resources Wetlands, creeks, streams, and permanent and intermittent drainages are subject to the jurisdiction of the US Army Corps of Engineers (USACE) under Section 404 of the Federal Clean Water Act. The CDFG also generally has jurisdiction over these resources, together with other aquatic features that provide an existing fish and wildlife resource pursuant to Sections 1602-1603 of the California Fish and Game Code. The CDFG asserts jurisdiction to the outer edge of vegetation associated with a riparian corridor.

No creeks, wetlands, riparian areas, or other resources potentially under the jurisdiction of the USACE and/or CDFG are present on lots 1–11. As previously discussed, on lot 9 there is a small area (approximately 7 feet by 4 feet) that receives surface runoff from the upslope road and gutter. Although this small area contains wetland-associated vegetation (e.g., rabbitsfoot grass, sedges, juncus), it is not expected to be jurisdictional as its water source is from road and irrigation runoff and it is isolated and not near or adjacent to a Waters of US.

As also previously discussed, a creek that supports a dense growth of willow scrub and is assumed to be a tributary to Polhemus Creek is present immediately to the northeast of lot 11. The creek is expected to fall under the jurisdiction of the USACE under Section 404 of the Clean Water Act. The willows associated with the creek are riparian vegetation and are expected to be under the jurisdiction of the CDFG and potentially the USACE. Based on an assessment conducted by Land Watch Incorporated (2008), the creek and associated willows are located entirely outside of the land disturbance area of the proposed project.

From: Kristen Outten [mailto:koutten@swca.com]
Sent: Friday, January 25, 2019 10:14 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Daniel Krug <dkrug@smcgov.org>
Subject: RE: Highlands lots 5 thru 8

Hi Camille,

I looked at the current drainage outfall plans overlain on aerial imagery. Using aerial imagery alone, its nearly impossible to tell if more riparian vegetation will need to be removed. The entire area is so densely vegetated on aerial

imagery that I'm unable to distinguish types of species. Aside from potential impacts to riparian species, I'm concerned about impacts to the creek itself. It appears as though the old outfall is located just above, outside the limits of the creek, whereas now the rock outfall appears to be located within the creek. Was this drainage feature recorded as a potentially jurisdictional drainage feature during the initial environmental review? If so, placement of riprap within a jurisdictional drainage feature could trigger permits from USACE, RWQCB, and/or CDFW. I tend to think this warrants a site visit to better assess impacts to the creek and/or riparian vegetation. Its not technically in our scope of work, however, so I will leave that up to you.

In regards to the revised Biological Survey Report, the revised language is now consistent with the MMRP. Please note that if construction begins after February 1, a pre-construction nesting bird survey will need to be completed by a qualified biologist. Also, the initial woodrat and red-legged frog survey was completed on November 26, 2018. Woodrat surveys are only valid for 30 days, therefore new surveys will need to be completed again within 30 days prior to the start of construction; as well as red-legged frog surveys immediately prior to the start of construction.

Let me know if you have any questions or would like to discuss the outfall impacts in more detail.

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Kristen

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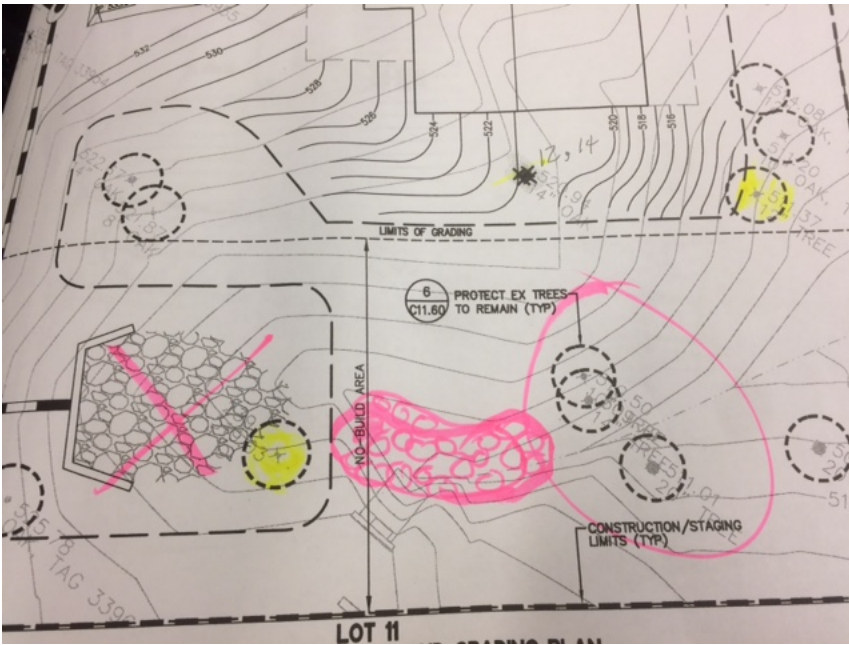
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Pre-Site Inspection (County to do)

Thanks

From: Sherry Liu
Sent: Tuesday, November 13, 2018 9:57 AM
To: Jack Chamberlain <jtuttlec@aol.com>
Subject: RE: Highlands lots 5 thru 8

Jack,

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

Thank you!

All the best,
Sherry

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

Sherry,

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

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

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

Jack

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

Jack,

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

We have not heard back from them since then.

Thank you!

All the best,
Sherry

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

Sherry,

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

Thanks,

Jack Chamberlain

Camille Leung

From: Kristen Outten <koutten@swca.com>
Sent: Monday, January 28, 2019 4:33 PM
To: Camille Leung
Subject: RE: EXTERNAL:RE: EXTERNAL:RE: EXTERNAL:RE: Highlands lots 5 thru 8

Thanks!

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, January 28, 2019 4:29 PM
To: Kristen Outten <koutten@swca.com>
Cc: Daniel Krug <dkrug@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: EXTERNAL:RE: EXTERNAL:RE: EXTERNAL:RE: Highlands lots 5 thru 8

Hi Kristen,

In case I'm late, here's my cell phone – 650-248-4148

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Monday, January 28, 2019 4:15 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Daniel Krug <dkrug@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: RE: EXTERNAL:RE: EXTERNAL:RE: Highlands lots 5 thru 8

Perfect, see you tomorrow.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, January 28, 2019 4:14 PM
To: Kristen Outten <koutten@swca.com>
Cc: Daniel Krug <dkrug@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: EXTERNAL:RE: EXTERNAL:RE: Highlands lots 5 thru 8

Hi Kristen,

I spoke with Dan. Lets meet at Lot 11 at 9:15 am. Lot 11 is at the end of Cowpens Way. Dan and I can meet you at the site.

Thank you!

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Monday, January 28, 2019 4:08 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Daniel Krug <dkrug@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: RE: EXTERNAL:RE: Highlands lots 5 thru 8

Hello Camille,

I wanted to follow up on the potential site visit tomorrow morning. Please let me know if I should plan on meeting you and Dan at Lot 11 at 9:00am tomorrow, or if there is another day/time that works better for everyone.

Thanks,
Kristen

From: Kristen Outten
Sent: Monday, January 28, 2019 11:51 AM
To: 'Camille Leung' <cleung@smcgov.org>
Subject: RE: EXTERNAL:RE: Highlands lots 5 thru 8

Hi Camille,

I am available tomorrow morning between 9:00 and 11:00.

In terms of billing, I will charge the time for tomorrow's site visit to our existing contract. In the event we exceed the total contract value later in the project, we can look at a change order at that time. Please confirm this works for you.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, January 28, 2019 9:29 AM
To: Kristen Outten <koutten@swca.com>
Cc: Daniel Krug <dkrug@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: EXTERNAL:RE: Highlands lots 5 thru 8

Hi Kristen,

Thanks for the feedback. I attached the full Bio analysis from the Recirculated DEIR, pasting the jurisdictional part below. Based on disturbance related to the re-location of the outfall on Lot 11 to areas potentially within Army Corp and CDFW jurisdiction, we should do a site visit. Also, I'd like Dan to see the trees that could be impacted too. Are you available tomorrow morning? Dan are you available? I am free between 9-11.

Pasted from Bio Section of Re-circulated DEIR -

Jurisdictional Resources Wetlands, creeks, streams, and permanent and intermittent drainages are subject to the jurisdiction of the US Army Corps of Engineers (USACE) under Section 404 of the Federal Clean Water Act. The CDFG also generally has jurisdiction over these resources, together with other aquatic features that provide an existing fish and wildlife resource pursuant to Sections 1602-1603 of the California Fish and Game Code. The CDFG asserts jurisdiction to the outer edge of vegetation associated with a riparian corridor.

No creeks, wetlands, riparian areas, or other resources potentially under the jurisdiction of the USACE and/or CDFG are present on lots 1–11. As previously discussed, on lot 9 there is a small area (approximately 7 feet by 4 feet) that receives surface runoff from the upslope road and gutter. Although this small area contains wetland-associated vegetation (e.g., rabbitsfoot grass, sedges, juncus), it is not expected to be jurisdictional as its water source is from road and irrigation runoff and it is isolated and not near or adjacent to a Waters of US.

As also previously discussed, a creek that supports a dense growth of willow scrub and is assumed to be a tributary to Polhemus Creek is present immediately to the northeast of lot 11. The creek is expected to fall under the jurisdiction of

the USACE under Section 404 of the Clean Water Act. The willows associated with the creek are riparian vegetation and are expected to be under the jurisdiction of the CDFG and potentially the USACE. Based on an assessment conducted by Land Watch Incorporated (2008), the creek and associated willows are located entirely outside of the land disturbance area of the proposed project.

From: Kristen Outten [<mailto:koutten@swca.com>]
Sent: Friday, January 25, 2019 10:14 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Daniel Krug <dkrug@smcgov.org>
Subject: RE: Highlands lots 5 thru 8

Hi Camille,

I looked at the current drainage outfall plans overlain on aerial imagery. Using aerial imagery alone, its nearly impossible to tell if more riparian vegetation will need to be removed. The entire area is so densely vegetated on aerial imagery that I'm unable to distinguish types of species. Aside from potential impacts to riparian species, I'm concerned about impacts to the creek itself. It appears as though the old outfall is located just above, outside the limits of the creek, whereas now the rock outfall appears to be located within the creek. Was this drainage feature recorded as a potentially jurisdictional drainage feature during the initial environmental review? If so, placement of riprap within a jurisdictional drainage feature could trigger permits from USACE, RWQCB, and/or CDFW. I tend to think this warrants a site visit to better assess impacts to the creek and/or riparian vegetation. Its not technically in our scope of work, however, so I will leave that up to you.

In regards to the revised Biological Survey Report, the revised language is now consistent with the MMRP. Please note that if construction begins after February 1, a pre-construction nesting bird survey will need to be completed by a qualified biologist. Also, the initial woodrat and red-legged frog survey was completed on November 26, 2018. Woodrat surveys are only valid for 30 days, therefore new surveys will need to be completed again within 30 days prior to the start of construction; as well as red-legged frog surveys immediately prior to the start of construction.

Let me know if you have any questions or would like to discuss the outfall impacts in more detail.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, January 24, 2019 10:47 AM
To: Kristen Outten <koutten@swca.com>
Cc: Daniel Krug <dkrug@smcgov.org>
Subject: FW: Highlands lots 5 thru 8

Hi Kristen,

Thanks for meeting with me today!

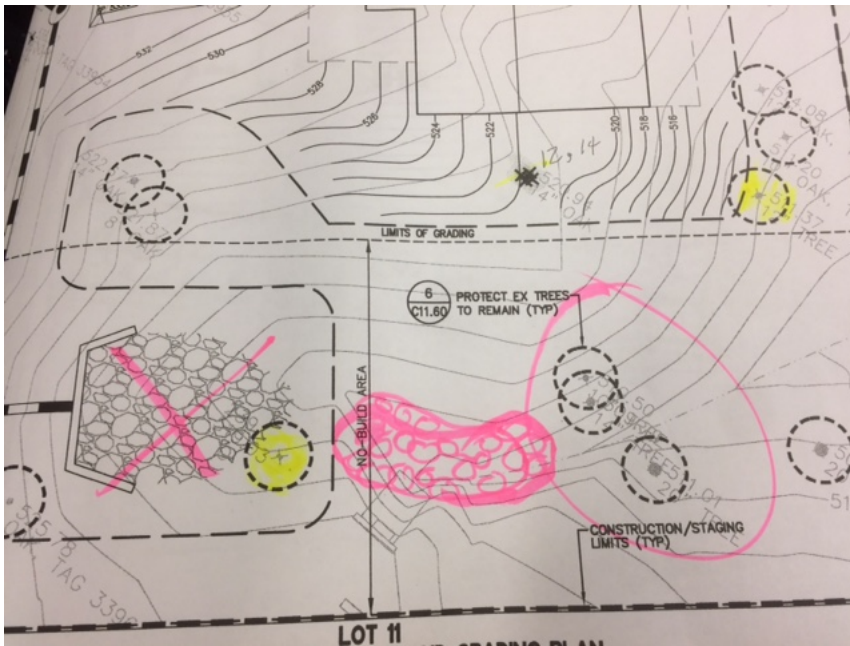
Please see attached PDF for the latest from the Project Biologist

Regarding tree protection, I compared the latest civil plans (grading/utilities) with the older tree survey. Lots 9 and 10 are the same, showing protection of remaining trees and proposed improvements do not further impact those trees.

On Lot 11, as we discussed, with the re-location of the outfall to address GEO mitigation measures, 3 trees are potentially further impacted. The trees are 10", 14" and 20" Oaks (see attached picture for approx. outfall location). I'll be meeting with the County Arborist next week to go over plans to see if impacts are minor or can be mitigated or major and require tree removal.

Please let me know if you have any concerns with the new outfall location on Lot 11 as it relate to willows and BIO mitigation measures.

I'll send the Lighting Plan next, and the SWPPP when I get it ☺ Thanks!



From: Taylor Peterson [<mailto:tpeterson@migcom.com>]

Sent: Wednesday, January 23, 2019 12:55 PM

To: Camille Leung <cleung@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>

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

Subject: RE: Highlands lots 5 thru 8

Hi Camille,

Here is the monitoring memo for Highland Estates Lots 9 10 11, revised per your comments. Please let me know if there are any further questions.

Thanks,

Tay

From: Camille Leung <cleung@smcgov.org>

Sent: Tuesday, January 22, 2019 2:38 PM

To: 'Jack Chamberlain' <jtuttlec@aol.com>

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

Subject: RE: Highlands lots 5 thru 8

Hi Jack,

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

Geo Review – Sherry will sign off
Sewer sign offs --- Still not signed off, Contact Mark Chow (599-1489) in DPW who operates Crystal Springs Sanitation
Wet Season Exception: Still waiting for Grading Schedule and Letter from Project Geo with recommendations for wet season grading

Bio Surveys – Waiting for Taylor Peterson to respond to County email of 12/20/19.
Minor Modification for Grading (County to do)
Construction Notice (County to do)
Pre-Site Inspection (County to do)

Hope this helps

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

Hi Jack,

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

Revised Civil Plans for Lot 9, with Project Geo rationale --- Under review with Sherry
Civil Stamps for Lot 11 --- See email from Paula
Sewer sign offs --- Still not signed off, Contact Mark Chow (599-1489) in DPW who operates Crystal Springs Sanitation
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Bio Surveys – wait till last, will need to be reviewed by SWCA
Minor Modification for Grading (County to do)
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Pre-Site Inspection (County to do)

Hope this helps

From: Camille Leung
Sent: Friday, November 16, 2018 9:33 AM
To: Jack Chamberlain <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>
Subject: RE: Highlands lots 5 thru 8

Hi Jack,

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

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

Revised Civil Plans for Lot 9, with Project Geo rationale
Civil Stamps for Lot 11
Sewer sign offs
Wet Season Exception: Grading Schedule, Letter from Project Geo with recommendations for wet season grading
Bio Surveys
Minor Modification for Grading (County to do)
Construction Notice (County to do)
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Thanks

From: Sherry Liu
Sent: Tuesday, November 13, 2018 9:57 AM
To: Jack Chamberlain <jtuttlec@aol.com>
Subject: RE: Highlands lots 5 thru 8

Jack,

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

Thank you!

All the best,
Sherry

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

Sherry,

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

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

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

Jack

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

Jack,

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

We have not heard back from them since then.

Thank you!

All the best,

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Subject: Highlands lots 5 thru 8

Sherry,

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

Thanks,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Tuesday, January 29, 2019 4:45 PM
To: 'Jack Chamberlain'
Cc: David Byers; Sherry Liu; 'Scott Fitinghoff'; 'Roland Haga'; Jonathan Tang; Taylor Peterson; Steve Monowitz; Kristen Outten
Subject: FW: Lot 11

Hi Jack,

In reviewing the construction plans for Lot 11 with the County's mitigation monitor/biologist, she was concerned regarding the new location of the outfall relative to the drainage/creek on the right (east) side of the lot. While the new location was chosen to address Geo concerns, the location of the outfall and smaller outfall to the rear east of the property raises many biological concerns and may need to be re-designed.

I did a site visit today with the biologist (see attached photos). It is clear that the new location of both outfall structures are within the jurisdictional limits of the drainage feature. Installation of the drainage outfall structures as they're currently designed would not only be in conflict with the findings of the EIR, but would also trigger a Section 401 permit from the United States Army Corps of Engineers (USACE), a Section 401 certification from the Regional Water Quality Control Board (RWQCB), and a Section 1600 Lake and Streambed Alteration Agreement from California Department of Fish and Wildlife (CDFW). Furthermore, since the EIR didn't account for direct impacts to the willow scrub habitat or creek, there is no built-in mitigation for such impacts and therefore the EIR would have to be amended (needing a new full bio report, circulation of the Amended EIR, and a hearing).

Please have your biologist delineate and map the outer extent of RWQCB, CDFW and USACE jurisdiction on and near work areas on Lot 11. It looks like the willow area may have grown and expanded since the last time this was mapped. Based on permitting and EIR requirements, you may prefer to re-design the outfalls to stay out of these areas.

Please work with your biologist, civil engineers, and geotech to resolve these issues.

Thank you

From: Camille Leung [mailto:cmleung@aol.com]
Sent: Tuesday, January 29, 2019 11:08 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Lot 11

[New Larger Outfall Location \(approximate\):](#)



Location of willows relative to front property line (where neighbor's fence is) along Cowpens Way:





Location of smaller outfall (approximate), near existing outfall structure and water of creek:



Sent from my iPhone

Camille Leung

From: Camille Leung
Sent: Monday, January 28, 2019 5:11 PM
To: David Byers
Subject: FW: Highlands lots 5 thru 8

From: Camille Leung
Sent: Thursday, January 24, 2019 9:35 AM
To: 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; Taylor Peterson <tpeterson@migcom.com>
Subject: RE: Highlands lots 5 thru 8

Also, please provide a hard copy and soft copy/link to the SWPPP.

Thanks!

From: Camille Leung
Sent: Tuesday, January 22, 2019 2:38 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; 'Taylor Peterson' <tpeterson@migcom.com>
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Subject: RE: Highlands lots 5 thru 8

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Sewer sign offs

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

Bio Surveys

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Thanks

From: Sherry Liu

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All the best,
Sherry

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Subject: Re: Highlands lots 5 thru 8

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Thank you!

All the best,

Sherry

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To: Sherry Liu <xliu@smcgov.org>

Subject: Highlands lots 5 thru 8

Sherry,

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

Thanks,

Jack Chamberlain

Camille Leung

From: David Byers <dbyers@landuselaw.net>
Sent: Wednesday, January 30, 2019 8:06 AM
To: Camille Leung; 'Jack Chamberlain'
Cc: Sherry Liu; 'Scott Fittinghoff'; 'Roland Haga'; Jonathan Tang; Taylor Peterson; Steve Monowitz; John Nibbelin
Subject: RE: Lot 11

Camille,

I have been tasked by Jack Chamberlain in his absence due to his wife's illness to attempt to obtain building permits for lots 9, 10 and 11.

It is my understanding these building permits were applied for in early 2016.

Previously Mr. Chamberlain dedicated considerable open space land through an easement on the understanding that he would be able to build houses on the remaining site.

The County has delayed the process and not held up its side of the bargain.

With regards to Lots 9 and 11 you told me yesterday that the following events needed to happen to obtain the building permits:

1. You need a letter from Scott Fittinghoff detailing wet weather grading . I will call Mr. Fittinghoff.
2. You need a schedule of grading. I will call Noel Chamberlain.
3. You said the Bio Report dated 1/9/19 was too old and expires after two weeks. Please provide me with the ordinance or Condition of Approval which limits the report's timeframe to 2 weeks. Since we have no idea when the County issues a building permit how can we meet a 2 week window?
4. The County has prepared a Minor Modification. I don't understand this but please send me the draft of any report and tell me the process for its enactment.
5. The County will send out the Construction Notice to neighbors.
6. The County will schedule a preside inspection before construction.
7. You need a copy of the SWEEP or storm water plan. I will find and send to you.
8. I will call Mark Chow re sewer sign off.

With regards to Lot 11 you have now added numerous issues due to the biological concerns and raised the spectre of 3 new permits from federal and state agencies.

The outfall in question was moved to meet County geological concerns and now you are creating biological concerns to create an lot that may be unsafe to build on.

We are willing to have an onsite meeting with Steve Monowitz and John Nibbelin to identify a solution. We will not proceed to build an unsafe structure or give up the right to build on the lot.

In Mr. Chamberlain's absence I will work diligently with the County to obtain building permits for Lots 9,10 and 11.

Thanks

Dave

David J. Byers, Esq.

Byers/Richardson

Lawyers

260 West MacArthur Street

Sonoma, CA 95476

650-759-3375

Dbyers@landuselaw.net

From: Camille Leung <cleung@smcgov.org>

Sent: Tuesday, January 29, 2019 4:45 PM

To: 'Jack Chamberlain' <jtuttlec@aol.com>

Cc: David Byers <dbyers@landuselaw.net>; Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>; Taylor Peterson <tpeterson@migcom.com>; Steve Monowitz <smonowitz@smcgov.org>; Kristen Outten <koutten@swca.com>
Subject: FW: Lot 11

Hi Jack,

In reviewing the construction plans for Lot 11 with the County's mitigation monitor/biologist, she was concerned regarding the new location of the outfall relative to the drainage/creek on the right (east) side of the lot. While the new location was chosen to address Geo concerns, the location of the outfall and smaller outfall to the rear east of the property raises many biological concerns and may need to be re-designed.

I did a site visit today with the biologist (see attached photos). It is clear that the new location of both outfall structures are within the jurisdictional limits of the drainage feature. Installation of the drainage outfall structures as they're currently designed would not only be in conflict with the findings of the EIR, but would also trigger a Section 401 permit from the United States Army Corps of Engineers (USACE), a Section 401 certification from the Regional Water Quality Control Board (RWQCB), and a Section 1600 Lake and Streambed Alteration Agreement from California Department of Fish and Wildlife (CDFW). Furthermore, since the EIR didn't account for direct impacts to the willow scrub habitat or creek, there is no built-in mitigation for such impacts and therefore the EIR would have to be amended (needing a new full bio report, circulation of the Amended EIR, and a hearing).

Please have your biologist delineate and map the outer extent of RWQCB, CDFW and USACE jurisdiction on and near work areas on Lot 11. It looks like the willow area may have grown and expanded since the last time this was mapped. Based on permitting and EIR requirements, you may prefer to re-design the outfalls to stay out of these areas.

Please work with your biologist, civil engineers, and geotech to resolve these issues.

Thank you

From: Camille Leung [<mailto:cmleung@aol.com>]
Sent: Tuesday, January 29, 2019 11:08 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Lot 11

[New Larger Outfall Location \(approximate\):](#)



Location of willows relative to front property line (where neighbor's fence is) along Cowpens Way:





Location of smaller outfall (approximate), near existing outfall structure and water of creek:



Sent from my iPhone

Camille Leung

From: Jack Chamberlain <jtuttlec@aol.com>
Sent: Wednesday, January 30, 2019 9:50 AM
To: Camille Leung
Subject: Fwd: Transfer file from "Epson Connect Scan to Cloud"
Attachments: Epson_01272019162257.pdf

From: noel@nexgenbuilders.com
To: jtuttlec@aol.com, RHAGA@BKF.com, sfitinghoff@cornerstoneearth.com
Sent: 1/27/2019 4:26:56 PM Pacific Standard Time
Subject: FW: Transfer file from "Epson Connect Scan to Cloud"

Hi Guys,

Please find attached my tentative grading schedule for Highlands. Please review at your earliest convenience and let me know your thoughts.

Thanks,

Noel

Camille Leung

From: Camille Leung
Sent: Wednesday, January 30, 2019 10:47 AM
To: David Byers; John Nibbelin; 'Jack Chamberlain'
Cc: Steve Monowitz; Annabelle Gaiser; Sherry Liu
Subject: RE: Lot 11

Hi Dave,

This outfall location issue would not prohibit development of the site. It is an engineering/design issue that needs to consider the constraints of the site (biological resources). I recommend that you work with the Project Geotech and Biologist to find a different location for the outfall to solve this issue. Any meeting on-site should include those professionals:

Project Biologist: 'Taylor Peterson' <tpeterson@migcom.com>
Project Geotech: 'Scott Fitinghoff' sfitinghoff@cornerstoneearth.com

Thanks

From: David Byers [mailto:dbyers@landuselaw.net]
Sent: Wednesday, January 30, 2019 10:23 AM
To: John Nibbelin <jnibbelin@smcgov.org>; Camille Leung <cleung@smcgov.org>; 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; Annabelle Gaiser <agaiser@smcgov.org>
Subject: RE: Lot 11

John,
I think that would be a great idea. We can do 2/11 or 2/12. Anytime.

Dave
David J. Byers, Esq.
Byers/Richardson
Lawyers
260 West MacArthur Street
Sonoma, CA 95476
650-759-3375
Dbyers@landuselaw.net

From: John Nibbelin <jnibbelin@smcgov.org>
Sent: Wednesday, January 30, 2019 8:14 AM
To: David Byers <dbyers@landuselaw.net>; Camille Leung <cleung@smcgov.org>; 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; Annabelle Gaiser <agaiser@smcgov.org>
Subject: RE: Lot 11

Dave,

If the decision is to meet on site or if some other form of involvement on my part would be helpful, please let me know and I will ask Annabelle to help us get something scheduled. Best,

John
John D. Nibbelin
Chief Deputy County Counsel
Office of the San Mateo County Counsel
650-363-4757
jnibbelin@smcgov.org

From: David Byers <dbyers@landuselaw.net>
Sent: Wednesday, January 30, 2019 8:06 AM
To: Camille Leung <cleung@smcgov.org>; 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>; Taylor Peterson <tpeterson@migcom.com>; Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>
Subject: RE: Lot 11

Camille,

I have been tasked by Jack Chamberlain in his absence due to his wife's illness to attempt to obtain building permits for lots 9, 10 and 11.

It is my understanding these building permits were applied for in early 2016.

Previously Mr. Chamberlain dedicated considerable open space land through an easement on the understanding that he would be able to build houses on the remaining site.

The County has delayed the process and not held up its side of the bargain.

With regards to Lots 9 and 11 you told me yesterday that the following events needed to happen to obtain the building permits:

1. You need a letter from Scott Fitinghoff detailing wet weather grading . I will call Mr. Fitinghoff.
2. You need a schedule of grading. I will call Noel Chamberlain.
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4. The County has prepared a Minor Modification. I don't understand this but please send me the draft of any report and tell me the process for its enactment.
5. The County will send out the Construction Notice to neighbors.
6. The County will schedule a preside inspection before construction.
7. You need a copy of the SWEEP or storm water plan. I will find and send to you.
8. I will call Mark Chow re sewer sign off.

With regards to Lot 11 you have now added numerous issues due to the biological concerns and raised the spectre of 3 new permits from federal and state agencies.

The outfall in question was moved to meet County geological concerns and now you are creating biological concerns to create an lot that may be unsafe to build on.

We are willing to have an onsite meeting with Steve Monowitz and John Nibbelin to identify a solution. We will not proceed to build an unsafe structure or give up the right to build on the lot.

In Mr. Chamberlain's absence I will work diligently with the County to obtain building permits for Lots 9,10 and 11.

Thanks

Dave

David J. Byers, Esq.
Byers/Richardson
Lawyers

260 West MacArthur Street
Sonoma, CA 95476
650-759-3375
Dbyers@landuselaw.net

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, January 29, 2019 4:45 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: David Byers <dbyers@landuselaw.net>; Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>; Taylor Peterson <tpeterson@migcom.com>; Steve Monowitz <smonowitz@smcgov.org>; Kristen Outten <koutten@swca.com>
Subject: FW: Lot 11

Hi Jack,

In reviewing the construction plans for Lot 11 with the County's mitigation monitor/biologist, she was concerned regarding the new location of the outfall relative to the drainage/creek on the right (east) side of the lot. While the new location was chosen to address Geo concerns, the location of the outfall and smaller outfall to the rear east of the property raises many biological concerns and may need to be re-designed.

I did a site visit today with the biologist (see attached photos). It is clear that the new location of both outfall structures are within the jurisdictional limits of the drainage feature. Installation of the drainage outfall structures as they're currently designed would not only be in conflict with the findings of the EIR, but would also trigger a Section 401 permit from the United States Army Corps of Engineers (USACE), a Section 401 certification from the Regional Water Quality Control Board (RWQCB), and a Section 1600 Lake and Streambed Alteration Agreement from California Department of Fish and Wildlife (CDFW). Furthermore, since the EIR didn't account for direct impacts to the willow scrub habitat or creek, there is no built-in mitigation for such impacts and therefore the EIR would have to be amended (needing a new full bio report, circulation of the Amended EIR, and a hearing).

Please have your biologist delineate and map the outer extent of RWQCB, CDFW and USACE jurisdiction on and near work areas on Lot 11. It looks like the willow area may have grown and expanded since the last time this was mapped. Based on permitting and EIR requirements, you may prefer to re-design the outfalls to stay out of these areas.

Please work with your biologist, civil engineers, and geotech to resolve these issues.

Thank you

From: Camille Leung [<mailto:cmleung@aol.com>]
Sent: Tuesday, January 29, 2019 11:08 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Lot 11

[New Larger Outfall Location \(approximate\):](#)



Location of willows relative to front property line (where neighbor's fence is) along Cowpens Way:





Location of smaller outfall (approximate), near existing outfall structure and water of creek:



Sent from my iPhone

Camille Leung

Subject: Onsite Meeting re Lot 11
Location: Highlands/Lot 11

Start: Tue 2/12/2019 3:00 PM
End: Tue 2/12/2019 5:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Annabelle Gaiser
Required Attendees: Camille Leung; David Byers; John Nibbelin; 'Jack Chamberlain'; 'Taylor Peterson'; 'Scott Fitinghoff'; Steve Monowitz; Sherry Liu
Optional Attendees: Janneth Lujan

Hello,

Please accept this invitation for an onsite meeting on Tuesday, February 12th, at 3 p.m. at Highlands/Lot 11.

Thank you.

Annabelle Gaiser

County of San Mateo | County Counsel's Office
400 County Center, Sixth Floor | Redwood City, CA 94063
Tel.: (650) 363-4748 | Fax: (650) 363-4034
Email: agaiser@smcgov.org | Website: <http://www.smcgov.org>

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From: Camille Leung
Sent: Wednesday, January 30, 2019 10:47 AM
To: David Byers &<dbyers@landuselaw.net>; John Nibbelin &<jnibbelin@smcgov.org>; 'Jack Chamberlain' &<juttlec@aol.com>
Cc: Steve Monowitz &<smonowitz@smcgov.org>; Annabelle Gaiser &<agaiser@smcgov.org>; Sherry Liu &<xliu@smcgov.org>
Subject: RE: Lot 11

Hi Dave,

This outfall location issue would not prohibit development of the site. It is an engineering/design issue that needs to consider the constraints of the site (biological resources). I recommend that you work with the Project Geotech and Biologist to find a different location for the outfall to solve this issue. Any meeting on-site should include those professionals:

Project Biologist: 'Taylor Peterson' <tpeterson@migcom.com>;
Project Geotech: 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>

Thanks

From: David Byers [<mailto:dbyers@landuselaw.net>]
Sent: Wednesday, January 30, 2019 10:23 AM
To: John Nibbelin <jnibbelin@smcgov.org>; Camille Leung <cleung@smcgov.org>; 'Jack Chamberlain' <jtuttlec@aol.com>;
Cc: Steve Monowitz <smonowitz@smcgov.org>; Annabelle Gaiser <agaiser@smcgov.org>;
Subject: RE: Lot 11

John,
I think that would be a great idea. We can do 2/11 or 2/12. Anytime.
Dave
David J. Byers, Esq.
Byers/Richardson
Lawyers
260 West MacArthur Street
Sonoma, CA 95476
650-759-3375
Dbyers@landuselaw.net

From: John Nibbelin <jnibbelin@smcgov.org>;
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Subject: RE: Lot 11

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Dave

David J. Byers, Esq.

Byers/Richardson

Lawyers

260 West MacArthur Street

Sonoma, CA 95476

650-759-3375

Dbyers@landuselaw.net

From: Camille Leung <cleung@smcgov.org>;
Sent: Tuesday, January 29, 2019 4:45 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>;
Cc: David Byers <dbyers@landuselaw.net>; Sherry Liu <xliu@smcgov.org>; 'Scott Fittinghoff' <sfittinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; Jonathan Tang

<jtang@BKF.com>; Taylor Peterson <tpeterson@migcom.com>; Steve Monowitz
<smonowitz@smcgov.org>; Kristen Outten <koutten@swca.com>;

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Please work with your biologist, civil engineers, and geotech to resolve these issues.

Thank you

From: Camille Leung [<mailto:cmleung@aol.com>]

Sent: Tuesday, January 29, 2019 11:08 AM

To: Camille Leung <cleung@smcgov.org>;

Subject: Lot 11

[New Larger Outfall Location \(approximate\):](#)

[Location of willows relative to front property line \(where neighbor's fence is\) along Cowpens Way:](#)

[Location of smaller outfall \(approximate\), near existing outfall structure and water of creek:](#)

Sent from my iPhone

Camille Leung

From: Camille Leung
Sent: Thursday, January 31, 2019 2:04 PM
To: David Byers
Subject: FW: Grading Schedule

FYI

From: Diana Shu
Sent: Thursday, January 31, 2019 12:36 PM
To: Camille Leung <cleung@smcgov.org>; JTUTTLEC@aol.com
Cc: Joe Lo Coco <jlococo@smcgov.org>; Adolfo Orellana <aorellana@smcgov.org>; Jeff Pacini <jpacini@smcgov.org>
Subject: RE: Grading Schedule

Camille
Before I answer that question,
Jack needs to send me an extension bond on the subdivision agreement. His bond expired already, I sent him an email last December reminding him.

Joe/Jeff
Ticonderoga, please have someone look at the street before this work begins.

Thanks
Diana

From: Camille Leung
Sent: Thursday, January 31, 2019 12:19 PM
To: Diana Shu <dshu@smcgov.org>
Cc: Joe Lo Coco <jlococo@smcgov.org>; Adolfo Orellana <aorellana@smcgov.org>
Subject: FW: Grading Schedule

Hi Diana,

Chamberlain will be starting construction of Lots 9-11 (at end of Cowpens and Cobblehill) within the next month or so. Please see attached Transportation Plan.

Is it ok that grading trucks will be using Ticonderoga? They are prohibited from using De Anza by the City of San Mateo.

Approximate number of truckloads are 67 for import and 80 for off haul.

Thanks

From: Camille Leung
Sent: Thursday, January 31, 2019 12:13 PM

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

Subject: Grading Schedule

Hi Noel,

Per Condition 24, please also include:

- export site(s)
- size of trucks
- time and frequency of haul trips
- when landscaping will occur

We already have the haul route (attached), which I am running by DPW. We realize that start date is to be determined closer to the time the permits are ready to issue.

Thanks!

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

Sent: Wednesday, January 30, 2019 9:50 AM

To: Camille Leung <cleung@smcgov.org>

Subject: Fwd: Transfer file from "Epson Connect Scan to Cloud"

From: noel@nexgenbuilders.com

To: jtuttlec@aol.com, RHAGA@BKF.com, sfitinghoff@cornerstoneearth.com

Sent: 1/27/2019 4:26:56 PM Pacific Standard Time

Subject: FW: Transfer file from "Epson Connect Scan to Cloud"

Hi Guys,

Please find attached my tentative grading schedule for Highlands. Please review at your earliest convenience and let me know your thoughts.

Thanks,

Noel

Camille Leung

From: Camille Leung
Sent: Monday, February 04, 2019 1:36 PM
To: Sherry Liu
Subject: FW: Sewer sign off

FYI

From: David Byers [mailto:dbyers@landuselaw.net]
Sent: Friday, February 01, 2019 8:11 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Jack Chamberlain <jtuttlec@aol.com>
Subject: Re: Sewer sign off

Camille,

I have discussed this with Mr. Chow of DPW and Mr. Tang of BKF.

The sewer plans with DPW modifications were approved in March 2018.

BKF needs to submit no other plans.

Mr. Chow requested direct payment for sewer and by this email I am instructing my client to do so.

We are gathering our experts for the onsite meeting for Lot 11.

At that meeting if field inspection mandates relocation of the outfall we anticipate agreement regarding relocation.

We will not be applying for any new permits or paying for any further studies.

As built plans can reflect any modifications.

Any encroachment that has occurred over time is due to the County's failure to process building permits within legally mandated timelines.

Thanks

Dave

Dave Byers sent from my iPad

On Jan 31, 2019, at 2:03 PM, Camille Leung <cleung@smcgov.org> wrote:

FYI

From: Diana Shu
Sent: Thursday, January 31, 2019 12:36 PM
To: Camille Leung <cleung@smcgov.org>; JTUTTLEC@aol.com
Cc: Joe Lo Coco <jlococo@smcgov.org>; Adolfo Orellana <aorellana@smcgov.org>; Jeff Pacini <jpacini@smcgov.org>
Subject: RE: Grading Schedule

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Cc: Joe Lo Coco <jlococo@smcgov.org>; Adolfo Orellana <aorellana@smcgov.org>
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- size of trucks
- time and frequency of haul trips
- when landscaping will occur

We already have the haul route (attached), which I am running by DPW. We realize that start date is to be determined closer to the time the permits are ready to issue.

Thanks!

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Sent: Wednesday, January 30, 2019 9:50 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Fwd: Transfer file from "Epson Connect Scan to Cloud"

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Subject: FW: Transfer file from "Epson Connect Scan to Cloud"

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Thanks,

Noel

Camille Leung

From: Camille Leung
Sent: Wednesday, February 06, 2019 2:33 PM
To: Steve Monowitz
Subject: Status of BLD Permits for Lots 9-11

Hi Steve,

Jack Chamberlain's wife is very sick, so he has requested that Dave Byers follow up on these remaining items. Here's the remaining items:

Lots 9, 10, and 11:

Sewer sign offs --- Still not signed off, Contact Mark Chow (599-1489) in DPW who operates Crystal Springs Sanitation
Wet Season Exception: Grading Schedule (Incomplete) and Letter from Project Geo with recommendations for wet season grading

Hard copy and soft copy/link to the SWPPP

Bio Surveys to be done 1-2 weeks from start of construction (older surveys have expired and do not address new issues with Lot 11)

Lot 11:

Proposed location of outfall (which was moved to address Geo concerns, as previous location was in an area of unengineered fill) requires owner to obtain CDFW and Army Corp permits, as it is located within an area of willows and drainage. Owner will need address permitting requirements and CEQA (Amend EIR to address impacts to drainage and willows that were not previously analyzed) or move outfall to an area that is both stable and outside of creek and buffer areas. Project team is working on finding a new location for the outfall.

County tasks:

Minor Modification for Grading and change to outfall location (County to do)

Construction Notice (County to do)

Pre-Site Inspection (County to do)

From: Camille Leung
Sent: Thursday, January 24, 2019 9:35 AM
To: 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; Taylor Peterson <tpeterson@migcom.com>
Subject: RE: Highlands lots 5 thru 8

Also, please provide a hard copy and soft copy/link to the SWPPP.

Thanks!

From: Camille Leung
Sent: Tuesday, January 22, 2019 2:38 PM
To: 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; 'Taylor Peterson' <tpeterson@migcom.com>
Subject: RE: Highlands lots 5 thru 8

Hi Jack,

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

Geo Review – Sherry will sign off
Sewer sign offs --- Still not signed off, Contact Mark Chow (599-1489) in DPW who operates Crystal Springs Sanitation
Wet Season Exception: Still waiting for Grading Schedule and Letter from Project Geo with recommendations for wet season grading

Bio Surveys – Waiting for Taylor Peterson to respond to County email of 12/20/19.
Minor Modification for Grading (County to do)
Construction Notice (County to do)
Pre-Site Inspection (County to do)

Hope this helps

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

Hi Jack,

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

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

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

Hope this helps

From: Camille Leung
Sent: Friday, November 16, 2018 9:33 AM
To: Jack Chamberlain <jtuttlec@aol.com>
Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>
Subject: RE: Highlands lots 5 thru 8

Hi Jack,

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

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

Revised Civil Plans for Lot 9, with Project Geo rationale

Civil Stamps for Lot 11

Sewer sign offs

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

Bio Surveys

Minor Modification for Grading (County to do)

Construction Notice (County to do)

Pre-Site Inspection (County to do)

Thanks

From: Sherry Liu

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

To: Jack Chamberlain <jtuttlec@aol.com>

Subject: RE: Highlands lots 5 thru 8

Jack,

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

Thank you!

All the best,
Sherry

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

Sent: Tuesday, November 13, 2018 9:44 AM

To: Sherry Liu <xliu@smcgov.org>

Subject: Re: Highlands lots 5 thru 8

Sherry,

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

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

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

Jack

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

Jack,

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

We have not heard back from them since then.

Thank you!

All the best,

Sherry

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

Sent: Tuesday, November 13, 2018 9:27 AM

To: Sherry Liu <xliu@smcgov.org>

Subject: Highlands lots 5 thru 8

Sherry,

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

Thanks,

Jack Chamberlain

Camille Leung

From: Camille Leung
Sent: Friday, February 08, 2019 9:40 AM
To: Dave Byers
Subject: RE: Onsite Meeting re Lot 11

Hi Dave,

Should we invite BKF too? They will need to work with the Biologist to map CDFW and Army Corps jurisdiction.

Thanks!

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

From: Annabelle Gaiser
Sent: Wednesday, January 30, 2019 11:10 AM
To: Annabelle Gaiser; Camille Leung; David Byers; John Nibbelin; 'Jack Chamberlain'; 'Taylor Peterson'; 'Scott Fitinghoff'; Steve Monowitz; Sherry Liu
Cc: Janneth Lujan
Subject: Onsite Meeting re Lot 11
When: Tuesday, February 12, 2019 3:00 PM-5:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Highlands/Lot 11

Hello,

Please accept this invitation for an onsite meeting on Tuesday, February 12th, at 3 p.m. at Highlands/Lot 11.

Thank you.

Annabelle Gaiser

County of San Mateo | County Counsel's Office

400 County Center, Sixth Floor | Redwood City, CA 94063

Tel.: (650) 363-4748 | Fax: (650) 363-4034

Email: agaiser@smcgov.org | Website: <http://www.smcgov.org>

noencrypt

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From: Camille Leung
Sent: Wednesday, January 30, 2019 10:47 AM
To: David Byers <dbyers@landuselaw.net>; John Nibbelin <jnibbelin@smcgov.org>; 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; Annabelle Gaiser <agaiser@smcgov.org>; Sherry Liu <xliu@smcgov.org>
Subject: RE: Lot 11

Hi Dave,

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Project Geotech: 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>

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Sent: Wednesday, January 30, 2019 10:23 AM
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Subject: RE: Lot 11

John,

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David J. Byers, Esq.

Byers/Richardson

Lawyers

260 West MacArthur Street

Sonoma, CA 95476

650-759-3375

Dbyers@landuselaw.net

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Subject: RE: Lot 11

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John

John D. Nibbelin

Chief Deputy County Counsel

Office of the San Mateo County Counsel

650-363-4757

jnibbelin@smcgov.org

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Sent: Wednesday, January 30, 2019 8:06 AM

To: Camille Leung <cleung@smcgov.org>; 'Jack Chamberlain' <jtuttlec@aol.com>

Cc: Sherry Liu <xliu@smcgov.org>; 'Scott Fittinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>; Taylor Peterson <tpeterson@migcom.com>; Steve Monowitz <smonowitz@smcgov.org>; John Nibbelin <jnibbelin@smcgov.org>

Subject: RE: Lot 11

Camille,

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We are willing to have an onsite meeting with Steve Monowitz and John Nibbelin to identify a solution. We will not proceed to build an unsafe structure or give up the right to build on the lot.

In Mr. Chamberlain's absence I will work diligently with the County to obtain building permits for Lots 9,10 and 11.

Thanks

Dave

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From: Camille Leung <cleung@smcgov.org>

Sent: Tuesday, January 29, 2019 4:45 PM

To: 'Jack Chamberlain' <jtuttlec@aol.com>

Cc: David Byers <dbyers@landuselaw.net>; Sherry Liu <xliu@smcgov.org>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; 'Roland Haga' <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>; Taylor Peterson <tpeterson@migcom.com>; Steve Monowitz <smonowitz@smcgov.org>; Kristen Outten <koutten@swca.com>

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Thank you

From: Camille Leung [<mailto:cmleung@aol.com>]
Sent: Tuesday, January 29, 2019 11:08 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Lot 11

New Larger Outfall Location (approximate):

Location of willows relative to front property line (where neighbor's fence is) along Cowpens Way:

Location of smaller outfall (approximate), near existing outfall structure and water of creek:

Sent from my iPhone

Camille Leung

Subject: FW: Onsite Meeting re Lot 11
Location: Highlands/Lot 11

Start: Tue 2/12/2019 3:00 PM
End: Tue 2/12/2019 5:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Annabelle Gaiser

Hi Kristen,

Are you available for a meeting at 3pm on Tuesday at Lot 11? Its scheduled for 2 hours, but I think 1 hour should be enough if you can make it from 3-4pm. Their Geo and Project Biologist will be there as well. I'm trying to get their Civil to go so they can work with their biologist to map CDFW and Army Corps jurisdictions.

Thanks!

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

From: Annabelle Gaiser

Sent: Wednesday, January 30, 2019 11:10 AM

To: Annabelle Gaiser; Camille Leung; David Byers; John Nibbelin; 'Jack Chamberlain'; 'Taylor Peterson'; 'Scott Fitinghoff'; Steve Monowitz; Sherry Liu

Cc: Janneth Lujan

Subject: Onsite Meeting re Lot 11

When: Tuesday, February 12, 2019 3:00 PM-5:00 PM (UTC-08:00) Pacific Time (US & Canada).

Where: Highlands/Lot 11

Hello,

Please accept this invitation for an onsite meeting on Tuesday, February 12th, at 3 p.m. at Highlands/Lot 11.

Thank you.

Annabelle Gaiser

County of San Mateo | County Counsel's Office

400 County Center, Sixth Floor | Redwood City, CA 94063

Tel.: (650) 363-4748 | Fax: (650) 363-4034

Email: agaiser@smcgov.org | Website: <http://www.smcgov.org>

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Sent from my iPhone

Camille Leung

From: Jack Chamberlain <jtuttlec@aol.com>
Sent: Tuesday, February 19, 2019 10:37 AM
To: Camille Leung
Subject: Re: Highlands

Thanks Camille

In a message dated 2/19/2019 10:33:59 AM Pacific Standard Time, cleung@smcgov.org writes:

Hi Jack,

Janneth Lujan (650-363-1859) is Steve's Secretary. I copied her email address in this email.

Thanks!

From: Jack Chamberlain [mailto:jtuttlec@aol.com]
Sent: Tuesday, February 19, 2019 10:17 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Highlands

Camille ,

At our Thursday meeting, Steve asked me to contact his secretary to set up a meeting with him.

What is her name and what is his phone number?

Thanks,

Jack

Camille Leung

From: Jack Chamberlain <jtuttlec@aol.com>
Sent: Thursday, February 21, 2019 6:13 PM
To: Camille Leung
Subject: Re: Violation/Complaint

Thanks Camille, we are going to follow up on this. An example of the kind of people that we have dealing with for years Jack.

-----Original Message-----

From: Camille Leung <cleung@smcgov.org>
To: Jack Chamberlain <jtuttlec@aol.com>
CC: Joan Kling <jkling@smcgov.org>; Rita Mclaughlin <rmmclaughlin@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Sent: Thu, 21 Feb 2019 14:46
Subject: Violation/Complaint

Hi Jack,

Based on our site visit on 2/12 and observation of unpermitted tree trimming/removal at 2067 New Brunswick (neighbor to Lot 11), I filled out this Complaint Form for our Code Compliance Section to follow-up on. They will contact you if they need more information. You can also send additional information to Joan or Rita and they can follow-up with you.

Thank you

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