



ENVIRONMENTAL CONSULTANTS  
Sound Science. Creative Solutions.®

Half Moon Bay Office  
60 Stone Pine Road, Suite 100  
Half Moon Bay, California 94019  
Tel 650.440.4160 Fax 650.440.4165

April 1, 2021

Camille Leung, Senior Planner  
County of San Mateo, Building and Planning Department  
455 County Center, Second Floor  
Redwood City, CA 94062

**Re: San Mateo Highland Estates Subdivision Project (Lots 9, 10, and 11) Monthly Progress Report –  
March 2021**

Dear Ms. Leung:

The following monthly progress report has been prepared to document compliance with environmental requirements for the San Mateo Highland Estates Project (project) during the time period of March 1, 2021 through March 31, 2021. This report is limited to construction-phase activities associated with Lots 9, 10, and 11. Grading and building permits have not been issued for Lots 5, 6, 7, or 8; therefore, information regarding these lots is not covered under this report.

**PROJECT STATUS UPDATE**

Construction activities for the month of March included: ongoing maintenance of erosion and sediment control best management practices (BMPs), exterior vertical construction and internal construction of homes on Lots 9, 10 and 11.

NextGen's Qualified Stormwater Pollution Prevention Plan Practitioner (QSP) was onsite during the month of March to inspect for compliance with the project's Stormwater Pollution Prevention Plan (SWPPP) on Lots 9, 10 and 11. Site conditions were communicated to the County on a weekly basis.

SWCA Environmental Consultants (SWCA) conducted weekly site inspection on Lots 9, 10, and 11 on March 1, 10, 18, 24 and 30, 2021 to inspect for compliance with the project's Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval (COA).

**COMPLIANCE SUMMARY**

During the reporting period, two compliance issues were observed by SWCA at Lots 9 and 10. All issues were documented on the Weekly Inspection Report as a Notice to Comply and immediately reported to NextGen and the County. No Stop Work Notices were issued for Lots 9 or 10 during the reporting period. The following table summarizes the documented issues and the associated corrective actions that were taken:

**Table 1. Lots 9 and 10 Compliance Summary**

Compliance Concern	Compliance Resolution
Silt fence on the southeast side of Lot 9 was damaged by high winds and required repair.	NextGen repaired the silt fence per the specifications of the SWPPP.
Track out was observed on Cobblehill Street at the entrance of Lots 9 and 10.	NextGen reduced traffic in and out of the site to deliveries only, and swept the street daily as needed to control track out as required by Mitigation Measure AQ-1.

Three additional compliance issues were observed by SWCA at Lot 11. The issue was documented on the Weekly Inspection Report as a Notice to Comply and immediately reported to NextGen and the County. No Stop Work Notices were issued for Lot 11 during the reporting period. The following table summarizes the documented issue and the associated corrective action that was taken:

**Table 2. Lot 11 Compliance Summary**

Compliance Concern	Compliance Resolution
Silt fence on the south side of the site had been knocked over and required repair.	NextGen repaired the silt fence per the specification of the Erosion Control Plan and the SWPPP.
Track out was observed on Cowpens Way at the entrance of Lot 11.	NextGen reduced traffic in and out of the site to deliveries only, and swept the street daily as needed to control track out as required by Mitigation Measure AQ-1.
Chainlink fence delineating the riparian area on the south side of the project had been opened up and required repair.	NextGen repaired the riparian buffer fencing per the specifications of Mitigation Measure BIO-5a.

**PUBLIC INQUIRY UPDATE**

One public information request/concern was communicated to the County or County-contracted mitigation monitor during the reporting period. The public inquiry included the following:

1. An email from Tom Finke on March 8, 2021 requesting that the construction crew lower the volume of their music and move the generator on Lot 11 to the back of the house to reduce noise disturbance.

San Mateo County and/or SWCA replied to all public inquiries and recorded all inquiries and associated correspondence in the public inquiry tracker.

Please direct any questions you may have to me at (650) 440-4160, extension 6404, or e-mail at [koutten@swca.com](mailto:koutten@swca.com).

Sincerely,



Kristen Outten  
 Project Manager / Senior Biologist  
 SWCA Environmental Consultants