

Re: Remaining Planning Comments on Lot 11

Wednesday, May 20, 2020 2:09 PM

Subject	Re: Remaining Planning Comments on Lot 11
From	Camille Leung
To	Richard Lee
Cc	Amy Ow; Melody Eldridge; Diana Shu
Sent	Wednesday, May 13, 2020 10:47 AM

Richard I will give you a heads up when the Pre-site Inspection gets scheduled. Thanks!

From: Camille Leung <cleung@smcgov.org>
Sent: Wednesday, May 13, 2020 10:45 AM
To: Richard Lee <rlee@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>; Melody Eldridge <meldridge@smcgov.org>; Diana Shu <dshu@smcgov.org>
Subject: Re: Remaining Planning Comments on Lot 11

Thanks Richard for the update.

Hi Melody, I approved the EC plan. Good to go? I pasted my remaining notes below for your reference:

3/12/20 CML - Plans approved. Remaining Items:

1. Please provide the County a check for \$5,000 for mitigation monitoring at this time and prior to issuance of the building permit for Lot 11. As the project is starting back up, a check for \$10,000 is recommended.
2. Please submit updated bio surveys for Lot 11. Please do this last to avoid survey expiration prior to issuance of permit. Please allow time for SWCA review.
3. Please schedule Pre-Site Inspection with SWCA.
4. Grading:
 - a. Do you plan to start before April 30? If so, you will need a Wet Season Exception. Please submit the form attached along with the application requirements (e.g., Geotechnical Letter). Please allow 1 week for review.
 - b. For Lot 11, please provide a schedule of grading operations, subject to review and approval by the Department of Public Works and the Current Planning Section. The submitted schedule shall include a schedule for winterizing the area and details of the off-site haul operations, including, but not limited to: export site(s), size of trucks, haul route(s) [RECEIVED and APPROVED], time and frequency of haul trips, and dust and debris control measures. Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited, as De Anza Boulevard is not a designated truck route. The submitted schedule shall represent the work in detail and project grading operations through to the landscaping and/or restoration of

all disturbed areas. As part of the review of the submitted schedule, the County may place such restrictions on the hauling operation, as it deems necessary. During periods of active grading, the applicant shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.

From: Richard Lee <rlee@smcgov.org>
Sent: Wednesday, May 13, 2020 10:34 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>; Melody Eldridge <meldridge@smcgov.org>; Diana Shu <dshu@smcgov.org>
Subject: Re: Remaining Planning Comments on Lot 11

Hi Camille,

Thanks for an update.

An encroachment permit case, dpw2020-00531, has been created for the all works in right of way. They already paid all encroachment permit fees. The permit is ready to issue. Please notify me when they are ready to install a construction entrance as part of EC-Tree Presite. As for Public Works Review, it is all good in right of way. Melody's note said she is waiting for erosion control plan approval (see below).

Thanks.

Richard Lee
Dept. of Public Works
Road Operations - Permits
San Mateo County
650-363-1852
Email: rlee@smcgov.org

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, May 12, 2020 11:05 AM
To: Richard Lee <rlee@smcgov.org>; Diana Shu <dshu@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>
Subject: Fw: Remaining Planning Comments on Lot 11

Hi Richard and Diana,

Checking in on DPW sign off for BLD2016-00159 (Lot 11 of Chamberlain project in Highlands). It doesn't look like they have an encroachment permit yet.

Thanks!

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, May 12, 2020 11:03 AM
To: Bob Pellegrine <Bob.P@nexgenbuilders.com>; noel chamberlain (noel@nexgenbuilders.com) <noel@nexgenbuilders.com>
Cc: Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Amy Ow <aow@smcgov.org>;

melissa@leet.com <melissa@leet.com>; Paula Vraast-Thomsen <pthomsen@smcgov.org>; Taylor Peterson <tpeterson@migcom.com>; Steve Monowitz <smonowitz@smcgov.org>

Subject: Fw: Remaining Planning Comments on Lot 11

Hi Bob,

Please see attached email regarding what else is needed for issuance of the Lot 11 building permit. You can disregard 4.a, as the wet season is over. Please address all the other issues. Thanks for the update regarding the pending bio surveys. To avoid expiration of the surveys, please provide the remaining items within a week and work with DPW staff regarding their review of the permit (sign off is still outstanding) and getting an encroachment permit. Glad to hear you are staying safe and healthy :) Also, the best way to reach me now is by email. Thanks!

From: Camille Leung <cleung@smcgov.org>

Sent: Tuesday, March 17, 2020 5:34 PM

To: Bob Pellegrine <Bob.P@nexgenbuilders.com>

Cc: Amy Ow <aow@smcgov.org>

Subject: Fw: Remaining Planning Comments on Lot 11

From: Camille Leung

Sent: Thursday, March 12, 2020 4:34 PM

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

Cc: Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Amy Ow <aow@smcgov.org>; Bob Pellegrine <Bob.P@nexgenbuilders.com>; melissa@leet.com <melissa@leet.com>; Steve Monowitz <smonowitz@smcgov.org>; Paula Vraast-Thomsen <pthomsen@smcgov.org>; Taylor Peterson <tpeterson@migcom.com>; 'sfitinghoff@cornerstoneearth.com' <sfitinghoff@cornerstoneearth.com>

Subject: RE: Remaining Planning Comments on Lot 11

Hi Jack and Noel,

I approved the Civil Plans approved. I checked through all the conditions again and found that you will need to provide a Grading Schedule for Lot 11 (regardless of season). Here's a list of the remaining items for Lot 11 that are needed prior to issuance of BLD Permit:

1. Please provide the County a check for \$5,000 for mitigation monitoring at this time and prior to issuance of the building permit for Lot 11. As the project is starting back up, a check for \$10,000 is recommended.
2. Please submit updated bio surveys for Lot 11. Please do this last to avoid survey expiration prior to issuance of permit. Please allow time for SWCA review.
3. Please schedule Pre-Site Inspection with SWCA.
4. Grading:
 - a. Do you plan to start before April 30? If so, you will need a Wet Season Exception. Please submit the form attached along with the application requirements (e.g., Geotechnical Letter). Please allow 1 week for review.
 - b. For Lot 11, please provide a schedule of grading operations, subject to review and approval by the

Department of Public Works and the Current Planning Section. The submitted schedule shall include a schedule for winterizing the area and details of the off-site haul operations, including, but not limited to: export site(s), size of trucks, haul route(s) [RECEIVED and APPROVED], time and frequency of haul trips, and dust and debris control measures. Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited, as De Anza Boulevard is not a designated truck route. The submitted schedule shall represent the work in detail and project grading operations through to the landscaping and/or restoration of all disturbed areas. As part of the review of the submitted schedule, the County may place such restrictions on the hauling operation, as it deems necessary. During periods of active grading, the applicant shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.

Thanks!

From: Jack Chamberlain [<mailto:jtuttlec@aol.com>]
Sent: Wednesday, March 11, 2020 2:06 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Remaining Planning Comments on Lot 11

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Camille,

I have BKF's plans and will bring them in around 8:30 tomorrow, Thursday, morning.

Jack

In a message dated 3/10/2020 4:34:15 PM Pacific Standard Time, cleung@smcgov.org writes:

Yes thank you

From: Jonathan Tang [<mailto:jtang@BKF.com>]
Sent: Tuesday, March 10, 2020 4:25 PM
To: Camille Leung <cleung@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>
Cc: Noel Chamberlain <noel@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Remaining Planning Comments on Lot 11

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Hi Camille,

Per our conversation, the Lot 11 plans are good and we will submit 5 sets of full size plans to the County Building Counter.

Thanks,

JONATHAN TANG, PE
Senior Project Manager

BKF ENGINEERS Delivering Inspired Infrastructure
255 Shoreline Drive, Suite 200, Redwood City, CA 94065
d 650.482.6306 jtang@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, March 10, 2020 1:48 PM
To: Jonathan Tang <jtang@BKF.com>; Jack Chamberlain <jtuttlec@aol.com>
Cc: Noel Chamberlain <noel@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Remaining Planning Comments on Lot 11

Hi Jonathan,

Please see attached photo showing 29-foot setback on east side. Please have other pages of the civil set match.

Thanks!

From: Jonathan Tang [<mailto:jtang@BKF.com>]
Sent: Monday, March 09, 2020 9:37 AM
To: Camille Leung <cleung@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>
Cc: Noel Chamberlain <noel@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Remaining Planning Comments on Lot 11

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Hi Camille,

Our civil plans show a 20.0 feet building envelope setback to the east (page right) property line, and a 27.2 feet to the house. I am not seeing the 29 feet setback. Can you please clarify?

Thanks,

JONATHAN TANG, PE
Senior Project Manager
[BKF ENGINEERS](http://www.bkfengineers.com) Delivering Inspired Infrastructure
255 Shoreline Drive, Suite 200, Redwood City, CA 94065
d 650.482.6306 jtang@bkf.com [BKF.com](http://www.bkf.com)

From: Camille Leung <cleung@smcgov.org>
Sent: Friday, March 06, 2020 4:21 PM
To: Jonathan Tang <jtang@BKF.com>; Jack Chamberlain <jtuttlec@aol.com>
Cc: Noel Chamberlain <noel@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Remaining Planning Comments on Lot 11

Hi Jonathan,

The most recent civil sheets (C11.5 and C11.6) submitted in October 2019 show a 29 feet right side setback from the property line. I think this is the previous setback and doesn't reflect the current setback design. Tree notes appear to be addressed.

Once corrected, we will need 5 sets of full size plans to be submitted at the Building Counter.

Thanks

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

Sent: Friday, March 06, 2020 11:44 AM

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

Cc: Noel Chamberlain <noel@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>

Subject: RE: Remaining Planning Comments on Lot 11

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Camille,

Please see attached PDF set of current civil improvement plans for Lot 11, reflecting setback and tree comment revisions and submitted to the County Building Department in September 2019. Please confirm if you would like us to resend hard copies?

Thanks,

JONATHAN TANG, PE

Senior Project Manager

BKF ENGINEERS Delivering Inspired Infrastructure
255 Shoreline Drive, Suite 200, Redwood City, CA 94065
d 650.482.6306 jtang@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>

Sent: Thursday, March 05, 2020 2:07 PM

To: Jack Chamberlain <jtuttlec@aol.com>

Cc: Noel Chamberlain <noel@nexgenbuilders.com>; Roland Haga <RHAGA@BKF.com>; Jonathan Tang <jtang@BKF.com>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>

Subject: RE: Remaining Planning Comments on Lot 11

As a clarification, Comment 2 about trees was addressed in the September 2019 civil plan set, using the now outdated right side setback. Per Comment 1, please submit remaining revised civil plan pages reflecting setback change and tree comments.

From: Camille Leung

Sent: Thursday, March 05, 2020 1:03 PM

To: Jack Chamberlain <jtuttlec@aol.com>

Cc: Noel Chamberlain <noel@nexgenbuilders.com>; 'Roland Haga' <RHAGA@BKF.com>; 'Jonathan Tang' <jtang@BKF.com>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>

Subject: Remaining Planning Comments on Lot 11

3/5/20 CML - Please address the following Planning Comments remaining on the review of Lot 11:

1. Please revise and re-submit remaining pages of the civil plan set reflecting the larger right side setback. Only pages C11.5 and C11.6 were revised with the larger right side setback.
2. Please address SWCA comments on Tree Plan. Gave Jack a print out, also emailed in September 2019.
3. Please submit updated bio surveys for Lot 11. Please do this last to avoid survey expiration prior to issuance of permit. Please allow for SWCA review.

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

Sent: Wednesday, March 04, 2020 2:28 PM

To: Camille Leung <cleung@smcgov.org>

Subject:

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Camille,

I incorrectly suggested that we see each other today. I had a luncheon meeting that was over about 10 minutes ago. Would you be available around 9:00 tomorrow morning.

Cordially,

Jack

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