

From: **Camille Leung** <cleung@smcgov.org>
Date: Wed, Aug 24, 2016 at 12:32 PM
Subject: Update on the Chamberlain Highlands Project
To:

Hello Interested Parties of the Chamberlain Highlands Project,

I wanted to give you an update on Jack Chamberlain's (Property Owner) response to the Comment Letter issued by the County Planning Section on 4/25/16.

1) Houses exceeding Approved Floor Area Limits: The property owner stated that the floor plans had not changed since the houses were approved back in April 2010. He realized that the discrepancy in proposed floor area (current Building application proposal) and approved floor area (2010 approval) had to do with garages being excluded from the approved floor area totals provided to Staff in 2010. However, the 2010 staff report was silent on whether the floor area totals presented included or excluded the area of the garages. However in the RM district, garage area is included in the calculation of floor area. The discrepancy was brought to the attention of the Community Development Director (Steve Monowitz). Mr. Monowitz determined that the Board's approval likely encompassed both the house sizes as approved and stated in the staff report, as well as garage spaces shown on the elevations, but due to the ambiguity of this, he approved the addition of the area of the garages to the total house sizes, as a minor modification to the project approval.

The above decision by the Director resolved exceedances in floor area with all of Lots 5 through 11, except for Lot 9, which is still over the approved floor area by about 225 sq. ft. The property owner is looking into the calculation of house size on this lot.

2) Modification to Grading Plans: The proposed TOTAL grading (11,710 cy*) is under the approved 2010 total of 14,500 cy. However, the Planning Department typically looks at TOTAL CUT and TOTAL FILL separately. The proposed cut exceeds the approved cut by about 3000 cy. However, the proposed fill is less than the approved fill by 5000 cy. To reconcile this, I am consulting with the County's Geotechnical Consultant (Jean DeMouthe) and the Director (Steve M.) to see if there are any geotechnical concerns related to this change and whether this can be considered as a Minor Modification (or whether it is considered a Major Modification). Compliance with all Geotechnical Mitigation Measures would still be required.

3) Additional Trees to be removed: Based on a tree survey by Ralph Osterling (a forester) received yesterday, Four (4) more trees will need to be removed, in addition to those trees approved in 2010:

- a 36" Multi Cypress on Lot 5 (RM Zoning)
- A 20" tree on Lot 11 (Mr. Osterling will provide species) -- 2 Oaks were already approved for removal on Lot 11 (RM Zoning)
- 12" Oak on Lot 9 – Tree Permit Required

- 14" Oak on Lot 10 – Tree Permit Required

As both Lots 5 and 11 are zoned Resource Management (RM), an RM permit is required for the removal of trees over 17.5 dbh or 55" in circumference (several smaller trees will also be removed but are not protected by the RM Regs). As the tree removals are associated with the construction of the approved homes and only involve removal of 2 additional trees in the RM Zone, the County has approved the removal of these additional trees as a Minor Modification to the already 2010 approved RM Permit.

For the 2 other trees on Lots 9 and 10 which are on property zoned R-1/S-81, the corresponding tree permit threshold is 12" dbh or greater. Unless the property owner decides to save these trees, a Tree Permit application will be needed.

4) Status of Building Permits: No new plans have been submitted (Note: Revised civil plans were submitted but then rejected). I am waiting for resolution of Item 2 (grading) and Item 1 (House Size of Lot 9) before we can proceed with further Building Inspection Section plan check. Also, the property owner is still working to address other comments on my 4/25/16 Comment Letter.

Thanks and please feel free to contact me if you have any questions ☺ Please feel free to forward this to any interested parties.

Camille Leung, Senior Planner

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Camille Leung

From: Camille Leung
Sent: Thursday, September 01, 2016 11:58 AM
To: 'JTUTTLEC@aol.com'; 'Noel Chamberlain'
Cc: 'Roland Haga'; 'Scott Fitinghoff'; Steve Monowitz; John Nibbelin
Subject: RE: Ticonderoga - FAR and Grading
Attachments: Total Grading_BLD vs PLN Approval 081816.pdf; Apx4_4gDraftTransImpactStudy.pdf; 4_4_OtherTopics_091009.pdf

Importance: High

Hi Jack,

I met with Steve Monowitz (Director) and John Nibbelin (County Counsel) regarding the grading modification request. In order to make a determination, please provide more information regarding how the revised grading cut and fill amounts affect truck haul trips.

Previously, grading was more balanced, with 6700 cy cut and 7800 cy fill. Current proposal is 9400 cy cut and 2310 cy fill. This will likely increase off-haul amounts. As estimated in the Re-circulated DEIR, each truck carries 12 cy. Under the previous proposal, truck trips were estimated at 183 trips associated with in-haul of fill and drain rock, as off-haul was not needed. This was determined to be an "effect not found to be significant" (see Page 4.4-37 of the Recirculated DEIR attached).

We would need further traffic analysis of how the modification to grading amounts impacts truck trips (how many more?) and whether the impact is significant based on current traffic levels, nearby homes, etc. The last traffic report was prepared by Fehr and Peers in Sept 2008 (see attached).

We are aware of the timing constraints for this project. Please let us know how we can assist further.

Thanks

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From: Camille Leung
Sent: Thursday, August 18, 2016 5:03 PM
To: 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Noel Chamberlain' <noel@nexgenbuilders.com>
Cc: 'Roland Haga' <RHAGA@BKF.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; John Brennan <jbrennan@smcgov.org>; Paula Thomsen <pthomsen@smcgov.org>; Mark Gross <markg@markgrossinc.com>; Miles H. Hancock <MHancock@smcgov.org>

Subject: Ticonderoga - FAR and Grading

Importance: High

Hi Jack,

Per your request, I did a limited review of the building plans submitted for Lots 5-11, limited to grading and Floor Area Ratio (FAR). At this time, we need to do a little more work, as outlined below, before we can move this to CSG.

Regarding Floor Area, by taking out the area of stairs (except for the main floors) and the garage areas from the Floor Area calculations, all homes are under the approved FAR, with the exception of Lot 9 (which appears to still be over by 225 sq. ft. more or less). To reconcile this, for Lot 9, Please have Mark Gross do a breakdown of floor area for each room (excluding the areas of the exterior walls). Please send this as a PDF first.

Regarding Grading, TOTAL grading (11,710 cy*) is under the approved total of 14,500 cy. However, the Planning Department typically looks at TOTAL CUT and TOTAL FILL separately. The proposed cut exceeds the approved cut by about 3000 cy. However, the proposed fill is less than the approved fill by 5000 cy. Please see sheet attached. To reconcile this, I will need to speak with the County's Geotechnical Consultant (Jean D.) and the Director (Steve M.) to see if we can allow this as a Minor Modification (or whether it is considered a Major Modification). Please allow me to get back to you by mid-week next week.

*Please note that I used the grading plans and quantities from civil plans submitted on 3/2/16, not the revised civil plans. Noel and Jack and I had agreed to address grading for all lots in total numbers, instead of "per lot" comparisons against the approved grading totals. The revised civil plans exclude the grading required for remediation, trenching, and retaining walls which was not agreed upon by the County.

Thank you

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From: Camille Leung
Sent: Wednesday, August 17, 2016 1:43 PM
To: Roland Haga <RHAGA@BKF.com>; JTUTTLEC@aol.com
Subject: Ticonderoga - Civil Plans

Hi Roland,

Got your message ☺ I will look at the plans tomorrow and let you and Jack know if there is anything else I need ☺

Thanks!