

Amy Ow

From: Camille Leung
Sent: Thursday, October 29, 2020 5:11 PM
To: Noel Chamberlain; Jack Chamberlain
Cc: Amy Ow; melissa@leet.com; Jonathan Tang; 'Scott Fitinghoff'; Steve Monowitz; Janneth Lujan; RNewman@ResolutionStrategiesInc.com; Roland Haga
Subject: RE: Status of Additional CEQA Analysis for Lots 5-8
Attachments: Highland Estates EIR Addendum Proposal_CO2_v2.pdf; SWCA Invoices and Payments_102820.pdf

Hi Jack and Noel,

Please see attached for scope and budget from SWCA, for the County to contract with SWCA for the preparation of an Addendum to the Highlands Estates EIR to address the changes to project implementation, resulting in increased grading and truck trips for Lots 5-8. Please let me know if you have any comments by Monday, November 2. Please confirm you would like the County to proceed with the EIR Addendum.

As an update on costs, the attached spreadsheet outlines the costs paid to SWCA by the County relative to this project (CEQA analysis for Lots 5-8; labelled "Out of Scope" costs) and mitigation monitoring for Lots 9-11 (labelled "In Scope" and "Extra In Scope" costs ["extra in scope" are costs incurred above what was budgeted for a particular contract task]).

As shown, the County has expended \$10,959.84 to date on this effort in the preparation of the Memo for Lots 5-8 which involved the work of identifying an EIR Addendum as the appropriate CEQA document and much of the analysis to be included the Addendum. Payment of this amount plus an additional deposit of \$5,000 (total rounded to \$16,000) towards the \$22,000+ budget attached will be required prior to the County's authorization of work.

In terms of SWCA mitigation monitoring costs for Lots 9-11, you have made payments of \$21,083.44 where the County has expended \$27,952.02 up to this date. Please provide another payment of at least \$10,000. Payment of this amount is required prior to the County's authorization of additional work by SWCA.

Thanks

From: Camille Leung
Sent: Wednesday, October 7, 2020 4:04 PM
To: 'Noel Chamberlain' <noel@nexgenbuilders.com>; 'Jack Chamberlain' <jtuttlec@aol.com>
Cc: Amy Ow <aow@smcgov.org>; 'melissa@leet.com' <melissa@leet.com>; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Steve Monowitz <smonowitz@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>; 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; 'Roland Haga' <RHAGA@BKF.com>
Subject: RE: Status of Additional CEQA Analysis for Lots 5-8

Hi Noel, Jack, and the Highlands Estates Team,

Please see the attached memo, which is SWCA's recommendation that the County prepare an addendum to the EIR to address the changes to project implementation, resulting in increased grading and truck trips for Lots 5-8. An EIR Addendum is appropriate for minor project changes when there are no new significant project impacts, no new mitigation measures are required, and no substantial changes to mitigation measures are required. The attached memo is only an initial assessment; the detailed environmental review that will constitute the addendum will be prepared subsequently. Should that detailed environmental review identify new significant environmental effects or a substantial

increase in the severity of a previously identified environmental effect, a different level of environmental review may be required. As stated in Condition 1 (provided below), minor revisions or modifications to the project in compliance with Condition No. 5 (also provided below) may be made subject to the review and approval of the Community Development Director.

SWCA should be getting us a scope and budget for the work next week and we will share the information after it is reviewed.

Thank you

Conditions:

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on April 27, 2010. Minor revisions or modifications to these projects in compliance with Condition No. 5 may be made subject to the review and approval of the Community Development Director... Revisions or modifications not in compliance with Condition No. 5 shall be deemed a major modification and shall be subject to review and approval by the Planning Commission at a public hearing.
5. This project will be implemented as proposed, mitigated, conditioned, and approved by the Board of Supervisors, regarding parcel size and configuration, home sizes, home locations, architectural design, style and color, materials, height and foundation design. Prior to the issuance of a Certificate of Occupancy for any residence, the applicant shall provide photographs to the Current Planning Section staff to demonstrate utilization of the approved colors and materials. Materials and colors shall not be highly reflective.

From: Camille Leung

Sent: Friday, October 2, 2020 12:29 PM

To: 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; Roland Haga <RHAGA@BKF.com>; Noel Chamberlain <noel@nexgenbuilders.com>

Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Steve Monowitz <smonowitz@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>

Subject: RE: Status of Additional CEQA Analysis for Lots 5-8

Hi Rich,

I wanted to provide you an update on the Memo, which will provide a recommendation for the County on the form of additional CEQA analysis to address the changes to project implementation (grading and truck trips for Lots 5-8). We continue to work with SWCA staff on the memo.

We are expecting a revised memo from SWCA within the next couple weeks.

Thank you for your patience.

From: RNewman@ResolutionStrategiesInc.com <rnewman@resolutionstrategiesinc.com>

Sent: Wednesday, September 9, 2020 10:21 PM

To: Camille Leung <cleung@smcgov.org>; RNewman@ResolutionStrategiesInc.com; Roland Haga <RHAGA@BKF.com>; Noel Chamberlain <noel@nexgenbuilders.com>

Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Steve Monowitz <smonowitz@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>
Subject: RE: Status of Additional CEQA Analysis for Lots 5-8

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Good evening Camille,

Thanks for your very fast reply.

I appreciate your time estimate. It will be good to understand the scope of work, justification of same and the proposed costs. I will put your estimated dates on my calendar.

Regards,

Rich

From: Camille Leung <cleung@smcgov.org>
Sent: Wednesday, September 9, 2020 8:52 PM
To: RNewman@ResolutionStrategiesInc.com; Roland Haga <RHAGA@BKF.com>; Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Steve Monowitz <smonowitz@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>
Subject: RE: Status of Additional CEQA Analysis for Lots 5-8

Hi Rich,

I am working with the consultant, specifically answering additional questions, so they can complete a memo with a recommendation for the County on the form of additional CEQA analysis to address the changes to project implementation (grading and truck trips). It will probably be a couple more weeks. Please feel free to check in then.

On a related note, I sent the following email to Noel and Roland on 8/18/20. We will need to address these costs as well as the costs of the completing the recommended CEQA document work. We will pass along a scope and budget also in a couple weeks. Thanks

From: Camille Leung
Sent: Tuesday, August 18, 2020 10:26 AM
To: Roland Haga <RHAGA@BKF.com>; Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Steve Monowitz <smonowitz@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>
Subject: Status of Additional CEQA Analysis for Lots 5-8

Hi Noel and Roland,

FYI, we have received a memo by SWCA regarding necessary CEQA analysis for the modification to Lots 5 -8. It is under review by County staff and County Counsel. We will share with your team shortly.

SWCA should be getting us a scope and budget for the work soon and we will share the information after it is reviewed. To date, the County has expended about \$10,000 on SWCA work on the memo and analysis for Lots 5-8.

Thanks

From: RNewman@ResolutionStrategiesInc.com <rnewman@resolutionstrategiesinc.com>
Sent: Wednesday, September 9, 2020 7:58 PM
To: Camille Leung <cleung@smcgov.org>; Roland Haga <RHAGA@BKF.com>; Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; RNewman@ResolutionStrategiesInc.com; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Steve Monowitz <smonowitz@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>
Subject: RE: Status of Additional CEQA Analysis for Lots 5-8

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Hello Camille,

I had a note on my calendar to ask the status of the memo and bid/contract referenced below, received about three weeks ago. I have not seen any further correspondence since August 18. Could you let me know the status and timeline?

Thank you,

Rich Newman

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, August 18, 2020 10:26 AM
To: Roland Haga <RHAGA@BKF.com>; Noel Chamberlain <noel@nexgenbuilders.com>
Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; RNewman@ResolutionStrategiesInc.com; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Steve Monowitz <smonowitz@smcgov.org>; Janneth Lujan <JLujan@smcgov.org>
Subject: Status of Additional CEQA Analysis for Lots 5-8

Hi Noel and Roland,

FYI, we have received a memo by SWCA regarding necessary CEQA analysis for the modification to Lots 5 -8. It is under review by County staff and County Counsel. We will share with your team shortly.

SWCA should be getting us a scope and budget for the work soon and we will share the information after it is reviewed. To date, the County has expended about \$10,000 on SWCA work on the memo and analysis for Lots 5-8.

Thanks

From: Camille Leung
Sent: Thursday, August 6, 2020 1:07 PM

To: Roland Haga <RHAGA@BKF.com>; Steve Monowitz <smonowitz@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; Noel Chamberlain <noel@nexgenbuilders.com>; 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>
Subject: RE: Highland Estates Draft Operations and Schedule for Rough Grading and Slope Reconstruction Lots 5-8

Hi Roland,

We are working actively with SWCA and anticipate the memorandum from SWCA by the end of next week. Once this is reviewed by staff and County Counsel, we can share with your team. The scope and cost estimate as well as a timeline for the recommended CEQA document from SWCA will follow.

Thanks

From: Roland Haga <RHAGA@BKF.com>
Sent: Tuesday, July 28, 2020 9:00 AM
To: Steve Monowitz <smonowitz@smcgov.org>; Camille Leung <cleung@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; Noel Chamberlain <noel@nexgenbuilders.com>; 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; Jonathan Tang <jtang@bkf.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>; Roland Haga <RHAGA@BKF.com>
Subject: RE: Highland Estates Draft Operations and Schedule for Rough Grading and Slope Reconstruction Lots 5-8

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Steve and Camille,

It has been over three weeks since our last correspondence, has the County's CEQA consultant completed their evaluation yet? Can you give us an update as to the status of the additional CEQA analysis being done?

Thank you,

ROLAND HAGA, PE, PLS, LEED AP

Vice President

BKF ENGINEERS Delivering Inspired Infrastructure
255 Shoreline Drive, Suite 200, Redwood City, CA 94065
d 650.482.6407 rhaga@bkf.com BKF.com

From: Roland Haga <RHAGA@BKF.com>
Sent: Thursday, July 02, 2020 3:53 PM
To: Steve Monowitz <smonowitz@smcgov.org>; 'Camille Leung' <cleung@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>; Jack Chamberlain <jtuttlec@aol.com>; melissa@leet.com; Noel Chamberlain <noel@nexgenbuilders.com>; 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; Jonathan Tang <jtang@BKF.com>; Roland Haga <RHAGA@BKF.com>; 'Scott Fitinghoff' <sfitinghoff@cornerstoneearth.com>
Subject: RE: Highland Estates Draft Operations and Schedule for Rough Grading and Slope Reconstruction Lots 5-8

Steve and Camille,

In accordance with our zoom conference this afternoon, I am following up and addressing the documentation requested associated with:

1. Highland Estates Lots 5-8 Operations & Schedule for Rough Grading & Slope Reconstruction March 9, 2010 (PDF copy attached) and 2).
2. Addressing the Camille's 4 questions, are response is in **red text** as follows:
 - a) Are vendors counted in the 6 personnel, including the ones running the off and on street equipment? If not, please include an estimate of vendor personnel and their trips per day. **We are confirming that vendor personnel is estimated at 6 personnel. Their anticipated trips per day are included in the attached document in item 1 above.**
 - b) Noel said he would use smaller trucks. I need confirmation from Noel that this reflects his equipment list and personnel list. **12 Cy Trucks will be used.**
 - c) What is the average length of on-road vehicle trips (in miles) for workers and vendors? **Based on worst case assumptions including that personnel live in the area San Francisco (north) or San Jose (south) the average one way trip would be approximately 25 miles one-way and a 50 miles round-trip.**
 - d) What is the length of the haul route in miles? **Material will be dumped at OX Mountain Landfill (Off Hwy. 92) as daily cover. Based on goggle maps, this is approximately 8 miles one-way, 16 miles round-trip.**

I believe this is all the information you have requested, please forward this information on to your County Consultants as soon as possible. In accordance with our meeting today, you mentioned that consultant should have their initial work done in approximately 3 three weeks. We look forward to discussing this further at that time and bringing this process to conclusion.

Best regards,

ROLAND HAGA, PE, PLS, LEED AP

Vice President

BKF ENGINEERS Delivering Inspired Infrastructure
255 Shoreline Drive, Suite 200, Redwood City, CA 94065
d 650.482.6407 rhaga@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>

Sent: Wednesday, March 11, 2020 11:29 AM

To: Jack Chamberlain <jtuttlec@aol.com>; Roland Haga <RHAGA@BKF.com>; noel@nexgenbuilders.com; melissa@leet.com; Noel Chamberlain <noel@nexgenbuilders.com>

Cc: Amy Ow <aow@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>

Subject: RE: Highland Estates Draft Operations and Schedule for Rough Grading and Slope Reconstruction Lots 5-8

Hi Jack,

Thanks for this information re: the Grading modification for Lots 5-8. I have some follow-up questions:

1. Are vendors counted in the 6 personnel, including the ones running the off and on street equipment? If not, please include an estimate of vendor personnel and their trips per day.
2. Noel said he would use smaller trucks. I need confirmation from Noel that this reflects his equipment list and personnel list
3. What is the average length of on-road vehicle trips (in miles) for workers and vendors?

4. What is the length of the haul route in miles?

Once I get these numbers, I can pass this along to the CEQA consultant.

Thanks!

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

Sent: Tuesday, March 10, 2020 10:44 AM

To: Camille Leung <cleung@smcgov.org>; rhaga@bkf.com; noel@nexgenbuilders.com; melissa@leet.com

Subject: Fwd: Highland Estates Draft Operations and Schedule for Rough Grading and Slope Reconstruction Lots 5-8

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Camille,

BKF has prepared the grading and truck hauling information relative to lots 5 thru 8 that you have requested and I am forwarding to you for your use.

Cordially,

Jack Chamberlain

From: RHAGA@BKF.com

To: noel@nexgenbuilders.com, jtuttlec@aol.com

Cc: jtang@BKF.com, RHAGA@BKF.com

Sent: 3/10/2020 9:27:48 AM Pacific Standard Time

Subject: RE: Highland Estates Draft Operations and Schedule for Rough Grading and Slope Reconstruction Lots 5-8

Jack,

Attached is a PDF version of letter sent yesterday. Forwarded for you review and comment.

ROLAND HAGA, PE, PLS, LEED AP

Vice President

BKF ENGINEERS Delivering Inspired Infrastructure

255 Shoreline Drive, Suite 200, Redwood City, CA 94065

d 650.482.6407 rhaga@bkf.com BKF.com

From: Roland Haga <RHAGA@BKF.com>

Sent: Monday, March 09, 2020 4:37 PM

To: 'noel@nexgenbuilders.com' <noel@nexgenbuilders.com>

Cc: Jack Chamberlain (jtuttlec@aol.com) <jtuttlec@aol.com>; Roland Haga <RHAGA@BKF.com>;

Jonathan Tang <jtang@BKF.com>

Subject: Highland Estates Draft Operations and Schedule for Rough Grading and Slope Reconstruction Lots 5-8

Noel,

To assist you with addressing the information Camille was looking for, please review and edit the attached draft as required.

When completed submit to Camille, so that she can complete the Air Quality analysis and lots 5 -8 can be premitted.

ROLAND HAGA, PE, PLS, LEED AP

Vice President

BKF ENGINEERS Delivering Inspired Infrastructure

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We all need to do our part to reduce the spread of COVID-19 in our communities. Our top priority at BKF is the health and safety of our staff and we have successfully transitioned all of our employees to a remote work environment. Additionally, our robust infrastructure allows us to keep our projects moving forward and to continue being responsive to our work, our deadlines, and our clients. We remain available to you via email, phone, and virtual meetings during our normal business hours.