

Amy Ow

From: Rarden, Marc <MRarden@sscinc.com>
Sent: Thursday, June 17, 2021 4:58 PM
To: Camille Leung; Amy Ow; Steve Monowitz; Dave Pine; Carole Groom; Don Horsley; Warren Slocum; David Canepa
Cc: HighlandsCAPresident@gmail.com
Subject: Comment on Highlands EIR re: Resource Management Permit (PLN2006-00357)
Attachments: RE: Request for more time to review Highland Estates Subdivision Project Addendum to the Highland Estates Final Environmental Impact Report; lot11 compare.jpg

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.

Dear Ms. Leung and Honorable County Supervisors,

My name is Marc Rarden. I'm a resident of the San Mateo Highlands and live near the construction activity currently underway at Cowpens and Cobblehill Drive. I'd like to submit a comment for the public record, and make a formal request for the County to prepare a supplemental environmental impact report document, and hold a public community hearing about the construction project.

This project is grounded in an agreement from 2010. We understand large projects have an ongoing review as topics that deserve review are found in the field. However, project changes that were made years ago - but have only recently come public light - are too big to be called minor and proceed as planned. Checking these, we found the public record to be incomplete, does not appear to comply with County and State required search standards, and shows correspondence between the County and Developer that appears to be a deliberate attempt to obfuscate critical numbers so as not to draw attention. Repeated requests for missing information and details regarding critical elements of the project are not getting replies from the County. At best, there appears to be an effort to mislead the public here. At worst, it smacks of something, well, let's just say we hope it's not worse.

There are serious, unaddressed concerns and reasons to believe that this development work is not a good faith and reasonable effort by the Developer to follow the 2010 agreement that was approved by the San Mateo County Board of Supervisors. A simple eye check shows the lack of good faith effort. Please take a look at the attached picture titled *lot11 compare.jpg*. It shows a dramatic difference between the elevation and envelope of the home that was **approved** to be built on Lot 11, and the **actual** elevation and envelope of the home that has been built. This isn't close. No one has provided an explanation of how such a large miss is permissible despite repeated questions.

Not a single supervisor has responded to questions on the topic for years, and that is disappointing. Let's improve that. There are serious questions at this stage that deserve serious review over time, not rushed and brief replies.

The next phase of the development for Lots 5, 6, 7, and 8 (BLD2016-00161 through BLD2016-00164) have extensive changes proposed such as **more than doubling** the grading for the site. The changes do not meet the original approval and change the scope of the project. It will produce an outsized impact on the community which includes many seniors living at home who will be impacted by the massive earth work. Most concerning, this is in an active landslide area. There is public record to consult there, but again, let's use a simple eye test. Just look at the sidewalk on the south side of Ticonderoga drive next to the proposed development site for these lots.

The proposed changes deserve proper review before the property authority at a hearing. They should be sent to the Planning Commission or Board of Supervisors for review. I request that you do so.

As I outlined in the attached email, residents of this neighborhood have raised concerns about specific details in this project with very little response since 2017. In fact, the attached is the only response I have received from anyone. Thank you, Ms. Leung, for the reply, and the consideration to extend the comment period for the work being done in the Highland Estates Subdivision Project. But please do not review without preparing a supplemental environmental impact report document, and holding a public community hearing about the construction project. I would like the County to take the opportunity to address the environmental and potential financial impacts to the community.

Reference document: San Mateo County's notification letter dated May 3 with subject "Consideration of a proposed Minor Modification to an approved Resource Management (RM) Permit (PLN2006-00357) for the development of Lots 5, 6, 7, and 8 (BLD2016-00161 through BLD2016-00164) in the San Mateo Highlands Area."

Very Truly Yours,
Marc Rarden
On behalf of the Rarden family