

Amy Ow

From: Camille Leung
Sent: Wednesday, October 16, 2019 1:05 PM
To: Noel Chamberlain; Bob Pellegrine; sfitinghoff@cornerstoneearth.com (sfitinghoff@cornerstoneearth.com)
Cc: Jack Chamberlain; Melissa Leet; Roland Haga; Jonathan Tang; Amy Ow
Subject: RE: Highlands

Hi Noel, Bob, and Scott F.,

Thank you for your response of October 11, 2019 to the County's email of October 10, 2019. Overall, your response only addresses Lots 9 and 10. How does lot 11 fit in the schedule? Please answer the questions for Lot 11. Also, please provide the following requested information for Lots 9-11 that was not provided in your response:

1. Excavation of artificial fill – Please describe the process, equipment, and duration of this stage. Please describe whether there will be stockpiling of excavated soil; if so, please describe where soil will be stockpiled and protected. To the extent feasible, stockpile locations should be limited to flatter areas of the site. Please describe how you plan to address the stability of the soils within and adjacent to the areas of excavation and provide a plan for erosion control measures during this stage. Please also describe and delineate how and where soils will be sorted on-site to remove organics and retain useable soil.

You stated that you “expect the overall grading duration to be approximately 4 to 6 to complete finish pads on lots 9 & 10. We will start work on Lot # 9. First stage of grading will be tree removal, clearing and grubbing of the pad site. Green waste will be trucked off site to Ox Mountain disposal.

After clearing, we will excavate approximately 800 yards in order to establish our grading key way. The 800 yards will be stock piled and covered until the key is established. After completion of the the key, we will compact the onsite 800 stock pile. We will need an additional 1100 yards of fill from an offsite source. The offsite fill will be places and compacted daily. There will be no stock pile of the offsite material on the lot.”

Do you mean 4 to 6 days, weeks, or months? Please identify the duration of each phase. Please show in an additional rough-grading stage Erosion Control Plan where soil will be stockpiled (preferably in flatter areas of the site; current stockpile location is on a slope), where soils will be sorted on-site to remove organics and retain useable soil, and how graded surfaces (e.g., bare slopes that will be created when you excavate to create the key way and areas that will be disturbed when you remove the existing fill slopes) and stockpiles will be protected during the rough grading stage in event of rain.

2. Importation and application of fill – Please describe the process, equipment, and duration of this stage. Please describe how imported fill will be applied and compacted. The County recommends the application of fill in layers on the site as an alternative to mass earth piling and spreading, and that the developer only import as much soil per day as can be applied to the site and protected that day. Please provide an erosion control plan for how slopes will be protected during rough grading, along with a contour plan for the finished rough grade. Please describe how you plan to address the potential for saturation of clayey soils to minimize the risk of local failure.

You stated that “the onsite equipment will be an excavator, compactor, skip loader backhoe. All imported material will be compacted in place daily.”

Please address erosion control measures that will be used during the placement and compaction of fill. Please describe whether the erosion control measures to be applied in the rough grading stage will differ from measures applied in the compaction stage. If measures will differ, please provide a compaction-stage Erosion Control Plan. If not, please provide an Erosion Control Plan for rough grading/compaction-stage. Please provide a contour plan for the finished rough grade elevations.

3. Pier excavation – Please describe the process, equipment, and duration of this stage. Please describe how much soil would need to be excavated per lot to accommodate piers. Please describe where soil will be stored and protected on-site prior to the pouring of the piers. Please provide a plan for erosion control measures during this stage.

You stated “piers will be drilled with 12” auger to an average depth of 10 feet. Piers spoils will be collected and stocked piled and covered daily.”

For piers, civil plans show pier depths between 10-20 feet. Also, the County notes that the 12” auger you describe differs from the geo recommendation of 16” min piers diameter. Please confirm that Scott Fitinghoff (Project Geotechnical Engineer) will be there to observe all stages of pier construction.

What is the total amount of soil that will be generated by the drilling? Where will these materials be stockpiled, and what is their final destination? Please describe whether the erosion control measures to be applied in the pier construction stage will differ from measures applied in the rough grading and compaction-stage stages. If measures will differ, please provide an Erosion Control Plan for the pier construction stage.

4. Pouring of piers – Please describe the process, equipment, and duration of this stage. Please describe the duration of this process (piers poured per day) and how long the curing process will take during the wet season.

You stated “piers will be poured in by a concrete boom pump. The pump and concrete trucks will stage on construction entrance. Concrete pour for piers will be done in one day for each house.”

Please revise the estimated duration, including providing pier curing time, based on the pier dimensions provided on the plans.

5. Please make sure that your project is covered under the State General Construction permit and that the permit is active. Please identify who will be the Qualified Stormwater Quality Practitioner (QSP) conducting the required weekly inspections. Please provide a current copy of the Storm Water Pollution Prevention Plan. Please have your QSP coordinate with the County’s mitigation monitor.

You stated “Travis Lutz is our QSP. I will have Travis reach out to County’s mitigation monitor.”

The County will need proof of active coverage under the State permit and current SWPPP before grading and construction can begin.

From: Noel Chamberlain [mailto:noel@nexgenbuilders.com]

Sent: Tuesday, October 15, 2019 11:20 AM

To: Camille Leung <cleung@smcgov.org>

Cc: Jack Chamberlain <jtuttlec@aol.com>; Melissa Leet <mleet@graniteridgellp.com>; Bob Pellegrine <Bob.P@nexgenbuilders.com>

Subject: Highlands

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Hi Camille,

I wanted to check in with you to see if you had received my responses to your questions regarding the grading at the highlands.

Please let me know if you have any questions,

Thanks,
Noel