

Baywood Park HOA comments, with photos,
on Staff Report related to proposed new grading schedule
for Ascension Heights

San Mateo County Planning Commission

January 27, 2021

Response to staff recommendation to grant exception

- The developer knew of the “no grading Oct 1 – April 30” restriction when buying the hill
 - The Planning Commission agreed to this restriction; this was not an arbitrary or capricious restriction
 - Construction projects, particularly complex ones in tricky locations, always encounter issues and delays
 - The development team should have modeled in their business case a pause in the project through the entire Oct 1 – Apr 30 period and respected the original decision
 - While they are entitled to request an exemption, they are NOT entitled to expect one, nor should you feel compelled to agree to it
- Additionally, while the developer has tarped over much of the graded areas since the Nov2020 Planning Commission meeting, as of yesterday there were large chunks of exposed graded area above Parrott (see photo). This incomplete compliance to protective safety measures is unsettling to the adjacent homeowners during the wet season.
- We request that the Planning Commission deny this request to remove the restriction

Views of the Parrott side with uncovered sections; Jan 26, 2021



Uncovered areas
behind homes
on Parrott.
3pm, 1/26/2021



Issues with Reduced Scope for the “wet season”

- While the applicant has reduced “wet season” grading scope to two locations on the hill, and we appreciate having a reduced scope, both locations have issues:
 1. The more concerning location is high above Ascension on the side of the very steep hill
 - Any slides caused by grading or rain at this location would slide down the hill onto Ascension and possibly into the homes on the other side of the street
 - We request that completing grading on this very steep section (lots 16-19 in particular) hold off until the end of the wet season
 2. The other location is near/at the site entrance to relocate the entry road at Bel Aire
 - This work will involve two or more engineered retaining walls (at least one above the site entrance adjacent to a Parrott property and one below the new entrance).
 - Building large engineered retaining walls on steep slopes during the wet season is a safety concern to the neighborhood.
 - This work also would involve blocking Bel Aire for currently unknown periods of time, which would be more a safety concern when the roads are wet given the blind approach from Laurie Lane
- Page 8 of the staff report states “Underground Utilities” begin March 29th. Yet the top of page 7 states “the applicant seeks approval for two activities during the wet season” (the above two locations). Is this a typo in the schedule? Does work on Underground Utilities begin May 4th in line with its detailed tasks?

Improved Communication with the Neighborhood still needed

- Staff report (page 5) states the Commission “directed the applicant to improve communications with the neighborhood by providing more complete information about completed and upcoming activities.
- While staff report (page 6) states that monthly emails have increased content, this appears to be the only attempt at improving communications with the neighborhood. And we disagree with staff that the monthly update has increased content
 - The most recent update (forwarded to you by Janneth; see next slide) has essentially the same level of minimal forward looking content that has always existed (see blocked section in bottom 3rd of next slide)
 - The info for the first half of February is only one line, saying we will continue work begun earlier.
 - There is no info for the 2nd half February, even though the next update would be ~2/25/21.
 - What we’ve seen in the past is that work activity does change on the hill, and that the descriptions in the monthly newsletter become inaccurate and unhelpful.
- We still do not believe this condition has met its spirit or intent and has been largely useless in its implementation in terms of communicating what actually will be happening on the hill
- As requested in Nov 2020, we request weekly updates that are precise, accurate, and helpful about what will happen the following week. We would also welcome regular, brief (30 minutes?) monthly calls with the developer’s team so we could ask follow-up questions

1. Per condition 7 of the Planning Commission meeting on February 26th, 2020, the Developer is to provide monthly updates to the neighbors regarding grading activities completed and upcoming grading.
2. Below is the updated schedule for the upcoming grading activities:


JANUARY 11th to JANUARY 16th, 2021 - No grading work. Some drainage and erosion control work.

- No grading activities. January 13th Planning Commission Hearing postponed.
- Some work done related to underground drainage, stabilizing the slopes and additional erosion control installations, as authorized and recommended by SWPPP, AES Inspectors, and County
- Monitor slopes of new access road for the Cal Water site. Complete erosion mitigation measures around this area..
- Maintain and monitor two sedimentation basins to prevent water discharges to neighboring properties and/or the street
- Continue weekly SWPPP inspections
- Continue improving erosion control measures of driveway entrance to help direct storm water runoff to the vegetation area below instead of to the street

JANUARY 18th to JANUARY 23th - No grading work. Continue erosion control measures.

- No grading activities. January 13th Planning Commission Hearing rescheduled to January 27th, 2021 to continue winter grading, include:
 - Propose completely halt all off-hauling until at least May 1st, 2021
 - Propose setting up a staging area off highway for returning trucks to cover tarp before continuing back to site
 - Propose some flagmen to carry radio for monitor and direct traffic for trucks passing busy neighborhood intersections
- Install additional erosion control measures, as recommended by SWPPP and AES Inspectors, and as needed
- Add "on-site signage" to indicate " No site grading 24 hours after a Water Board qualifying rain event"
- Maintain and monitor two sedimentation basins to prevent sediment discharges to neighborhood street
- Continue weekly SWPPP and AES inspections
- Continue improving erosion control measures of driveway entrance to help direct storm water runoff to the vegetation area below instead of to the street

Limited forward-looking information



JANUARY 25th to JANUARY 30th – Proposed to resume Grading work. Continue erosion control measures.

- Install additional erosion control measures, as recommended by SWPPP and AES Inspectors, and as needed
- Pending approval to continue limited grading activities to stabilize slopes
- Pending approval to complete entrance way so as to connect underground utility work for Cal Water, PG&E and utility cables
- Continue to maintain and monitor two sedimentation basins to prevent sediment discharges to neighborhood street
- Continue weekly SWPPP and AES inspections

FEBRUARY 1st to FEBRUARY 6th – Continue erosion control measures. Continuing proposed grading schedule, pending weather, site conditions and County approval.

FEBRUARY 8th to FEBRUARY 13th - Continue erosion control measures. Continuing proposed grading schedule, pending weather, site conditions and County approval.

Be Safe. Wear Face coverings and Social Distance.

Questions/Comments from our HOA on the modified request

- What is a “dry day”? Proposed Condition #4 on page 10 of the staff report states that grading will be allowed ONLY on dry days. Does this mean that work must stop as soon as rain begins? Yet, at the Nov 2020 meeting, staff referred to a rain event (rather than a dry day) and seemed to suggest that work could continue unless the rain event was a minimum of ½-inch. Does this mean that grading may continue during rain, as long as the rain has not yet accumulated to ½-inch, despite condition #4 stating grading may only occur on dry days? And who gets to decide, assuming rain clouds are rolling in? We’re confused.
- Where is the commitment to flaggers with radios at Parrott Drive so they can communicate with one another and block traffic temporarily for safety while an off-haul truck is driving up the blind, narrower-than-normal hill on Parrott in the middle of the road? This is not in the staff report at all. The Developer’s Jan 25, 2021 monthly update references “Propose some flagmen to carry radio for monitor and direct traffic for trucks passing busy neighborhood intersections”. While we appreciate the implied intent, this proposal does not speak to the blind hill on Parrott specifically (see photos). We request a specific condition of approval.
- Is the applicant committing to zero off-haul trucking prior to May 1st? This is not stated in the staff report, though the developer makes this reference in their Jan 25, 2021 monthly update. We would like this to be added to the conditions of approval.
- Additionally, please keep off-haul trucking hours at the current 9am-3pm, no matter when off-haul trucking resumes, as there is a day care on Parrott with children arriving after 8am and before 4pm. The location is partway up the blind hill. It would be too dangerous to allow this change!
- Where are the updated signs at the site entrance that state “No work on the site during the rain or within 24 hours of a rain event”? Staff report on page 6 states this has been completed (“Applicants have completed ... Improved communications with the neighbors by adding messages on project signs about work stoppages during rain events”). We cannot find any updates to signage (see photos)

Trucks in the middle of Parrott, including uphill in the blind approach to CSM in a narrow stretch of the street -- Sept and Oct 2020



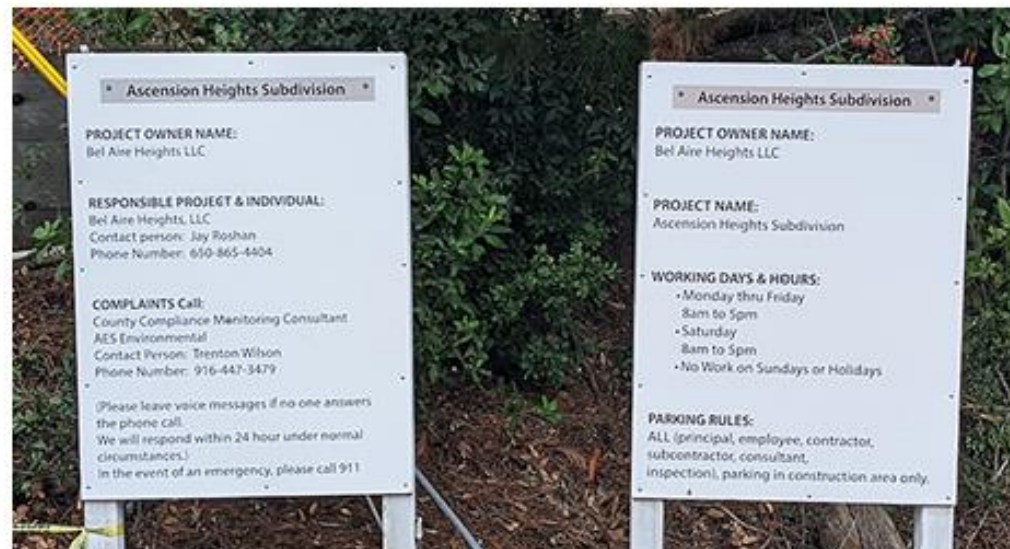
Note -- as truck approaches top of hill, it is blind to oncoming traffic!

Different trucks. Different days. Same issue. Road narrows. Lots of parking on street due to day care center, remodels in multiple homes and residential vehicles.



Where are the updates stating “no work in the rain”?
...not on the officially posted signs on Bel Aire or on the entry gate

Signage on gate
and posted in front.
1/26/2021



Questions/Comments from our HOA on the modified request

- What is the scope of the Landslide/Erosion Repair proposed for June 8 – July 19. Does this include the corner of Bel Aire and Ascension with the broken cement that was meant to be water drainage? ... and the entire Ascension hillside? ... other locations?
- When does the applicant propose re-routing the existing Cal Water line that runs from Parrott (between 1526 and 1538 Parrott) straight up the hill to the water tank? This line is unrelated to the project itself, but must be rerouted given the site plan. We cannot find a reference to the timing for this major activity in the grading schedule. This work directly affects three homeowners on Parrott.
- When will grading occur on the entire new private street? Staff report refers to work at the site entrance and later to “curb and gutter” work. We cannot find any reference to grading the entire private street, including the portion from the site entrance up to the water tank and the offshoot that extends parallel to Parrott above lots 1-7. Related, when will it be paved?
- How will the developer ensure off-haul truck tarps are always on as trucks exit the site? These tarps have NOT been on every departing truck, despite assurances in the staff reports. We saw exceptions weekly, and have submitted photos to the County.

Uncovered full truck leaving the site, turning from Laurie onto Parrott; Nov 2nd, 2020 – NO Tarp on it

Truck turning right off Laurie Lane.



Same truck passing in front of I474 Parrott with dirt uncovered.



Questions/Comments from our HOA on the modified request

- Page 4 of the Staff Report states layout and plan changes triggered by PG&E for Lot 7, which is adjacent to two existing Parrott Drive properties. The updated detailed layout/plans have not been shared with the public nor to our knowledge the Planning Commission. We request the Planning Commission and Public receive the detailed current drawings for review
- Lot 12 is never mentioned in the staff report. Page 7 refers to lots 1-4, 5-11, and 13-19. When will Lot 12 be graded?