

## Camille Leung

---

**From:** Deke & Corrin Brown <d.cbrown@comcast.net>  
**Sent:** Monday, June 05, 2017 11:32 AM  
**To:** Camille Leung  
**Subject:** Re: A giant flatbed truck

Thank you -

**From:** [Camille Leung](#)  
**Sent:** Monday, June 05, 2017 11:27 AM  
**To:** [Deke & Corrin Brown](#)  
**Subject:** FW: A giant flatbed truck

They are just doing erosion control ☺

---

**From:** Camille Leung  
**Sent:** Monday, June 05, 2017 9:53 AM  
**To:** 'Noel Chamberlain' <noel@nexgenbuilders.com>  
**Cc:** JTUTTLEC@aol.com; Fred <fredh@nexgenbuilders.com>  
**Subject:** RE: A giant flatbed truck

Hi Noel,

Yes that is the case. Good to hear that is all that is going on. No grading can start until you get the building permits. Thanks

---

**From:** Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]  
**Sent:** Monday, June 05, 2017 9:46 AM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); Fred <[fredh@nexgenbuilders.com](mailto:fredh@nexgenbuilders.com)>  
**Subject:** RE: A giant flatbed truck

Hi Camille,

It is my understanding that we are required to install the erosion control and have it inspected prior to permit issuance. The delivery was specifically for that purpose.

Please let me know if that is not the case.

Thanks,  
Noel

---

**From:** Camille Leung [<mailto:cleung@smcgov.org>]  
**Sent:** Monday, June 5, 2017 9:38 AM  
**To:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); Noel Chamberlain <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>  
**Subject:** FW: A giant flatbed truck

Hi Jack and Noel,

Can you help me explain this? As the building permit is still not ready to issue....

Thanks

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]

**Sent:** Monday, June 05, 2017 9:08 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** A giant flatbed truck

is delivering concrete and those straw filled erosion control tubes?  
to the end of Cobblehill and Cowpens.

Have a permit and hard card been issued ?

## Camille Leung

---

**From:** JTUTTLEC@aol.com  
**Sent:** Monday, June 12, 2017 12:54 PM  
**To:** Camille Leung  
**Subject:** Re: lots 9,10 and 11 Highlands

Thanks Camille, Jack

In a message dated 6/12/2017 12:21:56 P.M. Pacific Daylight Time, cleung@smcgov.org writes:

Conferring with Steve first and if he approves, it will be sent out this week ☺

---

**From:** JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]  
**Sent:** Monday, June 12, 2017 10:33 AM  
**To:** Camille Leung <cleung@smcgov.org>  
**Subject:** lots 9,10 and 11 Highlands

Camille,

Have you sent the letter to the Home owners?

Thanks,

Jack Chamberlain

## Camille Leung

---

**From:** JTUTTLEC@aol.com  
**Sent:** Monday, June 26, 2017 2:47 PM  
**To:** cleung@co.sanmateo.ca.us  
**Subject:** Fwd: Highlands Estates  
**Attachments:** 17-06-21BKFResponsetoSMCOPlanningLots9-11SetbackComments.pdf

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From: RHAGA@BKF.com  
To: jtuttlec@aol.com  
CC: RHAGA@BKF.com, jtang@BKF.com, dbyers@landuselaw.net  
Sent: 6/22/2017 2:55:12 P.M. Pacific Daylight Time  
Subj: Highlands Estates

Jack,

Attached is a letter addressing latest planning comments per email on 6/20/17. In addition, to other issues related to project understanding by county staff that are confusing the plan check process.

Roland Haga



**ROLAND HAGA, PE, PLS, LEED®AP**

VICE PRESIDENT

**BKF Engineers**

255 Shoreline Drive, Suite 200

Redwood City, CA 94065

d 650.482.6407

m 650.619.6030

[rhaga@bkf.com](mailto:rhaga@bkf.com)

[www.bkf.com](http://www.bkf.com)



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## Camille Leung

---

**From:** JTUTTLEC@aol.com  
**Sent:** Tuesday, June 27, 2017 11:57 AM  
**To:** Camille Leung  
**Subject:** Re: Highlands Estates

Camille,

Now can we get, that letter to the homeowners sent?

Thanks,

Jack

In a message dated 6/26/2017 5:29:44 P.M. Pacific Daylight Time, cleung@smcgov.org writes:

Got it thanks!

---

**From:** JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]  
**Sent:** Monday, June 26, 2017 2:47 PM  
**To:** cleung@co.sanmateo.ca.us  
**Subject:** Fwd: Highlands Estates

---

From: RHAGA@BKF.com  
To: jtuttlec@aol.com  
CC: RHAGA@BKF.com, jtang@BKF.com, dbyers@landuselaw.net  
Sent: 6/22/2017 2:55:12 P.M. Pacific Daylight Time  
Subj: Highlands Estates

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## Camille Leung

---

**From:** JTUTTLEC@aol.com  
**Sent:** Wednesday, June 28, 2017 12:51 PM  
**To:** Camille Leung  
**Subject:** Re: Highlands Estates

Camille,

Thanks for the reply. I will get on this right away. Roland is on vacation and will be back on July 5th.

I talked today with Scott Fitting, a geotech consultant who is preparing a response to your grading issue on lots 5-8; it should be finished tomorrow. I know that Roland wanted some input so that I may not be able to deliver it until next week.

Cordially,

Jack

In a message dated 6/28/2017 12:41:36 P.M. Pacific Daylight Time, cleung@smcgov.org writes:

Hi Jack,

I discussed this with Steve Monowitz. Of course, this would have been easier if the site plans for the homes looked like the approved plans. In light of the changes, in order for staff to support these footprint changes as "minor" we need to understand the changes and the reason for the changes. Then, we need to determine that they are critical to the project and won't result in additional impacts and comparable to the approved project. Without adequate rationale, it's hard to explain to the public and hard for the County to support.

Once again, please review the changes in the attached PDFs. The rationale that Roland gave for the changes in the footprints is quite vague. It will appear to the neighbors that the footprints are larger than approved by the BOS. We need more explanation as the house footprints do appear larger, with small shifts here and there that are not so easily explained by the rationale provided thus far.

It would be great if someone could do an overlay drawing from what was approved and what is proposed now and explain all those differences. Can someone do this?

We can also arrange a meeting with you, Mark/Doug (architect) and Jonathan/Roland (civil) if that helps.

Thanks



---

**From:** JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]

**Sent:** Wednesday, June 28, 2017 9:57 AM

**To:** Camille Leung <cleung@smcgov.org>

**Cc:** rnewman@resolutionstrategiesinc.com; dbyers@landuselaw.net; noel@nexgenbuilders.com

**Subject:** Re: Highlands Estates

Camille,

To the best of my knowledge, the following are the items needing a minor modification on lots 9-11:

1. Lot 11 has been shifted sideways about ten feet to further protect a wet area on the left side of the house
2. On Lots 9 and 10 the homes have been relocated at the instance of the Fire Department to increase the mobility of their equipment. And additional fire hydrant will be located on Cowpens and Cobblehill at the entry of the new homes which will also benefit the existing homes
- 3 The home on Lot 9 has been reduced in size to comply with the approved Square Footage

Is there anything else?

Jack

In a message dated 6/26/2017 5:29:44 P.M. Pacific Daylight Time, cleung@smcgov.org writes:

Got it thanks!

---

**From:** JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]  
**Sent:** Monday, June 26, 2017 2:47 PM  
**To:** cleung@co.sanmateo.ca.us  
**Subject:** Fwd: Highlands Estates

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From: RHAGA@BKF.com  
To: jtuttlec@aol.com  
CC: RHAGA@BKF.com, jtang@BKF.com, dbyers@landuselaw.net  
Sent: 6/22/2017 2:55:12 P.M. Pacific Daylight Time  
Subj: Highlands Estates

Jack,

Attached is a letter addressing latest planning comments per email on 6/20/17. In addition, to other issues related to project understanding by county staff that are confusing the plan check process.

Roland Haga



**ROLAND HAGA, PE, PLS, LEED®AP**

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## Camille Leung

---

**From:** JTUTTLEC@aol.com  
**Sent:** Tuesday, July 25, 2017 10:24 AM  
**To:** Camille Leung  
**Subject:** Highlands 9-11

Camille,

I have the color chip boards and would like an appointment to see you today, tomorrow or Thursday, your convince.

Jack

## Camille Leung

---

**From:** JTUTTLEC@aol.com  
**Sent:** Tuesday, July 25, 2017 10:54 AM  
**To:** Camille Leung  
**Subject:** Re: FW: Highlands Lot 9

Camille,

I need to get the houses built before i can sell them. I have given the deed restrictions to the Title company to be included and recorded at sale. They are also getting me confirmation of the conservation easement on the 85 acre parcel.

Jack

In a message dated 7/18/2017 7:46:46 P.M. Pacific Daylight Time, cleung@smcgov.org writes:

Hi Jack,

Also I need the deed restrictions for these conditions. When can you record deed restrictions on Lots 9-11?

6. Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:
  - a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a “cool roof.” Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.
  - b. Lots 1, 2, 3, 4 and 11: Homes shall be no more than one-story high on the front curbside. Home design will be compatible with the area’s contemporary, mid-20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences.

34. For Lots 1 through 8 and Lot 11 (lots with the RM Zoning District), all present and future site preparation activity and development shall comply with Section 6319C.2.F (Development Standards) and Section 6319C.2.G (Minimization of Grading). All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any “No-Build” areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any “No-Build” areas as shown on the Final Map for the subject property. The above statement shall be added as a deed restriction to the respective lots when the lots are sold.

---

**From:** Camille Leung  
**Sent:** Tuesday, July 18, 2017 7:35 PM  
**To:** 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>  
**Subject:** RE: FW: Highlands Lot 9

Hi Jack,

Would you like to discuss this? I'll be at the counter tomorrow from 12:15-5pm. When do you plan on submitting revised plans to Building based on our discussion on July 8<sup>th</sup>?

Also, Sam Naifeh is asking for a “title insurance policy” for the conservation easement area. Did you have this?

Thanks!

---

**From:** JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]  
**Sent:** Friday, July 07, 2017 10:17 AM  
**To:** cleung@co.sanmateo.ca.us  
**Subject:** Fwd: FW: Highlands Lot 9

---

From: markg@markgrossinc.com  
To: JTUTTLEC@aol.com  
Sent: 7/6/2017 3:21:41 P.M. Pacific Daylight Time  
Subj: FW: Highlands Lot 9

Hi Jack,

This is what I found, the old preliminary and the CD's.

The calculations below show a footage of 3,212 and a the prelims show 3,309sf.

If there was an earlier schematic plan I don't know where it is.

Mark



**Mark Gross, AIA**

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 201 | F (949)387-7800

[markg@markgrossinc.com](mailto:markg@markgrossinc.com) | [www.markgrossinc.com](http://www.markgrossinc.com)



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**From:** Doug McBeth [mailto:dougm@markgrossinc.com]  
**Sent:** Thursday, September 01, 2016 11:58 AM  
**To:** 'JTUTTLEC@aol.com'  
**Cc:** 'Mark Gross'  
**Subject:** Highlands Lot 9

Hi Jack,

Here are the floor plan exhibits showing the area of the inside walls minus the stairways.

The total if these areas is 3,212 sq. ft. This is a footage savings of 178 sq. ft.

Best,



**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)





## Camille Leung

---

**From:** JTUTTLEC@aol.com  
**Sent:** Wednesday, August 09, 2017 9:13 AM  
**To:** Camille Leung  
**Subject:** Re: Updated missing items list

Camille,

Are you OK with the information that Doug Macbeth, Mark Gross & Associates, has given you re lot 9?

Jack

In a message dated 8/8/2017 8:38:35 A.M. Pacific Daylight Time, cleung@smcgov.org writes:

Hi Fred and Jack,

Sorry, I promised this to Fred before I left for vacation and I still have not gotten to it. I'm hoping to send it to you by tomorrow.

Thanks!

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

## Camille Leung

---

**From:** Tom Finke <tomfinke2010@gmail.com>  
**Sent:** Saturday, July 29, 2017 8:18 AM  
**To:** Camille Leung  
**Subject:** Re: Question about new house on Cowpens Way, San Mateo

Thanks Camille. I emailed them.

Tom

On Wed, Jul 26, 2017 at 9:55 AM Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Tom,

Of course its possible, but of course, both parties would have to agree. Here's the developer's info:

Jack Chamberlain

[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)

650-595-5584

Noel Chamberlain

[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)

Thanks!

**From:** Tom Finke [mailto:[tomfinke2010@gmail.com](mailto:tomfinke2010@gmail.com)]  
**Sent:** Tuesday, July 25, 2017 10:27 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Question about new house on Cowpens Way, San Mateo

Thanks Camille.

Do you know if it would be possible for me to buy this lot from the Chamberlain Group? Then they wouldn't have to bother building the house.

Thanks,

Tom

On Tue, Jul 18, 2017 at 10:33 AM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Tom,

The house you refer to is on Lot 11. It is still in plan check with items to be resolved prior to building permit issuance. Its still a month or so from being issued due to the developer desire to move the house away from the drainage by about 8-feet. The originally approved house sizes did not include garages in the calculation while the record shows that garages were in the approved design, so while the total house size has been corrected to include the garages, the houses have not actually gotten larger.

Thanks

**From:** Tom Finke [mailto:[tomfinke2010@gmail.com](mailto:tomfinke2010@gmail.com)]  
**Sent:** Tuesday, July 11, 2017 6:43 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Question about new house on Cowpens Way, San Mateo

Hi Camille,

Could you tell me what's the latest status of the new house to be built at the end of Cowpens way? Wondering when construction will begin.

Also, is it true that the Chamberlain Group is trying to build their remaining houses in the Highlands larger than originally agreed?

Thank you,

Tom

On Fri, Dec 4, 2015 at 2:00 PM, Tom Finke <[tomfinke@yahoo.com](mailto:tomfinke@yahoo.com)> wrote:

Thank you Camille.

On Friday, December 4, 2015 10:21 AM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Tom,

Here's a link to the map and lot configuration:

<https://drive.google.com/file/d/0BwyCgKcW1Void2NHck5GX0kwYWc/view>

For Lots 9-11, architectural plans have not been submitted. However, conceptual plans, as approved by the Board back in 2010, are attached. FYI, house may be shifted by 10-feet to the left (away from "no build" zone).

Thanks

---

**From:** Tom Finke [mailto:[tomfinke@yahoo.com](mailto:tomfinke@yahoo.com)]  
**Sent:** Thursday, December 03, 2015 12:55 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Question about new house on Cowpens Way, San Mateo

Hello Camille,

Would you be able to point me to a property map and architectural drawings for the new Chamberlain Project house to be built at the end of Cowpens Way in San Mateo. I'm asking because it looks like this house will be built in the open space behind my back yard.

Thank you,

Tom Finke

2067 New Brunswick Drive

San Mateo, CA 94402

## Camille Leung

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**From:** Camille Leung  
**Sent:** Tuesday, June 06, 2017 4:41 PM  
**To:** Deke & Corrin Brown  
**Subject:** FW: Weed control, Lots 9, 10, 11  
**Attachments:** Highland Estates\_SFDW\_Trapping\_Report\_12-23-15.pdf

Hi Corrin,

Here's the bio report

---

**From:** Taylor Peterson [mailto:[tpeterson@migcom.com](mailto:tpeterson@migcom.com)]  
**Sent:** Wednesday, May 17, 2017 4:41 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** Ralph Osterling <[ralph@ralphosterling.com](mailto:ralph@ralphosterling.com)>  
**Subject:** FW: Weed control, Lots 9, 10, 11

Hi Camille,

Ralph Osterling asked me to forward this email report regarding a pre-weed removal survey I completed for both nesting birds and woodrats at Highland Estates Lots 9, 10, and 11. He understands that we will need to return to do an additional nesting bird survey before tree trimming and grading start; I was planning to prepare a more formal report once that is completed. I have also attached the woodrat relocation report that was completed at the end of 2015 for these lots. Please let me know if you have any questions.

Thanks,

Tay

??

---

**From:** Taylor Peterson [mailto:[tpeterson@migcom.com](mailto:tpeterson@migcom.com)]  
**Sent:** Thursday, May 04, 2017 11:50 AM  
**To:** 'Ralph Osterling' <[ralph@ralphosterling.com](mailto:ralph@ralphosterling.com)>; 'Leung Camille' <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** 'Chamberlain Noel' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; 'Chamberlain Jack' <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; 'Fred' <[fredh@nexgenbuilders.com](mailto:fredh@nexgenbuilders.com)>; 'Mark J. Mondragon' <[MMondragon@smcgov.org](mailto:MMondragon@smcgov.org)>  
**Subject:** RE: Weed control, Lots 9, 10, 11

??

Hello all,

I completed a survey of lots 9, 10, and 11 on Tuesday morning May 2. I did not find any new woodrat houses, and marked the existing houses along the property boundary; these are all houses that were moved from within the project footprint. There are 6 on lots 9 and 10 and 3 on lot 11. They are marked with white flagging stretched between trees when possible (one of the ones on Lot 10 is just dangling). The marking tape is between the project footprint and the woodrat house, and the woodrat houses are fairly visible.

??

I did not observe any nesting bird activity on lots 9 and 10, and observed one black-capped chickadee carrying food on lot 11 but did not observe it entering a nest. Weed control and surveying activities are unlikely to impact nesting birds and it is okay to proceed with these activities. A pre-construction survey for nesting birds is recommended before grading or any more tree trimming or removal occurs (I don't know if any is planned), as a new nest could be established before then.

??

Best,

Tay

??

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**From:** Ralph Osterling [<mailto:ralph@ralphosterling.com>]

**Sent:** Monday, May 01, 2017 5:20 PM

**To:** Leung Camille <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Cc:** Chamberlain Noel <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Chamberlain Jack <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; Fred <[fredh@nexgenbuilders.com](mailto:fredh@nexgenbuilders.com)>; Peterson Taylor <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>; Mark J. Mondragon <[MMondragon@smcgov.org](mailto:MMondragon@smcgov.org)>

**Subject:** Re: Weed control, Lots 9, 10, 11

**Importance:** High

??

Camille

Tay has been notified of our hand weed chopping of the annual weeds.?? Regarding the wood rats, you will recall they moved the nests into the surrounding dense brush where not disturbance will occur.?? She will be out on site tomorrow to review all.

Ralph

??

??

??

Ralph Osterling

President

Registered Professional Forester No. 38

[ralph@ralphosterling.com](mailto:ralph@ralphosterling.com)

Ralph Osterling Consultants, Inc.

346 Rheem Blvd.

Suite 104

Moraga, California

94556

(650) 573-8733 ph

(877) 855-1059 fax

(415) 860-1557 cell



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On May 1, 2017, at 11:29 AM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

??

Hi Ralph,

??

Surveys are necessary for disturbance.?? As you know, woodrats are common there.?? There is sensitive habitat on Lot 11.??

??

Jack, what is the status of MIG/TRAs surveys?

??

Please wait on this.??

??

Thanks

??

---

**From:** Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]  
**Sent:** Friday, April 28, 2017 11:57 AM  
**To:** Chamberlain Jack <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; Fred <[fredh@nexgenbuilders.com](mailto:fredh@nexgenbuilders.com)>; Ralph Osterling <[ralph@ralphosterling.com](mailto:ralph@ralphosterling.com)>  
**Cc:** Peterson Taylor <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Mark J. Mondragon <[MMondragon@smcgov.org](mailto:MMondragon@smcgov.org)>  
**Subject:** RE: Weed control, Lots 9, 10, 11  
??

Thank you Ralph for coordinating all the clearing.  
??

---

**From:** Ralph Osterling [<mailto:ralph@ralphosterling.com>]  
**Sent:** Friday, April 28, 2017 11:16 AM  
**To:** Chamberlain Jack <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; Fred <[fredh@nexgenbuilders.com](mailto:fredh@nexgenbuilders.com)>; Noel Chamberlain <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>  
**Cc:** Leung Camille <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Mark J. Mondragon <[MMondragon@smcgov.org](mailto:MMondragon@smcgov.org)>; Peterson Taylor <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>  
**Subject:** Weed control, Lots 9, 10, 11  
??

Team

After meeting with the weed control contractor, I spoke with Mark Mondragon from CalFire about weed control on Lots 9, 10, 11. He totally supports the hand work to chop the thistle and other weedy invaders that have established in the previously cleared areas. The contractor is prepared to begin next week. ??

Ralph

??

Ralph Osterling  
President  
Registered Professional Forester No. 38  
[ralph@ralphosterling.com](mailto:ralph@ralphosterling.com)

Ralph Osterling Consultants, Inc.  
346 Rheem Blvd.  
Suite 104  
Moraga, California  
94556

(650) 573-8733 ph  
(877) 855-1059 fax  
(415) 860-1557 cell

<image001.png>

??



## Camille Leung

---

**From:** Camille Leung  
**Sent:** Monday, August 07, 2017 2:42 PM  
**To:** Deke & Corrin Brown  
**Subject:** FW: Status of Requested Documents  
**Attachments:** Lighting Plan Discussion.pdf; Geo Docs email.pdf; Chamberlain Traffic.pdf; 16-00161.pdf; 16-00162.pdf; 16-00163.pdf; 16-00164.pdf; 16-00158.pdf; 16-00159.pdf; 16-00160.pdf; 16-00158-00164\_2.pdf; 16-00158-00164.pdf

Hi Corrin,

Can you print these for Sam? These are the items I was going to fax. But email is easier!

Let me know if this works!

Thanks!

---

**From:** Camille Leung  
**Sent:** Wednesday, July 26, 2017 10:26 AM  
**To:** Sam Naifeh <samnaifeh@sbcglobal.net>  
**Cc:** Lisa Aozasa <laozasa@smcgov.org>; Dave Pine <dpine@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>  
**Subject:** Status of Requested Documents

Hi Sam,

Here's the status of the documents you requested:

- 1) I asked Jack Chamberlain for the "title insurance policy" for the conservation easement area. It was not a requirement so I'm not sure if he has this.
- 2) I sent geo review docs to you on 6/6/17 (see attached PDF of email). Jean DeMouthe did the Geo review. Her comments are re-sent, as attached to this email.
- 3) Regarding Condition 4k (BIO-5c), the lighting plan, please attached PDF for email chain.
- 4) Regarding deed restrictions required by Condition 6a and b, these have been on my BLD plancheck list and have been requested of the applicant.
- 5) Regarding "official County reports evaluating traffic safeguards during construction and after construction". Please see attached email from Jack Chamberlain. The Construction Management Plan is included in my BLD comment letter. We only require:

Condition 4.w.: Improvement Measure TRANS-1: The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.

Thanks

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Monday, June 19, 2017 8:15 PM  
**To:** Fred  
**Cc:** JTUTTLEC@aol.com  
**Subject:** FW: lots 9,10 and 11 Highlands  
**Attachments:** Comparison Lot 9.pdf; Comparison Lot 10\_3.pdf; Comparison Lot 11.pdf; Setback Comparison Table.docx

.....Including Fred in this as well ☺

---

**From:** Camille Leung  
**Sent:** Monday, June 19, 2017 8:13 PM  
**To:** 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>; 'Mark Gross' <markg@markgrossinc.com>; 'Jonathan Tang' <jtang@BKF.com>  
**Subject:** RE: lots 9,10 and 11 Highlands

Hi Jack,

I'm very close to finishing the letter, but I think I need more in terms of rationale for the changes. Please see attached PDF documents. Each compares the approved site plan with the current site plan for each of Lots 9-11.

Regarding changes to the setbacks:

- The shift in the house on Lot 11 is actually 6.2 feet to the left not 10 feet. Please confirm.
- The fire turnaround rationale for changing the footprint for Lot 9 makes sense as the house gets further away from the turnaround area by almost 8 feet.
- For Lot 10, the house gets closer to the turnaround area by 1.4 feet. What is the rationale for this? There are also subtle shifts in all the setbacks (see word document attached), please explain.

Also, I see the following changes in the shape of the house footprints:

- For Lot 11, the right back corner of the house seems to have been added since project approval. This should match the approved plans.
- For Lot 10, the front and right side of the house seems to have been expanded. This should match the approved plans.
- For Lot 9, I believe you were saying that the footprint of the approved house was actually too big and the footprint was consolidated to fit the approved house size. Please confirm.

I need further help with explaining these changes in the notice. Please review the comments in attached PDFs. Due to the different sizes of the plans, it may be easier to expand the thumbnails and compare them that way.

Thanks!

---

**From:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com) [<mailto:JTUTTLEC@aol.com>]  
**Sent:** Thursday, June 15, 2017 9:31 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** Re: lots 9,10 and 11 Highlands

Camille,

The revised plans for lot 10 eliminating the 8" height discrepancy arrived this morning. Fred is handling the revisions now and I will deliver them to him this morning.

Did Steve approve the letter?

Cordially,

Jack Chamberlain

In a message dated 6/12/2017 12:21:56 P.M. Pacific Daylight Time, [cleung@smcgov.org](mailto:cleung@smcgov.org) writes:

Conferring with Steve first and if he approves, it will be sent out this week ☺

---

**From:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com) [<mailto:JTUTTLEC@aol.com>]

**Sent:** Monday, June 12, 2017 10:33 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** lots 9,10 and 11 Highlands

Camille,

Have you sent the letter to the Home owners?

Thanks,

Jack Chamberlain

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Tuesday, July 18, 2017 7:47 PM  
**To:** JTUTTLEC@aol.com  
**Subject:** RE: FW: Highlands Lot 9

Hi Jack,

Also I need the deed restrictions for these conditions. When can you record deed restrictions on Lots 9-11?

6. Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:
  - a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a “cool roof.” Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.
  - b. Lots 1, 2, 3, 4 and 11: Homes shall be no more than one-story high on the front curbside. Home design will be compatible with the area’s contemporary, mid-20th century modern style. Rear facades of homes on Lots 9 through 11 shall have details to reduce the massing of the structure, specifically architectural articulation to break up the vertical facade, color variation, and brick or stone treatment for retaining walls supporting the residences.
  
34. For Lots 1 through 8 and Lot 11 (lots with the RM Zoning District), all present and future site preparation activity and development shall comply with Section 6319C.2.F (Development Standards) and Section 6319C.2.G (Minimization of Grading). All setbacks shall be measured from the limits of the buildable portion of the parcel (i.e., excluding any “No-Build” areas on the Final Map). For the purpose of calculating the Maximum Building Site Coverage Ratio of 40%, the Building Site Area shall exclude any “No-Build” areas as shown on the Final Map for the subject property. The above statement shall be added as a deed restriction to the respective lots when the lots are sold.

---

**From:** Camille Leung  
**Sent:** Tuesday, July 18, 2017 7:35 PM  
**To:** 'JTUTTLEC@aol.com' <JTUTTLEC@aol.com>  
**Subject:** RE: FW: Highlands Lot 9

Hi Jack,

Would you like to discuss this? I'll be at the counter tomorrow from 12:15-5pm. When do you plan on submitting revised plans to Building based on our discussion on July 8<sup>th</sup>?

Also, Sam Naifeh is asking for a "title insurance policy" for the conservation easement area. Did you have this?

Thanks!

---

**From:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com) [<mailto:JTUTTLEC@aol.com>]

**Sent:** Friday, July 07, 2017 10:17 AM

**To:** [cleung@co.sanmateo.ca.us](mailto:cleung@co.sanmateo.ca.us)

**Subject:** Fwd: FW: Highlands Lot 9

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From: [markg@markgrossinc.com](mailto:markg@markgrossinc.com)

To: [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)

Sent: 7/6/2017 3:21:41 P.M. Pacific Daylight Time

Subj: FW: Highlands Lot 9

Hi Jack,

This is what I found, the old preliminary and the CD's.

The calculations below show a footage of 3,212 and a the prelims show 3,309sf.

If there was an earlier schematic plan I don't know where it is.

Mark



**Mark Gross, AIA**

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 201 | F (949)387-7800

[markg@markgrossinc.com](mailto:markg@markgrossinc.com) | [www.markgrossinc.com](http://www.markgrossinc.com)



---

**From:** Doug McBeth [<mailto:doug@markgrossinc.com>]  
**Sent:** Thursday, September 01, 2016 11:58 AM  
**To:** 'JTUTTLEEC@aol.com'  
**Cc:** 'Mark Gross'  
**Subject:** Highlands Lot 9

Hi Jack,

Here are the floor plan exhibits showing the area of the inside walls minus the stairways.

The total if these areas is 3,212 sq. ft. This is a footage savings of 178 sq. ft.

Best,



**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



## Camille Leung

---

**From:** Camille Leung  
**Sent:** Wednesday, July 26, 2017 1:45 PM  
**To:** JTUTTLEC@aol.com  
**Subject:** RE: Highlands 9-11

Ok see you then ☺

---

**From:** JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]  
**Sent:** Wednesday, July 26, 2017 10:46 AM  
**To:** Camille Leung <cleung@smcgov.org>  
**Subject:** Re: Highlands 9-11

Camille,

How about 10:00? That should open the Counties parking garage.

Thanks,

Jack

In a message dated 7/26/2017 10:21:40 A.M. Pacific Daylight Time, [cleung@smcgov.org](mailto:cleung@smcgov.org) writes:

Hi Jack,

How about tomorrow? I'm free anytime. Thanks!

---

**From:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com) [mailto:JTUTTLEC@aol.com]  
**Sent:** Tuesday, July 25, 2017 10:24 AM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Highlands 9-11

Camille,

I have the color chip boards and would like an appointment to see you today, tomorrow or Thursday, your convince.

Jack





## Camille Leung

---

**From:** Camille Leung  
**Sent:** Wednesday, August 09, 2017 4:11 PM  
**To:** 'JTUTTLEC@aol.com'  
**Cc:** 'rhaga@bkf.com'; 'sfittinghoff@cornerstoneearthgroup.com'; 'noel@nexgenbuilders.com'; Fred; Steve Monowitz; John Nibbelin  
**Subject:** RE: Highlands grading for Lots 5-8  
**Attachments:** Pages from Highlands Estates EIR 4\_4\_OtherTopics\_091009.pdf; Revsed Grading Calcs.pdf

Hi Jack,

Thanks for the grading calculations prepared by BKF for Lots 5-8, as well as the Geo letter regarding the revised grading calculations. Here are my comments:

1. Figures show export amounts. They should also show need for imported fill (needed to replace unsuitable excavated soil as described by the Geo letter), estimated at 4,000-5,000 c.y., as this also affects truck trips.
2. As we discussed several months back, the County will need to know how many additional truck trips will result from additional off-haul and soil import due to the revised grading proposal. If it helps, the EIR estimates that 1 typical truckload can carry 12 cy. These trips will need to be evaluated for traffic impacts to the neighborhood by a transportation engineer. If traffic impacts from the additional trips is determined to be significant, a major modification would need to be processed with CEQA analysis of the additional trips. For your reference, the traffic analysis of the EIR estimated a total of 183 truck trips for the project, which involved only import not export (see attached PDF from EIR).

Please provide the County with a traffic report so that we can evaluate the impacts of the revised grading proposal for Lots 5-8.

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

---

**From:** Camille Leung  
**Sent:** Wednesday, September 07, 2016 4:46 PM  
**To:** JTUTTLEC@aol.com  
**Cc:** rhaga@bkf.com; sfittinghoff@cornerstoneearthgroup.com; noel@nexgenbuilders.com  
**Subject:** RE: Highlands grading

Hi Jack,

The issue has more to do with traffic than actual grading/geo issues. Please estimate how many more truck haul loads there would be and we can go from there.

Thanks

---

**From:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com) [<mailto:JTUTTLEC@aol.com>]

**Sent:** Wednesday, September 07, 2016 10:49 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Cc:** [rhaga@bkf.com](mailto:rhaga@bkf.com); [sfittinghoff@cornerstoneearthgroup.com](mailto:sfittinghoff@cornerstoneearthgroup.com); [noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)

**Subject:** Re: Highlands grading

Camille,

I would like to set up a meeting at the County with Roland Haga, Scott Fittinghoff, Noel; and myself to resolve the grading issue.

What works for you?

Jack

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Monday, August 14, 2017 11:30 AM  
**To:** 'JTUTTLEC@aol.com'  
**Subject:** RE: Revised Planning Comment List for Lots 9-11

Hi Jack,

Meeting will be sometime this week, likely Wednesday but not yet confirmed.

Steve and I are working on drafting the Minor Modification notice for Lots 9 and 11; he has to confirm that this is the way we are going....

Thanks

---

**From:** JTUTTLEC@aol.com [mailto:JTUTTLEC@aol.com]  
**Sent:** Monday, August 14, 2017 9:48 AM  
**To:** Camille Leung <cleung@smcgov.org>  
**Subject:** Re: Revised Planning Comment List for Lots 9-11

Camille,

I have asked Fred Heins to contact you today with the information that you need to sign off on planning.,

Doug Macbeth told me this morning that you have all the information needed for lot 9. Are you OK with what he has given you?

What was the outcome of Supervisor Pine's meeting with the homeowners?

Is there anything else that I can do for you to release the 9-11 permits?

Cordially,

Jack Chamberlain

In a message dated 8/9/2017 6:14:27 P.M. Pacific Daylight Time, [cleung@smcgov.org](mailto:cleung@smcgov.org) writes:

FYI – Here's a list of the remaining items for Planning sign-off

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Tuesday, August 22, 2017 12:30 PM  
**To:** 'JTUTTLEC@aol.com'; 'Fred'; 'Chamberlain Noel'  
**Cc:** 'Doug McBeth'; 'Haga Roland'; 'Tang Jonathan'  
**Subject:** RE: Revised Planning Comment List for Lots 9-11

FYI – The Minor Modification Notice for the footprint (and resulting setback and design change) on Lot 9 and the shift of the house location on Lot 11 will likely go out this week. It will have a 2 week comment period.

Thanks

---

**From:** Camille Leung  
**Sent:** Wednesday, August 09, 2017 6:14 PM  
**To:** JTUTTLEC@aol.com; Fred <fredh@nexgenbuilders.com>; Chamberlain Noel <noel@nexgenbuilders.com>  
**Cc:** 'Doug McBeth' <doug@markgrossinc.com>; Haga Roland <RHAGA@BKF.com>; Tang Jonathan <jtang@bkf.com>  
**Subject:** Revised Planning Comment List for Lots 9-11

FYI – Here's a list of the remaining items for Planning sign-off

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Wednesday, July 26, 2017 9:55 AM  
**To:** Tom Finke  
**Subject:** RE: Question about new house on Cowpens Way, San Mateo

Hi Tom,

Of course its possible, but of course, both parties would have to agree. Here's the developer's info:

Jack Chamberlain  
[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)  
650-595-5584

Noel Chamberlain  
[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)

Thanks!

**From:** Tom Finke [mailto:tomfinke2010@gmail.com]  
**Sent:** Tuesday, July 25, 2017 10:27 PM  
**To:** Camille Leung <cleung@smcgov.org>  
**Subject:** Re: Question about new house on Cowpens Way, San Mateo

Thanks Camille.

Do you know if it would be possible for me to buy this lot from the Chamberlain Group? Then they wouldn't have to bother building the house.

Thanks,  
Tom

On Tue, Jul 18, 2017 at 10:33 AM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Tom,

The house you refer to is on Lot 11. It is still in plan check with items to be resolved prior to building permit issuance. Its still a month or so from being issued due to the developer desire to move the house away from the drainage by about 8-feet. The originally approved house sizes did not include garages in the calculation while the record shows that garages were in the approved design, so while the total house size has been corrected to include the garages, the houses have not actually gotten larger.

Thanks

**From:** Tom Finke [mailto:[tomfinke2010@gmail.com](mailto:tomfinke2010@gmail.com)]  
**Sent:** Tuesday, July 11, 2017 6:43 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Question about new house on Cowpens Way, San Mateo

Hi Camille,

Could you tell me what's the latest status of the new house to be built at the end of Cowpens way? Wondering when construction will begin.

Also, is it true that the Chamberlain Group is trying to build their remaining houses in the Highlands larger than originally agreed?

Thank you,

Tom

On Fri, Dec 4, 2015 at 2:00 PM, Tom Finke <[tomfinke@yahoo.com](mailto:tomfinke@yahoo.com)> wrote:

Thank you Camille.

On Friday, December 4, 2015 10:21 AM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Tom,

Here's a link to the map and lot configuration:

<https://drive.google.com/file/d/0BwyCgKcW1Void2NHck5GX0kwYWc/view>



For Lots 9-11, architectural plans have not been submitted. However, conceptual plans, as approved by the Board back in 2010, are attached. FYI, house may be shifted by 10-feet to the left (away from "no build" zone).

Thanks

---

**From:** Tom Finke [mailto:[tomfinke@yahoo.com](mailto:tomfinke@yahoo.com)]  
**Sent:** Thursday, December 03, 2015 12:55 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Question about new house on Cowpens Way, San Mateo

Hello Camille,

Would you be able to point me to a property map and architectural drawings for the new Chamberlain Project house to be built at the end of Cowpens Way in San Mateo. I'm asking because it looks like this house will be built in the open space behind my back yard.

Thank you,

Tom Finke

2067 New Brunswick Drive

San Mateo, CA 94402

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Wednesday, August 09, 2017 5:11 PM  
**To:** 'Doug McBeth'; JTUTTLEC@aol.com  
**Cc:** Steve Monowitz  
**Subject:** RE: Updated missing items list

I see I was looking at the other number on there. Thanks!

---

**From:** Doug McBeth [mailto:doug@markgrossinc.com]  
**Sent:** Wednesday, August 09, 2017 5:06 PM  
**To:** Camille Leung <cleung@smcgov.org>; JTUTTLEC@aol.com  
**Cc:** Steve Monowitz <smonowitz@smcgov.org>  
**Subject:** RE: Updated missing items list

Hi Camille,

The exhibits do currently reflect that information.



**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



---

**From:** Camille Leung [mailto:cleung@smcgov.org]  
**Sent:** Wednesday, August 09, 2017 4:56 PM  
**To:** Doug McBeth; JTUTTLEC@aol.com  
**Cc:** Steve Monowitz  
**Subject:** RE: Updated missing items list

Hi Doug,

Please correct the figures and have both approved and current footprint diagrams reflect the total footprints of each.

---

**From:** Doug McBeth [mailto:doug@markgrossinc.com]  
**Sent:** Wednesday, August 09, 2017 4:44 PM  
**To:** Camille Leung <cleung@smcgov.org>; JTUTTLEC@aol.com  
**Cc:** Steve Monowitz <smonowitz@smcgov.org>  
**Subject:** RE: Updated missing items list

Hi Camille,

The 3390 s.f. is for the living area only and does not include the interior stairway, decks or the garage. The exhibits I sent represent the building footprint, as it sits on the ground, and does not

relate to the 3390 figure. This was per our phone conversation. Intent was to show the overall building footprint was smaller, which it is.

Best,



**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



---

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Wednesday, August 09, 2017 4:22 PM

**To:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)

**Cc:** Doug McBeth; Steve Monowitz

**Subject:** RE: Updated missing items list

Hi Jack,

In reviewing what Doug has sent, its clear the footprint for Lot 9 has gotten larger, from 3390 sf (approved) to 3451 sq. ft (proposed), by a total 61 sq. ft. Are you open to changing the plans so that the footprint area remains the same as approved? If not, I will need to talk to Steve in terms of the significance of this modification and the appropriate process.

Thanks

---

**From:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com) [<mailto:JTUTTLEC@aol.com>]

**Sent:** Wednesday, August 09, 2017 9:13 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** Re: Updated missing items list

Camille,

Are you OK with the information that Doug Macbeth, Mark Gross & Associates, has given you re lot 9?

Jack

In a message dated 8/8/2017 8:38:35 A.M. Pacific Daylight Time, [cleung@smcgov.org](mailto:cleung@smcgov.org) writes:

Hi Fred and Jack,

Sorry, I promised this to Fred before I left for vacation and I still have not gotten to it. I'm hoping to send it to you by tomorrow.

Thanks!

Camille Leung, Senior Planner

Planning & Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

Phone - 650-363-1826

Fax – 650-363-4849

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Tuesday, July 18, 2017 8:00 PM  
**To:** Steve Monowitz  
**Subject:** Info Requested by Sam Naifeh  
**Attachments:** Lighting Plan Discussion.pdf; Geo Docs email.pdf; Planning Comments on Lots 9 thu 11\_030117\_Notes.pdf; Chamberlain Traffic.pdf

Hi Steve,

Regarding documents requested by S. Naifeh:

- 1) I asked Jack for the "title insurance policy" for the conservation easement area. It was not a requirement so I'm not sure if he has this.
- 2) I sent geo review docs to him on 6/6/17 (see attached PDF of email). Jean did the Geo review.
- 3) Regarding Condition 4k (BIO-5c), the lighting plan, please attached PDF for email chain.
- 4) Regarding deed restrictions required by Condition 6a and b, these have been on my BLD plancheck list and have been requested of the applicant.
- 5) Regarding "official County reports evaluating traffic safeguards during construction and after construction", a main concern involves conflicts with school traffic. Please see attached email from Jack Chamberlain. The Construction Management Plan is included in my BLD comment letter. We only require:

Condition 4.w.: Improvement Measure TRANS-1: The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.

Thanks

---

**From:** Camille Leung  
**Sent:** Tuesday, June 06, 2017 2:41 PM  
**To:** Sam Naifeh <samnaifeh@sbcglobal.net>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>  
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>  
**Subject:** RE: San Mateo Highlands

Hi Sam,

Sorry for the delay. Please see attached documents pertaining to the County's Geotechnical Review of the cited BLD permits.

---

**From:** Camille Leung  
**Sent:** Wednesday, May 24, 2017 10:55 AM  
**To:** 'Sam Naifeh' <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Deke & Corrin Brown <[d.cbrown@comcast.net](mailto:d.cbrown@comcast.net)>; Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Jim Porter <[jporter@smcgov.org](mailto:jporter@smcgov.org)>; Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Chris Misner

<[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>

**Subject:** RE: San Mateo Highlands

Hi All,

As requested in our meeting with you last Friday, please see attached documents including the Approved Lighting Plans for Lots 1-4 and a print out from the publically-accessible "Permit Center" with all notes on PLN2006-00357 (approved subdivision case).

Thanks

---

**From:** Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]

**Sent:** Friday, May 19, 2017 11:57 AM

**To:** Deke & Corrin Brown <[d.cbrown@comcast.net](mailto:d.cbrown@comcast.net)>; Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>

**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Jim Porter <[jporter@smcgov.org](mailto:jporter@smcgov.org)>; Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>

**Subject:** Re: San Mateo Highlands

Dear Steve

We are looking forward to meeting with you this afternoon.

We appreciate your helpful email inviting us to meet with you.

Following your suggestion, neighbors have been attempting to review our areas of concern. In attempting to prepare as you indicated, we have increasingly realized that the documents and technical information we have been requesting are incomplete and this situation has been impairing our ability to participate in the process

Among several factors contributing to this situation is due to our being repeatedly referred to the Planning and Building website for information and finally realizing that it functions mainly to indicate permit activity in various areas of Planning and Building review but does not contain the actual documents referred to in the activity. We are still waiting for previously requested geotechnical information.

At the time this project was in the process of going before the Board of Supervisors, Supervisor Mark Church realized that this is a complex project that wedges homes into extremely difficult, unstable terrain. He supported as thoroughly organized approach as possible with the MMRP contract which assures that the many moving parts would not be overlooked, such as the protections of RM zoning and safety in relation to hazardous conditions such as geotechnical and geological dangers inherent in the terrain. For example, one of those concerns was maintaining the input from the team of geotechnical experts who made the recommendations for critical mitigations, which were incorporated into the conditions of approval.

So any change in protections for the easement and house related specifications (footprint, floor area) needed to be subject to thorough evaluation as the whole project

approval is premised on its various mitigations being upheld by the County on behalf of public health and safety as well as the public interest, especially as taxpayers. Part of evaluation of modifications has up until the last ten months included community input in advance of any formal or semi formal procedure. We were left out of the most recent minor modification process where we had been previously included. We never received a copy of your specific rationale and approval of the minor modification related to the increase in floor area over that allowed under RM zoning. We hope that you will consider restoring that process as well.

Therefore, our hope for this meeting is to give you a summary of what we know with the information we have, to find a way with you to be included in the full information flow again, and to be able provide input similar to that which the County has made use of in the past.

Thank you  
Sam

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**From:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**To:** Deke & Corrin Brown <[d.brown@comcast.net](mailto:d.brown@comcast.net)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Christopher Karic <[CKaric@sellerlaw.com](mailto:CKaric@sellerlaw.com)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Jim Porter <[jporter@smcgov.org](mailto:jporter@smcgov.org)>  
**Sent:** Friday, March 24, 2017 9:36 AM  
**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,

Thank you for your message. I am happy to meet with you, and offer the following information in response to your email and in advance of our meeting.

As you note, land stability and infrastructure were important considerations during the review of the Chamberlain subdivision. Now that that project is at the building permit stage, my staff is carefully reviewing construction plans to ensure that drainage specifications conform to the terms of the subdivision approval and effectively address site specific conditions.

If the plans submitted at the building permit stage are different from those that were contained in the subdivision approval, staff makes a determination if that change is minor, which can be approved administratively, or major, which would require an amendment to the subdivision and a public hearing. To date, the changes that have accompanied building and grading plans have been minor, and although there is no requirement that we inform adjacent properties of such changes, we have made an effort to do so. I welcome your feedback on the process we have used to date.

With regard to concerns about preexisting drainage conditions, hillside stability, and associated hazards, the Planning and Building Department can participate in discussions about what if any action should be taken, and we can identify the regulations that would apply to any proposed solution. However, the technical analysis of the hazards, and the development of alternative solutions, will need to be done by qualified engineers. To this end, the possibility of a collaborative effort between the County and the owners of the properties that are impacted by these conditions is something we can discuss at our meeting, which should include the Department of Public Works.

Please let me know if there are other matters you'd like to address at our meeting so that I can come prepared and bring the right people. I'll get back to you with a proposed date and time once I hear back from you. In the meantime, please feel free to call or email.

Sincerely,  
Steve

Steve Monowitz  
Community Development Director  
San Mateo County Planning and Building Department  
(650) 363-1861

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**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]  
**Sent:** Thursday, March 16, 2017 5:59 PM  
**To:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>  
**Subject:** Re: San Mateo Highlands

Dear Mr. Monowitz

Thank you for your email. Community members have been working with Camille for some time and feel it's now appropriate and important to have a meeting with you. Some of our concerns are outlined below, but email is no substitute for face-to-face discussion so we hope to get a time on your calendar in the next week or two.

Supervisor Pine has informed our community of important steps the County is taking to deal currently with a recent landslide in one of the Highlands open space areas that had an adverse impact on a sanitary sewer line. The significant rain water flow in the larger conservation easement area, as a whole, about which we had arranged to meet with Supervisor Pine has us concerned.

This current landslide situation reaffirms our concerns on behalf of safety and stability of land areas adjacent to and including the Chamberlain project. Neighbors in this and area communities have worked for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in our unstable hillsides here in earthquake country.

Of course land stability and security of infrastructure in the Conservation Easement also constitute critical considerations in the County Planning and Building evaluation of the proposed construction and locations of structures in the Chamberlain project. Our concerns about our local hillside instability were tragically reconfirmed in the 1996 Polhemus Road landslide. Area communities contributed significant informational and internationally recognized expert input (Cotton, Shires and Associates) into the EIR process that was aimed at working out practical solutions for reasonable development in this environmentally sensitive and geologically vulnerable terrain. Consequently, Cotton, Shires and Associates are the most familiar experts with this project and its terrain.



As previously noted, we personally visited Planning and Building Department where we informed Camille Leung directly about the rainfall and water flow. We have not received follow up on that aspect of our inquiry and requests.

In addition, regarding the Chamberlain project, we also need to meet with you on the concern that you have apparently changed the previous way in which community input is involved in your decisions regarding important issues in the Chamberlain project, about which previous communications and questions have included you.

Neighbors in this and area communities have worked tirelessly for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in the zone's vulnerable areas, keeping development within appropriate limits as indicated under RM zoning.

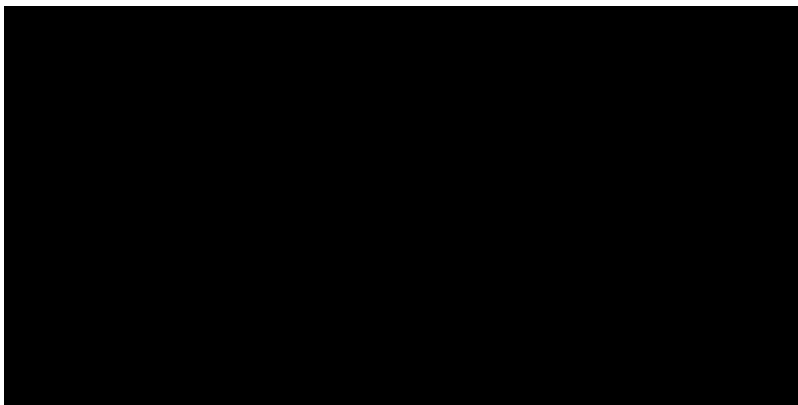
So, yes, in light of the full scope of our concerns beyond and including the Chamberlain project, we request meeting with directly with you. Of course it would be fine with us to include Camille Leung, who has always been responsive, in the meeting.

We look forward to meeting with you,

Deke and Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands  
650-574-1526 home  
650-703-1526 cell

<http://www.sfgate.com/bayarea/article/S-F-San-Mateo-Counties-Settle-Suit-Over-Mudslide-3003517.php>

S.F., San Mateo Counties Settle Suit Over Mudslide



### **S.F., San Mateo Counties Settle Suit Over Mudslide**

A muddy hillside that slopped onto a busy road near San Mateo, drove two families from their homes and threatene...

**From:** [Steve Monowitz](#)  
**Sent:** Tuesday, March 14, 2017 1:04 PM  
**To:** [Deke & Corrin Brown](#)

**Cc:** [Pam Merkadeau](#) ; [Rick Priola](#) ; [Liesje Nicolas](#) ; [Mark Luechtefeld](#) ; [Sam Naifeh](#) ; [Christopher Karic](#) ; [Chris Misner](#) ; [Camille Leung](#)

**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,

I apologize for the confusion. I interpreted Supervisor Pine's message as expressing his interest in coming to see the site himself on 2/25 or 26, and was not aware that you were expecting me.

I understand that staff planner Camille Leung has been in touch with you about this matter. If you continue to have concerns after working with Camille, please feel free to contact me.

Sincerely,  
Steve

Steve Monowitz  
Community Development Director  
San Mateo County Planning and Building Department  
(650) 363-1861

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]

**Sent:** Monday, March 13, 2017 5:28 PM

**To:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>

**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>

**Subject:** Fw: San Mateo Highlands

Mr. Monowitz,

Something important must have come up on February 25th and 26th !

We missed having our visit with Supervisor Pine and have not heard from your office. Neighbors are very concerned with the land stability in the conservation easement as previously noted as well as with changes on Mr. Chamberlain's project.

HCA President Liesje Nicolas asked us to write to you to request a meeting with you at your office. Please let us know options for a convenient time.

Thank you for your kind attention,  
Deke & Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands

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**From:** [Dave Pine](#)

**Sent:** Monday, February 20, 2017 10:11 PM

**To:** [Deke & Corrin Brown](#)

**Cc:** [Steve Monowitz](#)

**Subject:** RE: San Mateo Highlands

Mr. & Mrs. Brown:

Thank you for your emails. I have forwarded them both to Steve Monowitz, the Director of San Mateo County's Planning and Building Department. I also spoke to Mr. Monowitz about your concerns on Friday (2/17) afternoon. Steve indicated that he will have the [appropriate staff investigate the situation and then get back to you.](#)

Also, I would like to take a look at the area of concern myself. Would it be possible for me to meet with you some time next weekend (2/25 or 26)? And no need to make a sandwich for me 😊

Regards,

Dave

Dave Pine  
Supervisor, District 1  
San Mateo County Board of Supervisors  
400 County Center, 1st Floor  
Redwood City, CA 94063  
(650) 363-4571 (w)  
(650) 814-3103 (m)  
[dpine@smcgov.org](mailto:dpine@smcgov.org)

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]  
**Sent:** Monday, February 20, 2017 7:03 PM  
**To:** Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
**Subject:** Fw: San Mateo Highlands

This afternoon !!!



Right side of the end of Cobblehill Place.



Left side !

**From:** [Deke & Corrin Brown](#)

**Sent:** Friday, February 17, 2017 7:19 AM

**To:** [dpine@smcgov.org](mailto:dpine@smcgov.org)

**Subject:** San Mateo Highlands

Dear Supervisor Pine,

We are so sorry we couldn't meet with you at the Highlands Recreation District meeting on Thursday evening. Family obligations.

We have lived on Woodcreek Ct. since 1975, which is located near the end of Cobblehill Place.

We are very concerned with the amount of rainwater flowing down the last approx. 200 yards of Cobblehill Place into the conservation easement area.

This is where Chamberlain is proposing to build two homes.

We have asked Mr. Richard Lee and Mr. Alan Velasquez to come by and check out the area. (We even offered to make them lunch!)

The entire area is always saturated with water. We were hoping they might have a way to measure the amount of water coming down the hill, enabling the engineers to analyze the best way to direct the water.

We tried to photograph the area but the photographs do not capture the damage caused by the water.

We feel there is significant erosion cutting into the hillside.

If you place the drawing of the home over lot 10 all of the drainage

appears to go right under the proposed garage.

We have also noticed that since Chamberlain cut down the foliage, there is more erosion and much more poison oak starting to take over the area.

We would appreciate it if you could have someone come by a take a look.



Last 200 yards of Cobblehill Place.



On a dry day.

Constant standing water causing breakdown of existing pavement.

If you are ever in the area and would like to take a look - bring your boots !  
(We'll make you a sandwich too !)

Thank you for your kind consideration,  
Deke & Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands

650 574-1526 home  
650 703-1526 cell

## Camille Leung

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**From:** Camille Leung  
**Sent:** Wednesday, August 09, 2017 5:34 PM  
**To:** Steve Monowitz  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Correction: 91 sf reduction....

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**From:** Camille Leung  
**Sent:** Wednesday, August 09, 2017 5:16 PM  
**To:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Subject:** FW: Comments for Lots 9-11 (Chamberlain)

Hi Steve,

Footprint comparisons for Lot 9 are:

Approved: 3,524 sf  
Proposed: 3,451 sf  
Change: 73 sf reduction

It's a reduction in size but a re-configuration. I'll add these to the presentation.

Minor? Also need to address Lot 11's shift in house location.

---

**From:** Doug McBeth [<mailto:dougm@markgrossinc.com>]  
**Sent:** Monday, August 07, 2017 11:36 AM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Hi Camille,

Per our conversation, attached are two exhibits that show the area of the building coverage for Lot 9. The lot coverage includes the house footprint, garage and decks. There is a separate exhibit for the approved plan and the current plan.

The lot coverage for the approved plan is 3,542 sq. ft  
The lot coverage for the current plan is 3,451 sq.ft., making the current plan 91 sq. ft. smaller than the approved.

Let me know if any additional information is needed.

Best,



Douglas A. McBeth | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning  
8881 Research Drive, Irvine CA 92618  
T (949)387-3800 Ext. 205 | F (949)387-7800  
[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



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**From:** Camille Leung [<mailto:cleung@smcgov.org>]  
**Sent:** Tuesday, June 13, 2017 3:39 PM  
**To:** Doug McBeth  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Hi Doug,

Yes we need to correct the line through the numbers and we need to see all exterior light fixtures ☺ Thanks!

---

**From:** Doug McBeth [<mailto:doug@markgrossinc.com>]  
**Sent:** Tuesday, June 13, 2017 11:24 AM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** FW: Comments for Lots 9-11 (Chamberlain)

Hi Camille,

We have everything ready, just need clarification on the question below.

Best,



**Douglas A. McBeth** | Associate AIA  
Mark Gross & Associates, Inc | Architecture + Planning  
8881 Research Drive, Irvine CA 92618  
T (949)387-3800 Ext. 205 | F (949)387-7800  
[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



---

**From:** Doug McBeth [<mailto:doug@markgrossinc.com>]  
**Sent:** Wednesday, June 07, 2017 1:54 PM  
**To:** 'Camille Leung'  
**Cc:** 'Jorge Vega'  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Hi Camille,

Fred send us this list. Of the few items for us to address, the height and colors, are in process.

For item 3.2, there is a line through the numbers. Do we still need to address? If so, we can show the light fixtures on the exterior elevations. Do you need a spec/cut sheet on the lights?

Best,





**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



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**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Wednesday, June 07, 2017 8:56 AM

**To:** Doug McBeth

**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Hi Doug,

I spoke with Jack C. and Fred H. yesterday. Also, I realized I never responded to this email. Here you go:

1 – See attached for Table 6

2 – Yes, show dashed line at approved height. Lots 9 and 10 are zoned S-81 and Lot 11 is RM. Please see attached handout for how height is measured.

3 – Ridge elevations should match standard of measurement from survey (grade elevations), so likely MSL.

---

**From:** Doug McBeth [<mailto:doug@markgrossinc.com>]

**Sent:** Wednesday, March 15, 2017 5:06 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Hi Camille,

We're going to be adding the height info and I have a few questions to make sure we do it right:

1. Architectural comment #1 mentions a Table 6 and I didn't see the attachment.
2. Do we show a dashed line for the height max relative to the finish grade?
3. For the ridge line elevations, do you want to see the MSL #?

Best,



**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



---

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Wednesday, March 01, 2017 7:32 PM

**To:** 'JTUTTLEC@aol.com' ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com))

**Cc:** Roland Haga; 'noel@nexgenbuilders.com'; Paula Thomsen; Jonathan Tang; melissa; Doug McBeth; John Brennan

**Subject:** Comments for Lots 9-11 (Chamberlain)

Hi Jack,

Please see attached comments for the resubmittal for Lots 9-11 (BLD2016-158, 159, 160). These are based on the architectural drawings for Lots 9-11 that were formally submitted and civil drawings for Lot 10 that were informally submitted via email. Jonathan at BKF will need to work with Paula to formally submit Civil Plans for all lots (but please update the civil plans with the attached comments before submitting revised plans to Building).

As you can see, I updated my original comment list and crossed out items that have been addressed in the latest submittal. For crossed out items, I added notes regarding compliance. I also added some minor additional requirements. See changes in red.

To make things more clear now that Lots 5-8 are on a separate track, I updated separated and updated my comment list for Lots 5-8 (BLD2016-00161 thru 164).

Making progress! Please let me know if you have any questions.

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

---

**From:** Camille Leung  
**Sent:** Wednesday, March 01, 2017 4:11 PM  
**To:** 'JTUTTLEC@aol.com' (JTUTTLEC@aol.com) <JTUTTLEC@aol.com>  
**Cc:** 'Roland Haga' <RHAGA@BKF.com>; 'noel@nexgenbuilders.com' <noel@nexgenbuilders.com>; Paula Thomsen <pthomsen@smcgov.org>; 'Jonathan Tang' <jtang@BKF.com>  
**Subject:** RE: E-files of Plans for Lots 9-11

Sorry, correction, I do have the Civils for Lot 10. But only the original ones for Lots 9 and 11. Specific comments to follow....

---

**From:** Camille Leung  
**Sent:** Wednesday, March 01, 2017 3:38 PM  
**To:** 'JTUTTLEC@aol.com' (JTUTTLEC@aol.com) <JTUTTLEC@aol.com>  
**Cc:** 'Roland Haga' <RHAGA@BKF.com>; 'noel@nexgenbuilders.com' <noel@nexgenbuilders.com>; Paula Thomsen <pthomsen@smcgov.org>; 'Jonathan Tang' <jtang@BKF.com>  
**Subject:** RE: E-files of Plans for Lots 9-11

Hi Jonathan,

I am going through my comments on Lots 9-11 and I did have comments on the civils that have not been addressed by a formal submittal (see attached). Several civil plans were dropped off in response to comments but were not formally accepted as a grading calculation methodology was used that was not acceptable. So, in the cases, we are still operating from the original civil sets.

In light of this, you may want to revise the original civil plans to address these comments, leaving out the grading calculations and related disclaimers that were included in the last round of informal resubmittals that was not accepted by the County.

Thanks

---

**From:** Camille Leung  
**Sent:** Wednesday, March 01, 2017 3:03 PM  
**To:** 'JTUTTLEC@aol.com' ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)) <[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)>  
**Cc:** Roland Haga <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>; 'noel@nexgenbuilders.com' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Paula Thomsen <[pthomsen@smcgov.org](mailto:pthomsen@smcgov.org)>; 'Jonathan Tang' <[jtang@BKF.com](mailto:jtang@BKF.com)>  
**Subject:** RE: E-files of Plans for Lots 9-11

Hi Jack,

Please submit revised civil plans for Lot 10 to the Building Department. If there are no changes to Lot 9 and 11, no need to re-submit those civils.

Please work with Paula to see how many sets she needs.

Thanks

---

**From:** Jonathan Tang [<mailto:jtang@BKF.com>]  
**Sent:** Friday, February 24, 2017 3:31 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** 'JTUTTLEC@aol.com' ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)) <[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)>; Roland Haga <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>; 'noel@nexgenbuilders.com' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>  
**Subject:** RE: E-files of Plans for Lots 9-11

Camille,

Attached are the updated Lot 10 Civil PDF plans. Please let me know if you need PDF plans for Lots 9 and 11, which have not changed.

Jonathan



**JONATHAN TANG, PE** | Project Manager

**BKF Engineers**

255 Shoreline Drive, Suite 200  
Redwood City, CA 94065

d 650.482.6306

f 650.482.6399

[jtang@bkf.com](mailto:jtang@bkf.com)

[www.bkf.com](http://www.bkf.com)



*Delivering Inspired Infrastructure*

---

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Friday, February 24, 2017 12:08 PM

**To:** Jorge Vega <[jorgev@markgrossinc.com](mailto:jorgev@markgrossinc.com)>

**Cc:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); [markg@markgrossinc.com](mailto:markg@markgrossinc.com); 'Noel Chamberlain' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Roland Haga <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>

**Subject:** RE: E-files of Plans for Lots 9-11

Got them! Thanks! Jack, will we get updated civils?

---

**From:** Jorge Vega [<mailto:jorgev@markgrossinc.com>]

**Sent:** Tuesday, February 21, 2017 11:15 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Cc:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); [markg@markgrossinc.com](mailto:markg@markgrossinc.com); 'Noel Chamberlain' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>

**Subject:** FW: E-files of Plans for Lots 9-11

Hi Camille,

Here is the second e-mail with the link to the PDF for Chamberlain's "Highland Estates"-Lot 10.

<https://www.dropbox.com/sh/xx56t8hfmyn1erf/AAAWQsAxUGToqXQ-mg0-wyvja?dl=0>

Thank you.



**Jorge Vega**

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 203 | F (949)387-7800

[jorgev@markgrossinc.com](mailto:jorgev@markgrossinc.com) | [www.markgrossinc.com](http://www.markgrossinc.com)



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

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[www.avast.com](http://www.avast.com)

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Tuesday, June 06, 2017 2:41 PM  
**To:** Sam Naifeh; Deke & Corrin Brown; Steve Monowitz  
**Cc:** Pam Merkadeau; Rick Priola; Liesje Nicolas; Mark Luechtefeld; Pamela Merkadeau; Christopher Karic; Jim Porter; Timothy Fox; Chris Misner  
**Subject:** RE: San Mateo Highlands  
**Attachments:** 16-00161.pdf; 16-00162.pdf; 16-00163.pdf; 16-00164.pdf; 16-00158.pdf; 16-00159.pdf; 16-00160.pdf; 16-00158-00164\_2.pdf; 16-00158-00164.pdf

Hi Sam,

Sorry for the delay. Please see attached documents pertaining to the County's Geotechnical Review of the cited BLD permits.

---

**From:** Camille Leung  
**Sent:** Wednesday, May 24, 2017 10:55 AM  
**To:** 'Sam Naifeh' <samnaifeh@sbcglobal.net>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>  
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>  
**Subject:** RE: San Mateo Highlands

Hi All,

As requested in our meeting with you last Friday, please see attached documents including the Approved Lighting Plans for Lots 1-4 and a print out from the publically-accessible "Permit Center" with all notes on PLN2006-00357 (approved subdivision case).

Thanks

---

**From:** Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]  
**Sent:** Friday, May 19, 2017 11:57 AM  
**To:** Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>  
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Camille Leung <cleung@smcgov.org>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>  
**Subject:** Re: San Mateo Highlands

Dear Steve

We are looking forward to meeting with you this afternoon.

We appreciate your helpful email inviting us to meet with you.

Following your suggestion, neighbors have been attempting to review our areas of concern. In attempting to prepare as you indicated, we have increasingly realized that the documents and technical information we have been requesting are incomplete and this situation has been impairing our ability to participate in the process

Among several factors contributing to this situation is due to our being repeatedly referred to the Planning and Building website for information and finally realizing that it functions mainly to indicate permit activity in various areas of Planning and Building review but does not contain the actual documents referred to in the activity. We are still waiting for previously requested geotechnical information.

At the time this project was in the process of going before the Board of Supervisors, Supervisor Mark Church realized that this is a complex project that wedges homes into extremely difficult, unstable terrain. He supported as thoroughly organized approach as possible with the MMRP contract which assures that the many moving parts would not be overlooked, such as the protections of RM zoning and safety in relation to hazardous conditions such as geotechnical and geological dangers inherent in the terrain. For example, one of those concerns was maintaining the input from the team of geotechnical experts who made the recommendations for critical mitigations, which were incorporated into the conditions of approval.

So any change in protections for the easement and house related specifications (footprint, floor area) needed to be subject to thorough evaluation as the whole project approval is premised on its various mitigations being upheld by the County on behalf of public health and safety as well as the public interest, especially as taxpayers. Part of evaluation of modifications has up until the last ten months included community input in advance of any formal or semi formal procedure. We were left out of the most recent minor modification process where we had been previously included. We never received a copy of your specific rationale and approval of the minor modification related to the increase in floor area over that allowed under RM zoning. We hope that you will consider restoring that process as well.

Therefore, our hope for this meeting is to give you a summary of what we know with the information we have, to find a way with you to be included in the full information flow again, and to be able provide input similar to that which the County has made use of in the past.

Thank you  
Sam

---

**From:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**To:** Deke & Corrin Brown <[d.brown@comcast.net](mailto:d.brown@comcast.net)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Christopher Karic <[CKaric@sellerlaw.com](mailto:CKaric@sellerlaw.com)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Jim Porter <[jporter@smcgov.org](mailto:jporter@smcgov.org)>

**Sent:** Friday, March 24, 2017 9:36 AM  
**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,

Thank you for your message. I am happy to meet with you, and offer the following information in response to your email and in advance of our meeting.

As you note, land stability and infrastructure were important considerations during the review of the Chamberlain subdivision. Now that that project is at the building permit stage, my staff is carefully reviewing construction plans to ensure that drainage specifications conform to the terms of the subdivision approval and effectively address site specific conditions.

If the plans submitted at the building permit stage are different from those that were contained in the subdivision approval, staff makes a determination if that change is minor, which can be approved administratively, or major, which would require an amendment to the subdivision and a public hearing. To date, the changes that have accompanied building and grading plans have been minor, and although there is no requirement that we inform adjacent properties of such changes, we have made an effort to do so. I welcome your feedback on the process we have used to date.

With regard to concerns about preexisting drainage conditions, hillside stability, and associated hazards, the Planning and Building Department can participate in discussions about what if any action should be taken, and we can identify the regulations that would apply to any proposed solution. However, the technical analysis of the hazards, and the development of alternative solutions, will need to be done by qualified engineers. To this end, the possibility of a collaborative effort between the County and the owners of the properties that are impacted by these conditions is something we can discuss at our meeting, which should include the Department of Public Works.

Please let me know if there are other matters you'd like to address at our meeting so that I can come prepared and bring the right people. I'll get back to you with a proposed date and time once I hear back from you. In the meantime, please feel free to call or email.

Sincerely,  
Steve

Steve Monowitz  
Community Development Director  
San Mateo County Planning and Building Department  
(650) 363-1861

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]  
**Sent:** Thursday, March 16, 2017 5:59 PM  
**To:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>  
**Subject:** Re: San Mateo Highlands

Dear Mr. Monowitz

Thank you for your email. Community members have been working with Camille for some time and feel it's now appropriate and important to have a meeting with you. Some of our concerns are

outlined below, but email is no substitute for face-to-face discussion so we hope to get a time on your calendar in the next week or two.

Supervisor Pine has informed our community of important steps the County is taking to deal currently with a recent landslide in one of the Highlands open space areas that had an adverse impact on a sanitary sewer line. The significant rain water flow in the larger conservation easement area, as a whole, about which we had arranged to meet with Supervisor Pine has us concerned.

This current landslide situation reaffirms our concerns on behalf of safety and stability of land areas adjacent to and including the Chamberlain project. Neighbors in this and area communities have worked for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in our unstable hillsides here in earthquake country.

Of course land stability and security of infrastructure in the Conservation Easement also constitute critical considerations in the County Planning and Building evaluation of the proposed construction and locations of structures in the Chamberlain project. Our concerns about our local hillside instability were tragically reconfirmed in the 1996 Polhemus Road landslide. Area communities contributed significant informational and internationally recognized expert input (Cotton, Shires and Associates) into the EIR process that was aimed at working out practical solutions for reasonable development in this environmentally sensitive and geologically vulnerable terrain. Consequently, Cotton, Shires and Associates are the most familiar experts with this project and its terrain.

As previously noted, we personally visited Planning and Building Department where we informed Camille Leung directly about the rainfall and water flow. We have not received follow up on that aspect of our inquiry and requests.

In addition, regarding the Chamberlain project, we also need to meet with you on the concern that you have apparently changed the previous way in which community input is involved in your decisions regarding important issues in the Chamberlain project, about which previous communications and questions have included you.

Neighbors in this and area communities have worked tirelessly for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in the zone's vulnerable areas, keeping development within appropriate limits as indicated under RM zoning.

So, yes, in light of the full scope of our concerns beyond and including the Chamberlain project, we request meeting with directly with you. Of course it would be fine with us to include Camille Leung, who has always been responsive, in the meeting.

We look forward to meeting with you,

Deke and Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands  
650-574-1526 home  
650-703-1526 cell

<http://www.sfgate.com/bayarea/article/S-F-San-Mateo-Counties-Settle-Suit-Over-Mudslide-3003517.php>



## S.F., San Mateo Counties Settle Suit Over Mudslide



### S.F., San Mateo Counties Settle Suit Over Mudslide

A muddy hillside that slopped onto a busy road near San Mateo, drove two families from their homes and threatene...

**From:** Steve Monowitz

**Sent:** Tuesday, March 14, 2017 1:04 PM

**To:** Deke & Corrin Brown

**Cc:** Pam Merkadeau ; Rick Priola ; Liesje Nicolas ; Mark Luechtefeld ; Sam Naifeh ; Christopher Karic ; Chris Misner ; Camille Leung

**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,

I apologize for the confusion. I interpreted Supervisor Pine's message as expressing his interest in coming to see the site himself on 2/25 or 26, and was not aware that you were expecting me.

I understand that staff planner Camille Leung has been in touch with you about this matter. If you continue to have concerns after working with Camille, please feel free to contact me.

Sincerely,

Steve

Steve Monowitz

Community Development Director

San Mateo County Planning and Building Department

(650) 363-1861

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]

**Sent:** Monday, March 13, 2017 5:28 PM

**To:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>

**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>

**Subject:** Fw: San Mateo Highlands

Mr. Monowitz,

Something important must have come up on February 25th and 26th !

We missed having our visit with Supervisor Pine and have not heard from your office. Neighbors are very concerned with the land stability in the conservation easement as previously noted as well as with changes on Mr. Chamberlain's project.

HCA President Liesje Nicolas asked us to write to you to request a meeting with you at your office. Please let us know options for a convenient time.

Thank you for your kind attention,  
Deke & Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands

**From:** Dave Pine  
**Sent:** Monday, February 20, 2017 10:11 PM  
**To:** Deke & Corrin Brown  
**Cc:** Steve Monowitz  
**Subject:** RE: San Mateo Highlands

Mr. & Mrs. Brown:

Thank you for your emails. I have forwarded them both to Steve Monowitz, the Director of San Mateo County's Planning and Building Department. I also spoke to Mr. Monowitz about your concerns on Friday (2/17) afternoon. Steve indicated that he will have the [appropriate staff investigate the situation and then get back to you.](#)

[Also, I would like to take a look at the area of concern myself. Would it be possible for me to meet with you some time next weekend \(2/25 or 26\)? And no need to make a sandwich for me 😊](#)

Regards,

Dave

Dave Pine  
Supervisor, District 1  
San Mateo County Board of Supervisors  
400 County Center, 1st Floor  
Redwood City, CA 94063  
(650) 363-4571 (w)  
(650) 814-3103 (m)  
[dpine@smcgov.org](mailto:dpine@smcgov.org)

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]  
**Sent:** Monday, February 20, 2017 7:03 PM  
**To:** Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
**Subject:** Fw: San Mateo Highlands

This afternoon !!!



Right side of the end of Cobblehill Place.



Left side !

**From:** [Deke & Corrin Brown](#)  
**Sent:** Friday, February 17, 2017 7:19 AM  
**To:** [dpine@smcgov.org](mailto:dpine@smcgov.org)  
**Subject:** San Mateo Highlands

Dear Supervisor Pine,

We are so sorry we couldn't meet with you at the Highlands Recreation District meeting on Thursday evening. Family obligations.

We have lived on Woodcreek Ct. since 1975, which is located near the end of Cobblehill Place.

We are very concerned with the amount of rainwater flowing down the last approx. 200 yards of Cobblehill Place into the conservation easement area.

This is where Chamberlain is proposing to build two homes.

We have asked Mr. Richard Lee and Mr. Alan Velasquez to come by and check out the area. (We even offered to make them lunch.)  
The entire area is always saturated with water. We were hoping they might have a way to measure the amount of water coming down the hill, enabling the engineers to analyze the best way to direct the water.

We tried to photograph the area but the photographs do not capture the damage caused by the water.  
We feel there is significant erosion cutting into the hillside.

If you place the drawing of the home over lot 10 all of the drainage appears to go right under the proposed garage.

We have also noticed that since Chamberlain cut down the foliage, there is more erosion and much more poison oak starting to take over the area.

We would appreciate it if you could have someone come by a take a look.



Last 200 yards of Cobblehill Place.



On a dry day.

Constant standing water causing

breakdown of existing pavement.

If you are ever in the area and would like to take a look -  
bring your boots !  
(We'll make you a sandwich too !)

Thank you for your kind consideration,  
Deke & Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands

650 574-1526 home  
650 703-1526 cell

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Sunday, June 11, 2017 6:19 PM  
**To:** Sam Naifeh; Deke & Corrin Brown; Steve Monowitz  
**Cc:** Pam Merkadeau; Rick Priola; Liesje Nicolas; Mark Luechtefeld; Pamela Merkadeau; Christopher Karic; Jim Porter; Timothy Fox; Chris Misner  
**Subject:** RE: San Mateo Highlands

Hi Sam,

I inspected lights on 5/14/15. I confirmed compliance with all conditions of approval on 9/9/15.

---

**From:** Sam Naifeh [mailto:samnaifeh@sbcglobal.net]  
**Sent:** Friday, June 09, 2017 1:32 PM  
**To:** Camille Leung <cleung@smcgov.org>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>  
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>  
**Subject:** Re: San Mateo Highlands

Dear Camille

I have been asked a question that has come to me in regard to your email about the lighting plan.

When did the County review and confirm compliance on the lighting plan?

Thanks  
Sam

---

**From:** Camille Leung <cleung@smcgov.org>  
**To:** Sam Naifeh <samnaifeh@sbcglobal.net>; Deke & Corrin Brown <d.cbrown@comcast.net>; Steve Monowitz <smonowitz@smcgov.org>  
**Cc:** Pam Merkadeau <pamhrd@aol.com>; Rick Priola <hcapres@gmail.com>; Liesje Nicolas <liesjenicolas@gmail.com>; Mark Luechtefeld <mluechtefeld@gmail.com>; Pamela Merkadeau <pamela@merkadeau.com>; Christopher Karic <CKaric@sellarlaw.com>; Jim Porter <jporter@smcgov.org>; Timothy Fox <tfox@smcgov.org>; Chris Misner <chrismisner@yahoo.com>  
**Sent:** Tuesday, June 6, 2017 4:47 PM  
**Subject:** RE: San Mateo Highlands

Hi Sam,

Staff confirmed compliance with lighting requirements through plan review and site visit.

Thanks

---

**From:** Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]  
**Sent:** Wednesday, May 31, 2017 7:30 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Deke & Corrin Brown <[d.cbrown@comcast.net](mailto:d.cbrown@comcast.net)>; Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Jim Porter <[jporter@smcgov.org](mailto:jporter@smcgov.org)>; Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>  
**Subject:** Re: San Mateo Highlands

Dear Camille

Thank you for sending this information on the Lighting Plan for lots 1-4  
Please send a copy of the staff report that validates and verifies that the information submitted to the County is in compliance the Condition of Approval 4.k. Mitigation Measure B10-5c.

Thank you  
Sam

---

**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**To:** Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Deke & Corrin Brown <[d.cbrown@comcast.net](mailto:d.cbrown@comcast.net)>; Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Jim Porter <[jporter@smcgov.org](mailto:jporter@smcgov.org)>; Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>  
**Sent:** Wednesday, May 24, 2017 10:55 AM  
**Subject:** RE: San Mateo Highlands

Hi All,

As requested in our meeting with you last Friday, please see attached documents including the Approved Lighting Plans for Lots 1-4 and a print out from the publically-accessible "Permit Center" with all notes on PLN2006-00357 (approved subdivision case).

Thanks

---

**From:** Sam Naifeh [<mailto:samnaifeh@sbcglobal.net>]  
**Sent:** Friday, May 19, 2017 11:57 AM  
**To:** Deke & Corrin Brown <[d.cbrown@comcast.net](mailto:d.cbrown@comcast.net)>; Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Pamela Merkadeau <[pamela@merkadeau.com](mailto:pamela@merkadeau.com)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Jim Porter <[jporter@smcgov.org](mailto:jporter@smcgov.org)>; Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>  
**Subject:** Re: San Mateo Highlands

Dear Steve

We are looking forward to meeting with you this afternoon.

We appreciate your helpful email inviting us to meet with you.

Following your suggestion, neighbors have been attempting to review our areas of concern. In attempting to prepare as you indicated, we have increasingly realized that the documents and technical information we have been requesting are incomplete and this situation has been impairing our ability to participate in the process

Among several factors contributing to this situation is due to our being repeatedly referred to the Planning and Building website for information and finally realizing that it functions mainly to indicate permit activity in various areas of Planning and Building review but does not contain the actual documents referred to in the activity. We are still waiting for previously requested geotechnical information.

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Therefore, our hope for this meeting is to give you a summary of what we know with the information we have, to find a way with you to be included in the full information flow again, and to be able provide input similar to that which the County has made use of in the past.

Thank you  
Sam

---

**From:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**To:** Deke & Corrin Brown <[d.brown@comcast.net](mailto:d.brown@comcast.net)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Timothy Fox <[tfox@smcgov.org](mailto:tfox@smcgov.org)>; Jim Porter <[jporter@smcgov.org](mailto:jporter@smcgov.org)>  
**Sent:** Friday, March 24, 2017 9:36 AM  
**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,



Thank you for your message. I am happy to meet with you, and offer the following information in response to your email and in advance of our meeting.

As you note, land stability and infrastructure were important considerations during the review of the Chamberlain subdivision. Now that that project is at the building permit stage, my staff is carefully reviewing construction plans to ensure that drainage specifications conform to the terms of the subdivision approval and effectively address site specific conditions.

If the plans submitted at the building permit stage are different from those that were contained in the subdivision approval, staff makes a determination if that change is minor, which can be approved administratively, or major, which would require an amendment to the subdivision and a public hearing. To date, the changes that have accompanied building and grading plans have been minor, and although there is no requirement that we inform adjacent properties of such changes, we have made an effort to do so. I welcome your feedback on the process we have used to date.

With regard to concerns about preexisting drainage conditions, hillside stability, and associated hazards, the Planning and Building Department can participate in discussions about what if any action should be taken, and we can identify the regulations that would apply to any proposed solution. However, the technical analysis of the hazards, and the development of alternative solutions, will need to be done by qualified engineers. To this end, the possibility of a collaborative effort between the County and the owners of the properties that are impacted by these conditions is something we can discuss at our meeting, which should include the Department of Public Works.

Please let me know if there are other matters you'd like to address at our meeting so that I can come prepared and bring the right people. I'll get back to you with a proposed date and time once I hear back from you. In the meantime, please feel free to call or email.

Sincerely,  
Steve

Steve Monowitz  
Community Development Director  
San Mateo County Planning and Building Department  
(650) 363-1861

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]  
**Sent:** Thursday, March 16, 2017 5:59 PM  
**To:** Steve Monowitz <[smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)>  
**Cc:** Pam Merkadeau <[pamhrd@aol.com](mailto:pamhrd@aol.com)>; Rick Priola <[hcapres@gmail.com](mailto:hcapres@gmail.com)>; Liesje Nicolas <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>; Mark Luechtefeld <[mluechtefeld@gmail.com](mailto:mluechtefeld@gmail.com)>; Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; Christopher Karic <[CKaric@sellarlaw.com](mailto:CKaric@sellarlaw.com)>; Chris Misner <[chrismisner@yahoo.com](mailto:chrismisner@yahoo.com)>  
**Subject:** Re: San Mateo Highlands

Dear Mr. Monowitz

Thank you for your email. Community members have been working with Camille for some time and feel it's now appropriate and important to have a meeting with you. Some of our concerns are outlined below, but email is no substitute for face-to-face discussion so we hope to get a time on your calendar in the next week or two.

Supervisor Pine has informed our community of important steps the County is taking to deal currently with a recent landslide in one of the Highlands open space areas that had an adverse impact on a sanitary sewer line. The significant rain water flow in the larger conservation easement area, as a whole, about which we had arranged to meet with Supervisor Pine has us concerned.

This current landslide situation reaffirms our concerns on behalf of safety and stability of land areas adjacent to and including the Chamberlain project. Neighbors in this and area communities have worked for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in our unstable hillsides here in earthquake country.

Of course land stability and security of infrastructure in the Conservation Easement also constitute critical considerations in the County Planning and Building evaluation of the proposed construction and locations of structures in the Chamberlain project. Our concerns about our local hillside instability were tragically reconfirmed in the 1996 Polhemus Road landslide. Area communities contributed significant informational and internationally recognized expert input (Cotton, Shires and Associates) into the EIR process that was aimed at working out practical solutions for reasonable development in this environmentally sensitive and geologically vulnerable terrain. Consequently, Cotton, Shires and Associates are the most familiar experts with this project and its terrain.

As previously noted, we personally visited Planning and Building Department where we informed Camille Leung directly about the rainfall and water flow. We have not received follow up on that aspect of our inquiry and requests.

In addition, regarding the Chamberlain project, we also need to meet with you on the concern that you have apparently changed the previous way in which community input is involved in your decisions regarding important issues in the Chamberlain project, about which previous communications and questions have included you.

Neighbors in this and area communities have worked tirelessly for over forty years to support the development of RM zoning criteria with essential protections including security and stability of land and infrastructure in the zone's vulnerable areas, keeping development within appropriate limits as indicated under RM zoning.

So, yes, in light of the full scope of our concerns beyond and including the Chamberlain project, we request meeting with directly with you. Of course it would be fine with us to include Camille Leung, who has always been responsive, in the meeting.

We look forward to meeting with you,

Deke and Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands  
650-574-1526 home  
650-703-1526 cell

<http://www.sfgate.com/bayarea/article/S-F-San-Mateo-Counties-Settle-Suit-Over-Mudslide-3003517.php>

S.F., San Mateo Counties Settle Suit Over Mudslide



## S.F., San Mateo Counties Settle Suit Over Mudslide

A muddy hillside that slopped onto a busy road near San Mateo, drove two families from their homes and threatene...

**From:** [Steve Monowitz](#)  
**Sent:** Tuesday, March 14, 2017 1:04 PM  
**To:** [Deke & Corrin Brown](#)  
**Cc:** [Pam Merkadeau](#) ; [Rick Priola](#) ; [Liesje Nicolas](#) ; [Mark Luechtefeld](#) ; [Sam Naifeh](#) ; [Christopher Karic](#) ; [Chris Misner](#) ; [Camille Leung](#)  
**Subject:** RE: San Mateo Highlands

Dear Mr. and Mrs. Brown,  
I apologize for the confusion. I interpreted Supervisor Pine's message as expressing his interest in coming to see the site himself on 2/25 or 26, and was not aware that you were expecting me. I understand that staff planner Camille Leung has been in touch with you about this matter. If you continue to have concerns after working with Camille, please feel free to contact me.  
Sincerely,  
Steve

Steve Monowitz  
Community Development Director  
San Mateo County Planning and Building Department  
(650) 363-1861

---

**From:** [Deke & Corrin Brown \[mailto:d.cbrown@comcast.net\]](mailto:d.cbrown@comcast.net)  
**Sent:** Monday, March 13, 2017 5:28 PM  
**To:** [Steve Monowitz <smonowitz@smcgov.org>](mailto:smonowitz@smcgov.org)  
**Cc:** [Pam Merkadeau <pamhrd@aol.com>](mailto:pamhrd@aol.com); [Rick Priola <hcapres@gmail.com>](mailto:hcapres@gmail.com); [Liesje Nicolas <liesjenicolas@gmail.com>](mailto:liesjenicolas@gmail.com); [Mark Luechtefeld <mluechtefeld@gmail.com>](mailto:mluechtefeld@gmail.com); [Sam Naifeh <samnaifeh@sbcglobal.net>](mailto:samnaifeh@sbcglobal.net); [Christopher Karic <CKaric@sellerlaw.com>](mailto:CKaric@sellerlaw.com); [Chris Misner <chrismisner@yahoo.com>](mailto:chrismisner@yahoo.com)  
**Subject:** Fw: San Mateo Highlands

Mr. Monowitz,

Something important must have come up on February 25th and 26th !

We missed having our visit with Supervisor Pine and have not heard from your office. Neighbors are very concerned with the land stability in the conservation easement as previously noted as well as with changes on Mr. Chamberlain's project.

HCA President Liesje Nicolas asked us to write to you to request a meeting with you at your office. Please let us know options for a convenient time.

Thank you for your kind attention,  
Deke & Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands

**From:** [Dave Pine](#)

**Sent:** Monday, February 20, 2017 10:11 PM  
**To:** [Deke & Corrin Brown](#)  
**Cc:** [Steve Monowitz](#)  
**Subject:** RE: San Mateo Highlands

Mr. & Mrs. Brown:

Thank you for your emails. I have forwarded them both to Steve Monowitz, the Director of San Mateo County's Planning and Building Department. I also spoke to Mr. Monowitz about your concerns on Friday (2/17) afternoon. Steve indicated that he will have the appropriate staff investigate the situation and then get back to you.

Also, I would like to take a look at the area of concern myself. Would it be possible for me to meet with you some time next weekend (2/25 or 26)? And no need to make a sandwich for me 😊

Regards,

Dave

Dave Pine  
Supervisor, District 1  
San Mateo County Board of Supervisors  
400 County Center, 1st Floor  
Redwood City, CA 94063  
(650) 363-4571 (w)  
(650) 814-3103 (m)  
[dpine@smcgov.org](mailto:dpine@smcgov.org)

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]  
**Sent:** Monday, February 20, 2017 7:03 PM  
**To:** Dave Pine <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
**Subject:** Fw: San Mateo Highlands

This afternoon !!!



Right side of the end of Cobblehill Place.



Left side !

**From:** [Deke & Corrin Brown](#)

**Sent:** Friday, February 17, 2017 7:19 AM

**To:** [dpine@smcgov.org](mailto:dpine@smcgov.org)

**Subject:** San Mateo Highlands

Dear Supervisor Pine,

We are so sorry we couldn't meet with you at the Highlands Recreation District meeting on Thursday evening. Family obligations.

We have lived on Woodcreek Ct. since 1975, which is located near the end of Cobblehill Place.

We are very concerned with the amount of rainwater flowing down the last approx. 200 yards of Cobblehill Place into the conservation easement area.

This is where Chamberlain is proposing to build two homes.

We have asked Mr. Richard Lee and Mr. Alan Velasquez to come by and check out the area. (We even offered to make them lunch!)

The entire area is always saturated with water. We were hoping they might have a way to measure the amount of water coming down the hill, enabling the engineers to analyze the best way to direct the water.

We tried to photograph the area but the photographs do not capture the damage caused by the water.

We feel there is significant erosion cutting into the hillside.

If you place the drawing of the home over lot 10 all of the drainage

appears to go right under the proposed garage.

We have also noticed that since Chamberlain cut down the foliage, there is more erosion and much more poison oak starting to take over the area.

We would appreciate it if you could have someone come by a take a look.



Last 200 yards of Cobblehill Place.



On a dry day.

Constant standing water causing breakdown of existing pavement.

If you are ever in the area and would like to take a look - bring your boots !  
(We'll make you a sandwich too !)

Thank you for your kind consideration,  
Deke & Corrin Brown  
15 Woodcreek Ct.  
San Mateo Highlands

650 574-1526 home  
650 703-1526 cell

## Camille Leung

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**From:** Camille Leung  
**Sent:** Wednesday, July 26, 2017 10:26 AM  
**To:** Sam Naifeh  
**Cc:** Lisa Aozasa; Dave Pine; Steve Monowitz  
**Subject:** Status of Requested Documents  
**Attachments:** Lighting Plan Discussion.pdf; Geo Docs email.pdf; Chamberlain Traffic.pdf; 16-00161.pdf; 16-00162.pdf; 16-00163.pdf; 16-00164.pdf; 16-00158.pdf; 16-00159.pdf; 16-00160.pdf; 16-00158-00164\_2.pdf; 16-00158-00164.pdf

Hi Sam,

Here's the status of the documents you requested:

- 1) I asked Jack Chamberlain for the "title insurance policy" for the conservation easement area. It was not a requirement so I'm not sure if he has this.
- 2) I sent geo review docs to you on 6/6/17 (see attached PDF of email). Jean DeMouthe did the Geo review. Her comments are re-sent, as attached to this email.
- 3) Regarding Condition 4k (BIO-5c), the lighting plan, please attached PDF for email chain.
- 4) Regarding deed restrictions required by Condition 6a and b, these have been on my BLD plancheck list and have been requested of the applicant.
- 5) Regarding "official County reports evaluating traffic safeguards during construction and after construction". Please see attached email from Jack Chamberlain. The Construction Management Plan is included in my BLD comment letter. We only require:

Condition 4.w.: Improvement Measure TRANS-1: The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.

Thanks

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax - 650-363-4849



## Camille Leung

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**From:** Camille Leung  
**Sent:** Thursday, July 27, 2017 5:02 PM  
**To:** 'Sam Naifeh'; Camille Leung  
**Subject:** RE: Your email message today cannot be displayed

Do you have a fax machine? Or should I send it by mail?

-----Original Message-----

**From:** Sam Naifeh [mailto:samnaifeh@sbcglobal.net]  
**Sent:** Wednesday, July 26, 2017 4:12 PM  
**To:** Camille Leung <CLEung@co.sanmateo.ca.us>  
**Subject:** Your email message today cannot be displayed

Dear Camille

I received what appears to be an email message from you that cannot be displayed

Please send it in a form that can be read

Thanks  
Sam

## Camille Leung

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**From:** Camille Leung  
**Sent:** Friday, August 11, 2017 10:31 AM  
**To:** 'Sam Naifeh'; 'Liesje Nicolas'  
**Cc:** Deke & Corrin Brown  
**Subject:** Requested Plans  
**Attachments:** Requested Plans\_Lot 9-11\_DC.pdf

Hi Sam and Liesje,

Deke and Corrin asked me to send these to you.

Thanks!

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

## Camille Leung

---

**From:** Camille Leung  
**Sent:** Friday, August 25, 2017 9:15 AM  
**To:** 'Sam Naifeh'; Camille Leung; Liesje Nicolas  
**Cc:** Deke & Corrin Brown  
**Subject:** RE: Requested Plans  
**Attachments:** HIGHLANDS BOS SR ATT R.PDF

Hi Sam,

I realized I hadn't sent this. Here you go :)

---

**From:** Sam Naifeh [mailto:samnaifeh@sbcglobal.net]  
**Sent:** Friday, August 11, 2017 4:25 PM  
**To:** Camille Leung <CLEUNG@CO.SANMATEO.CA.US>; Liesje Nicolas <liesjenicolas@gmail.com>  
**Cc:** Deke & Corrin Brown <d.cbrown@comcast.net>  
**Subject:** Re: Requested Plans

Dear Camille

The 2010 concept plans you sent references the full plans as "Attachment R" to the April 27, 2010 Board of Supervisors staff report.

Please send Attachment R to that 2010 staff report.

Thanks  
Sam

On Aug 11, 2017, at 10:50 AM, Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)> wrote:

Dear Camille

Thanks very much for sending these plans

Sam

---

**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**To:** Sam Naifeh <[samnaifeh@sbcglobal.net](mailto:samnaifeh@sbcglobal.net)>; 'Liesje Nicolas' <[liesjenicolas@gmail.com](mailto:liesjenicolas@gmail.com)>  
**Cc:** Deke & Corrin Brown <[d.cbrown@comcast.net](mailto:d.cbrown@comcast.net)>  
**Sent:** Friday, August 11, 2017 10:32 AM  
**Subject:** Requested Plans

Hi Sam and Liesje,

Deke and Corrin asked me to send these to you.

Thanks!

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

## Camille Leung

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**From:** Camille Leung  
**Sent:** Wednesday, August 09, 2017 4:25 PM  
**To:** Ralph Osterling  
**Cc:** Chamberlain Jack; Chamberlain Noel; Fred; Haga Roland; Tang Jonathan  
**Subject:** RE: Health impacts on trees

Those plans (civil plans) did not have the tag numbers you used in your email.

---

**From:** Ralph Osterling [mailto:[ralph@ralphosterling.com](mailto:ralph@ralphosterling.com)]  
**Sent:** Wednesday, August 09, 2017 3:53 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** Chamberlain Jack <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; Chamberlain Noel <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Fred <[fredh@nexgenbuilders.com](mailto:fredh@nexgenbuilders.com)>; Haga Roland <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>; Tang Jonathan <[jtang@bkf.com](mailto:jtang@bkf.com)>  
**Subject:** Re: Health impacts on trees

Camille The civil drawings have the tree numbers as you know.

Ralph  
Ralph Osterling  
President  
Registered Professional Forester No. 38  
[ralph@ralphosterling.com](mailto:ralph@ralphosterling.com)

Ralph Osterling Consultants, Inc.  
346 Rheem Blvd.  
Suite 104  
Moraga, California  
94556

(650) 573-8733 ph  
(877) 855-1059 fax  
(415) 860-1557 cell



On Aug 9, 2017, at 3:20 PM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Ralph,

Sorry for the delay in my review of this. More items have been submitted now and I am in the process of determining what is still needed. Here are my comment on your tree evaluation of impacts from the proposed grading:

1. I do not have a map showing the tree tags referenced in this email. I only have a tree survey with tree measurements that you provided. Please provide a tag map or use tree size references per the tree survey you gave me, so I can match your references with the map.
2. Just a reminder that any trees intended to remain which are adjacent to or within proposed areas of grading or construction need to be evaluated. These are the trees I noticed:
  - a. Lot 9 – 1 tree: Tree near graded area to the right of the driveway
  - b. Lot 10 – 6 total trees: 3 within the graded front/left side yard on the right and 3 trees along the 1-foot retaining wall along the left side of the house
  - c. Lot 11 - 2 total trees: Tree in outfall area and 12” tree at the rear right corner

Please check your tag map against the current grading plans to make sure trees listed above are addressed.

Thanks

---

**From:** Ralph Osterling [<mailto:ralph@ralphosterling.com>]  
**Sent:** Tuesday, May 30, 2017 6:00 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** Chamberlain Jack <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; Chamberlain Noel <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Fred <[fredh@nexgenbuilders.com](mailto:fredh@nexgenbuilders.com)>; Haga Roland <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>; Tang Jonathan <[jtang@bkf.com](mailto:jtang@bkf.com)>  
**Subject:** Health impacts on trees

Camille

In response to your email comments and to those in our last meeting, below is a listing of my comments and responses:

- The trees of concern are valuable to the project and as such efforts have been taken and added efforts will be taken to enhance their survival and future growth.
- The grading plans reflect the desires to save the trees and as can be seen, the depth and extent of the grading activities are minimal and clearly will not impair the survival and future growth of these trees.
- On Lot 11, two trees, tags 33970 and 33971 will have less than 12 inches as to grading limits daylight into the existing contours. If roots over 2 inches in diameter are encountered, they will be saw cut and sealed. Please note, only a portion of the rooting area on the inside (facing the residence) will have any shallow grading activity which is clearly displayed on Sheet C 11.30. Regarding crown safety pruning, only minor pruning of branches that are mostly less than 4 inches in diameter might be required for safe equipment access. All pruning will be under the direct supervision of the Forester and completed by a licensed contractor. As noted on Sheet 11.20 tree protection will be provided utilizing 4 foot tall fencing on posts driven into the ground. Posts shall be driven into the ground and on 8 foot spacing or less.
- Lot 10 clearing and grading limits will tie to the existing contours adjacent to trees 33975 and 33976. The extent of grading is less than 12 inches and extends to daylight with the existing adjacent contours with zero excavation. Roots 2 inches and over shall be clean cut and sealed. The low retaining wall is proposed to be located approximately 8 feet horizontal below tree 33975. The construction of this wall will not adversely impair the health or survival of this tree.
- The driveway locations and other construction activities will not have detrimental impacts on the trees designated to remain. Crown safety pruning might impact branches less than 4 inches in diameter.

It is important to understand that the trees on these lots are important assets to each of the Lots, hence the careful professional grading plans, tree protection measures and professional monitoring that are included.

Camille, please note that these lots support poison oak, uncomfortable thorny weeds, and stinging bees. I urge that you notify parties that have shown an interest in this project that trespassing on this private project area should be discouraged for safety reasons. Should you have added questions and/or comments, please contact me promptly so these permits may move forward.

Best  
Ralph

Ralph Osterling  
President  
Registered Professional Forester No. 38  
[ralph@ralphosterling.com](mailto:ralph@ralphosterling.com)

Ralph Osterling Consultants, Inc.  
346 Rheem Blvd.  
Suite 104  
Moraga, California  
94556

(650) 573-8733 ph  
(877) 855-1059 fax  
(415) 860-1557 cell

## Camille Leung

---

**From:** Doug McBeth <doug@markgrossinc.com>  
**Sent:** Wednesday, June 07, 2017 1:54 PM  
**To:** Camille Leung  
**Cc:** 'Jorge Vega'  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)  
**Attachments:** Chamberlain-Lots 9,10,11-Comments(06.07.17).pdf

Hi Camille,

Fred send us this list. Of the few items for us to address, the height and colors, are in process.

For item 3.2, there is a line through the numbers. Do we still need to address? If so, we can show the light fixtures on the exterior elevations. Do you need a spec/cut sheet on the lights?

Best,



**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



---

**From:** Camille Leung [<mailto:cleung@smcgov.org>]  
**Sent:** Wednesday, June 07, 2017 8:56 AM  
**To:** Doug McBeth  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Hi Doug,

I spoke with Jack C. and Fred H. yesterday. Also, I realized I never responded to this email. Here you go:

1 – See attached for Table 6

2 – Yes, show dashed line at approved height. Lots 9 and 10 are zoned S-81 and Lot 11 is RM. Please see attached handout for how height is measured.

3 – Ridge elevations should match standard of measurement from survey (grade elevations), so likely MSL.

---

**From:** Doug McBeth [<mailto:doug@markgrossinc.com>]  
**Sent:** Wednesday, March 15, 2017 5:06 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Hi Camille,

We're going to be adding the height info and I have a few questions to make sure we do it right:

1. Architectural comment #1 mentions a Table 6 and I didn't see the attachment.



2. Do we show a dashed line for the height max relative to the finish grade?

3. For the ridge line elevations, do you want to see the MSL #?

Best,



**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



---

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Wednesday, March 01, 2017 7:32 PM

**To:** 'JTUTTLEC@aol.com' ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com))

**Cc:** Roland Haga; 'noel@nexgenbuilders.com'; Paula Thomsen; Jonathan Tang; melissa; Doug McBeth; John Brennan

**Subject:** Comments for Lots 9-11 (Chamberlain)

Hi Jack,

Please see attached comments for the resubmittal for Lots 9-11 (BLD2016-158, 159, 160). These are based on the architectural drawings for Lots 9-11 that were formally submitted and civil drawings for Lot 10 that were informally submitted via email. Jonathan at BKF will need to work with Paula to formally submit Civil Plans for all lots (but please update the civil plans with the attached comments before submitting revised plans to Building).

As you can see, I updated my original comment list and crossed out items that have been addressed in the latest submittal. For crossed out items, I added notes regarding compliance. I also added some minor additional requirements. See changes in red.

To make things more clear now that Lots 5-8 are on a separate track, I updated separated and updated my comment list for Lots 5-8 (BLD2016-00161 thru 164).

Making progress! Please let me know if you have any questions.

Camille Leung, Senior Planner  
Planning & Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

---

**From:** Camille Leung

**Sent:** Wednesday, March 01, 2017 4:11 PM

**To:** 'JTUTTLEC@aol.com' ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com))' <[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)>

**Cc:** 'Roland Haga' <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>; 'noel@nexgenbuilders.com' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Paula Thomsen

<[pthomsen@smcgov.org](mailto:pthomsen@smcgov.org)>; 'Jonathan Tang' <[jtang@BKF.com](mailto:jtang@BKF.com)>

**Subject:** RE: E-files of Plans for Lots 9-11

Sorry, correction, I do have the Civils for Lot 10. But only the original ones for Lots 9 and 11. Specific comments to follow....

---

**From:** Camille Leung

**Sent:** Wednesday, March 01, 2017 3:38 PM

**To:** 'JTUTTLEC@aol.com' ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com))' <[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)>

**Cc:** 'Roland Haga' <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>; 'noel@nexgenbuilders.com' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Paula Thomsen <[pthomsen@smcgov.org](mailto:pthomsen@smcgov.org)>; 'Jonathan Tang' <[jtang@BKF.com](mailto:jtang@BKF.com)>

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**Subject:** RE: E-files of Plans for Lots 9-11

Camille,

Attached are the updated Lot 10 Civil PDF plans. Please let me know if you need PDF plans for Lots 9 and 11, which have not changed.

Jonathan



**JONATHAN TANG, PE** | Project Manager

**BKF Engineers**

255 Shoreline Drive, Suite 200  
Redwood City, CA 94065

d 650.482.6306

f 650.482.6399

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[www.bkf.com](http://www.bkf.com)



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**Sent:** Tuesday, February 21, 2017 11:15 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Cc:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); [markg@markgrossinc.com](mailto:markg@markgrossinc.com); 'Noel Chamberlain' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>

**Subject:** FW: E-files of Plans for Lots 9-11

Hi Camille,

Here is the second e-mail with the link to the PDF for Chamberlain's "Highland Estates"-Lot 10.

<https://www.dropbox.com/sh/xx56t8hfmyn1erf/AAAWQsAxUGToqXQ-mg0-wyvja?dl=0>

Thank you.



**Jorge Vega**

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[jorgev@markgrossinc.com](mailto:jorgev@markgrossinc.com) | [www.markgrossinc.com](http://www.markgrossinc.com)



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[www.avast.com](http://www.avast.com)

## Camille Leung

---

**From:** Doug McBeth <doug@markgrossinc.com>  
**Sent:** Tuesday, June 13, 2017 4:40 PM  
**To:** Camille Leung  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Do you need a spec sheet or just show the fixture location on the exterior elevations?



**Douglas A. McBeth** | Associate AIA

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 205 | F (949)387-7800

[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



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**From:** Doug McBeth [mailto:[doug@markgrossinc.com](mailto:doug@markgrossinc.com)]  
**Sent:** Wednesday, June 07, 2017 1:54 PM  
**To:** 'Camille Leung'

Cc: 'Jorge Vega'

Subject: RE: Comments for Lots 9-11 (Chamberlain)

Hi Camille,

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For item 3.2, there is a line through the numbers. Do we still need to address? If so, we can show the light fixtures on the exterior elevations. Do you need a spec/cut sheet on the lights?

Best,



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[doug@markgrossinc.com](mailto:doug@markgrossinc.com) | \*visit our new website [www.markgrossinc.com](http://www.markgrossinc.com)



---

**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Wednesday, June 07, 2017 8:56 AM

**To:** Doug McBeth

**Subject:** RE: Comments for Lots 9-11 (Chamberlain)

Hi Doug,

I spoke with Jack C. and Fred H. yesterday. Also, I realized I never responded to this email. Here you go:

1 – See attached for Table 6

2 – Yes, show dashed line at approved height. Lots 9 and 10 are zoned S-81 and Lot 11 is RM. Please see attached handout for how height is measured.

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1. Architectural comment #1 mentions a Table 6 and I didn't see the attachment.

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As you can see, I updated my original comment list and crossed out items that have been addressed in the latest submittal. For crossed out items, I added notes regarding compliance. I also added some minor additional requirements. See changes in red.

To make things more clear now that Lots 5-8 are on a separate track, I updated separated and updated my comment list for Lots 5-8 (BLD2016-00161 thru 164).

Making progress! Please let me know if you have any questions.

Camille Leung, Senior Planner  
Planning & Building Department  
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Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

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[jorgev@markgrossinc.com](mailto:jorgev@markgrossinc.com) | [www.markgrossinc.com](http://www.markgrossinc.com)



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[www.avast.com](http://www.avast.com)

## Camille Leung

---

**From:** Doug McBeth <doug@markgrossinc.com>  
**Sent:** Monday, August 07, 2017 11:36 AM  
**To:** Camille Leung  
**Cc:** JTUTTLEC@aol.com  
**Subject:** RE: Comments for Lots 9-11 (Chamberlain)  
**Attachments:** Lot 9 Approved Building Footprint.pdf; Lot 9 Current Building Footprint.pdf

Hi Camille,

Per our conversation, attached are two exhibits that show the area of the building coverage for Lot 9. The lot coverage includes the house footprint, garage and decks. There is a separate exhibit for the approved plan and the current plan.

The lot coverage for the approved plan is 3,542 sq. ft  
The lot coverage for the current plan is 3,451 sq.ft., making the current plan 91 sq. ft. smaller than the approved.

Let me know if any additional information is needed.

Best,



**Douglas A. McBeth** | Associate AIA

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Making progress! Please let me know if you have any questions.

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Planning & Building Department  
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**To:** "JTUTTLEC@aol.com" ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com))' <[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)>  
**Cc:** 'Roland Haga' <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>; 'noel@nexgenbuilders.com' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Paula Thomsen <[pthomsen@smcgov.org](mailto:pthomsen@smcgov.org)>; 'Jonathan Tang' <[jtang@BKF.com](mailto:jtang@BKF.com)>  
**Subject:** RE: E-files of Plans for Lots 9-11

Hi Jonathan,

I am going through my comments on Lots 9-11 and I did have comments on the civils that have not been addressed by a formal submittal (see attached). Several civil plans were dropped off in response to comments but were not formally accepted as a grading calculation methodology was used that was not acceptable. So, in the cases, we are still operating from the original civil sets.

In light of this, you may want to revise the original civil plans to address these comments, leaving out the grading calculations and related disclaimers that were included in the last round of informal resubmittals that was not accepted by the County.

Thanks

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**From:** Camille Leung  
**Sent:** Wednesday, March 01, 2017 3:03 PM  
**To:** 'JTUTTLEC@aol.com' ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)) <[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)>  
**Cc:** Roland Haga <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>; 'noel@nexgenbuilders.com' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Paula Thomsen <[pthomsen@smcgov.org](mailto:pthomsen@smcgov.org)>; 'Jonathan Tang' <[jtang@BKF.com](mailto:jtang@BKF.com)>  
**Subject:** RE: E-files of Plans for Lots 9-11

Hi Jack,

Please submit revised civil plans for Lot 10 to the Building Department. If there are no changes to Lot 9 and 11, no need to re-submit those civils.

Please work with Paula to see how many sets she needs.

Thanks

---

**From:** Jonathan Tang [<mailto:jtang@BKF.com>]  
**Sent:** Friday, February 24, 2017 3:31 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** 'JTUTTLEC@aol.com' ([JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)) <[JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com)>; Roland Haga <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>;

'noel@nexgenbuilders.com' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>

**Subject:** RE: E-files of Plans for Lots 9-11

Camille,

Attached are the updated Lot 10 Civil PDF plans. Please let me know if you need PDF plans for Lots 9 and 11, which have not changed.

Jonathan



**JONATHAN TANG, PE** | Project Manager

**BKF Engineers**

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Redwood City, CA 94065

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**From:** Camille Leung [<mailto:cleung@smcgov.org>]

**Sent:** Friday, February 24, 2017 12:08 PM

**To:** Jorge Vega <[jorgev@markgrossinc.com](mailto:jorgev@markgrossinc.com)>

**Cc:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); [markg@markgrossinc.com](mailto:markg@markgrossinc.com); 'Noel Chamberlain' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Roland Haga <[RHAGA@BKF.com](mailto:RHAGA@BKF.com)>

**Subject:** RE: E-files of Plans for Lots 9-11

Got them! Thanks! Jack, will we get updated civils?

---

**From:** Jorge Vega [<mailto:jorgev@markgrossinc.com>]

**Sent:** Tuesday, February 21, 2017 11:15 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Cc:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); [markg@markgrossinc.com](mailto:markg@markgrossinc.com); 'Noel Chamberlain' <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>

**Subject:** FW: E-files of Plans for Lots 9-11

Hi Camille,

Here is the second e-mail with the link to the PDF for Chamberlain's "Highland Estates"-Lot 10.

<https://www.dropbox.com/sh/xx56t8hfmyn1erf/AAAWQsAxUGToqXQ-mg0-wyvja?dl=0>

Thank you.



**Jorge Vega**

Mark Gross & Associates, Inc | Architecture + Planning

8881 Research Drive, Irvine CA 92618

T (949)387-3800 Ext. 203 | F (949)387-7800

[jorgev@markgrossinc.com](mailto:jorgev@markgrossinc.com) | [www.markgrossinc.com](http://www.markgrossinc.com)



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## Camille Leung

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**From:** Noel Chamberlain <noel@nexgenbuilders.com>  
**Sent:** Monday, June 05, 2017 10:02 AM  
**To:** Camille Leung  
**Cc:** JTUTTLEC@aol.com; Fred  
**Subject:** RE: A giant flatbed truck

We will not start any grading until we receive permit for sure.

---

**From:** Camille Leung [mailto:[cleung@smcgov.org](mailto:cleung@smcgov.org)]  
**Sent:** Monday, June 5, 2017 9:53 AM  
**To:** Noel Chamberlain <noel@nexgenbuilders.com>  
**Cc:** JTUTTLEC@aol.com; Fred <fredh@nexgenbuilders.com>  
**Subject:** RE: A giant flatbed truck

Hi Noel,

Yes that is the case. Good to hear that is all that is going on. No grading can start until you get the building permits. Thanks

---

**From:** Noel Chamberlain [mailto:[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)]  
**Sent:** Monday, June 05, 2017 9:46 AM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); Fred <[fredh@nexgenbuilders.com](mailto:fredh@nexgenbuilders.com)>  
**Subject:** RE: A giant flatbed truck

Hi Camille,

It is my understanding that we are required to install the erosion control and have it inspected prior to permit issuance. The delivery was specifically for that purpose.

Please let me know if that is not the case.

Thanks,  
Noel

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**From:** Camille Leung [mailto:[cleung@smcgov.org](mailto:cleung@smcgov.org)]  
**Sent:** Monday, June 5, 2017 9:38 AM  
**To:** [JTUTTLEC@aol.com](mailto:JTUTTLEC@aol.com); Noel Chamberlain <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>  
**Subject:** FW: A giant flatbed truck

Hi Jack and Noel,

Can you help me explain this? As the building permit is still not ready to issue....

Thanks

---

**From:** Deke & Corrin Brown [<mailto:d.cbrown@comcast.net>]

**Sent:** Monday, June 05, 2017 9:08 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** A giant flatbed truck

is delivering concrete and those straw filled erosion control tubes?  
to the end of Cobblehill and Cowpens.

Have a permit and hard card been issued ?