



Ascension Heights

Planning Commission – Request to Extend Grading Schedule

January 27th, 2021

Presentation Outline

1. Work Progress To-Date
2. Safety First
3. Proposed Schedule for Winter Grading
4. Other Neighborhood Concerns/Requests
5. Closing Statement



Work Progress To-Date

1. Grading of Lot 1- 4 along Parrot Drive – 95% completed
2. Temporary roadway to Cal Water Tank – Completed
3. Baserock road from Bel Aire to Cal Water Tank – Completed
4. Grading of Lots 13-19– 65% completed
5. Surface Erosion Repairs – Not started (per Nov 18th, 2020 hearing)



Work Progress To-Date

6. Grading off-haul – 75% completed
7. Weekly SWPPP/AES inspections
8. Pre- and Post- rain inspections & erosion control upgrades



Safety First



Developer, consultants, and contractors are all committed to adhering to the strictest site protection plan

- Jobsite Winterization – Continue to add Erosion Control Measures as recommended by QSP/QSD and AES Inspectors
 - November 18th Hearing – Neighbors presented safety concerns to the Planning Commission
 - November 23rd – Lea & Braze met with the Developer and Contractor on-site to review erosion control measures to address neighbor concerns



Safety First

Erosion Control Measures



- Additional measures added:
 - 2 Sedimentation basins
 - Plastic sheeting on exposed steep slopes
 - Straw blankets on completed slopes and disturbed ground
 - Additional sand bags, gravel bags, and silt fences around site perimeters and discharge locations



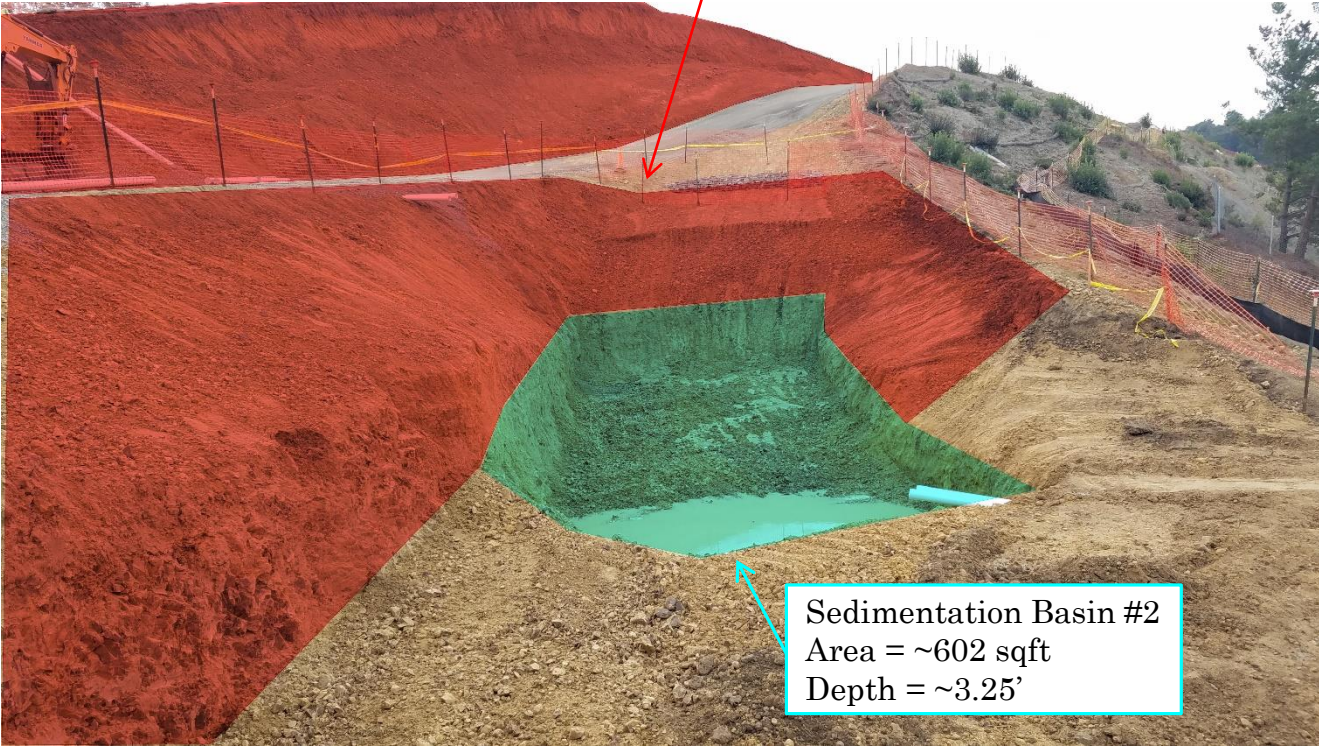


Figure 1: Construction Progress (North Side of Property)



Figure 2: Construction Progress (South Side of Property)

Disturbed areas greater than 2:1 slope to be covered w/ plastic sheeting



Sedimentation Basin #2
Area = ~602 sqft
Depth = ~3.25'

Figure 3: November 23rd Erosion Inspection Mark-Up

Plastic sheeting



Sedimentation Basin #2

Figure 4: Installed Erosion Control Measures

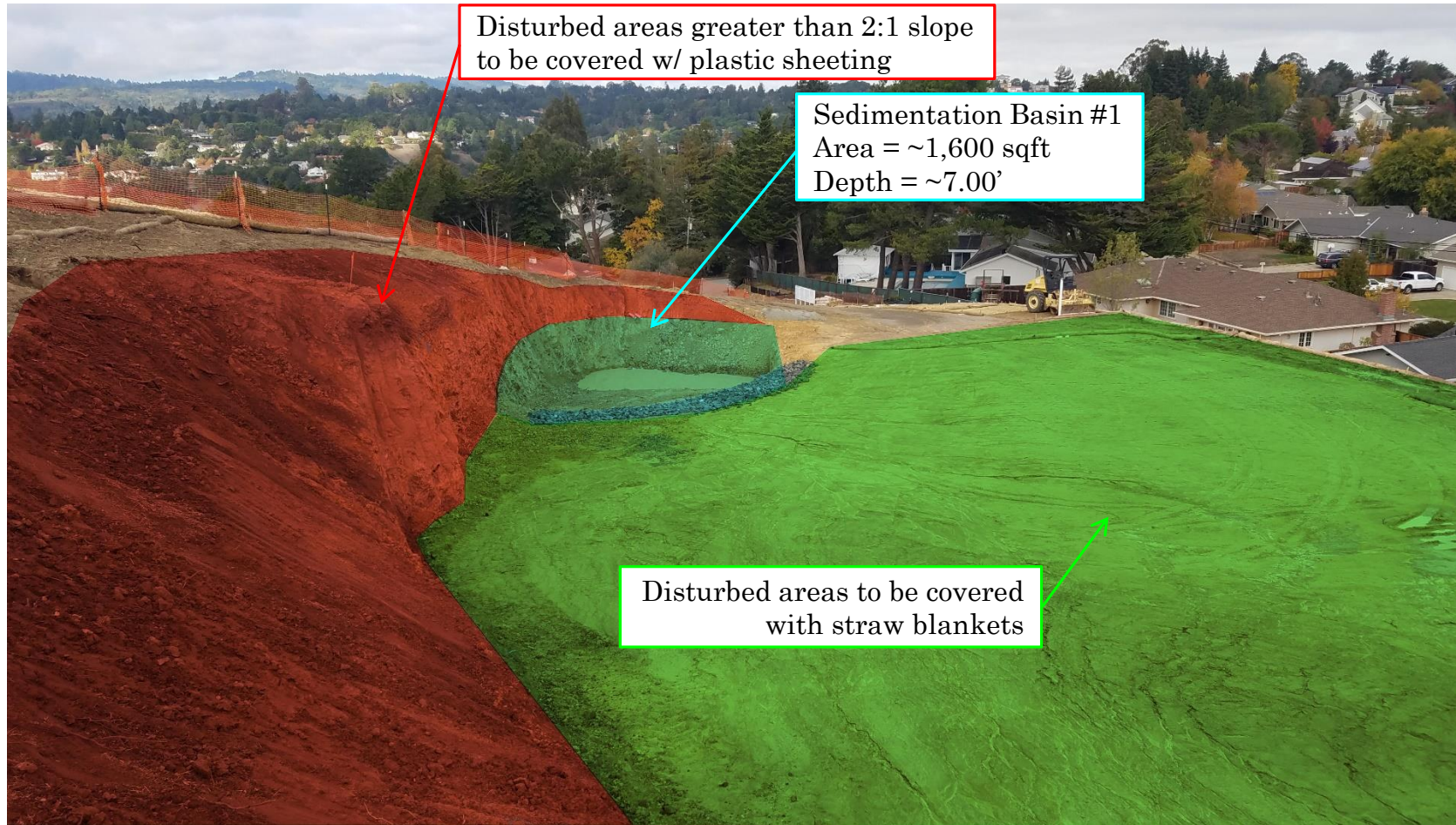


Figure 5: November 23rd Erosion Inspection Mark-Up

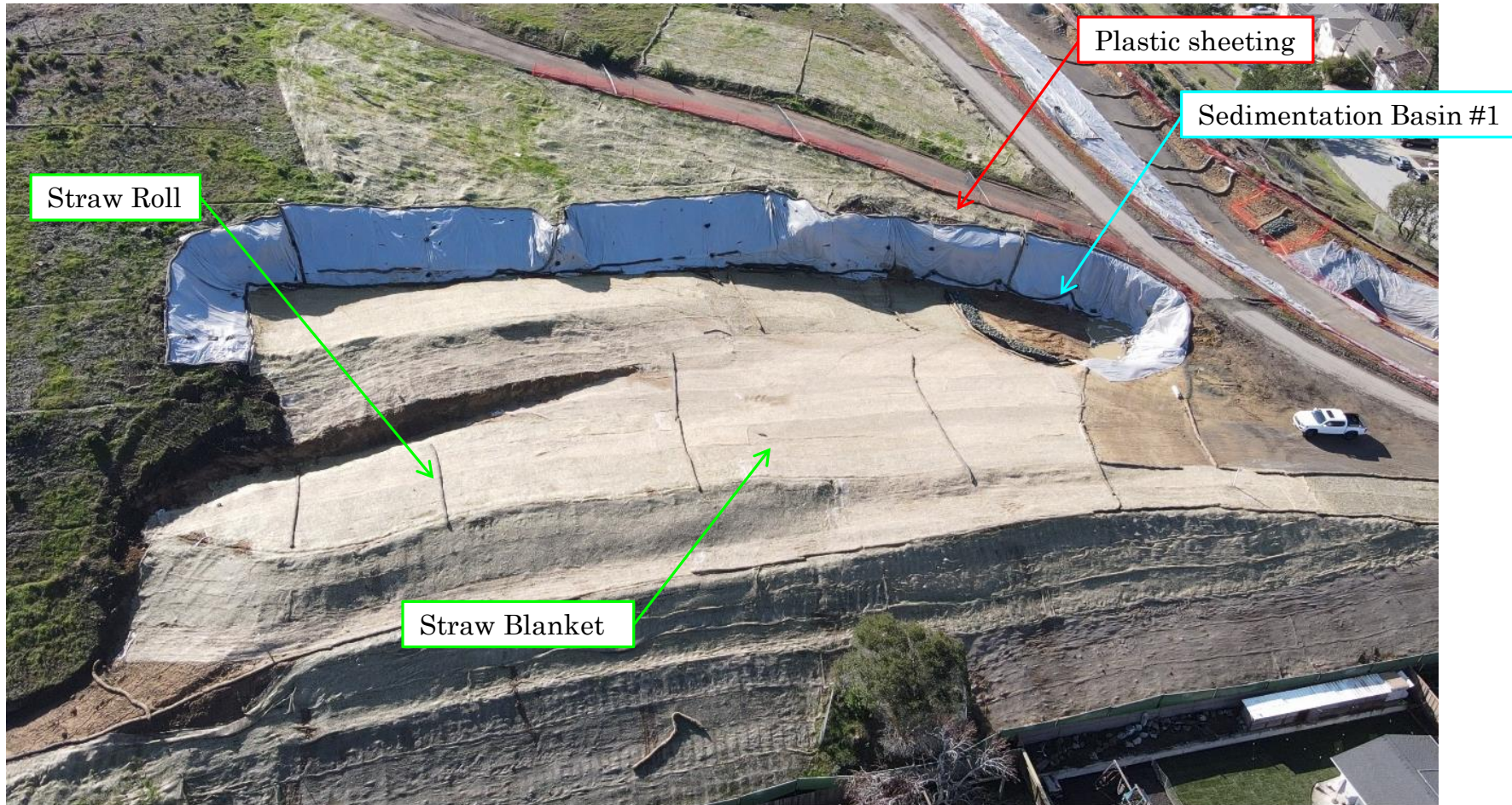


Figure 6: Installed Straw Blankets/Wattles, Plastic Sheeting, and Sedimentation Basin #1 on Lots 1 through 6 Grading

Disturbed areas greater than 2:1 slope to be covered w/ plastic sheeting



Figure 7: November 23rd Erosion Inspection Mark-Up



Figure 8: Installed Plastic Sheeting on Steep Slopes

Sand bags to be implemented prior to rain events to direct runoff toward silt fences and not construction entrance

Driveway edge to be shaved to direct runoff to vegetation below



Figure 9: November 23rd Erosion Inspection Mark-Up

Graded berm

Sand bags



Figure 10: Installed Erosion Control Measures

Provide gravel bags

Install new silt fence



Figure 11: November 23rd Erosion Inspection Mark-Up



Figure 12: Installed Erosion Control Measures

Safety First



Rain Event Action Plan (REAP)

- Required by when one/both of the following occur:
 - 50% chance of rain in 48 hours
 - Over 1/4” of rain predicted in 48 hours

*Required by State of California
- Lea & Braze QSP Inspector visits site weekly to review erosion control measures as well as before, after, and during rain events
 - Since 11/12/20, Lea & Braze has conducted 8 REAP inspections



Safety First



Rain Event Action Plan (REAP)

- SWPPP inspections required 48 hours prior to rain events to ensure implementation of adequate erosion control measures
- Post-Rain conditions evaluated by Developer before beginning work
 - Example: Rain occurred on-site December 12th and 13th. Contractor elected to halt all grading operations for entire week after the December 12th/13th rain event



Safety First



Rain Event Action Plan (REAP)

- Add signage stating “No site grading 24 hours after a State Water Board qualifying rain event”

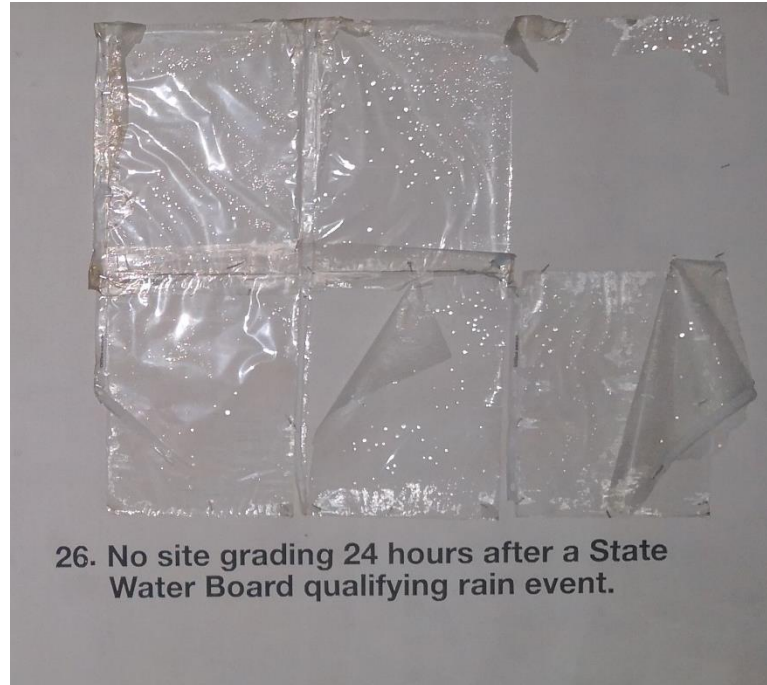


Figure 13: Additional Signage for Rain Events

Safety First

Rain Event Action Plan (REAP)

- Quick response to site runoff



Figure 14: January 4th discharge due to silt fence breach



Figure 15: January 4th discharge after immediate corrective action

Safety First



Grading Contractor's experience & commitment

- Toubar Equipment Company, Inc. has more than 50 years local experience and an exemplary safety records
- Charlie Touchatt (owner) is on site during all grading operations
- Suspended grading off-haul until May 1st, 2021
- Suspended grading work along Parrott Drive until after May 1st, 2021
- Suspended slope repairs until after May 1st, 2021



Proposed Schedule

		Estimated Duration	Estimated Start	Estimated Completion
10	Mass Grading Work	203 days	Thu 8/27/20	Mon 6/7/21
11	✓ Cut and clear vegetation	5 days	Thu 8/27/20	Wed 9/2/20
12	✓ Surveyor staking site	2 days	Thu 9/3/20	Fri 9/4/20
13	✓ Phase 1A grading cut out and dirt off haul lots 1,2,3,4	31 days	Mon 9/7/20	Mon 10/19/20
14	✓ Phase 1B grading new driveway between lot 1 & 8	36 days	Mon 10/12/20	Mon 12/14/20
15	✓ Major dirt offhaul for 1B	16 days	Mon 10/26/20	Tue 11/17/20
16	✓ Phase 2A grading downhill, lots 13-19	40 days	Tue 11/10/20	Tue 1/5/21

Figure 16: Proposed grading schedule with previously-completed activities

Proposed Schedule





		Estimated Duration	Estimated Start	Estimated Completion
17	 Completing Phase 2A grading downhill, lots 13-19	25 days	Thu 1/28/21	Wed 3/3/21
18	 Phase 2B new entrance & Retaining wall	50 days	Tue 2/23/21	Mon 5/3/21
19	 Phase 3A grading cut lots 8, 9, 10	20 days	Tue 5/4/21	Mon 6/7/21
20	 Last dirt off haul for 3A	5 days	Mon 5/10/21	Fri 5/14/21
21				
22	Underground Utilites	87 days	Mon 3/29/21	Tue 7/27/21
23	Install 12" onsite water main	16 days	Mon 3/29/21	Mon 4/19/21
24	Install onsite joint trench	25 days	Tue 5/4/21	Mon 6/7/21
25	Install S.D onsite	18 days	Thu 4/8/21	Mon 5/3/21
26	Install S.S onsite	8 days	Thu 4/8/21	Mon 4/19/21

Figure 17: Proposed grading schedule with outstanding activities

Proposed Schedule


		Estimated Duration	Estimated Start	Estimated Completion
27	Install S.S. offsite	10 days	Tue 5/4/21	Mon 5/17/21
28	Install S.D. offsite	15 days	Tue 5/18/21	Mon 6/7/21
29	Install 8" onsite water main	26 days	Tue 6/8/21	Tue 7/13/21
30	Install water services	10 days	Wed 7/14/21	Tue 7/27/21
31	Install storm detention & bb detention	20 days	Tue 5/4/21	Mon 5/31/21
32	Install storm drain curb inlets	15 days	Tue 4/20/21	Mon 5/10/21
33				
34	 LandSlide area repair	30 days	Tue 6/8/21	Mon 7/19/21
35	Grading for walking trail	15 days	Tue 7/20/21	Mon 8/9/21
36	Phase 3B grading cut lots 5, 6, 7,11	28 days	Wed 7/14/21	Fri 8/20/21
37	Cut curb gutters	25 days	Mon 7/19/21	Fri 8/20/21

Figure 18: Proposed grading schedule with outstanding activities

Proposed Schedule

Complete Grading of Lots 13-19 (Phase 2A) – 25 days.
January 28th, 2021 – March 3rd, 2021

New Entrance Construction – 50 days.
February 23rd, 2021 – May 3rd, 2021

Underground Utility Work – 87 days

- Cal Water
 - PG&E
 - Cell Tower
 - On-Site Storm Drain and Sanitary Sewer
- March 29th, 2021 – July 27th, 2021





Figure 19: New driveway entrance

Proposed Schedule – Driveway Entrance

Request to grade new driveway entrance during moratorium

- Allows Cal Water, cell tower, and PG&E to complete utility relocation
- Future hauling trucks to access site from Bel Aire Road and avoid neighborhood on Rainbow Drive and Lakeshore Drive

Estimated Grading Activity: 50 Days

- Proposed/Requested Start: February 23rd, 2021
- Estimated End: May 3rd, 2021

- Excavated soil used for backfilling lots 13 through 19 or stored on-site
- Remaining offhaul will commence after moratorium
- Reduces impact to 45+ neighbors
- Completing work now will not impact CSM traffic later

Current Truck Haul Route

Phase 1 – Current Route Entering/Exiting Site



Figure 20: Current truck haul route to and from site (Phase 1)

Future Truck Haul Route

Phase 2 – Pending Route Entering/Exiting Site



Figure 21: New entrance grading benefit to neighborhood – Trucks start using Phase 2 truck route



Addressed Concerns/Requests



Flaggers to Be Provided w/ Radio Communications

- Flaggers close in proximity are using hand signals
- Flaggers further apart are equipped with radio equipment
- Not currently in use because there is no hauling at this time

Ensure Haul Trucks Are Covered (To/From Site)

- Currently there is no hauling
- Haul trucks are to pull off at designated location (Polhemus Road) to secure tarps before entering site area
- Construction Team personnel stationed to ensure all haul trucks are to be tarped when entering/exiting the site





Addressed Concerns/Requests

Maintain Hauling Hours 9:00AM-3:00PM

- The Developer will maintain the previously-approved haul hours
- No off-hauling before May 1st, 2021

More relevant details in Monthly Emails

- Progress of grading activities
- Installation of erosion control measures throughout the site
- New sedimentation basins
- Minor grading to direct stormwater runoff toward vegetation instead of driveway entrance
- Removed completed/inactive activities

Addressed Concerns/Requests



Grading During the Moratorium is Unsafe for Neighborhood

- Contractor has 50+ years local construction experience and has never had any major issues with grading on steep slopes or wet terrain
- Grading during this time (S.I.P) is most ideal because there would be a smaller impact on the neighborhood
- Constructing the new entrance would reduce the haul truck impact to the neighborhood
- Moratorium grading for projects of this size have been approved by San Mateo County Building and Planning in the past
- Exposed steep slopes are protected from rains and are made up of very hard rock so slides are not an issue at this job site per Geotechnical Engineer

Addressed Concerns/Requests



Grading During the Moratorium is Unsafe for Neighborhood



Figure 22: Excavated rock section (northern portion of site)



Figure 23: Excavated rock section (southern portion of site)

Addressed Concerns/Requests



Grading During the Moratorium is Unsafe for Neighborhood



Figure 24: Ascension Drive surface erosion areas

Addressed Concerns/Requests



Weekly Process:

- Lea & Braze Qualified SWPPP Practitioner (QSP) visits site weekly (minimum) to review erosion control measures
 - More frequent due to rain events
 - Since 8/12/20, Lea & Braze has conducted 31 inspections
- AES Inspector visits site weekly
 - Since 8/20/20, AES has conducted 25 inspections
- All inspection forms are provided to the Developer and Contractor to make all necessary adjustments
- All weekly SWPPP & AES inspection reports are provided to San Mateo County for review



Closing Statement

- Contractor & Developer (both local businesses) will continue to safeguard the jobsite and the local community
- Existing geology consists of hard rock and all disturbed areas are protected with significant erosion measures which yield very low risk for potential land slides
- There have been no accidents or injuries on-site to date
- Grading during this time (S.I.P.) would be most ideal because of smaller impact on the neighborhood and before normalcy returns

Closing Statement

- Building the new entrance would reduce future truck haul impact to the neighborhood and therefore increases safety
- Developer, Consultants, and Contractor have demonstrated to have good judgment and history in halting all work after a rain event
- Safety is always the top priority
- Inspections are very regular and erosion control measures are constantly being monitored, corrected, and updated to meet the needs of the site

Closing Statement

Our request is to approve the presented schedule for:

1. Grading/slope stabilization along the Bel Aire side (Lot 13-19)
2. Driveway entrance work and access road for completion of Cal Water, PG&E & cell tower underground lines

With the understanding that:

1. No other activities will be started
2. All excavated material to remain on-site until May 1st, 2021
3. Erosion control/SWPPP measures constantly monitored
4. Neighborhood concerns addressed throughout the process