



Ascension Heights

Neighborhood Meeting

May 18th, 2020

6:00PM – 7:30PM

Welcome

- The purpose of this meeting is to inform the residents of the upcoming grading/construction activities for the Ascension Heights subdivision to satisfy Condition of Approval #7 from the February 26th, 2020 Planning Commission meeting

Condition of Approval #7

“The applicant shall organize a public meeting with the neighbors to be held at the San Mateo Highlands Recreation Center to inform the residents of the upcoming grading activities. The meeting shall be held in late April, prior to the commencement of grading. The applicant shall use a list of interested parties provided by the County to notify residents of the meeting at least two weeks in advance, and subsequent to the meeting, shall provide residents with monthly email updates regarding grading activities completed and upcoming until grading is completed in September 2020.”

Introductions

- **Bel Aire Heights, LLC**
 - Jay Roshan, Project Point of Contact
 - Mark Haesloop, VP General Council
 - Jeff Mize, Tou-Bar Equipment Company, Inc.
- **San Mateo County**
 - Joe LaClair, Planning Services Manager
 - Kelsey Lang, Planner III
 - Dave Pine, San Mateo County Board of Supervisors
- **Lea and Braze Engineering, Inc.**
 - Jim Toby, Principal Engineer
 - Alex Henson, Project Manager
 - Ryan MaGee, Design Engineer
- **Debbie Schechter, Meeting Facilitator**

Agenda

- Welcome & Introductions
- Agenda Review and Meeting Ground Rules
- Presentation on Project Progress and Grading Activities
 - Project Contact Information
 - Project Progress to Date
 - Grading Activities & Schedule
 - COVID-19 Requirements
 - For Future Information
- Questions & Answers on Grading Activities
- Summary and Next Steps

Meeting Ground Rules

- All meeting participants (with the exception of the presenters) are to remain muted throughout the presentation
- Please submit all questions to Organizers via the chat and they will be addressed at the end of the presentation
 - This can be done by using the chat feature and selecting the delivery option at the bottom of the chat window



Meeting Ground Rules

- For phone participants, we will take your questions after we've addressed questions in the chat
- Note: All questions must pertain to the grading activities and not other aspects of the project that have already been reviewed and approved
- Please use respectful language
- Listen for understanding
- Allow the facilitator to guide the process

Project Contact Information

- Responsible Project & Individual – Questions and Concerns
 - Jay Roshan – Bel Aire Heights, LLC
 - Phone: (650) 865-4404
- County Compliance Monitoring Consultant – Compliance Questions
 - Trenton Wilson – Analytical Environmental Services (AES)
 - Phone: (916) 447-3479
- Email Update List
 - Belaireheights@leabraze.com

Project Progress To-Date

- February 25, 2019 – Planning Commission approved Landscaping Plan
- September 25, 2019 – Planning Commission reviewed proposed schedule of grading operations and haul routes; Planning Commission continued the item to a future date
- February 26, 2020 – Planning Commission approved the schedule of grading operations, including proposed haul routes; Planning Commission requested additional conditions of approval

Conditions of Approval Update

- **April 1st, 2020** – After-the-fact tree removal permit posted on-site
- **May 1st** – Landscape sent electronic copy of revised plans to SMC
- **May 3rd** – Signage installed on-site
- **May 4th** – Neighborhood meeting email sent out; Notices also mailed out
- **May 8th** – Biologist conducted survey
- **May 8th** – Temporary construction fencing installed
- **May 8th** – USA Markings captured and sent to AES
- **May 12th** – Written confirmation for all equipment emailed to SMC
- **May 13th** – Biologist conducted second survey
- **May 18th** – Neighborhood meeting scheduled for 6:00PM

Grading Activities & Timeline

- **May 8th** – Temporary construction fencing installed
- **May 8th** – Permanent tree protection zones installed
- **May 19th – May 20th** – Project site setup
- **May 19th – May 20th** – Staging of parking areas and construction trailer
- **May 19th – May 20th** – Prepare existing entrance for construction activities and required County standard construction entrance
- **May 21st – June 11th** – Phase one grading activities
 - Construction of Cal Water temporary access road
 - Remove existing water line from Bel Aire Road to Cal Water property
 - Install new water line and emergency drain line from Cal Water property to Parrot Drive
 - Grade new roadway from Bel Aire Road to Cal Water property
- The schedule will be updated monthly and redistributed to those who are interested
 - Please ensure we have your correct email addresses for all future notices
 - Send to Belaireheights@leabraze.com

COVID-19 Requirements

- Construction team to follow San Mateo County Public Health Policy & Planning Department requirements
 - Appendix B-2: Large Construction Project Safety Protocol
- All other orders administered from said department will be monitored and practices to be adjusted to comply with orders

For Future Information

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 - Phone: (916) 447-3479
- For any future questions you may also direct all emails to:
 - Belaireheights@leabraze.com

Questions and Answers

- Please send all questions (if you have not done so already) through the chat to the Facilitator
- The questions will be addressed in the following order
 - Previous email submittals
 - Messages sent to the Facilitator
 - Questions from phone participants
- Please remember that this meeting is only to discuss Condition #7 and will be closing at 7:30 pm

Condition of Approval #7

“The applicant shall organize a public meeting with the neighbors to be held at the San Mateo Highlands Recreation Center to inform the residents of the upcoming grading activities. The meeting shall be held in late April, prior to the commencement of grading. The applicant shall use a list of interested parties provided by the County to notify residents of the meeting at least two weeks in advance, and subsequent to the meeting, shall provide residents with monthly email updates regarding grading activities completed and upcoming until grading is completed in September 2020.”

Previously-Asked Questions

Tree Protection

1. Affirm in writing what the Ascension Heights Developer's Engineers stated at the last Planning Commission meeting, i.e., that the TPZ fencing they installed earlier before cutting/removing trees and shrubs from the hill is the official TPZ fencing for our trees
2. Review and update the Ascension Heights plans, including but not limited to the grading plans, utility plans, and so on, to ensure the agreed TPZ as laid out already on the site is shown accurately on all relevant plans/plots/maps. We have seen earlier drafts that do not show the TPZ consistently or accurately in line with the Developer's Engineers public acknowledgement. The intent of this request is to reduce the likelihood of the developer's crews misunderstanding the TPZ once they are allowed by the County to resume their work on the hill.
3. Post formal TPZ Notices along the TPZ fencing (if it was there before, that is no longer the case).
4. Communicate to all relevant parts of the County Public Works and Planning Departments so appropriate individuals are aware of this specific TPZ so that this confusion doesn't happen again, e.g., with Cal Water on this water main replacement project.

Previously-Asked Questions

Cal Water Schedule

1. Doesn't this Cal Water project stop the Bel Aire Heights (nee Ascension Heights) development project dead in its tracks? Both the planned grading truck entry and exit routes from the development site will be closed during business hours for the next 15 to 18 weeks.

Air Quality Measures

1. What is the developer doing to maintain air quality as it pertains to COVID-19?

Previously-Asked Questions

Haul Route & Grading

1. Will there be a flagman posted at the intersection of Rainbow Drive and Lakeshore where the haul trucks make their turn up Lakeshore? There is basically no sight distance for the driver when he makes the turn and if a resident exits their driveway at the same time there will be little warning for the driver to stop. The same question would apply to the Lakeshore and Bel Aire intersection
2. Will parking be allowed on Rainbow and Lakeshore where the trucks travel?
3. Has the contractor setup a schedule with Recology regarding how the garbage pickup (on Tuesday) will be done. Wondering if the garbage pickup will be moved to the weekend to prevent conflicts?
4. Will there be an inspector present to monitor the contractor with respect to the conditions he. has to adhere to (e.g. dust control)? If not what recourse will the residents have to correct the problem?
5. What is the date and time for beginning the hauling operation?

Questions and Answers

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Next Steps

- Email to be sent to neighbors recapping questions asked and answered at this meeting and additional questions that we were not able to get to
- Monthly emails sent to neighbors regarding grading activities until completion of grading
- If you are not on the email list or you have additional questions, please email:

Belaireheights@leabraze.com

ASCENSION HEIGHTS SUBDIVISION

NEIGHBORHOOD MEETING SUMMARY

TO: Residents of San Mateo County and the Highlands-Baywood Park and Western Hills neighborhoods

SUBJECT: Summary of Meeting to Review Upcoming Construction Activities for the Ascension Heights Subdivision

MEETING DATE: **Monday May 18th at 6:00pm**

The below is a summary of the meeting that was conducted online virtually on 5/18/2020.

- Welcome & Introductions
- Agenda Review and Meeting Ground Rules
- Presentation on Project Progress and Grading Activities
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Along with the design team, County of San Mateo representatives and the developer a third party facilitator was invited by the County to help coordinate participant questions and responses. Below is a generalize list of questions and subjects that were asked and reviewed during the meeting.

1. RESPONSE TO AIR QUALITY CONCERNS

The project will be implementing dust control measures as required by the San Mateo County Best Management Practices and the Conditions of Approval.

Per Condition of Approval Item 8.c. (Mitigation Measure 4.2-1a) of the Letter of Decision dated February 16, 2016, “the applicant shall ensure through the enforcement of contractual obligations to be contained within the Subdivisions Improvement Agreement (Condition No. 22) that construction contracts implement a fugitive dust abatement program” which include the following recommendations by the Bay Area Air Quality Management District (BAAQMD):

- Cover all trucks hauling soil, sand, and other loose materials

- Cover all exposed stockpiles
- Water all exposed roadway and construction areas
- Sweep paved streets
- Limit traffic speeds on unpaved roads
- Limit construction equipment idling time
- Suspend excavation and grading activities during high-speed winds (measured on-site with an anemometer and connected to an alarm)

It was brought forth in the last Planning Commission hearing (February 26th, 2020) that the neighbors and the Planning Commission would like to see all haul trucks covered to and from the site even if they are empty to prevent any residual dust/debris from escaping the trailers. Per Condition of Approval Item 6 of the Letter of Decision dated March 10, 2020, “all trucks used for hauling material to and from the site, including all empty trucks arriving at the site to haul material, shall always be covered by tarpaulins”. This will be monitored on-site by the contractor and AES.

The project has also chosen to use higher-tiered construction equipment to reduce the diesel particulate matter. Per Condition of Approval Item 8.d. (Mitigation Measure 4.2-1b) of the Letter of Decision dated February 16, 2016, “the applicant shall use only Tier 2 or better heavy-duty construction equipment”. The developer is currently proposing construction equipment of Tiers 3 and 4 which not only satisfies the requirement but exceeds the air quality requirements.

This project is also required to maintain proper adherence to the Stormwater Pollution Prevention Plan (SWPPP) as required by the state. For example, all re-graded areas are to be covered with permanent erosion control measures such as hydroseeding which will also help reduce air quality contamination.

Dust levels are not specifically measured but Best Management Practices and regulations are set in place to limit the dust from leaving the site as developed by the BAAQMD. Also, during the geotechnical soil exploration, serpentine rock and asbestos were not discovered and therefore should not pose a threat to the neighborhood air quality.

If construction is not adhering to the above-mentioned criteria and those required by the Best Management Practices, Conditions of Approval, SWPPP, etc., AES will be forced to stop it in order to bring back to air quality compliance. For all compliance concerns contact and leave voicemails for both AES and Bel Aire Heights, LLC (contact information provided on signage at the project entrance). This should hopefully increase response time, but as mentioned by San Mateo County, a 1-hour response time is not very realistic/reasonable. The Developer and AES will respond/act within a 24-hour timeframe of when the voice message was left.

2. RESPONSE TO COVID-19/SHELTER-IN-PLACE CONCERNS

This project previously conducted an environmental impact study regarding air quality impacts and requires numerous mitigation measures within the Conditions of Approval to ensure air quality is protected on top of the already-required Best Management Practices. Although these safety level standard were determined prior to the COVID-19 outbreak, issuance of the most

recent County health order is based on general construction practices. These activities were deemed to be safe as long as the participants (those conducting the work) manage the site in a way that doesn't promote COVID -19 transmission (e.g. sanitization, equipment cleaning, social distancing). Please refer to Appendix B-2: Large Construction Project Safety Protocol as determined by the Public Health, Policy & Planning Department of San Mateo County Health for additional requirements.

3. RESPONSE TO EQUIPMENT QUESTIONS

The equipment specifications (e.g. tiers) is required by the state and the federal government. The specific equipment for this project has already been approved by AES and will be monitored throughout the construction process as they will be doing for the other Conditions of Approval, Best Management Practices, etc.

4. HAULING/HAUL ROUTE RESPONSE

The proposed haul routes were reviewed and approved at the Planning Commission hearing held on February 26th, 2020. Prior to this Planning Commission meeting, the Developer worked with San Mateo County to notify those affected by the haul route in advance so they had the opportunity to ask questions/voice concerns. If the haul route does pass by your home, and you would like future construction updates, please email belaireheight@leabraz.com to make sure you are on all future correspondence. The haul route descriptions are as follow and will be made available to the neighbors via email or through the County website:

During Phase 1 grading, the haul trucks will enter the site from the following route:

- Turn right on Ascension Drive from Polhemus Road
- Turn left on Rainbow Drive
- Turn right on Lakeshore Drive
- Turn right on Bel Aire Road
- Turn left into project site

During Phase 1 grading, the haul trucks will exit the site from the following route:

- Turn right onto Bel Aire Road
- Turn right on Laurie Lane
- Turn right on Parrott Drive
- Turn left on CSM Drive
- Turn right on Perimeter Drive
- Turn right on West Hillsdale Boulevard
- Enter Highway 92 East at Ralston Avenue

During Phase 2 grading, the haul trucks will enter the site from the following route:

- Turn right on Ascension Drive from Polhemus Road
- Turn left on bel Aire Road
- Turn right into project site

During Phase 2 grading, the haul trucks will exit the site from the following route:

- Turn right onto Bel Aire Road
- Turn right on Laurie Lane
- Turn right on Parrott Drive
- Turn left on CSM Drive
- Turn right on Perimeter Drive

- Turn right on West Hillsdale Boulevard

The Developer is aware that the truck haul routes are for construction purposes and do not take precedence over emergency services (e.g. downed utility lines, fire, ambulances). If an emergency occurs in the neighborhood, please contact AES and Bel Aire Heights, LLC so they can temporarily halt the truck hauling operations until the emergency has been resolved.

The monthly updates will provide a more-accurate timeline on when haul trucks will start to arrive to the project site. The first portion of the phase 1 grading (approximately 1 month) will not require site offhaul because the soil will be used as fill for the temporary access road improvements. As for frequency, typical construction projects run haul trucks about every 10 minutes apart. Please note that this is an estimated time as is subject to many construction/traffic variables.

5. RESPONSE TO CAL WATER SCHEDULE

HPL Development is working with Cal Water to ensure the proposed water infrastructure improvements in the neighborhood are phased so there will be no conflict with the truck haul route. As a buffer, the site will not be hauling earth for the first month or so because much of it will be used as fill to construct the temporary roadways.

6. RESPONSE TO GENERAL/MISCELLANEOUS CONCERNS

The official name of the project is Ascension Heights. At one point there was a requested name-change for Bel Aire Heights, but the process was never completed.

Per Condition of Approval Item 8.a.c. (Mitigation Measure 4.8-1) of the Letter of Decision dated February 16, 2016, "Construction activities shall be limited to occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 5:00 p.m. on Saturdays". The Developer has decided to reduce construction activates hours to be between 8:00 a.m. and 5:00 p.m., Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturdays. This information is provided on the signs installed at the entrance of the project.

Work day start for the days listed previously means the start of the construction equipment. All parking for this project will be located on-site. The developer is hopeful to start grading at the end of the month, but as mentioned previously, the first portion of the phase 1 grading (approximately 1 month) will not require site offhaul because the soil will be used as fill for the temporary access road improvements.

Although these grading activities do generate noise, the noise produced on-site must also adhere to the Conditions of Approval. The neighbors should anticipate standard construction noises, but as per Condition of Approval Item 8.a.c. (Mitigation Measure 4.8-1) of the Letter of Decision dated February 16, 2016, "Radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted".

These construction activities will be communicated to the neighborhood through monthly emails updates. Per Condition of Approval Item 7 of the Letter of Decision dated March 10, 2020, "The applicant shall organize a public meeting with the neighbors to be held at the San Mateo

Highlands Recreation Center to inform the residents of the upcoming grading activities. The meeting shall be held in late April, prior to the commencement of grading. The applicant shall use a list of interested parties provided by the County to notify residents of the meeting at least two weeks in advance, and subsequent to the meeting, shall provide residents with monthly email updates regarding grading activities completed and upcoming until grading is completed in September 2020.” More frequent updates to the neighborhood (e.g. bi-weekly, live) regarding grading activities is at the discretion of the developer. Construction activities overlap on the schedule so those durations do not reflect the overall length of construction. Once again, updates for the schedule will be provided to the neighbors monthly.

Tree protection has been stressed throughout the majority of this project’s life, and more recently there were questions pertaining to the tree protection zones currently in-place. The tree protection on-site will be in-place for the duration of construction. Previously-approved civil plans show tree protection at existing fence, but Developer requested it be placed at dripline of tree canopy. When work happens in tree protection zone, it must be first approved by the project Arborist. Sam Oakley (Arborwell) is the project arborist. Tree stump removal plans to occur at the beginning of construction during Phase 1 grading. The revised dates will be provided in the next email update.