



July 29, 2021

SMC6071

TO: Camille Leung
Senior Planner
San Mateo County
455 County Center, 2nd Floor
Redwood City, California 94063

SUBJECT: **County Geotechnical Response to Comments**
RE: Ticonderoga Partners, Lots 5 through 8
Highland Estates Subdivision
Environmental Impact Report Addendum

At your request, we have reviewed the following documents in reference to the Environmental Impact Report (EIR) Addendum:

- Objections to the Proposed Minor Modification and Addendum to the FEIR for Highland Estates Subdivision Project (letter) prepared by Newmeyer Dillion, Inc., dated May 17, 2021;
- Further Objections to the Proposed Minor Modification and Addendum to the FEIR for Highland Estates Subdivision Project (letter) prepared by Newmeyer Dillion, Inc., dated June 17, 2021;
- Additional Objections to the Proposed Minor Modification and Addendum to the FEIR for Highland Estates Subdivision Project (letter) prepared by Newmeyer Dillion, Inc., dated July 2, 2021;
- Assessment of the EIR Addendum for Highland Estates Subdivision Project (letter-report) prepared by GeoKinetics, Inc., dated June 17, 2021;

- Assessment of the EIR Addendum for Highland Estates Subdivision Project (letter-report) prepared by GeoKinetics, Inc., dated July 2, 2021;
- Improvement Plans (48 sheets) prepared by BKF Engineering, Inc., dated September 11, 2018; and
- Updated Geotechnical Investigation (report) prepared by Cornerstone Earth Group, Inc., dated October 30, 2015.

In addition, we have discussed the project with the Project Planner and County Geotechnical Division Staff.

DISCUSSION

Based on our review of the referenced documents and discussions with County Staff, we understand the County is processing an EIR Addendum in response to minor modifications to the residential construction project. We also understand that subject modifications include changes to grading quantities.

The County received public comments regarding the proposed addendum and requests Cotton, Shires and Associates review the materials referenced above and provide responses to assist the County with their addendum process. We understand that Cornerstone Earth Group is the Geotechnical Engineer of Record and that project reports and plans have been previously peer reviewed and approved in accordance with the permitting requirements of the County Geotechnical Division.

SITE CONDITIONS AND GEOTECHNICAL EVALUATIONS

The project site is characterized by a moderately steep south sloping hillside located along the northern side of Ticonderoga Road, in San Mateo County. We understand that four lots are proposed for construction of new single-family residences and associated site improvements. To construct the residences, we also understand the Project Team proposes to perform grading to mitigate landslides identified at the site. The depth and geometry of landsliding across the site has been investigated using subsurface methods; including: 7 test pits and 2 borings at the site along with an additional test pit and boring off-site. The Project Geotechnical Consultant has previously provided engineering geologic cross sections and mapping delineating their interpretation of the depth and distribution of landsliding and undocumented fill. They also provide grading, drainage, and foundation recommendations intended to mitigate these site hazards. Site

landslide debris is proposed to be removed and replaced as part of site grading and excavations for the proposed residences and yard areas. We understand final cut slopes will be supported by retaining walls with pier and grade beam foundations, and proposed residences will also be supported by pier and grade beam foundations. The Consultant notes that the Contractor is responsible for maintaining temporary slopes during grading, but recommends the Contractor classify the upper 10 feet of site soils as OSHA type B soils. GeoKinetics, Inc., has reviewed project documents and prepared geotechnical comments regarding compliance with prior mitigation requirements and regarding site grading modifications.

CONCLUSIONS AND RECOMMENDED ACTION

We conclude that Cornerstone Earth Group adequately investigated the site and evaluated site hazards, and has provided mitigation recommendations in general conformance with the standard of practice within the County, and documented these findings and recommendations in their 2015 Updated Geotechnical Investigation. We understand that the Project Geotechnical Consultant (Cornerstone Earth Group) will review project building and grading plans for conformance with their recommendations prior to site work, in accordance with Section One requirements from the County Geotechnical Division.

We also understand the Consultant will be retained to provide construction observation services to evaluate site conditions exposed during construction, provide supplemental recommendations, as necessary, and ensure conformance with the findings of their report. Specifically, the applicant's Consultant will inspect excavations for evidence of instability and unanticipated conditions, and provide supplemental mitigation recommendations (i.e., additional subsurface drains, stable temporary slope inclinations, the need for shoring walls, etc.), if necessary, which is consistent with the standard of practice in the County.

LIMITATIONS

This geotechnical evaluation has been performed to provide technical advice to assist the County with discretionary permit decisions and Environmental Impact Report Addendum process. Our services have been limited to review of the documents previously identified. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.



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DTS:CS