

Amy Ow

From: Kristen Outten <koutten@swca.com>
Sent: Wednesday, April 20, 2022 4:34 PM
To: Camille Leung; Jessica Henderson-McBean
Cc: Steve Monowitz; Melissa Andrikopoulos; Amy Ow
Subject: RE: Highlands Mitigation Monitoring Issue

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thanks for the follow up, Camille. I can put together a change order cost estimate for the scope described below and send that over to you next week.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Wednesday, April 20, 2022 3:55 PM
To: Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Cc: Steve Monowitz <smonowitz@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>; Amy Ow <aow@smcgov.org>
Subject: RE: Highlands Mitigation Monitoring Issue

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Hi Kristen,

Thanks for the reminder re: Budget. Lets process a smaller change order only to facilitate the final compliance inspection and reporting.

Yes I was thinking 2 days, 1 for inspection of sites by SWCA with BLD plans in hand for landscaping, tree replacements, lighting, etc and one with staff to go over approved colors and materials and any questions from first day. We should building in extra staff time in budget just in case for chasing down documents and confirming needed corrections.

I think an updated matrix should be fine, with notes added per line as needed and an email that says that "SWCA found the project to be in compliance with conditions of approval per the matrix attached"

We will likely need invoice soon after, as we are requiring full payment prior to final of BLD permits.

Let me know if you want to discuss further 😊

From: Kristen Outten <koutten@swca.com>
Sent: Wednesday, April 20, 2022 3:11 PM
To: Camille Leung <cleung@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>

Cc: Steve Monowitz <smonowitz@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>

Subject: RE: Highlands Mitigation Monitoring Issue

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Hello Camille,

We would be happy to perform a final evaluation of Lots 9-11 to check for compliance with the MMRP and COA. Based on yours and Jessie's conversation yesterday, it's my understanding that this would consist of a 1-2 day site walk with the County and the Contractor, as well as an update to the compliance matrix. Please let me know if you would also like a Final Compliance Report to accompany the matrix, or if the updated matrix itself will suffice.

As you know, we have exhausted all budget and were waiting to process the change order until NexGen was ready to start on Lots 5-8. Please let me know if you prefer to process the entire the entire change order at this time, or if you prefer to process a smaller change order only to facilitate the final compliance inspection and reporting.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>

Sent: Tuesday, April 19, 2022 4:34 PM

To: Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Kristen Outten <koutten@swca.com>

Cc: Steve Monowitz <smonowitz@smcgov.org>; Melissa Andrikopoulos <mandrikopoulos@smcgov.org>

Subject: FW: Highlands Mitigation Monitoring Issue

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Hi Jessie and Kristen,

For the Final of Lots 9-11, the County would like to have SWCA perform a final evaluation of the homes for compliance with conditions prior to Final of the Building Permits.

Bob says he is in the final stretch and has been notified that a Final Inspection will be performed by SWCA. We will let you know when he is ready for the inspection, but probably within the next few weeks.

Thanks

From: Dave Michaels <dm94402@gmail.com>

Sent: Sunday, April 17, 2022 9:28 PM

To: Steve Monowitz <smonowitz@smcgov.org>; Dave Pine <dpine@smcgov.org>; Amy Ow <aow@smcgov.org>; Camille Leung <cleung@smcgov.org>

Subject: Highlands Mitigation Monitoring Issue

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Dear Staff and Supervisor Pine,

Is it true that the County does not have anyone external to Staff monitoring the project for compliance anymore, and that SWCA has left the project?

If so, I do not believe certificates of occupancy or final inspections should be addressed until this is rectified and the project is verified as compliant with regards to the MMRP and all conditions, including monitoring.

Staff should not attempt to again take on the monitoring itself, given the history of missed violations and staff's inability to adequately monitor in the past. Staff especially should not leave the remaining monitoring until the "final inspection" as previously suggested, as this would be reckless and would leave too much until final inspection when there would not be time to correct any problems. I understand these homes have pending sales, and the electricity is due to be addressed this week by PGE, and accordingly time is of the essence for all of us.

The MMRP external monitoring by SWCA, as incomplete as it may have been, was at least something, and was an agreement made with the neighborhood after years of wrangling over the terms of the approval in both letter and spirit.

Can you please provide the community with a written verification of the status of all conditions and required mitigations, that specifically cites each one, and the name of the party signing off on each one - in one single document for accessibility?

In addition please provide an update as to MMRP external monitoring plans for lots 5-8, for community input, prior to any approval of a modification of lots 5-8.

Very truly yours,
Dave