

## Amy Ow

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**From:** Camille Leung  
**Sent:** Tuesday, July 19, 2022 10:16 AM  
**To:** noel chamberlain (noel@nexgenbuilders.com); robertpellegrine@yahoo.com; Melissa Leet  
**Cc:** Melody Eldridge  
**Subject:** FW: Comments on O&M Agreements for Lots 9-11  
**Attachments:** Lot\_9\_O&M\_Recital ONLY w Notary Page.pdf; Lot\_10\_O&M\_Recital ONLY w notary page.pdf

**Importance:** High

Hi Noel,

Please see attached for Agreements for Lots 9 and 10 without exhibits to be signed by Owner with notary. Melody updated me that Exhibits still need corrections. Correct exhibits will need to be submitted to Melody before Agreement Recordation (which is required prior to Final).

Once signed with Notary, please drop off signed documents for County signature, and County will record the docs directly.

Thank you

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**From:** Melody Eldridge <meldridge@smcgov.org>  
**Sent:** Tuesday, July 19, 2022 10:05 AM  
**To:** Camille Leung <cleung@smcgov.org>  
**Subject:** RE: Comments on O&M Agreements for Lots 9-11

Camille –  
Attached are recitals only for O&M Agreements for lots 9 and 10 with notary pages at end.

Thanks,  
Melody

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**From:** Melody Eldridge  
**Sent:** Wednesday, July 13, 2022 10:19 AM  
**To:** 'Nikki Holte' <nholte@bkf.com>  
**Cc:** Camille Leung <cleung@smcgov.org>; Jonathan Tang <jtang@bkf.com>; 'jtuttlec@aol.com' <jtuttlec@aol.com>; 'robertpellegrine@yahoo.com' <robertpellegrine@yahoo.com>; 'laj@cohenandjacobson.com' <laj@cohenandjacobson.com>; 'rnewman@resolutionstrategiesinc.com' <rnewman@resolutionstrategiesinc.com>; Amy Ow <aow@smcgov.org>; 'Melissa Leet' <mleet@graniteridgellp.com>; 'Jack Chamberlain' <jtuttlec@aol.com>; 'Noel Chamberlain' <noel@nexgenbuilders.com>; 'Danee Cacci' <Danee@nexgenbuilders.com>  
**Subject:** RE: Comments on O&M Agreements for Lots 9-11

Hi all –  
Re-sending these requirements for Drainage Final at Lots 9 and 10 the request of Camille.

Thanks,

Melody Eldridge  
Onsite Drainage Review  
San Mateo County Planning & Building  
[meldridge@smcgov.org](mailto:meldridge@smcgov.org)

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**From:** Melody Eldridge  
**Sent:** Thursday, June 2, 2022 1:49 PM  
**To:** Nikki Holte <[nholte@bkf.com](mailto:nholte@bkf.com)>  
**Cc:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Jonathan Tang <[jtang@bkf.com](mailto:jtang@bkf.com)>; 'jtuttlec@aol.com' <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; 'robertpellegrine@yahoo.com' <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; 'laj@cohenandjacobson.com' <[laj@cohenandjacobson.com](mailto:laj@cohenandjacobson.com)>; 'rnewman@resolutionstrategiesinc.com' <[rnewman@resolutionstrategiesinc.com](mailto:rnewman@resolutionstrategiesinc.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>; Melissa Leet <[mleet@graniteridgellp.com](mailto:mleet@graniteridgellp.com)>; Jack Chamberlain <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; Noel Chamberlain <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>  
**Subject:** RE: Comments on O&M Agreements for Lots 9-11

Hi Nikki –

Thanks for your patience. The two permits for the Highland Estates Lots 9 (BLD2016-00160; 2185 Cobblehill) & 10 (BLD2016-00158; 2184 Cobblehill) have **both been signed off for temporary occupancy** with respect to onsite drainage requirements while we finish up the below items which will be required for final occupancy:

For both lots, please provide:

- Final impervious surface amounts via a final C.3 checklist. Use new worksheet D to confirm adequate C.3 planter sizing. (<https://planning.smcgov.org/documents/c3-and-c6-development-review-checklist>)
- Cut Sheet for the biosoil media/verification of compliance (e.g., [https://www.flowstobay.org/wp-content/uploads/2021/12/Biotreatment\\_Soil\\_Media\\_Verification\\_Checklist-07-01-21\\_form.pdf](https://www.flowstobay.org/wp-content/uploads/2021/12/Biotreatment_Soil_Media_Verification_Checklist-07-01-21_form.pdf))
- Confirmation impermeable liners installed at planters (can be part of revised signed letter) – since this is a key but currently not visible item, we just want to confirm this.
- Fix Direct overflow connection for shared bioretention feature (item 1A) – see photo below where inlet water flows directly to outlet. One solution would be to add a small “berm” to the lip of the catch basin on that side.
- Please make the attached minor updates to the O&M Agreements to reflect the bioretention-style maintenance items with the changes to the design of the stormwater treatment planters.



Lot 9 Additional Items

- Feature 1B has a severe slope immediately above it -- for long term stability, please add a small rock wall to the upper edge or implement other solution
- Feature 1C had standing water in the subdrain during the 5/31 inspection. Please investigate and address as needed.

Lot 10 Additional Items

- Updated As-built with retaining walls and area drains and any changes to impervious surface on the west/upper side of the house.

Please let me know if you have any questions or wish to discuss.

Thanks,

Melody Eldridge  
Onsite Drainage Review  
San Mateo County Planning & Building  
[meldridge@smcgov.org](mailto:meldridge@smcgov.org)

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**From:** Nikki Holte <[nholte@bkf.com](mailto:nholte@bkf.com)>  
**Sent:** Tuesday, May 17, 2022 1:27 PM  
**To:** Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>  
**Cc:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Jonathan Tang <[jtang@bkf.com](mailto:jtang@bkf.com)>; 'jtuttlec@aol.com' <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; 'robertpellegrine@yahoo.com' <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; 'laj@cohenandjacobson.com' <[laj@cohenandjacobson.com](mailto:laj@cohenandjacobson.com)>; 'rnewman@resolutionstrategiesinc.com' <[rnewman@resolutionstrategiesinc.com](mailto:rnewman@resolutionstrategiesinc.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>  
**Subject:** RE: Comments on O&M Agreements for Lots 9-11

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Hi Melody,

Please find the revised Highland Estate Lot 9 and Lot 10 O&M Agreements in the following ShareFile link. Let me know if you need anything else.

<https://bkf.sharefile.com/d-sd7317b79f4d243e39b44a2c11d7d6ef2>

Kind Regards,  
Nikki

**NIKKI HOLTE**

Project Engineer

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