

Amy Ow

From: Melody Eldridge
Sent: Friday, April 22, 2022 9:23 AM
To: Camille Leung
Cc: Amy Ow
Subject: RE: Comments on O&M Agreements for Lots 9-11
Attachments: Photos_CobbleHillCowpens_2022-04-21.pdf

Perfect, thanks.

FYI I stopped by yesterday to check on construction status for these properties. Lot 11 (88 Cowpens) is still doing sitework – driveway not yet in. Lots 9 and 10 have “sold” signs out front and are pretty much complete with landscaping – a bit of site stabilization on 2185 Cobblehill is still ongoing.

However, the planters got built as in-ground planters not flow-through planters per the current O&M details, and some placement adjustments have been made. They will need to update the O&M again.

Also, that has got to be the biggest dissipator system I have seen in my life. Photos attached.

-Melody

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, April 21, 2022 4:34 PM
To: Melody Eldridge <meldridge@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>
Subject: RE: Comments on O&M Agreements for Lots 9-11

Thanks Melody! DPW required a Private ingress/egress access easement over the shared driveway which should cover maintenance (if not it will be a civil issue). See Page 5 of attached.

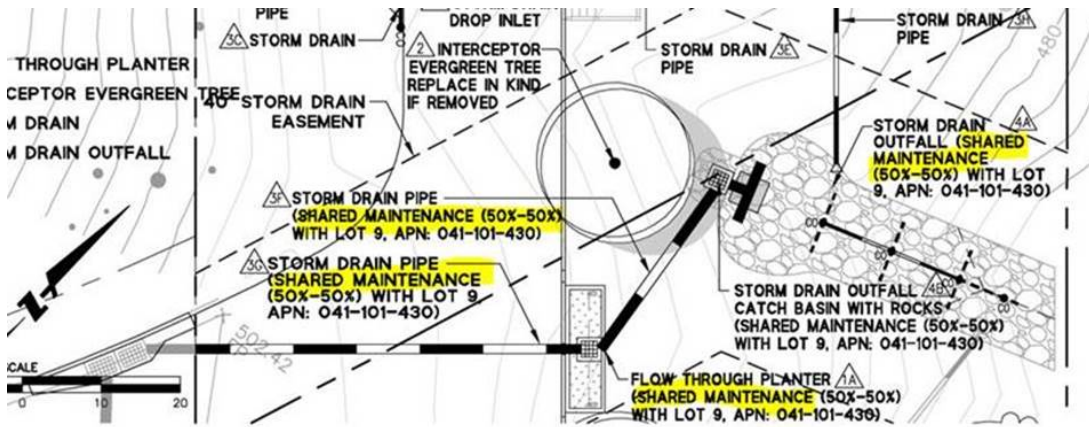
From: Melody Eldridge <meldridge@smcgov.org>
Sent: Wednesday, April 20, 2022 9:02 AM
To: Camille Leung <cleung@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>
Subject: RE: Comments on O&M Agreements for Lots 9-11

Hi Camille –

These O&Ms definitely comply with the shared maintenance of the bioretention planter/outfall (see screenshot below of the site map/responsibility).

However, the stormwater treatment O&Ms typically don't have anything to do with maintenance for a standard driveway (e.g., non-permeable). I'm not quite sure how we would incorporate that into this doc – because we wouldn't want to take inspection/reporting responsibility for it... Is there another doc out there for the driveway/access easement maintenance?

Thanks,
Melody



From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, April 19, 2022 5:07 PM
To: Melody Eldridge <meldridge@smcgov.org>
Cc: Amy Ow <aow@smcgov.org>
Subject: RE: Comments on O&M Agreements for Lots 9-11

Hi Melody,

Please make sure Agreements comply with this:

52. The applicant shall record documents which address future maintenance responsibilities of any private drainage, stormwater treatment or other common facilities which may be constructed. For example, documents would address **maintenance of all shared access easements** (i.e., Lots 5 through 8, and Lots 9 and 10), as well as shared maintenance of the bio-retention planter on Lot 8 (for the benefit of Lots 7 and 8) **and the storm drainage outfall on Lot 9** (for the benefit of Lots 9 and 10). Prior to recording these documents, they shall be submitted to the Department of Public Works for review and prior to the issuance of a Certificate of Occupancy for the applicable parcel (Lots 5 through 10).

Thanks!

From: Melody Eldridge <meldridge@smcgov.org>
Sent: Wednesday, April 13, 2022 11:22 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>
Subject: RE: Comments on O&M Agreements for Lots 9-11

Hi Nikki –

Circling back around on this one. These draft O&M Agreements look good. Just a couple of (very minor) comments below.

In addition, do you know what the status of construction/photos is? It IS possible to record the documents without photos (you would have to remove the reference to the Exhibit and make the Annual Report form Exhibit D), but we will want to be VERY sure that the final storm drain system that is built is accurately reflected in the site plan. If the as-built conditions don't match the site plan then we would need to re-record, which is why we typically ask for photos/wait for completion before recording. However, if time is tight I did want to make it an option.

Minor Comments:

Remove this first PLN from the header:

STORMWATER TREATMENT MEASURES
MAINTENANCE AGREEMENT
Address: 2185 Cobblehill Place
APN: 041-101-430
~~PLN~~ BLD 2016-00160 (Lot 9)
PLN2006-00357
NOM2021-00007

Add a space and/or move Lisa's title down a line. If it looks blank then the Record's office has a habit of not accepting it...

IN WITNESS WHEREOF, the parties hereby execute this Agreement as follows:

_____ Signature for the County Lisa Aozasa, Deputy Director San Mateo County Planning & Building Department 	_____ Date
_____ Type or Print Name and Title	

Lastly, a reminder that separate from the O&M Agreements we will need your final letters of approval for the storm drain system construction and a final County Drainage inspection (by me).
Let me know if any questions.

Thanks,

Melody Eldridge
Onsite Drainage Review
San Mateo County Planning & Building
meldridge@smcgov.org

From: Nikki Holte <nholte@bkf.com>
Sent: Monday, February 7, 2022 10:23 AM
To: Melody Eldridge <meldridge@smcgov.org>
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>
Subject: RE: Comments on O&M Agreements for Lots 9-11

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Hi Melody,

Attached are the Lots 9-11 incorporating your comments. All of the features have not yet been completed, so we will follow up with photos as soon as we receive them.

Thanks,
Nikki

NIKKI HOLTE
Project Engineer

From: Melody Eldridge <meldridge@smcgov.org>
Sent: Monday, January 31, 2022 3:13 PM
To: Nikki Holte <nholte@bkf.com>; Camille Leung <cleung@smcgov.org>
Cc: 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>
Subject: RE: Comments on O&M Agreements for Lots 9-11

Hi Nikki –

Attached are the comments on the updated O&M agreements (Please extrapolate these comments on Lot 9 to the other two as needed) – the comments should be pretty straightforward, but I do want to make sure that we show the stormdrain easements for those features that will have 50%-50% shared maintenance for both the Lot 9 and the Lot 10 O&M Agreements.

Also noticed that there aren't any photos of the finished features yet – what's the status of construction? Will it be feasible to incorporate the photos?

Thanks,

Melody Eldridge
Onsite Drainage Review
San Mateo County Planning & Building
meldridge@smcgov.org

From: Nikki Holte <nholte@bkf.com>
Sent: Monday, January 10, 2022 12:40 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Jonathan Tang <jtang@bkf.com>; 'jtuttlec@aol.com' <jtuttlec@aol.com>; 'robertpellegrine@yahoo.com' <robertpellegrine@yahoo.com>; Melody Eldridge <meldridge@smcgov.org>; 'laj@cohenandjacobson.com' <laj@cohenandjacobson.com>; 'rnewman@resolutionstrategiesinc.com' <rnewman@resolutionstrategiesinc.com>; Amy Ow <aow@smcgov.org>
Subject: RE: Comments on O&M Agreements for Lots 9-11

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Hi Camille,

It appears the comments were for an outdated version of the O&M agreement. We have applied your comments to the latest Lot 9, 10, and 11 O&M agreements that we submitted May 26th, 2021.
Please see attached revised PDF and word O&M agreements for Lots 9, 10, and 11.

Thanks,

Nikki

NIKKI HOLTE

Project Engineer

BKF ENGINEERS Delivering Inspired Infrastructure®
255 Shoreline Drive, Suite 200, Redwood City, CA 94065
d 650.482.6337 m 650.339.0310 nholte@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>
Sent: Wednesday, January 5, 2022 11:51 AM
To: Jonathan Tang <jtang@BKF.com>; 'Jack Chamberlain (jtuttlec@aol.com)' <jtuttlec@aol.com>
Cc: 'robertpellegrine@yahoo.com' <robertpellegrine@yahoo.com>; Melody Eldridge <meldridge@smcgov.org>; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>; 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; Amy Ow <aow@smcgov.org>; Nikki Holte <nholte@bkf.com>
Subject: RE: Comments on O&M Agreements for Lots 9-11

Wonderful 😊 Thank you!

From: Jonathan Tang <jtang@BKF.com>
Sent: Tuesday, January 4, 2022 1:20 PM
To: Camille Leung <cleung@smcgov.org>; 'Jack Chamberlain (jtuttlec@aol.com)' <jtuttlec@aol.com>
Cc: 'robertpellegrine@yahoo.com' <robertpellegrine@yahoo.com>; Melody Eldridge <meldridge@smcgov.org>; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>; 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; Amy Ow <aow@smcgov.org>; Nikki Holte <nholte@bkf.com>
Subject: RE: Comments on O&M Agreements for Lots 9-11

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Hi Camille,

We are working on the O&M Agreements for Lots 9-11 and will have them ready for County review early next week.

Thanks,

JONATHAN TANG, PE

Senior Project Manager



BKF ENGINEERS Delivering Inspired Infrastructure®
255 Shoreline Drive, Suite 200, Redwood City, CA 94065
d 650.482.6306 m 650.350.9339 jtang@bkf.com BKF.com

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, January 3, 2022 1:22 PM
To: Jonathan Tang <jtang@BKF.com>; 'Jack Chamberlain (jtuttlec@aol.com)' <jtuttlec@aol.com>
Cc: 'robertpellegrine@yahoo.com' <robertpellegrine@yahoo.com>; Melody Eldridge <meldridge@smcgov.org>; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>; 'RNewman@ResolutionStrategiesInc.com' <rnewman@resolutionstrategiesinc.com>; Amy Ow <aow@smcgov.org>

Subject: FW: Comments on O&M Agreements for Lots 9-11

Importance: High

Re-sending this email as Bob estimates he is 2-3 weeks from a final on Lots 9-11 and I have not heard back.

Thanks

From: Camille Leung

Sent: Wednesday, December 1, 2021 7:44 PM

To: Jonathan Tang (jtang@BKF.com) <jtang@bkf.com>; Jack Chamberlain (jtuttlec@aol.com) <jtuttlec@aol.com>

Cc: robertpellegrine@yahoo.com; Melody Eldridge <meldridge@smcgov.org>; 'Larry Jacobson (laj@cohenandjacobson.com)' <laj@cohenandjacobson.com>; RNewman@ResolutionStrategiesInc.com

Subject: Comments on O&M Agreements for Lots 9-11

Importance: High

Hi Jack and Jonathan,

I'm not sure who put together the O&M Agreements for Lots 9-11 of Highlands Estates, was it Jonathan?

Please see attached comments from Melody (Drainage Section). Please apply these changes to all 3 lots – please track changes and send soft copies back. We will need these to be recorded prior to Building Permit Final on each lot.

The following are the corresponding NOM cases for each property:

- BLD2016-00160 (2185 Cobblehill) – Lot 9, NOM2021-00007
- BLD2016-00158 (2184 Cobblehill) – Lot 10, NOM2021-00008
- BLD2016-00159 (88 Cowpens) – Lot 11, NOM2021-00009

Please contact Melody with any questions.

Thanks!

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