

Amy Ow

From: Camille Leung
Sent: Wednesday, November 10, 2021 12:35 PM
To: Jessica Henderson-McBean
Cc: Kristen Outten; Amy Ow
Subject: RE: Request for Highlands 2021 Monthly MMRP matrix docs
Attachments: Landscape Plan from ISSUED 88 COWPENS FILE COPY. PLAN SET pdf.pdf; Landscape Plan from BLD2016-00158 and -00160 Issued Plans.pdf; Highlands NOD recorded.pdf; NOC for NOP.pdf; Recorded Lot 5-11 Tract Map.pdf

Hi Jessie,

Please see my responses below:

1. AES 1a requires a “finished floor verification” to certify that the structures are actually constructed at the height shown on the approved plans. Has this been completed or is it scheduled to be completed for Lots 9-11? If so, can you provide a date of completion? --- Yes this condition has been met. Height certificates for houses on Lots 9-11 have been posted at: <https://planning.smcgov.org/highland-estates-subdivision-records> Please note that the actual ridge elevation heights are under the approved ridge elevation heights. Floor elevations are not regulatory, but a milestone check to the regulatory ridge height.
2. BIO 3 requires a tree replacement plan be prepared. Has this plan been prepared yet for Lots 9, 10, 11? If so, can you please provide a copy and the date of completion? --- Yes landscape plans included the required tree replacements. The approved landscape plans are attached.
3. GEO 5 requires soil testing during site grading. Can you please provide the dates of completion for this soil testing for Lots 9, 10 and 11? ---I have requested the expansive soil testing letter from Cornerstone.
4. Per COA #14 can you please confirm the date that NexGen recorded the Notice of Completion (I believe it was 11/9/2009) and the date of the San Mateo County recording fee (was this also 11/9/2009)? ---Please see attached Notice of Completion and Notice of Determination
5. Can you provide SWCA with a copy of the building permit so that we can update COA’s referencing building permit requirements (COAs 41, 42, 43, 65, 66, 67) ---Do you need the issued plans or the issued job cards?
6. COA’s 62-67 pertain to the Fire Authority. Has there been coordination with the Project’s compliance with the County Fire Department that we can use to update the compliance matrix? --- Fire has provided review and approval of the issued plans; the Fire Authority will confirm compliance of built elements with Fire requirements at the time of the Fire Final Inspection.
7. What is the status of the Final Maps? Has this been recorded with the County for all lots or only 9-11? ---Yes the attached maps have been recorded.

Thanks!

From: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Sent: Wednesday, November 3, 2021 1:13 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Kristen Outten <koutten@swca.com>
Subject: RE: Request for Highlands 2021 Monthly MMRP matrix docs

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Hi Camille,

The monthly updates for the Compliance Matrix are saved on our project Sharepoint here:  [Compliance Matrix](#)

Furthermore, the Compliance Matrix is updated and provided to the County with the Monthly Reports, which are saved on the project Sharepoint here:  [Monthly Progress Reports](#)

In order to share those with Dave Michaels, we would have to approve his access to our Sharepoint, so it may be advisable to share them with him through the County Project website?

We have a couple of items on the Compliance Matrix that I would like to update with information from the County:

1. AES 1a requires a “finished floor verification” to certify that the structures are actually constructed at the height shown on the approved plans. Has this been completed or is it scheduled to be completed for Lots 9-11? If so, can you provide a date of completion?
2. BIO 3 requires a tree replacement plan be prepared. Has this plan been prepared yet for Lots 9, 10, 11? If so, can you please provide a copy and the date of completion?
3. GEO 5 requires soil testing during site grading. Can you please provide the dates of completion for this soil testing for Lots 9, 10 and 11?
4. Per COA #14 can you please confirm the date that NexGen recorded the Notice of Completion (I believe it was 11/9/2009) and the date of the San Mateo County recording fee (was this also 11/9/2009)?
5. Can you provide SWCA with a copy of the building permit so that we can update COA’s referencing building permit requirements (COAs 41, 42, 43, 65, 66, 67)
6. COA’s 62-67 pertain to the Fire Authority. Has there been coordination with the Project’s compliance with the County Fire Department that we can use to update the compliance matrix?
7. What is the status of the Final Maps? Has this been recorded with the County for all lots or only 9-11?

Thanks so much!

Jessie Henderson-McBean | she, her, hers
Project Wildlife Biologist

SWCA Environmental Consultants
60 Stone Pine Road, Suite 100
Half Moon Bay, CA, 94019
O 650.440.4291 | C 805.712.8794



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From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, November 2, 2021 9:01 PM
To: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Cc: Kristen Outten <koutten@swca.com>
Subject: FW: Request for Highlands 2021 Monthly MMRP matrix docs

EXTERNAL: This email originated from outside SWCA. Please use caution when replying.

Hi Jessie and Kristen,

Please send me a link to the requested matrices and I can forward to Dave Michaels.

Thanks!

From: Dave Michaels <dm94402@gmail.com>
Sent: Tuesday, November 2, 2021 8:43 PM
To: Steve Monowitz <smonowitz@smcgov.org>; Camille Leung <cleung@smcgov.org>; Amy Ow <aow@smcgov.org>;
Dave Pine <dpine@smcgov.org>
Subject: Request for Highlands 2021 Monthly MMRP matrix docs

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Dear Staff,

Can you please provide the County's Mitigation Monitoring and Reporting Program (MMRP) monthly matrix docs for each month in 2021 (minus June which is already in the record)? Please provide these asap and in an accessible format per my 10/28 email. (fyi there are docs called "matrix" in the record but they do not appear to address the mitigations for those months).

Very truly yours,
Dave