

**From:** [Nikki Holte](#)  
**To:** [Melody Eldridge](#)  
**Cc:** [Camille Leung](#); [Jonathan Tang](#); ["jtuttlec@aol.com"](#); ["robertpellegrine@yahoo.com"](#); ["laj@cohenandjacobson.com"](#); ["rnewman@resolutionstrategiesinc.com"](#); [Amy Ow](#)  
**Subject:** RE: Comments on O&M Agreements for Lots 9-11  
**Date:** Tuesday, May 17, 2022 1:26:32 PM  
**Attachments:** [2022-05-06 Final Site Observation Letter.pdf](#)  
[Lot 9 As-Builts.pdf](#)  
[Lot 10 As-Builts.pdf](#)

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Hi Melody,

Attached are the letter and As-Builts for Lot 9 and Lot 10. Please let me know if you have any questions.

Thanks,  
Nikki

**NIKKI HOLTE**

Project Engineer

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d 650.482.6337 m 650.339.0310 [nholte@bkf.com](mailto:nholte@bkf.com) [BKF.com](http://BKF.com)

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**From:** Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>  
**Sent:** Monday, May 16, 2022 9:13 AM  
**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)>  
**Subject:** RE: Comments on O&M Agreements for Lots 9-11

Hi Nikki –

Thanks for the letter. Given the extent of the field revisions, please provide an as-built as an attachment to the letter. A reminder that we will also need to update the site maps in the O&M Agreements.

Thanks,

Melody Eldridge

Onsite Drainage Review

San Mateo County Planning & Building

[meldridge@smcgov.org](mailto:meldridge@smcgov.org)

---

**From:** Nikki Holte <[nholte@bkf.com](mailto:nholte@bkf.com)>  
**Sent:** Saturday, May 7, 2022 9:56 AM  
**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:** FW: Comments on O&M Agreements for Lots 9-11

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Hi Melody,

Attached is our Highland Estates Lots 9 and 10 Final Site Stormwater Observation Letter. Please let us know if you have any questions.

Thanks,

Nikki

**NIKKI HOLTE**

Project Engineer

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**From:** Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>

**Sent:** Friday, April 22, 2022 9:42 AM

**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)>

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

Hi Nikki –

I stopped by these sites yesterday on my way to some other inspections. Looks like the raised flow-through planters have been swapped out for in-ground planters (on Cobblehill at least). This is tentatively OK (the maintenance for that type of raised planters has actually been difficult over on Bunker Hill), but it means that the O&Ms will need to be updated to reflect this change and we'll need to double-check sizing and placement. I couldn't confirm whether the in-ground planters were lined, but given proximity to foundations they should be.

Thanks,

Melody Eldridge

Onsite Drainage Review

San Mateo County Planning & Building

[meldridge@smcgov.org](mailto:meldridge@smcgov.org)

---

**From:** Melody Eldridge

**Sent:** Wednesday, April 13, 2022 11:22 AM

**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)>

**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:



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...



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](mailto:meldridge@smcgov.org)

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**From:** Nikki Holte <[nholte@bkf.com](mailto:nholte@bkf.com)>

**Sent:** Monday, February 7, 2022 10:23 AM

**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,

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

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---

**From:** Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>

**Sent:** Monday, January 31, 2022 3:13 PM

**To:** Nikki Holte <[nholte@bkf.com](mailto:nholte@bkf.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Cc:** 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

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](mailto:meldridge@smcgov.org)

---

**From:** Nikki Holte <[nholte@bkf.com](mailto:nholte@bkf.com)>

**Sent:** Monday, January 10, 2022 12:40 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Cc:** 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)>; Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>; '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 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 26<sup>th</sup>, 2021. Please see attached revised PDF and word O&M agreements for Lots 9, 10, and 11.

Thanks,

Nikki

**NIKKI HOLTE**

Project Engineer

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---

**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Sent:** Wednesday, January 5, 2022 11:51 AM

**To:** Jonathan Tang <[jtang@BKF.com](mailto:jtang@BKF.com)>; 'Jack Chamberlain ([jtuttlec@aol.com](mailto:jtuttlec@aol.com))' <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>

**Cc:** 'robertpellegrine@yahoo.com' <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>; 'Larry Jacobson ([laj@cohenandjacobson.com](mailto: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)>; Nikki Holte <[nholte@bkf.com](mailto:nholte@bkf.com)>

**Subject:** RE: Comments on O&M Agreements for Lots 9-11  
Wonderful Thank you!

---

**From:** Jonathan Tang <[jtang@BKF.com](mailto:jtang@BKF.com)>

**Sent:** Tuesday, January 4, 2022 1:20 PM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; 'Jack Chamberlain ([jtuttlec@aol.com](mailto:jtuttlec@aol.com))' <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>

**Cc:** 'robertpellegrine@yahoo.com' <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>; 'Larry Jacobson ([laj@cohenandjacobson.com](mailto: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)>; Nikki Holte <[nholte@bkf.com](mailto: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



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---

**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Sent:** Monday, January 3, 2022 1:22 PM

**To:** Jonathan Tang <[jtang@BKF.com](mailto:jtang@BKF.com)>; 'Jack Chamberlain ([jtuttlec@aol.com](mailto:jtuttlec@aol.com))' <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>

**Cc:** 'robertpellegrine@yahoo.com' <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>; 'Larry Jacobson ([laj@cohenandjacobson.com](mailto: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:** 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](mailto:jtang@BKF.com)) <[jtang@bkf.com](mailto:jtang@bkf.com)>; Jack Chamberlain ([jtuttlec@aol.com](mailto:jtuttlec@aol.com)) <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>

**Cc:** [robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com); Melody Eldridge <[meldridge@smcgov.org](mailto:meldridge@smcgov.org)>; 'Larry Jacobson ([laj@cohenandjacobson.com](mailto:laj@cohenandjacobson.com))' <[laj@cohenandjacobson.com](mailto:laj@cohenandjacobson.com)>; [RNewman@ResolutionStrategiesInc.com](mailto: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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**We remain available to you via email, phone, and virtual meetings during our normal business hours.**