

Amy Ow

From: Camille Leung
Sent: Wednesday, December 22, 2021 6:07 PM
To: Amy Ow
Subject: FW: Highland Estates Budget

From: Kristen Outten <koutten@swca.com>
Sent: Tuesday, December 21, 2021 5:04 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Jennifer Torre <JTorre@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Highland Estates Budget

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Thanks for the prompt response, Camille. Keep us posted on whether the County inspector can take over starting next week.

I will follow up with you in the new year to see what kind of final compliance summary you need from us for Lots 9-11.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, December 21, 2021 4:21 PM
To: Kristen Outten <koutten@swca.com>
Cc: Jennifer Torre <JTorre@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Highland Estates Budget

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Hi Kristen,

Thanks for this update!

As the applicant is very behind in his payments to the County for monitoring, I do think we need to re-assign the 3 houses to a BLD inspector instead of approving additional budget for this project.

Let me see if the inspector can start next week.

Thanks!

From: Kristen Outten <koutten@swca.com>
Sent: Tuesday, December 21, 2021 2:35 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Jennifer Torre <JTorre@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: FW: Highland Estates Budget
Importance: High

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Hello Camille,

I wanted to follow up again regarding the budget on Highland Estates. When we last discussed the budget in mid-October (see email chain below), we were expecting to have final site stabilization by this time. However, the site is still not stabilized. Crews were supposed to begin landscape planting a few weeks ago, but it was delayed due to the heavy rains and flooding. Lots 9/10 have been partially covered with plastic to prevent further erosion and they have new silt fence in place to capture sediment. Lot 11 is extremely wet, and there is currently no work going on at this site because it is so muddy. Based on recent discussions with Jessie, the site isn't necessarily "winterized" or "stabilized" at this time.

We have enough funds remaining to conduct one final inspection, which is currently scheduled for next week. After that, we will be out of available funds. Please let me know how you would like to proceed. Do you want to have someone at the County take over inspections until they stabilize the site, and then SWCA can resume under a new contract for the next phase (i.e., Lots 5-8)? Alternatively, we can work on a change order to continue inspections for Lots 9-11 until the site is landscaped and final site stabilization has been achieved. Please let me know your preference.

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Tuesday, October 19, 2021 8:28 PM
To: Kristen Outten <koutten@swca.com>
Subject: RE: Highland Estates Budget

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Hi Kristen,

Considering the remaining budget, at the completion of Lots 9-11, perhaps SWCA can simply state that all conditions have been complied with? If any have not been complied with, that will show up in one of the weekly reports. Also, I will do the final inspection for color, lighting, and landscaping. We can check in closer to the time to see if an amendment is needed.

Thanks!

From: Kristen Outten <koutten@swca.com>
Sent: Tuesday, October 19, 2021 2:33 PM

To: Camille Leung <cleung@smcgov.org>

Subject: Highland Estates Budget

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Hi Camille,

As a follow up from our call earlier today, we have approximately \$5,500 remaining in our Highland Estates contract. This takes into account both the mitigation monitoring funds and the out-of-scope funds. I anticipate it will take Bob another month or so (maybe two?) to finish all earthwork and stabilize the site, in which case we would likely have sufficient funds to conduct the remaining weekly inspections. However, I imagine we still need to prepare the final compliance report for your records? If I remember correctly, we decided to do a separate final compliance report for Lots 9-11, and another report for Lots 5-8. If that's the case, then we may need to add additional funds to the budget to wrap up this phase of the project. Let me know how you would like to proceed.

Thanks,
Kristen

Kristen Outten
Lead Biologist

SWCA Environmental Consultants

60 Stone Pine Road, Suite 100

Half Moon Bay, CA 94019

P 650.440.4160 x 6404 | C 831.331.5264 | F 650.440.4165



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