

Amy Ow

From: John Shroyer <john@johnshroyer.com>
Sent: Monday, February 6, 2023 1:21 PM
To: Camille Leung
Cc: Amy Ow
Subject: Re: FW: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159/PLN2006-00357)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Thank you SO MUCH, Camille!!!!

On Mon, Feb 6, 2023 at 9:59 AM Camille Leung <cleung@smcgov.org> wrote:

Hi John, Planning Final has been signed off for Lot 11. Thanks!

From: John Shroyer <john@johnshroyer.com>
Sent: Monday, February 6, 2023 9:24 AM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: FW: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159/PLN2006-00357)

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Okay, Camille! We just paid! Wooohooo!! Public Works signed off this AM. Once you're signed off, we should be good to go! I'll reach out to building!

Thank you!

Christen

On Fri, Feb 3, 2023 at 4:33 PM Camille Leung <cleung@smcgov.org> wrote:

Hi John,

The County will pay the SWCA Invoice. I generated a new invoice on PLN2006-00357 that you will need to pay to the County (matches SWCA charges). Please let me know when you have paid and I can sign off Lot 11. Thanks

- Check:
 - Please include Applicable PLN Case on Memo Line and include copy of Invoice
 - Drop off a check on Mondays through Thursday between 8am to 4pm to 2nd floor of 455 County Center
 - Mailing a check made out to San Mateo County to:
 - San Mateo County Planning and Building Dept
455 County Center, 2nd Floor
Redwood City, CA 94063

- Card (3% service fee):
 - Please reference Applicable PLN Case to receptionist
 - Calling (650)599-7310 Mondays through Thursday between 8am to 4pm
 - Calling (650)465-9479 Fridays between 12noon to 4pm

From: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Sent: Thursday, February 2, 2023 12:12 PM
To: Camille Leung <cleung@smcgov.org>
Cc: John Shroyer <john@johnshroyer.com>
Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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Hi Camille,

This was sent to you on Tuesday. See attached. Please let me know if you need anything else.

Thanks!

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: Thursday, February 2, 2023 11:31 AM
To: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Cc: John Shroyer <john@johnshroyer.com>
Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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

Hi Jessie,

Sending today?

Thanks!

From: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Sent: Tuesday, January 31, 2023 12:44 PM
To: Camille Leung <cleung@smcgov.org>
Cc: John Shroyer <john@johnshroyer.com>
Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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Hi Camille,

My apologies for the delay, I just spoke with our invoicing department and the invoice is on its way right now.

I appreciate your patience!

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, January 31, 2023 11:36 AM
To: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Cc: John Shroyer <john@johnshroyer.com>
Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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

Hi Jessie,

Checking in on this again. Please let us know as there is nothing else holding back the Planning final.

Thanks

From: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Sent: Wednesday, January 25, 2023 5:58 PM
To: Camille Leung <cleung@smcgov.org>
Cc: John Shroyer <john@johnshroyer.com>
Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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Hi Camille,

I thought it was sent, but let me check in with my office tomorrow to confirm the status.

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: Wednesday, January 25, 2023 3:11 PM
To: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Cc: John Shroyer <john@johnshroyer.com>
Subject: FW: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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

Hi Jessie,

Did I miss your invoice for Highlands for the last inspection of Lot 11?

Thanks!

From: Camille Leung
Sent: Wednesday, December 7, 2022 6:08 PM
To: Jessica Henderson-McBean <JHenderson-McBean@swca.com>; John Shroyer <john@johnshroyer.com>
Cc: robertpellegrine@yahoo.com; Melissa Leet <melissa@leet.com>; noel chamberlain (noel@nexgenbuilders.com) <noel@nexgenbuilders.com>; Melody Eldridge <meldridge@smcgov.org>; PLANNING_Geo <geo@smcgov.org>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>
Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

Great! John or Nexgen will/email call you when they have completed the items under SWCA inspection

From: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Sent: Wednesday, December 7, 2022 6:03 PM
To: Camille Leung <cleung@smcgov.org>; John Shroyer <john@johnshroyer.com>
Cc: robertpellegrine@yahoo.com; Melissa Leet <melissa@leet.com>; noel chamberlain (noel@nexgenbuilders.com) <noel@nexgenbuilders.com>; Melody Eldridge <meldridge@smcgov.org>; PLANNING_Geo <geo@smcgov.org>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>
Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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Hi Camille,

I agree with your list of final requirements. Please let me know when we would like to schedule the final inspection.

Thanks!

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: Wednesday, December 7, 2022 6:01 PM
To: John Shroyer <john@johnshroyer.com>
Cc: robertpellegrine@yahoo.com; Melissa Leet <melissa@leet.com>; noel chamberlain (noel@nexgenbuilders.com) <noel@nexgenbuilders.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Melody Eldridge <meldridge@smcgov.org>; PLANNING_Geo <geo@smcgov.org>; Amy Ow <aow@smcgov.org>
Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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

Hi John and Jessie,

I updated the Requirements for Final of LOT 11:

SWCA sign off (any updates here Jessie?)

1. Confirm Landscaping/Planting
2. Stabilized slopes
3. SWCA Fees – to be collected after SWCA Final sign off
4. All applicable conditions (fuel break, etc)

Camille:

5. Colors and Materials verification

6. WELO

a. Landscape Certification Form

b. Certification of Completion Form and REQUIRED ATTACHMENTS:

file:///C:/Users/cleung/Downloads/MWELO%20Certificate%20of%20Completion%20and%20Installation_0_0%20(2).pdf

7. Setback/Form Certification (added 12/7/22)

Deed restrictions for Lot 11 have been completed.

Remaining Agencies (Updated 12/7/22): Planning, Public Works

Thanks

From: John Shroyer <john@johnshroyer.com>

Sent: Wednesday, December 7, 2022 2:50 PM

To: Camille Leung <cleung@smcgov.org>

Cc: robertpellegrine@yahoo.com; Melissa Leet <melissa@leet.com>; noel chamberlain (noel@nexgenbuilders.com) <noel@nexgenbuilders.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Melody Eldridge <meldridge@smcgov.org>; PLANNING_Geo <geo@smcgov.org>; Amy Ow <aow@smcgov.org>

Subject: Re: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

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Hi Camille!

Happy Holidays!! We are so close!! Just want to make sure we are all on the same page. Can I bother you to send us the final list of items needed for final signoff?

Thank you so much!

Christen for John

On Tue, Aug 23, 2022 at 7:43 PM Camille Leung <cleung@smc.gov> wrote:

Here are Planning Requirements for Final of LOT 11:

SWCA sign off

1. Confirm Landscaping/Planting
2. Stabilized slopes
3. SWCA Fees – to be collected after SWCA Final sign off
4. All applicable conditions (fuel break, etc)

Camille:

5. Colors and Materials verification
6. WELO
 - a. Landscape Certification Form
 - b. Certification of Completion Form

Deed restrictions for Lot 11 have been completed.

Remaining Agencies: Planning, Drainage, Geo, Fire, Public Works

Thanks

From: Melody Eldridge <meldridge@smc.gov>

Sent: Monday, August 22, 2022 10:20 AM

To: John Shroyer <john@johnshroyer.com>; Amanda Tse <atse@smc.gov>; Camille Leung <cleung@smc.gov>

Subject: RE: Highlands - Lot 11 - 88 Cowpens (BLD2016-00159)

Hi Christen –

Here's the final inspections for 88 Cowpens as they currently are reflected in our permit tracking system. Looks like Amanda at Sewer signed off on 7/20, but there are still quite a few others. For drainage, I need

1. Confirmation of drainage inspection corrections from 6/7 (attached email) and completion of site – Should be done with a final site walk-through that can be scheduled with me directly
2. Letter from Engineer of Record stating it was built per plan (with the change out of lined bioretention in lieu of planter)
3. Civil Engineer to provide As-Built plan for site.
4. O&M Agreement needs to be recorded for the site (Provided by Civil Engineer, OK'd by County, and then signed by responsible party) – reminder that it can take us a few days to review these, please send me a final draft sent to me sooner rather than later – the last one I have is from March (attached), but it needs the later updates that we made to lots 9 and 10 made to this one as well reflecting the conversion of the site features to bioretention rather than planters.

Thanks,

Melody Eldridge

Onsite Drainage Review

San Mateo County Planning & Building

meldridge@smcgov.org

BLD2016-00159

STATUS

#SCANNED# LOT 11 - NEW GRN 4 Bedroom,...

> Issued

04/15/2022 by Paula Thom

- Record
- Summary
- Valuation (4)
- 50 PCT Calc
- Details
- Fee Calc
- NPDES
- Fee (56)

Menu ▾
Manage Inspection ▾
Delete

"Record Inspections"
 Related Records Inspections

Showing 1-50 of 62

<input type="checkbox"/>	Inspection Type ▾	Inspection District
<input type="checkbox"/>	WELO	Area1
<input type="checkbox"/>	Setback Verification	Area1
<input type="checkbox"/>	Height Verification	Area1
<input type="checkbox"/>	Final Other	Area1
<input type="checkbox"/>	Final Other	Area1
<input type="checkbox"/>	Final Drainage Public ...	Area1
<input type="checkbox"/>	Final Drainage Public	Area1

From: John Shroyer <john@johnshroyer.com>
Sent: Monday, August 22, 2022 9:15 AM
To: Amanda Tse <atse@smcgov.org>; Camille Leung <cleung@smcgov.org>; Melody Eldridge <meldridge@smcgov.org>
Subject: Highlands - Lot 11 - 88 Cowpens

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Good morning!

Can you guys send me a screenshot of the agencies that still need to be signed off on this property? We're trying to get it finalized I'm the next week or two.

Thank you!

Christen for John

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John Shroyer
(650) 787-2121

DRE 00613370

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John Shroyer

(650) 787-2121

DRE 00613370

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John Shroyer | [650.787.2121](tel:650.787.2121) | john@johnshroyer.com

GOLDEN GATE SOTHEBY'S INTERNATIONAL REALTY

555 Middlefield Road

Redwood City, CA 94063

Lic. # 00613370

JOHNSHROYER.COM

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John Shroyer | [650.787.2121](tel:650.787.2121) | john@johnshroyer.com

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