

Amy Ow

From: Camille Leung
Sent: Tuesday, October 01, 2019 2:22 PM
To: Amy Ow
Subject: FW: Highland Estates Lot 9

From: Taylor Peterson [mailto:tpeterson@migcom.com]
Sent: Monday, September 30, 2019 4:06 PM
To: Camille Leung <cleung@smcgov.org>
Subject: FW: Highland Estates Lot 9

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Hi Camille,

It appears that SWCA and MIG are in agreement that the woodrat houses on Lot 9 are not currently active and that we are outside of the breeding season. This seems like an opportune time to move the woodrat houses farther away from the grading boundary, ultimately providing better protection for the woodrats. Here is the woodrat measure:

“Mitigation Measure BIO-2a: No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.”

It appears that the measure allows clearing within the fenced area once it has been determined that the woodrat house does not contain young. These houses are so close to the grading limit that I think it best to move the materials to the open space area just south of the project boundary, as indicated in the measure. We do not expect to be moving woodrats, just the sticks that make up the woodrat houses, although we could still have someone with a Scientific Collecting Permit do the work.

Kristen leaves the decision ultimately to you, so please let me know if it is okay to proceed.

Thanks,
Tay

From: Kristen Outten <koutten@swca.com>
Sent: Monday, September 30, 2019 8:50 AM
To: Taylor Peterson <tpeterson@migcom.com>
Cc: Camille Leung <cleung@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Highland Estates Lot 9

Hello Tay,

Jessie inspected the three woodrat middens located along the southwest side of Lot 9, beneath the oak trees. She agrees that the middens do not show signs of current activity. Although the structures appear to be in good shape, and a defined entrance can be observed (indicating that the structure has not been decaying due to lack of use over time), no signs of recent activity were observed (no latrine sites present, no fresh decoration to the structure, and no tail slapping or activity heard inside the midden).

Ultimately it will be up to Camille as to whether or not your team can relocate the middens; however, considering we are outside of the breeding season (typically February to July, although some sources suggest it extends as long as December to September) and there is no sign of activity, I do not see any issues with dismantling and relocating these middens as long as it's done in compliance with Mitigation Measure Bio-2a.

Thanks,
Kristen Outten

From: Taylor Peterson <tpeterson@migcom.com>
Sent: Friday, September 27, 2019 6:14 PM
To: Kristen Outten <koutten@swca.com>
Cc: Camille Leung <cleung@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Highland Estates Lot 9

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Thanks Kristen. Any further thoughts on the woodrats?
Tay

From: Kristen Outten <koutten@swca.com>
Sent: Wednesday, September 25, 2019 6:47 AM
To: Taylor Peterson <tpeterson@migcom.com>
Cc: Camille Leung <cleung@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: RE: Highland Estates Lot 9

Hi Tay,

Jessie will be out there today in place of me. I am cc'ing her on this email so she can check out the woodrat nests.

Thanks,
Kristen

From: Taylor Peterson <tpeterson@migcom.com>
Sent: Tuesday, September 24, 2019 1:27 PM
To: Kristen Outten <koutten@swca.com>
Subject: Highland Estates Lot 9

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

Hi Kristen,

I understand that you will be inspecting Lot 9 at Highland Estates tomorrow. I have been observing the woodrat houses that are under the oaks on the west side of the lot. They don't seem to be in active use for nesting; no fresh leaf cuttings, no obvious latrine, no new packrat style decorations, no tail slapping when I step nearby or imitate the sound. If they are not active I think the conditions of approval would allow us to move these houses. I would propose to either dismantle and move them just a few feet, to be clearly out of the grading area but still provide cover for a wandering woodrat, or to move the materials to the open space easement to get them entirely away from potential incidental construction damage. I would appreciate it if you/SWCA could evaluate them when you are on site and see what you think of these ideas.

Thanks,

Tay

Taylor Peterson
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