

Re: Highland Estates - Site Inspection 3/9/2020

Tuesday, March 24, 2020 9:38 AM

Subject	Re: Highland Estates - Site Inspection 3/9/2020
From	Camille Leung
To	Jessica Henderson-McBean
Cc	Amy Ow; Kristen Outten
Sent	Monday, March 16, 2020 1:34 PM

Hi Jessie and Kristen,

FYI, County offices are closed this week and next, but I will be available via email. Thanks

From: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Sent: Thursday, March 12, 2020 4:13:47 PM
To: Robert Pellegrine <robertpellegrine@yahoo.com>
Cc: Kristen Outten <koutten@swca.com>; Camille Leung <cleung@smcgov.org>; Amy Ow <aow@smcgov.org>; Noel Chamberlain <noel@nexgenbuilders.com>
Subject: RE: Highland Estates - Site Inspection 3/9/2020

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Hi Bob,

Thank you so much for your response, and for working to address my action items. I will be back onsite next week to check in!

Please have Tay forward any biological survey or monitoring reports on to the County. Per my previous email this week, I would like to remind you that it is SWCA's recommendation that a biological monitor is onsite when clearing and construction occurs within the vicinity of active woodrat nests per the language in Mitigation Measure BIO-2a and Tay's most recent biological survey report dated 2/19/2020. If the biologist (Tay) determines that the nests are no longer active with young, then monitoring within the vicinity of those nests would no longer be required.

Please note that the building permits have not yet been released for Lot 11 so no ground disturbance can take place at this site yet.

In addition, I would like to remind you to review all of the project Conditions of Approval and Mitigation Monitoring and Reporting Plan. Please remember that the following biological resource surveys will need to occur prior to commencement of construction at Lot 11:

- a. Per BIO - 2A: Woodrat nests (30 days prior to construction activities)
- b. Per BIO - 2B: Nesting birds (February through September)
- c. Per BIO - 2C: Roosting bats (April 1 to August 31)
- d. Per BIO - 2D: California red-legged frog (Immediately prior to initial ground disturbance on Lot 11)
- e. Per BIO - 5a: Prior to the commencement of construction activities on lot 11, the outer edge of the willow scrub habitat (facing lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow

habitat and that identifies the willow scrub as an “Environmentally Sensitive Area.” Signs shall be installed indicating that the fenced area is “restricted” and that all construction activities, personnel, and operational disturbances are prohibited.

Please let me know if you have any questions. I look forward to catching up with you next week at the site!

Jessie Henderson-McBean
Biologist

SWCA Environmental Consultants
60 Stone Pine Road, Suite 100
Half Moon Bay, CA 94019
P 650.440.4160 x 6410 | C 805.712.8794



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From: Robert Pellegrine <robertpellegrine@yahoo.com>
Sent: Thursday, March 12, 2020 1:07 PM
To: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Subject: Re: Highland Estates - Site Inspection 3/9/2020

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

Hello
I have you memo
I called United for a pan to be installed again why they took the one we had!! Oh well
The fence is back and I'll call
Tay for a site visit for 9-10-11
as we want to permit that also
Thanks I was on another job for a while
Bob Pellegrine
Superintendent Nexgen
650-445-2214

Sent from my iPhone

On Mar 9, 2020, at 12:03 PM, Jessica Henderson-McBean <JHenderson-McBean@swca.com> wrote:

Hi Bob,

I'm sorry I missed you at the site this morning, I was onsite a little earlier than normal today. First

of all, the site looks great! The plastic and new drainage system handled the rain over the weekend well. I was impressed!

I did note 2 action items that I would like to bring to your attention:

1. The port-o-john no longer has a drip pan underneath it. I saw that you received a new port-o-john but this new unit does not have a drip pan. Please place a drip pan beneath the port-o-john.
2. The orange snow fencing on Lot 10 that delineates the drip line of the trees is falling down. **This is an ongoing issue, and I would like to see this fixed by my next site visit on 3/16/2020.**

In addition, now that you have started work on Lot 9, please ensure that you have made Tay aware of your activities at this site. As a reminder, per Mitigation Measure BIO-2A (see below), Tay's biological reports, and our previous conversations onsite you need to have a biologist onsite if you are working in proximity to the active woodrat houses on Lot 9 to assure that the houses are not inadvertently impacted by construction activities.

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.

Thanks so much,

Jessie Henderson-McBean
Biologist

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