

## Amy Ow

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**From:** Taylor Peterson <tpeterson@migcom.com>  
**Sent:** Friday, October 04, 2019 3:58 PM  
**To:** Camille Leung  
**Cc:** Kristen Outten; Jessica Henderson-McBean; Melissa Leet; Robert Pellegrine; Amy Ow; Noel Chamberlain; Jack Chamberlain  
**Subject:** RE: Woodrat relocation Lot 9  
**Attachments:** MIG memo\_Highland Lot 11 biology compliance September October 2019 rev 1 with map.pdf

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Hi Camille,  
Here is the revised memo. Let me know if there is anything further.  
Thanks,  
Tay

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Sent:** Friday, October 4, 2019 2:33 PM  
**To:** Taylor Peterson <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>  
**Cc:** Kristen Outten <[koutten@swca.com](mailto:koutten@swca.com)>; Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>; Melissa Leet <[mleet@graniteridgellp.com](mailto:mleet@graniteridgellp.com)>; Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>; Noel Chamberlain <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Jack Chamberlain <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; David Gallagher <[dgallagher@migcom.com](mailto:dgallagher@migcom.com)>  
**Subject:** RE: Woodrat relocation Lot 9

Hi Tay,

SWCA has reviewed the attached memo regarding your site visit to Lot 11 on 9/24/2019. To ensure compliance with the project's Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval (COA), please address the following items:

- Page 1 of the memo lists the COA measures that apply to Lot 11; however, there is no mention of Mitigation Measure BIO-2a. Mitigation Measure BIO-2a applies to Lot 11, therefore SWCA recommends including it on this list.
- Page 2 summarizes the findings of the California red-legged frog (CRLF) survey. Mitigation Measure BIO-2d states that the pre-construction CRLF survey shall occur "immediately preceding initial ground disturbance activities on Lot 11". Therefore, a follow-up pre-construction CLRF survey will be required, ideally the *same day* as the start of ground disturbing activities.
- Page 2 states "Ms. Peterson also surveyed the property for woodrat houses. No new houses have been established; there are two houses on the perimeter, outside the construction zone." Please include a map showing the location of the woodrat houses. How far are they from the impact area? As per Mitigation Measure BIO-2a, the survey needs 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.

Thank you

Camille Leung, Senior Planner  
Planning & Building Department  
San Mateo County  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

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**From:** Taylor Peterson [<mailto:tpeterson@migcom.com>]

**Sent:** Wednesday, October 02, 2019 5:16 PM

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

**Cc:** Kristen Outten <[koutten@swca.com](mailto:koutten@swca.com)>; Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>; Melissa Leet <[mleet@graniteridgellp.com](mailto:mleet@graniteridgellp.com)>; Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>; Noel Chamberlain <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; Jack Chamberlain <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>; David Gallagher <[dgallagher@migcom.com](mailto:dgallagher@migcom.com)>

**Subject:** Woodrat relocation Lot 9

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Hello,

We were able to complete the woodrat house removal today. We moved one house that is immediately adjacent to the grading limit to the open space south of the grading envelope. We left the adjacent house that is several feet away from the grading limit in place. A map is attached. We carefully followed the requirements in the Conditions of Approval. MIG Senior Biologist David Gallagher, who has a scientific collection permit, conducted and oversaw the relocation.

Please let me know if you need any additional information.

Tay

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

**Sent:** Tuesday, October 1, 2019 2:49 PM

**To:** Taylor Peterson <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>

**Cc:** Kristen Outten <[koutten@swca.com](mailto:koutten@swca.com)>; Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>; Melissa Leet <[mleet@graniteridgellp.com](mailto:mleet@graniteridgellp.com)>; Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>

**Subject:** RE: Remaining Items for Issuance of BLD Permits for Lots 9, 10 & 11

Ok thanks!

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**From:** Taylor Peterson [<mailto:tpeterson@migcom.com>]

**Sent:** Tuesday, October 01, 2019 1:06 PM

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

**Cc:** Kristen Outten <[koutten@swca.com](mailto:koutten@swca.com)>; Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>; Melissa Leet <[mleet@graniteridgellp.com](mailto:mleet@graniteridgellp.com)>; Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>

**Subject:** RE: Remaining Items for Issuance of BLD Permits for Lots 9, 10 & 11

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Thanks Camille, will do.

We plan to complete the relocation tomorrow, but I will confirm that again tomorrow.

Tay

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Sent:** Tuesday, October 1, 2019 1:02 PM  
**To:** Taylor Peterson <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>  
**Cc:** Kristen Outten <[koutten@swca.com](mailto:koutten@swca.com)>; Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>; Melissa Leet <[mleet@graniteridgellp.com](mailto:mleet@graniteridgellp.com)>; Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>  
**Subject:** RE: Remaining Items for Issuance of BLD Permits for Lots 9, 10 & 11

Hi Tay,

Regarding the relocation of the Woodrat middens/nests on Lot 9, SWCA recommends the following:

An email notice to the County of when you plan to complete the relocation, and a follow up email or memo confirming completion of the relocation. In your post-relocation email/memo, SWCA recommends that you include a map showing which middens were relocated, and where they were relocated to. Also, SWCA recommends that you strictly follow Mitigation Measure BIO-2a when relocating the nests. MM BIO-2a reads as follows: "...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

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**From:** Taylor Peterson [<mailto:tpeterson@migcom.com>]  
**Sent:** Tuesday, October 01, 2019 11:46 AM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** RE: Remaining Items for Issuance of BLD Permits for Lots 9, 10 & 11

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Hi Camille,  
What biology report is still outstanding?  
Thanks,  
Tay

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Sent:** Tuesday, October 1, 2019 11:45 AM  
**To:** Zaid Khan <[ZaidKhan@tcbk.com](mailto:ZaidKhan@tcbk.com)>; Noel Chamberlain <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>; 'Jack Chamberlain'

<jtuttlec@aol.com>

**Cc:** Jack Chamberlain <jtuttlec@aol.com>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Taylor Peterson <tpeterson@migcom.com>; John Brennan <jbrennan@smcgov.org>; Melissa Leet <mleet@graniteridgellp.com>; Amy Ow <aow@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>

**Subject:** RE: Remaining Items for Issuance of BLD Permits for Lots 9, 10 & 11

Hi Zaid,

Bob Pellegrine at NextGen is working through the remaining items, which include a follow up erosion control inspection and necessary corrections and biological reports. There is no date I can give you at this time.

Thanks

**From:** Zaid Khan [<mailto:ZaidKhan@tcbk.com>]

**Sent:** Thursday, September 26, 2019 9:33 AM

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

**Cc:** Jack Chamberlain <jtuttlec@aol.com>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Taylor Peterson <tpeterson@migcom.com>; John Brennan <jbrennan@smcgov.org>; Melissa Leet <mleet@graniteridgellp.com>; Amy Ow <aow@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>

**Subject:** RE: Remaining Items for Issuance of BLD Permits for Lots 9, 10 & 11

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Hi Camille,

When can we expect building permits for Lots 9 & 10?

Thanks,

**Zaid Khan**  
Vice President  
Construction Lending Specialist

 **tri counties bank**  
975 El Camino Real  
South San Francisco, CA 94080

Direct (650) 875-4830, Extension 86630  
[www.tricountiesbank.com](http://www.tricountiesbank.com) | [ZaidKhan@tcbk.com](mailto:ZaidKhan@tcbk.com)

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

**Sent:** Wednesday, September 04, 2019 10:44 AM

**To:** Noel Chamberlain <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>

**Cc:** Zaid Khan <[ZaidKhan@tcbk.com](mailto:ZaidKhan@tcbk.com)>; Jack Chamberlain <jtuttlec@aol.com>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Taylor Peterson <tpeterson@migcom.com>; John Brennan <jbrennan@smcgov.org>; Melissa Leet <mleet@graniteridgellp.com>; Amy Ow <aow@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>

**Subject:** Remaining Items for Issuance of BLD Permits for Lots 9, 10 & 11

**WARNING: External email, be cautious!**

Hi Noel,

Thanks for submitting the Grading Schedule, please address the following for issuance of the Grading Hard Card and Building Permits for Lots 9-11:

1. Payment for Mitigation Monitoring. Current balance is \$6,083.44. Please provide \$5,000 of additional funds to cover future construction monitoring services.
2. Provide additional info requested by Planning for sign-off of Lot 11.
  - a. Please see attached map for Planning comments on the 5/22/19 resubmittal for Lot 11. We reviewed the plans with SWCA (mitigation monitor) and the County Arborist. Please provide information as requested on the map attached.
  - b. Please check the location of the evacuation easement and other easements that may have changed with the changes to house and driveway on Lot 11.
3. Bio-surveys per Bio Mitigation Measures to replace expired bio surveys; must be completed prior to installation of the construction entrance
4. Install all Erosion Control and Tree Protection Measures, as required by plan and comments from SWCA
5. Schedule and complete Erosion Control and Tree Protection Pre-site inspection with Planning Staff and SWCA (follow-up inspection required)

Please feel free to call me if you have any questions. Thanks

Camille Leung, Senior Planner  
Planning & Building Department  
San Mateo County  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
Phone - 650-363-1826  
Fax – 650-363-4849

**From:** Noel Chamberlain [<mailto:noel@nexgenbuilders.com>]  
**Sent:** Tuesday, September 03, 2019 4:30 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** Zaid Khan <[ZaidKhan@tcbk.com](mailto:ZaidKhan@tcbk.com)>; Jack Chamberlain <[jtuttlec@aol.com](mailto:jtuttlec@aol.com)>  
**Subject:** Highlands Estates Lots 9,10 & 11

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Hi Camille,

Please find attached our anticipated grading schedule for Lots 9, 10 & 11.

Please call me at (650) 444-3089 with any questions that you may have.

Thanks,  
Noel

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