

Amy Ow

From: Kristen Outten <koutten@swca.com>
Sent: Monday, September 30, 2019 10:36 AM
To: Camille Leung
Cc: Jessica Henderson-McBean; Amy Ow; Steve Monowitz
Subject: RE: Highland Estates Lot 9
Attachments: Highland Estates Lots 9 and 10 Site Visit_09/25/2019

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Hello Camille,

Please see responses below in red...

Thanks,
Kristen

From: Camille Leung <cleung@smcgov.org>
Sent: Monday, September 30, 2019 9:36 AM
To: Kristen Outten <koutten@swca.com>
Cc: Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Amy Ow <aow@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: Highland Estates Lot 9

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

Hi Kristen,

We will be reviewing a request for the contractor to do grading work during the wet season. I'm still collecting missing pieces. In the meantime, can you update me on the following:

Prior to the County issuing permits to start construction, what do we need from Tay regarding Dusky-Footed Woodrat midden relocation? A map showing relocation area or just a note from her saying the middens were relocated? I would recommend an email notice to the County informing you of when she plans to complete the relocation, and a follow up email or memo confirming completion of the relocation. In her post-relocation email/memo, I recommend that she includes a map showing which middens were relocated, and where they were relocated to. Also, I recommend that you remind her to strictly follow Mitigation Measure BIO-2a when relocating the memos. 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."

What do we still need for bio mitigations on Lot 11?

- A pre-construction survey for dusky footed woodrat and California red-legged frogs, as per Mitigation Measures BIO-2a and BIO-2d.

- If construction on Lot 11 begins during the nesting bird season (February 1 – August 31) and/or the bat breeding season (April 1 – August 31), then preconstruction nesting bird and/or bat surveys will be required per Mitigation Measures BIO-2b and BIO-2c.
- Confirmation that temporary fencing is installed around the willow scrub habitat and signs are installed indicating that the fenced area is “restricted”, as per Mitigation Measure BIO-5a.
- Confirmation that BMPs are installed in accordance with the Erosion Control Plan, as per Mitigation Measure BIO-5b.

Was the inspection 9/25/19 passed? Any corrections needed prior to issuance of permits? There is one outstanding item that needs to be address (key/trench in silt fence) before issuance of permits. See attached email summary for additional details.

Thanks!

From: Kristen Outten [<mailto: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

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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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