



memo san jose

to **Noel Chamberlain, Bob Pellegrine**

from **Tay Peterson**

re **Highland Estates Lots 9, 10 Biological Mitigation Compliance (MIG project 16026.02)**

date **5/31/2022**

This memorandum report summarizes the results of woodrat stickhouse monitoring completed for the Highland Estates project in the San Mateo Highlands, specifically for defensible space vegetation trimming on lots 9 and 10 at the end of Cobblehill Place, and lot 11 at the end of Cowpens. The County's monitor, SWCA Environmental Consultants, instructed the foreman to protect nearby woodrat stickhouses and have a biological monitor present in compliance with Mitigation Measure BIO-2a. The foreman subsequently contacted MIG for assistance.

The monitoring was completed on May 27, 2022 to comply with biology mitigation measure BIO-2a included in the Conditions of Approval for the project. The weather was clear, calm (0-5 mph), and 60 degrees. The monitoring was conducted by biologist Alex Broskoff.

The following measures are included in the Conditions of Approval for the project:

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.

Mitigation Measures HAZMAT-2: *As required by the San Mateo County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or “major removal” of vegetation requiring an RM Permit. For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a “major removal” requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.*

Monitoring Results

The woodrat stickhouse locations were previously mapped, and have been protected by fencing around the perimeter of Lots 9, 10 and 11 during construction. This monitoring was completed in compliance with the underlined text above, to assure that the defensible space trimming required by Mitigation Measure HAZMAT-2 did not disturb woodrats or woodrat stickhouses.

Biologist Alex Broskoff met with the crew assigned to selectively remove vegetation in the wooded areas around the lots, and provided training regarding protection of the woodrat stickhouses, including identifying the location of stickhouses and the requirement that the stickhouses be avoided during vegetation removal. Using hand tools, the crew carefully removed the vegetation necessary to comply with the mitigation measure. During this time the biologist monitored the woodrat stickhouses. No woodrats were observed to flush from the stickhouses and no stickhouses were damaged. The vegetation removal was completed by the end of the day.

Please do not hesitate to contact me if there are any questions. My contact information is tpeterson@migcom.com and 650-400-5767.