

Amy Ow

From: Camille Leung
Sent: Friday, July 10, 2020 1:12 PM
To: Jessica Henderson-McBean; Kristen Outten
Cc: Amy Ow; Taylor Peterson; Robert Pellegrine
Subject: RE: 10-day Notice

Thank you!

From: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Sent: Friday, July 10, 2020 12:46 PM
To: Camille Leung <cleung@smcgov.org>; Kristen Outten <koutten@swca.com>
Cc: Amy Ow <aow@smcgov.org>
Subject: RE: 10-day Notice

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Hello Camille,

I reviewed MIG's biological survey report, and have no edits or comments. The report is sufficient to meet the requirements of the MMRP and COA's. Please note that California red-legged frog surveys will still be required immediately prior to ground disturbance, as stated in MIG's report.

Thanks so much,

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: Camille Leung <cleung@smcgov.org>
Sent: Friday, July 10, 2020 11:56 AM
To: Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>

Cc: Amy Ow <aow@smcgov.org>

Subject: FW: 10-day Notice

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

Hi Kristen and Jessie,

At this time, the Lot 11 permit is planned to be issued on Monday, please let us know your thoughts on this when you can.

Thanks

From: Taylor Peterson <tpeterson@migcom.com>

Sent: Thursday, July 9, 2020 5:25 PM

To: Camille Leung <cleung@smcgov.org>; Kristen Outten <koutten@swca.com>; noel@nexgenbuilders.com; Bob Pellegrine <Bob.P@nexgenbuilders.com>

Cc: John Brennan <jbrennan@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Steve Monowitz <smonowitz@smcgov.org>

Subject: RE: 10-day Notice

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Thanks Camille. Here is the draft nesting bird survey for SWCA review.

With regard to the neighbor emails regarding a white-tailed kite nest in a tree behind the house at New Brunswick and Cowpens, we have been aware of that nest for some time. Our assessment, based on its location out at the end of the tree branch, and a large hole that is present in the bottom of the nest, is that this is not a kite nest. Kite nests are typically well camouflaged, particularly from below. The kites were observed during this survey, and have been observed in the area on other non-survey days. They apparently are tolerant of human activity.

Let me know if there are any questions. I am in the field in the morning, but will monitor emails tomorrow and through the weekend.

Best,
Tay

From: Camille Leung <cleung@smcgov.org>

Sent: Thursday, July 9, 2020 10:40 AM

To: Taylor Peterson <tpeterson@migcom.com>; Kristen Outten <koutten@swca.com>; noel@nexgenbuilders.com; Bob Pellegrine <Bob.P@nexgenbuilders.com>

Cc: John Brennan <jbrennan@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Steve Monowitz <smonowitz@smcgov.org>

Subject: RE: 10-day Notice

Hi Tay,

Bob is planning to pick up the building permit on Lot 11 on Monday morning. We have not received the bird survey. Please allow time for SWCA to review and approved the report before we can issue the permit.

Thanks

From: Taylor Peterson <tpeterson@migcom.com>
Sent: Saturday, July 4, 2020 9:03 PM
To: Kristen Outten <koutten@swca.com>; Camille Leung <cleung@smcgov.org>; noel@nexgenbuilders.com; Bob Pellegrine <Bob.P@nexgenbuilders.com>
Cc: Amy Ow <aow@smcgov.org>; John Brennan <jbrennan@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: 10-day Notice

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Got it, thanks Kristen.
Tay

From: Kristen Outten <koutten@swca.com>
Sent: Saturday, July 4, 2020 8:55 AM
To: Taylor Peterson <tpeterson@migcom.com>; Camille Leung <cleung@smcgov.org>; noel@nexgenbuilders.com; Bob Pellegrine <Bob.P@nexgenbuilders.com>
Cc: Amy Ow <aow@smcgov.org>; John Brennan <jbrennan@smcgov.org>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: 10-day Notice
Importance: High

Hello Tay,

We received the attached email from an adjacent property owner. The community is concerned that two nests were missed during the last nesting bird survey: white-tailed kite and western bluebird. They have attached photos, none of which show an active nest (containing eggs or chicks) or fledglings...so I am not sure if "active" nests are actually present where suggested. Regardless, please make sure these areas are thoroughly inspected during the survey. Since western bluebirds are cavity nesters, a nest may be difficult to detect if the tree is located on an adjacent lot which you don't have access to. Perhaps requesting access to adjacent properties would help ensure all nests are detected. I will leave that up to MIG and NextGen to decide and/or coordinate.

Feel free to give me a call to discuss further.

Thanks,
Kristen

From: Taylor Peterson <tpeterson@migcom.com>
Sent: Friday, July 3, 2020 12:47 PM
To: Camille Leung <cleung@smcgov.org>; noel@nexgenbuilders.com; Bob Pellegrine <Bob.P@nexgenbuilders.com>
Cc: Amy Ow <aow@smcgov.org>; John Brennan <jbrennan@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Steve Monowitz <smonowitz@smcgov.org>
Subject: RE: 10-day Notice

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

Thanks Camille. The bird survey is currently scheduled for Monday July 6. We will have a memo to you either Monday or Tuesday.

Tay

From: Camille Leung <cleung@smcgov.org>

Sent: Friday, July 3, 2020 12:36 PM

To: noel@nexgenbuilders.com; Bob Pellegrine <Bob.P@nexgenbuilders.com>

Cc: Amy Ow <aow@smcgov.org>; John Brennan <jbrennan@smcgov.org>; Kristen Outten <koutten@swca.com>; Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Steve Monowitz <smonowitz@smcgov.org>; Taylor Peterson <tpeterson@migcom.com>

Subject: RE: 10-day Notice

Importance: High

Hi All,

For Lot 11, the first possible day of construction will be **Monday, July 13**. Notice period ends on Sunday but Sunday grading and construction is prohibited. This is assuming we get all the remaining items prior to that date and the building permit can be issued by that Monday. We still need the following:

1. Grading Hard Card Application
2. Bird survey report
3. Please coordinate with John Brennan to see if he needs anything else to issue the permit for Lot 11.

Thanks

From: Taylor Peterson <tpeterson@migcom.com>

Sent: Monday, June 29, 2020 3:06 PM

To: Camille Leung <cleung@smcgov.org>; noel@nexgenbuilders.com; Bob Pellegrine <Bob.P@nexgenbuilders.com>

Cc: Amy Ow <aow@smcgov.org>

Subject: RE: 10-day Notice

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I will just add that we are planning to complete the nesting bird survey on July 6.

Tay

From: Camille Leung <cleung@smcgov.org>

Sent: Monday, June 29, 2020 3:01 PM

To: noel@nexgenbuilders.com; Bob Pellegrine <Bob.P@nexgenbuilders.com>

Cc: Amy Ow <aow@smcgov.org>; Taylor Peterson <tpeterson@migcom.com>

Subject: 10-day Notice

Hi Noel and Bob,

FYI - I spoke with Steve last week about when you can start construction on Lot 11. We plan to provide a 10-calendar day notice to neighbors prior to start of work. We plan to send the notice out tomorrow or Wednesday. I have not received the hard card that Bob was going to send to me.

Thanks