

## Amy Ow

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**From:** Camille Leung  
**Sent:** Thursday, June 4, 2020 1:00 PM  
**To:** Jessica Henderson-McBean  
**Cc:** Kristen Outten; Amy Ow  
**Subject:** Re: Pine Trees on Lot 10

Hi Jessie,

A tree trimming permit is only required for Heritage Trees (See dimensions and species list in Ordinance, link below). Pines are not on this list, so they are not heritage and do not require a permit to trim. Trimming activities do not conflict with the tree protection plan.

<https://planning.smcgov.org/documents/regulation-removal-and-trimming-heritage-trees-public-and-private-property-0>

It would be good to review the arborist report if there is one already but a report and thereby review of the report is not required.

Thanks

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**From:** Jessica Henderson-McBean <JHenderson-McBean@swca.com>  
**Sent:** Thursday, June 4, 2020 10:39 AM  
**To:** Camille Leung <cleung@smcgov.org>  
**Cc:** Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>  
**Subject:** Pine Trees on Lot 10

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Hi Camille,

Bob called me yesterday after the arborists inspection of the pine trees on Lot 10, and informed me that the arborist suggested that the trees be trimmed to lighten the weight on the crown of the tree, prior to any additional disturbance to the roots. I told Bob that we would like to review the arborists report to see the arborists recommendations in writing prior to any tree trimming, and to document compliance with the project's tree protection measures as well as the San Mateo County tree ordinance. I believe a tree trimming permit may be required for this activity per the San Mateo County tree ordinance, as it is my understanding that the pine trees may meet the qualifications of a "significant tree" under the County tree ordinance. However, I'm unclear how the County typically handles this situation if the property is already operating under a tree protection plan. I would be interested in your thoughts on this issue.

Thanks,

Jessie

**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:** Wednesday, June 3, 2020 3:02 PM  
**To:** Camille Leung <cleung@smcgov.org>  
**Cc:** Jessica Henderson-McBean <JHenderson-McBean@swca.com>; Taylor Peterson <tpeterson@migcom.com>; Amy Ow <aow@smcgov.org>; Kristen Outten <koutten@swca.com>  
**Subject:** Re: Lot 11 on Cowpens - BLD2016-00159

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Ok  
I'm confident all other items have been addressed except the letters from Tay  
I will follow up with everyone in the morning  
Also the trees on lot 10 will be as per plan per the Arborist  
Nexgen will get everyone a copy of his report  
Thanks  
Pellegrine

Sent from my iPhone

On Jun 3, 2020, at 1:53 PM, Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)> wrote:

Hi Bob and Tay,

Bob, when all the erosion and tree protection measures have been installed per plan on Lot 11, please arrange with Jessie to do the Pre-Site Inspection, preferably on a Wednesday per Jessie's schedule.

Tay, please let Jessie know if you have questions regarding her recommendations.

Thanks

**From:** Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>  
**Sent:** Tuesday, June 2, 2020 5:50 PM  
**To:** Taylor Peterson <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>; Kristen Outten <[koutten@swca.com](mailto:koutten@swca.com)>  
**Subject:** RE: Lot 11 on Cowpens - BLD2016-00159

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Hello Camille and Tay,

I would recommend that MIG include any incidental observations of CRLF in the nesting bird, bat, and woodrat nest survey report. This would give the County as much lead time as possible to consult with USFWS if a CRLF is observed per Mitigation Measure BIO-2d. However, in order to comply with the language in Measure BIO-2d, MIG would still need to conduct a CRLF survey immediately prior to construction on the first day of ground disturbing activities.

I was planning to head out to the site tomorrow (6/3/2020) to conduct my weekly site inspection. In general Wednesdays are a good day for me to head out there, and I typically conduct my inspections in the morning. However, I can be flexible if you would like to coordinate for this week. For next week I was looking at another Wednesday inspection. Camille, is Lot 11 going to be ready for SWCA's pre-site inspection this week or next week?

Thanks,

**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:** Taylor Peterson <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>  
**Sent:** Tuesday, June 2, 2020 2:51 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>; Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>  
**Cc:** Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>  
**Subject:** RE: Lot 11 on Cowpens - BLD2016-00159

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Okay, then we will repeat the frog survey the first day of construction. Let us know your schedule Jessie. Tay

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Sent:** Tuesday, June 2, 2020 2:32 PM  
**To:** Taylor Peterson <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>; Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>  
**Cc:** Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>  
**Subject:** Re: Lot 11 on Cowpens - BLD2016-00159

Hi Tay and Jessie,

We would like to avoid a situation where we issue the building permit and then the construction project is place on hold if CRLF are found. I would prefer the CRLF survey to be done the day of the pre-site inspection with SWCA (which is the last item before the permit is issued). If all erosion control and bio mitigation requirements are met to start work, the BLD permit can be issued within 1-2 days afterwards.

Jessie, anything to add? CRLF Mitigation measure pasted below. Thanks!

**Mitigation Measure BIO-2d:** Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).

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**From:** Taylor Peterson <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>  
**Sent:** Tuesday, June 2, 2020 2:09 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** Robert Pellegrine <[robertpellegrine@yahoo.com](mailto:robertpellegrine@yahoo.com)>  
**Subject:** RE: Lot 11 on Cowpens - BLD2016-00159

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Hi Camille,

Just clarifying our biology instructions for Lot 11, since I believe Bob Pellegrine has provided almost everything else.

The Conditions of Approval include bird, bat, woodrat, and frog surveys (in short). The frog survey is required immediately before (ie, first thing in the morning) the day of disturbance. So, I am assuming that you do not need a frog survey to issue the permit. That is the main request for clarification.

The nesting bird survey will be good for two weeks, so once we do the survey and provide a memo, if it takes awhile to issue the permit and another while for work to mobilize, and the two week period is exceeded, we will complete an additional survey. We have to be there for the frog survey anyway.

The woodrat house survey is good for 30 days, and there is no restriction on the bat survey.

Our plan is to complete the nesting bird, woodrat house, and roosting bat surveys this week, and provide a memo. Will you be able to issue the permit sometime soon after that? Otherwise we will wait to be the very last item.

Feel free to call my cell if it is easier to discuss (650-400-5767)

Tay

## Taylor Peterson

*Director of Biological Analysis*

<image001.png>

PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | SCIENCE | TECHNOLOGY

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

**Sent:** Tuesday, June 2, 2020 8:35 AM

**To:** Bob Pellegrine <[Bob.P@nexgenbuilders.com](mailto:Bob.P@nexgenbuilders.com)>

**Cc:** Diana Shu <[dshu@smcgov.org](mailto:dshu@smcgov.org)>; Richard Lee <[rlee@smcgov.org](mailto:rlee@smcgov.org)>; Jessica Henderson-McBean <[JHenderson-McBean@swca.com](mailto:JHenderson-McBean@swca.com)>; Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>; Kristen Outten <[koutten@swca.com](mailto:koutten@swca.com)>; Taylor Peterson <[tpeterson@migcom.com](mailto:tpeterson@migcom.com)>

**Subject:** Lot 11 on Cowpens - BLD2016-00159

Hi Bob,

Here are the remaining items needed for issuance of the BLD permit for Lot 11:

1. Export site(s), size of trucks, time and frequency of haul trips, and dust and debris control measures.
2. Please submit updated bio surveys for Lot 11. Please do this last to avoid survey expiration prior to issuance of permit. Please allow time for SWCA review.
3. Please schedule Pre-Site Inspection with SWCA. Contract Richard in DPW to give a heads up.

Diana and Richard, is the haul route ok (see attachment)?

Thanks!

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Sent:** Monday, June 1, 2020 2:57 PM  
**To:** Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>  
**Cc:** Victoria Mejia <[vmejia@smcgov.org](mailto:vmejia@smcgov.org)>  
**Subject:** Fw: Check mailed to my Attn for PLN2006-00357

Hi Amy,

FYI - The \$10,000 deposited is reimbursement for County payments to SWCA for "in-scope" mitigation monitoring work for Highland Estates.

Thanks

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Sent:** Monday, June 1, 2020 2:55 PM  
**To:** Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>  
**Subject:** Fw: Check mailed to my Attn for PLN2006-00357

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Sent:** Monday, June 1, 2020 2:55 PM  
**To:** Bob Pellegrine <[Bob.P@nexgenbuilders.com](mailto:Bob.P@nexgenbuilders.com)>  
**Cc:** noel chamberlain ([noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)) <[noel@nexgenbuilders.com](mailto:noel@nexgenbuilders.com)>  
**Subject:** Fw: Check mailed to my Attn for PLN2006-00357

I received the check and the documents... Thank you!

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**From:** Melissa Alota <[MAAlota@smcgov.org](mailto:MAAlota@smcgov.org)>  
**Sent:** Monday, June 1, 2020 2:40 PM  
**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** ATLANTA VELGADO <[avelgado@smcgov.org](mailto:avelgado@smcgov.org)>  
**Subject:** RE: Check mailed to my Attn for PLN2006-00357

Check processed.

Please see attached for receipt and Paperwork that came with the check.

Thank you,

*Melissa Alota*

Public Services Specialist

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**From:** Camille Leung

**Sent:** Thursday, May 21, 2020 1:11 PM

**To:** ATLANTA VELGADO <[avelgado@smcgov.org](mailto:avelgado@smcgov.org)>; Melissa Alota <[MAlota@smcgov.org](mailto:MAlota@smcgov.org)>

**Subject:** Check mailed to my Attn for PLN2006-00357

Hi Melissa and Atlanta,

You'll be getting a check in the mail from Nex Gen construction, sent to my attention. Can you guys process the payment to PLN2006-00357. I invoiced \$10,000 under CEQA mitigation monitoring today.

Thank you!

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

**Sent:** Thursday, May 21, 2020 1:06 PM

**To:** Robert Pellegrine <[robertpellegrine@icloud.com](mailto:robertpellegrine@icloud.com)>

**Cc:** Amy Ow <[aow@smcgov.org](mailto:aow@smcgov.org)>; Melissa Alota <[MAlota@smcgov.org](mailto:MAlota@smcgov.org)>; ATLANTA VELGADO <[avelgado@smcgov.org](mailto:avelgado@smcgov.org)>

**Subject:** Re: Hello

Hi Bob,

On the check, please put case number PLN2006-00357. Melissa or Atlanta can cash the check once they receive it in the office. They will also scan and email me the other documents.

You can mail both the check and the schedule to the office at:

Attn: Camille Leung  
Planning and Building Department  
455 County Center, 2nd Floor, Redwood City, CA 94063

As for items needed for Lot 11, we still need bio reports (expire after 2 weeks) and to set up a pre-site inspection. Full comments copied below.

Thank you! Camille

3/12/20 CML - Plans approved. Remaining Items:

1. Please provide the County a check for \$5,000 for mitigation monitoring at this time and prior to issuance of the building permit for Lot 11. As the project is starting back up, a check for \$10,000 is recommended.
2. Please submit updated bio surveys for Lot 11. Please do this last to avoid survey expiration prior to issuance of permit. Please allow time for SWCA review.

3. Please schedule Pre-Site Inspection with SWCA. Contract Richard in DPW to give a heads up.

4. Grading:

a. Do you plan to start before April 30? If so, you will need a Wet Season Exception. Please submit the form attached along with the application requirements (e.g., Geotechnical Letter). Please allow 1 week for review.

b. For Lot 11, please provide a schedule of grading operations, subject to review and approval by the Department of Public Works and the Current Planning Section. The submitted schedule shall include a schedule for winterizing the area and details of the off-site haul operations, including, but not limited to: export site(s), size of trucks, haul route(s) [RECEIVED and APPROVED], time and frequency of haul trips, and dust and debris control measures. Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited, as De Anza Boulevard is not a designated truck route. The submitted schedule shall represent the work in detail and project grading operations through to the landscaping and/or restoration of all disturbed areas. As part of the review of the submitted schedule, the County may place such restrictions on the hauling operation, as it deems necessary. During periods of active grading, the applicant shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.

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**From:** Robert Pellegrine <[robertpellegrine@icloud.com](mailto:robertpellegrine@icloud.com)>

**Sent:** Thursday, May 21, 2020 12:28 PM

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

**Subject:** Hello

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I have a check from Jack Chamberlin for \$10,000.00 made to County of San Mateo for the Highlands  
How do I get this to you?

Please let me know

I will drop off the grading schedule and truck route for lot 11 also

That should complete the outstanding items

Thanks

Bob Pellegrine

Superintendent

Nexgen Buildets

650-445-2214

Sent from my iPhone