

Amy Ow

From: Jessica Henderson-McBean <JHenderson-McBean@swca.com>
Sent: Friday, October 30, 2020 5:43 PM
To: Camille Leung
Cc: Amy Ow; Kristen Outten
Subject: Highland Estates Inspection Report 10/30/2020
Attachments: Potential Tree Removal.JPG; Inspection_Report_Form_10.30.20.pdf

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Hi Camille,

I conducted my site visit to the Highland Estates Project today. Overall the site looks good. I walked the site with Bob, and pointed out a couple of compliance issues that I asked him to address. I have attached my inspection report from today's visit.

While I was onsite I noted that there is a Coast Live Oak tree on Lot 10 that Bob mentioned that they may want to remove. The tree is in direct line with the retaining wall on the east side of the house. I have attached a photo of the tree, for reference. I looked over the tree protection plan, and I believe this is a tree that was identified for protection in the original design. I told Bob that prior to removing the tree he would need to get permission from the County, and a biologist would need to come out to survey the tree. The tree has an old woodrat nest located in the canopy, which would need to be removed outside of the breeding period by a biologist per Mitigation Measure BIO-2a.

The tree is only approximately 24 inches DBH. Per COA 21 removal of any additional trees with trunk circumference of more than 55 would require application for and issuance of a separate Resource Management (RM) Permit.

I wanted to bring this to your attention now in the event that NextGen requests to remove this tree.

Thanks so much,

Jessie Henderson-McBean
Project Manager / 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: Jessica Henderson-McBean
Sent: Friday, October 30, 2020 5:39 PM
To: robertpellegrine@yahoo.com
Cc: cleung@smcgov.org; Noel Chamberlain <noel@nexgenbuilders.com>; Bob Pellegrine <Bob.P@nexgenbuilders.com>; Kristen Outten <koutten@swca.com>; Amy Ow <aow@smcgov.org>
Subject: Highland Estates Site Inspection 10/30/2020

Hi Bob,

It was nice to see you onsite today. As we discussed please address the following action items identified onsite:

Lots 9/10

- Please replace the tree protection fencing around the oak tree at the southeast corner of the house on Lot 10.
 - I understand that you may want to remove this tree, and if so please remember to contact the County prior to tree removal to obtain permission for this removal. Additionally a woodrat nest is located within the tree. Per Mitigation Measure Bio-2a the woodrat nest must be removed by a biologist during the non-breeding season prior to disturbing the tree. I have notified Camille of your potential request to remove this tree, please let us know if you would like to discuss further.
- Please install the drain inlet protection around the storm drains, as requested by Neil, and as required by the SWPPP.
- Please sweep the track out on Cobblehill Pl. There was a lot of gravel and dirt being tracked onto the road by the delivery drivers. As a reminder track out should be swept daily.

Lot 11

- Please sweep the track out on Cowpens Dr. As a reminder track out should be swept daily.

Thanks so much!

Jessie Henderson-McBean
Project Manager / Biologist

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