

## Amy Ow

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**From:** Camille Leung  
**Sent:** Wednesday, April 17, 2019 9:48 AM  
**To:** Taylor Peterson; Jack Chamberlain; Roland Haga  
**Cc:** Noel Chamberlain; Steve Monowitz; Sherry Liu; Amy Ow; Kristen Outten; Erika Carrillo  
**Subject:** RE: Highland Estates Lot 11 Revised Storm Outlet  
**Attachments:** C11.40 from Lot 11.pdf

Hi Jack, Roland, and Tay,

The County has reviewed the Memo from MIG dated 3/25/19 and building plans submitted on 4/11/19. Please revise project documents to reflect the following comments:

- 1) For the MIG Memo, please use the most current site plan for Lot 11 (attached). The riparian delineation provided by Tay shows grading within the riparian zone and improvements for the house on Lot 11 immediately adjacent to the riparian zone, such as the front right corner of the house, a corner of the driveway and utility improvements. The plans submitted to the Building Department on 4/11/19 show a revised site plan with grading and improvements outside the riparian area. The County recommends that the applicant look at the full footprint of the project (access, storage, future use of property by owners) to analyze whether the house should be shifted away further from the riparian zone.
- 2) For the MIG Memo, please indicate the location and type of fencing in compliance with Mitigation Measure BIO-5a, for County and SWCA review. Due to the very close proximity of construction to the riparian zone, the County recommends use of more structural fencing, such as chain link fencing, to prevent movement of the fence during construction.
- 3) For the MIG Memo, Building Plans and the recorded Subdivision Map, the County recommends that the applicant expand the No-Build Zone on Lot 11 to include the full riparian area. The County recommends that the applicant look at the full footprint of the project (access, storage, future use of property by owners) to analyze whether the house should be shifted away further from the riparian zone.

Mitigation Measure BIO-5a: Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced area is "restricted" and that all construction activities, personnel, and operational disturbances are prohibited.

Thanks

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**From:** Taylor Peterson [mailto:tpeterson@migcom.com]  
**Sent:** Monday, March 25, 2019 4:30 PM  
**To:** Sherry Liu <xliu@smcgov.org>  
**Cc:** Jack Chamberlain <jtuttlec@aol.com>; Roland Haga <RHAGA@bkf.com>; Noel Chamberlain <noel@nexgenbuilders.com>; Steve Monowitz <smonowitz@smcgov.org>; Camille Leung <cleung@smcgov.org>  
**Subject:** Highland Estates Lot 11 Revised Storm Outlet

Hi Sherry,

Jack asked that I respond to a question you had in a March 19 email regarding biological issues on Lot 11 of the Highland Estates subdivision. I have attached the requested letter response. Please do not hesitate to call or email me if there are any further questions.

Thanks,

Tay

Taylor Peterson  
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