

November 2001



San Bruno Mountain Shell Mound Parcel

A Request for Funding through the
**Environmental
Enhancement and
Mitigation Program**

Sponsored by
**the County of
San Mateo**

ENVIRONMENTAL ENHANCEMENT AND MITIGATION PROGRAM APPLICATION

PROGRAM CATEGORY (check one category, only, below)

- Highway Landscape and Urban Forestry
[X] Resource Lands
Roadside Recreation

A. GRANT PROJECT (Name)

San Bruno Mountain Parcel Acquisition

AMOUNT OF GRANT REQUEST \$ 325,000
ESTIMATED TOTAL PROJECT COST \$ 1,285,000

(Grant, Donations, etc., excluding Transportation Project)

GRANT APPLICANT (Agency - Address - ZIP code)

[X] Local Agency State Agency Federal Agency Nonprofit

County of San Mateo
Division of Parks & Recreation
455 County Center
4th Floor
Redwood City, CA. 94063

GRANT PROJECT LOCATION

Sister Cities Blvd. and East Bay Shore Blvd.

Nearest Cross Streets

San Mateo, South San Francisco

County Nearest City
8th 19th

Senate District No. Assembly District No.

Grant Applicant's Representative Authorized in Resolution

Marcia Raines Director, County of San Mateo Environmental Services Agency 650-363-4020
Name Title Phone

Person with day-to-day responsibility for grant project (if different than authorized representative)

Tim Wirth, Project Manager, The Trust for Public Land 415-495-5660
Name Title Phone

BRIEF DESCRIPTION OF GRANT PROJECT (scope, location, purpose - not to exceed 60 words)

This EEMP grant will support the acquisition of the 26-acre San Bruno Mountain/Shell Mound parcel in South San Francisco. This land acquisition will permanently protect critical habitat for two federally protected butterfly species, wetlands, and a prehistoric Ohlone shell mound located on the parcel, and will provide added mitigation for the Oyster Point Flyover and Hook Ramp construction project.

GRANT PROJECT START AND COMPLETION DATES November 2002/November 2002

ENVIRONMENTAL CLEARANCE FOR GRANT PROJECT (check proposed type and status)

Type: Exempt Negative Declaration Categorical Exemption [X] Environmental Impact Report

Status: Complete In progress Not started [X]

Name of Lead Agency County of San Mateo

Note: Final environmental documents must be submitted to the CTC before being considered for funding

Program Application (continued)

B. RELATED TRANSPORTATION PROJECT

4 South San Francisco San Mateo US Highway 101/Bayshore Boulevard
District City County Route Number / Name

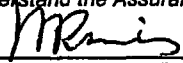
The lower slopes of the San Bruno Mountain adjacent to Bayshore Boulevard in South San Francisco
Location

Oyster Point Flyover and Hook Ramp Project (Phases II and III)
Description of Related Transportation Project

Caltrans
Name of Transportation Agency Date Construction Began or Scheduled

STIP
Name of Approved/Certified Capital Outlay Program for Related Transportation Project

I certify that the information contained in this project application form, including required attachments, is accurate and that I have read and understand the Assurances which are a part of this application.

Signed  Date 11/15/01
(Grant Applicants Authorized Representative, as shown on the Resolution)

Program Application (continued)

ASSURANCES

Applicant possesses legal authority to apply for the grant and to finance, acquire, and construct the proposed project; and by formal action (i.e., a resolution) the applicant's governing body authorized the filing of the application, including all understandings and assurances contained therein, and authorized the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.


Applicant will manage and maintain any property acquired, developed, rehabilitated, or restored with grant funds in the future. With the granting agency's prior approval, the applicant or its successors in interest may transfer the management and maintenance responsibilities in the property. If the property is not managed and maintained for the purposes stated in the project agreement, the state shall be reimbursed an amount at least equal to the amount of the grant award or, for real property, the pro rata fair market value of the property, including improvements, at the time of sale, whichever is higher.

Applicant will give the state's authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.

Applicant will cause work on the project to be commenced within a reasonable time after receipt of notification from the state that funds have been approved and that the project will be carried to completion with reasonable diligence.

Applicant will comply where applicable with provisions of the California Environmental Quality Act and the California Relocation Assistance Act and any other state, and/or local laws, rules, and/or regulations.

Signed


(Grant Applicant's Authorized Representative)

Date

11/15/01

**San Bruno Mountain/Shell Mound Parcel
San Mateo County, California**

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3. ENVIRONMENTAL PROJECT SUMMARY

a. Description of Project Scope, Location and Purpose, and Amount of Request

Project Scope

The County of San Mateo (the County) requests an Environmental Enhancement and Mitigation Program (EEMP) grant of \$325,000 to assist in the acquisition of the ~26-acre San Bruno Mountain/Shell Mound parcel located adjacent to Highway 101 in the City of South San Francisco. Acquisition of the parcel is a collaborative effort of the County, the Trust for Public Land (TPL), and local citizens groups to protect the mountain and its resources from sprawling urban development. This land acquisition, for the purpose of land conservation, will permanently protect habitat lands critical to the federally protected mission blue and San Francisco silverspot butterflies. In addition, this acquisition will protect wetlands and a prehistoric Ohlone shell mound located on the parcel.

The San Bruno Mountain/Shell Mound parcel is part of a larger 37-acre property, which wraps around the southeast base of San Bruno Mountain. Previous plans for the greater property called for dense commercial development, including three hotels, an office tower, and other mixed-use commercial projects. These plans drew sharp criticism and an eventual lawsuit, from environmental organizations – including the local group San Bruno Mountain Watch. The property owner eventually entered into a non-binding, out of court settlement with the litigants agreeing to shift development activities away from the ~26-acre San Bruno Mountain/Shell Mound parcel and to make it available for public purchase. TPL has secured an option to purchase the parcel and is currently attempting to obtain the funding commitments necessary to acquire it. The San Bruno Mountain/Shell Mound parcel has an appraised value of \$1,285,000. Once funding is obtained, TPL will convey the parcel to the County as an addition to the San Bruno Mountain State and County Park (San Bruno Mountain Park). The County Parks and Recreation Division will manage and protect the parcel's natural, archaeological, and outdoor recreational resources in perpetuity.

Location and Purpose

The San Bruno Mountain/Shell Mound parcel is vacant, unimproved, hillside land located on the eastern side of the base of San Bruno Mountain. It is within the city limits of South San Francisco just west of Highway 101 and north of Sister Cities Boulevard. Protection of this parcel is a key part of the efforts of local, state, and federal agencies as well as environmental organizations and citizens' groups to increase the amount of land protected and conserved as critical habitat on San Bruno Mountain. The proposed acquisition will conserve significant mission blue and San Francisco silverspot habitat and will preserve in perpetuity important archaeological resources found on the parcel. In addition, the project will provide added mitigation for the Oyster Point Flyover and Hook Ramp Project (phases II and III) by preserving ~26 acres of habitat and open space, including 1.9 acres of wetlands similar to those effected by the transportation project.

The San Bruno Mountain/Shell Mound parcel is especially valuable as it is contiguous to the San Bruno Mountain Park, a 2,326-acre regional open space preserve surrounded entirely by urbanization. The addition of this small, but important, parcel will provide an additional ~26-acres of habitat for the endangered butterflies and expand the recreational and educational resources of the park. The parcel will make an ideal staging area and trailhead and may one day connect to the San Francisco Bay Trail. The Native American archaeological resources on the parcel offer significant additions to the park as well, providing important educational opportunities for visitors.

Amount of Request

An EEMP grant of \$325,000 will be matched with \$960,000 in private and public funds and represent a significant contribution to this important conservation project.

b. Explanation for Grant Request that Exceeds Specified Funding Limitation

The proposed acquisition of the San Bruno Mountain/Shell Mound parcel is a unique and time-sensitive opportunity requiring a grant request over the specified limit. Although the landowner has made the parcel available for public acquisition and TPL has secured an option to purchase it, the parcel is available for a limited time only. Immediate funding is thus needed for TPL to take advantage of this unprecedented opportunity to acquire and place the parcel in public ownership. Moreover, the opportunity to purchase this parcel is the result of the hard work of concerned local environmental groups and citizens as well as the thoughtful planning of the landowner to preserve the natural and cultural resources associated with the parcel. The requested \$325,000 in EEMP funds combined with \$960,000 in matching funds will provide for acquisition of the entire ~26-acre parcel. Furthermore, the success of this project may encourage similar conservation projects, protecting California's important and unique resources in perpetuity.

4. AGENCY ELIGIBILITY

a. Authorizing Resolution

The County will consider and pass the authorizing resolution at its November 20th Board of Supervisors meeting. A copy of the resolution will be submitted to the Resources Agency under separate cover.

b. Statement of Related Prior Experience

San Mateo County's Parks and Recreation Division pledges to provide county residents with recreational opportunities in a safe and effective manner and to protect and enhance the natural resources of the County. The Division operates 17 separate parks, three regional trails, and numerous other county and local trails. These resource lands, totaling 14,119 acres, are located throughout the County and represent a wide variety of natural settings including a coast side marine reserve, a bayside recreational area, coastal mountain woodland areas, and urban sites. The County currently manages 2,356 acres of land on San Bruno Mountain.

5. Related Transportation Project

This EEMP project will provide direct, additional mitigation for the Oyster Point Flyover and Hook Ramp Project (phases II and III) in South San Francisco. This transportation project includes operational and lane configuration modification, turning movement additions, roadway realignment, and the construction of a new entrance ramp to southbound US 101. The construction of the transportation project will adversely affect .68 acres of wetlands as a result of the widening of Bayshore Boulevard. The acquisition of the San Bruno Mountain Shell Mound parcel will provide added mitigation by preserving ~26 acres of resource lands immediately adjacent to the transportation project, including 1.9 acres of wetlands.

A Caltrans District 4 statement follows this page.

TO: Secretary for Resources
1416 Ninth St, Suite 1311
Sacramento, CA 95814

SUBJECT: ENVIRONMENTAL ENHANCEMENT & MITIGATION PROJECT

The following information is provided regarding the construction of a new transportation facility, or the enhancement of an existing transportation facility, in order to assist in the review of a proposed Environmental Enhancement and Mitigation Program (EEMP) grant project entitled: San Bruno Mountain / Shell Mound

Description of related transportation project: Interchange Modification, (Flyover structure from Southbound 101 to Oyster Point Boulevard)

Location of transportation project At Route 101 and Oyster Point Blvd, in San Mateo County, in the City of South San Francisco. PM 22.6 to 23.9

Related transportation project construction start date Nov 9, 2001

1. Does any part of the proposed environmental grant project provide the same environmental mitigation or enhancements required of the transportation project? (If "yes", please explain)

No

2. Is the proposed mitigation project compatible with the transportation facility, or does it interfere with the transportation facility operation or safety? (If incompatible, please explain)

The proposed mitigation project is compatible with the transportation facility and it does not interfere with the transportation facility operation or safety.

3. Does the proposed mitigation project limit or interfere with planned or anticipated future improvements to the transportation facility? (If it interferes, please explain)

No

4. Describe any concerns about the proposed environmental project (e.g., design, safety, tree density, other EEMP project previously undertaken to mitigate the impact of this transportation project, etc.).

Ch. Phung King
Signature: Transportation Agency Representative

Title Senior T. E.

Name of Transportation Agency _____

Caltrans.

6. GENERAL CRITERIA

a. Increased Mitigation and Enhancement

The San Bruno Mountain/Shell Mound parcel acquisition is directly related to the negative environmental impacts of the Oyster Point Flyover and Hook Ramp Project (phases II and III) improvement project. These improvements will result in negative impacts on .68 acres of wetlands located within the project right of way.

Mitigation measures for the transportation project will take place on the San Bruno Mountain/Shell Mound parcel and includes the creation of a .57-acre wetland similar to the wetland impacted by the transportation project, the enhancement and expansion of existing wetlands on the parcel, and the restoration of two creeks. The proposed acquisition project represents a significant increase in mitigation and enhancement for the construction of the transportation facilities, as it will place the San Bruno Mountain/Shell Mound parcel into public ownership and, thereby, protect the parcel and its wetlands in perpetuity.

Acquisition of the San Bruno Mountain/Shell Mound parcel will also preserve grasslands and meadows critical for the mission blue and San Francisco silverspot butterfly populations that inhabit the area. Extensive urbanization, such as the new housing development on the south face of San Bruno Mountain, has markedly affected the butterfly habitat over the years. The new development located adjacent to the San Bruno Mountain/Shell Mound parcel, contains over six hundred houses and multiplex units. The Oyster Point Flyover and Hook Ramp Project is being developed to accommodate the increased traffic flow to this area. The best way to maximize the survival chances of the area's endangered butterflies would entail preservation of large continuous sections of habitat on the San Bruno Mountain. The proposed acquisition and subsequent addition of the parcel to the San Bruno Mountain Park will extend the protected butterfly habitat complementing other publicly owned preserves on the mountain.

b. Statewide Project Goals and Local Cash Contributions

Conservation of San Bruno Mountain and its resources has been a priority project of federal, state, and local agencies as well as local environmental and cultural groups for almost two decades. In 1982, defenders of San Bruno Mountain's unique plant and wildlife communities defeated development plans for the area and helped to create the San Bruno Mountain Park, encompassing 2,326-acres of the mountain's 3,600 acres. In 1983 the United States Fish and Wildlife Service (USFWS), the CA Department of Fish and Game (DFG), the County, local municipalities, environmental groups, and associated developers adopted a Habitat Conservation Plan (HCP) to protect the mountain and its resources. The entire mountain is included in the HCP, with the exception of approximately 10% designated for planned development – including the San Bruno Mountain/Shell Mound parcel. Since the creation of the HCP, local government, environmental organizations, and citizens have worked to keep the large connected areas of native habitat on the mountain intact. Successful acquisition of the San Bruno Mountain/Shell Mound parcel will complement and advance these efforts – further protecting the limited San Francisco area habitat for the mission blue and San Francisco silverspot butterflies and preserving the important Native American resources on the site.

In addition to this request for \$325,000 in EEMP funds, additional cash contributions supporting the acquisition include \$325,000 in funds from the State Coastal Conservancy (pending). Other public funding sources are also being pursued, including a grant from the USFWS Cooperative Endangered Species Fund. TPL holds an option agreement to purchase the parcel from a willing-seller for conveyance to the County and is contributing staff time, legal counsel, and all costs associated with the real estate transaction. These contributions, in combination with \$325,000 in EEMP funds will fund acquisition of the entire ~26-acre San Bruno Mountain/Shell Mound parcel.

c. Project Readiness

The San Bruno Mountain/Shell Mound parcel is available from a willing seller. TPL has secured an option to purchase the parcel and the appraisal has been completed. Pending approval of this and other funding requests, TPL expects to convey the San Bruno Mountain/Shell Mound parcel to the County in November 2002.

The proposed acquisition is consistent with state, local, and regional plans and will resolve, once and for all, a long-standing land use conflict associated with the parcel. Acquisition of the San Bruno Mountain/Shell Mound parcel is a high priority for the County and other groups and agencies involved in the effort to protect San Bruno Mountain. The County Division of Parks and Recreation currently manages the adjacent San Bruno Mountain Park, so there will be no lag time between land acquisition and management. Management funds required will be minimal as the acquisition is passive recreation and habitat protection purposes only.

This resource land acquisition project is exempt from the requirement of the preparation of environmental documents under the California Environmental Quality Act (CEQA) and meets the requirements, under Article 19 item numbers 15313 and 15316, for Class 13 and Class 16 categorical exemptions. An executed "Notice of Exemption" will be completed by the appropriate public agency and forwarded to the California Transportation Commission under separate cover.

Funds have been allocated for the related transportation project.

7. PROJECT CATEGORY CRITERIA: *RESOURCE LANDS PROJECTS*

a. Important Resource Values

The requested EEMP funds will result in the acquisition of important natural resource lands, which, once transferred into public ownership, will be protected and preserved in perpetuity by the County. The placement of the San Bruno Mountain/Shell Mound parcel into public ownership will contribute to the protection and enhancement of a unique habitat harboring highly localized species, thereby sustaining the mountain's biodiversity as well as its many outdoor recreation uses.

San Bruno Mountain is home to the federally endangered mission blue and San Francisco silverspot butterflies. The mountain is the largest remaining tract of natural habitat for these butterflies on the northern San Francisco peninsula. The mission blue butterfly received federal protection as an endangered species in 1976, because much of its original limited San Francisco area habitat had become unsuitable or was slated for urban development. The mission blue now occurs only in northern San Mateo County and in small pockets of San Francisco and Marin Counties. The San Francisco silverspot butterfly, which is dependent on the same habitat as the mission blue, now flies only on San Bruno Mountain. In addition, the San Bruno Elfin butterfly, found only in San Mateo County, has a stronghold on the mountain.

The relative isolation of San Bruno Mountain has resulted in the creation of unique biotic conditions. The mountain contains a diversity of microenvironments with coastal scrub and grassland communities being the most common. Magnificent wildflower displays are found on the mountain in the spring. The California Native Plant Society has identified *rare and endangered* natives including coast rock cress, Montara manzanita, Pacifica manzanita, San Bruno Mountain manzanita, Franciscan wallflower, San Francisco owl's clover, and the San Francisco champion. In addition, populations of *viola pedunculata* grow on the mountain's grasslands and represent the sole larval foodplant of the San Francisco silverspot butterfly.

Many of these same habitats and species also exist on the gently sloping hillside of the San Bruno Mountain/Shell Mound parcel. The majority of the parcel is covered by grasslands, which together with the rest of the mountain, serve as some of the last remaining habitat for the endangered mission blue and San Francisco silverspot butterflies. The grasslands on the parcel include the *viola pedunculata* – critical to the survival of the San Francisco silverspot butterfly population. Other areas on the parcel include sensitive freshwater seeps, riparian habitat, and a perennial spring, totaling approximately 1.9 acres of wetlands. The addition of this parcel to the collection of other publicly held and protected lands on the mountain will keep large connected areas of this significant habitat and wetlands intact.

b. Sustainability

The County will take title to the parcel immediately upon close of escrow. The parcel will be added to the San Bruno Mountain Park and will be managed for habitat protection and passive recreational use in perpetuity. The staff at the San Bruno Mountain Park currently includes three

full time rangers and seasonal summer help. Regular management activities include trail maintenance, invasive species control, and habitat restoration. The staff will simply add the ±26-acre San Bruno Mountain/Shell Mound parcel to their on going operations and maintenance.

c. Other Benefits and Community Participation

The proposed acquisition of the San Bruno Mountain/Shell Mound parcel will provide multiple public benefits. As explained previously, protection of the parcel will conserve some of the last remaining habitat for mission blue and San Francisco silverspot butterflies and will preserve wetlands located on the site.

In addition, one of the oldest Native American shell mounds in the Bay Area will be preserved and protected under public ownership. Subsurface archaeological testing on the site revealed that within an approximate 2.2-acre circle on the east-central portion of the parcel exists a shell mound created by the Costanoan/Ohlone Indians beginning approximately 3,200 BC. The mound contains materials reflecting the range of sustenance and cultural activities carried by the Ohlone as well as the remains of the people who created it. Radiocarbon dating suggests that the shell mound may be the oldest of its type on the peninsula and, perhaps, within the San Francisco Bay Region. With the addition of the parcel to the San Bruno Mountain Park, the shell mound offers an accessible and outstanding educational resource to highlight the history and the culture of the Bay Area's indigenous people.

Furthermore, acquisition of the San Bruno Mountain/Shell Mound parcel will preserve ±26-acres of scenic viewshed for travelers along Highway 101. San Bruno Mountain is a landmark of local and regional significance, standing as a unique open-space island in the midst of the peninsula's urbanization.

The coalition of federal, state, and local agencies and organizations committed to acquiring and protecting the natural and cultural resources on San Bruno Mountain is substantive and successful. Agency partners include the USFWS, DFG, the State Coastal Conservancy, the City of South San Francisco, and the City of Brisbane. Local environmental organizations and citizens groups, including the Native Plant Society and San Bruno Mountain Watch are involved in volunteer restoration efforts across the mountain, and the Friends of San Bruno Mountain – an active volunteer group dedicated to improving the San Bruno Mountain Park – has established a native plant nursery for replanting native species, performs trail maintenance, and conducts interpretive hikes.



Exhibits

- a. Statement of Project Consistency with Local, State, or Federal Plans
- b. Project Cost Estimate
- d. Project Completion Schedule
- i. Acquisition Schedule
- n. Letters of Endorsement

a. Statement of Project Consistency with Plans

The proposed acquisition is consistent with state, regional, and local plans. The State of California Outdoor Recreation Plan, the San Mateo County General Plan, the San Bruno Mountain State and County Park Master Plan, and the San Bruno Mountain Habitat Conservation Plan, all of which seek to promote effective stewardship of San Bruno Mountain's natural, archaeological, and recreational resources.

b. Project Cost Estimate

The appraised value for the San Bruno Mountain/Shell Mound parcel is \$1,285,000. Potential funds for this acquisition include:

EEMP	\$ 325,000
State Coastal Conservancy	\$ 325,000
<u>USFWS</u>	<u>\$ 635,000</u>
TOTAL	\$1,285,000

d. Project Completion Schedule

An appraisal of the parcel has been completed and TPL has executed an option agreement with the landowners. TPL expects to acquire the parcel and convey it to the County by November 2002.

i. Acquisition Schedule

The project completion date is estimated to be November 2002.

n. Letters of Endorsement

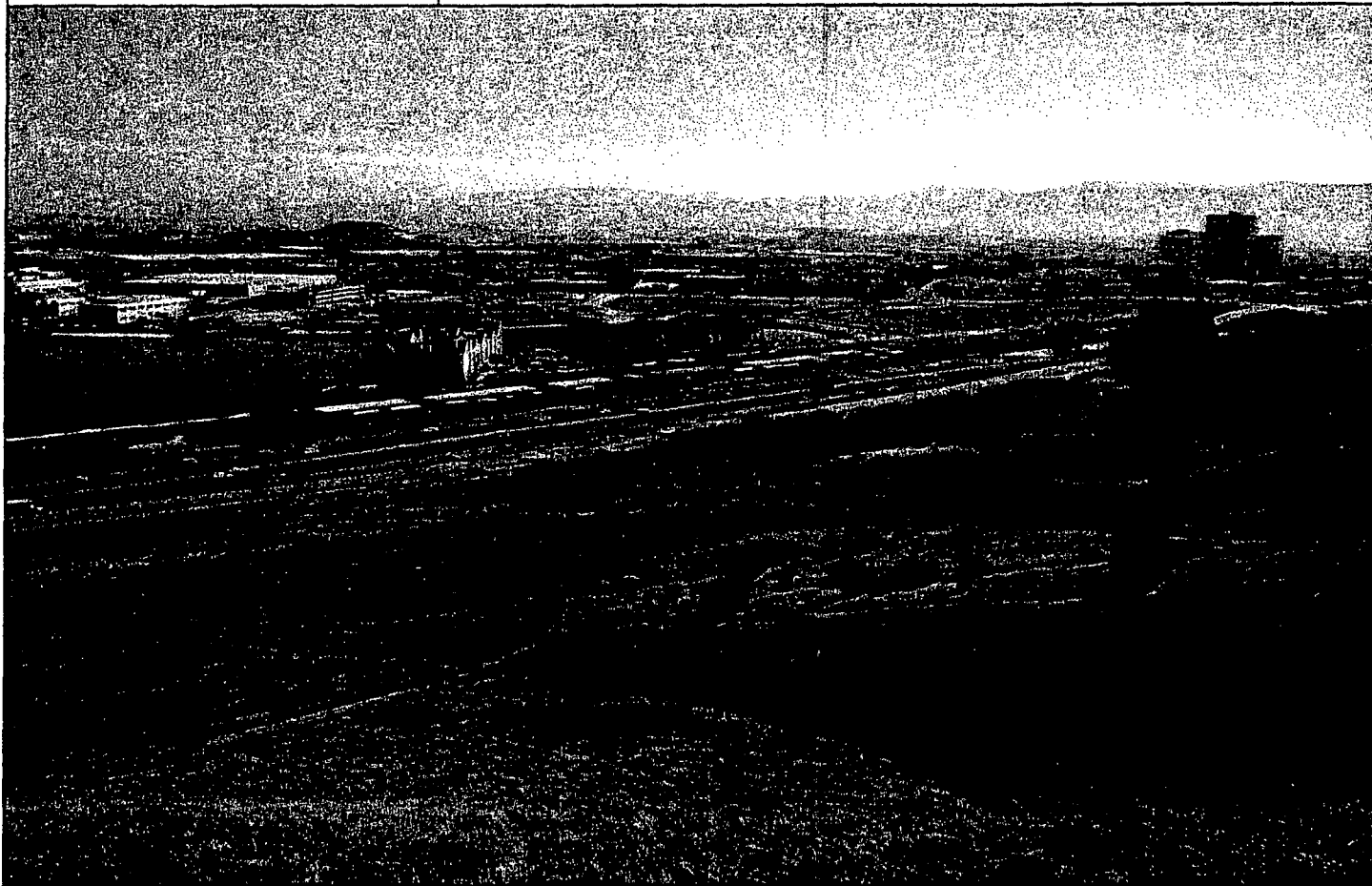
Letters will be forwarded under separate cover.



Exhibits

- f. Project Location Map
- g. Project Site Photos
- j. Acquisition Maps

Mitigation

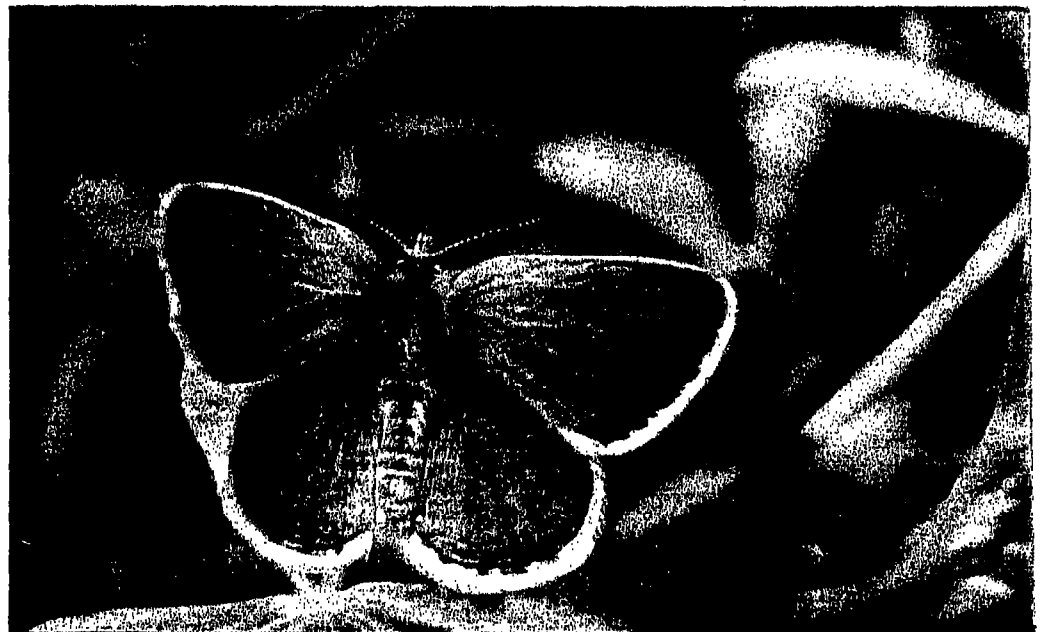


This EEMP project will provide direct additional mitigation for the Oyster Point Flyover and Hook Ramp transportation project, part of which is located immediately next to the acquisition parcel. The transportation construction project will result in negative impacts to .68 acres of wetlands located within the project right of way. The acquisition of the San Bruno Mountain/Shell Mound parcel will provide added mitigation by preserving approximately 26 acres of resource lands, including 1.9 acres of wetlands.



Resources

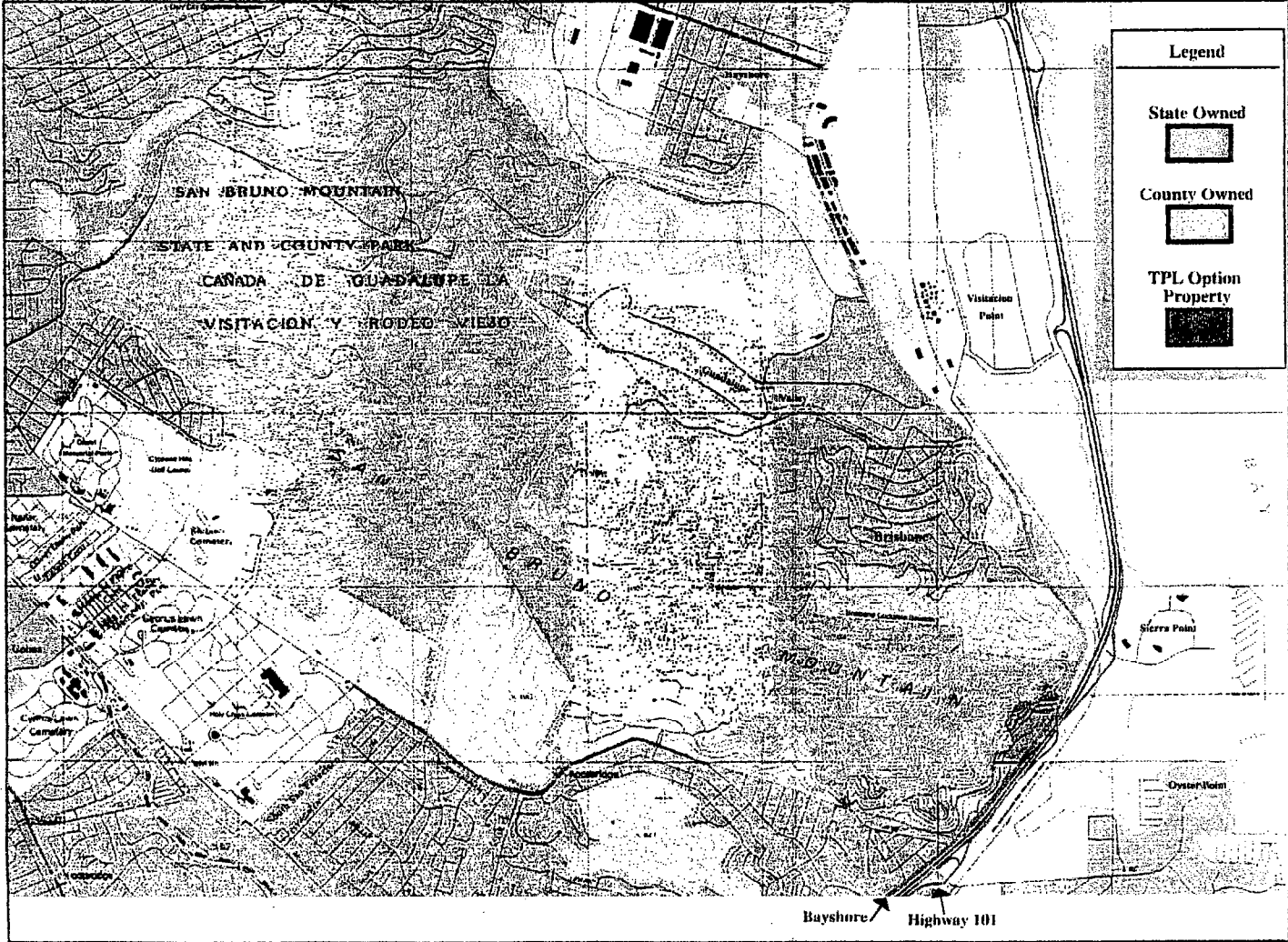
Protection of this parcel is a key part of the efforts of local, state, and federal agencies as well as environmental organizations and citizens' groups to increase the amount of land protected and conserved as critical habitat on San Bruno Mountain. The majority of the parcel is covered by grasslands, which together with the rest of the mountain, serve as some of the last remaining habitat for the federally endangered mission blue and San Francisco silverspot butterflies. The parcel's grasslands include the *viola pedunculata* - the sole larval foodplant of the San Francisco silverspot butterfly population.

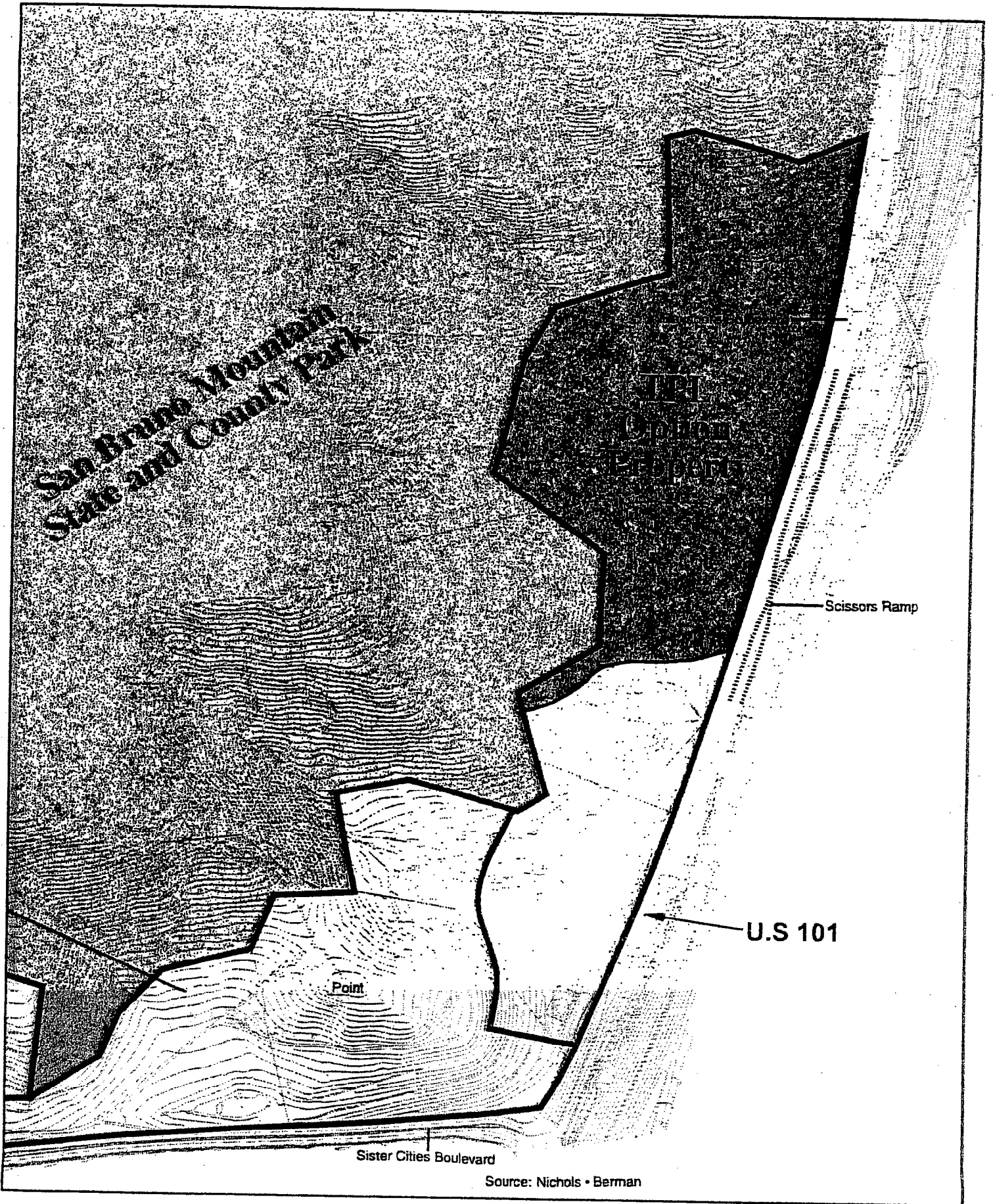


Shell Mound Parcel



San Bruno Mountain State and County Park





San Bruno Mountain
State and County Park

121
County
Property

Scissors Ramp

U.S 101

Point

Sister Cities Boulevard

Source: Nichols • Berman