




**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
**Parks Department**

**DATE:** September 10, 2009  
**BOARD MEETING DATE:** September 22, 2009  
**SPECIAL NOTICE/HEARING:** Public Hearing  
**VOTE REQUIRED:** Majority

**TO:** Honorable Board of Supervisors

**FROM:** David G. Holland, Director 

**SUBJECT:** **Executive Summary:** Certification of the Final Mitigated Negative Declaration for San Bruno Mountain Habitat Conservation Plan Amendment #5, and Adoption of the Mitigation Monitoring and Reporting Plan, and Approval and Adoption of the San Bruno Mountain Habitat Conservation Plan Amendment #5 for the Northeast Ridge Residential Development.

**RECOMMENDATION:**

Adopt a Resolution to:

- 1) Approve and adopt the San Bruno Mountain Habitat Conservation Plan Amendment #5 Revised Operating Program for the Northeast Ridge residential development; and
- 2) Certify that the Final Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan are complete, correct, adequate and prepared in accordance with the California Environmental Quality Act, by approving findings, and adopting a Mitigation Monitoring and Reporting Plan.

**BACKGROUND:**

The Northeast Ridge development is one of the last developments anticipated in the San Bruno Mountain Habitat Conservation Plan (SBM HCP) that has not yet been fully constructed. Plans for development were reduced in size in 1989, and the City of Brisbane applied for a "Northeast Ridge Project Equivalent Exchange Amendment" on February 2, 1990. In response to the application, the SBM HCP was last amended on August 27, 1990 to reconfigure conservation and development areas within Administrative Parcel 1-07. The approved application included a 1989 Addendum to the Final Environmental Impact Report (EIR) by City of Brisbane, and 1989 Supplement to the Environmental Assessment (EA) by USFWS.

The proposed modifications to the vested tentative map (VTM) and land use approvals for Unit II, Neighborhood II, commonly referred to as the "2007 Modified Project," represent the last phase and completion of this development. Approval of

the "2007 Modified Project" would allow 71 single family homes to be developed on 20 acres, a reduction of 20 acres compared to the 1989 VTM, and 20 acres would be set aside in Conserved Habitat. In March 2008 the Brisbane City Council adopted Resolutions 2008-05 and 2008-06 respectively giving tentative approval of: 1) certification of the Addendum to the 1983 Final Environmental Impact Report for the Northeast Ridge Development and 2) issuance of land use entitlements.

On May 28, 2009, the USFWS completed their review and approval of the SBM HCP Amendment for the Northeast Ridge residential development by: 1) adopting a Finding of No Significant Impact certifying the Environmental Assessment to satisfy requirements of the National Environmental Protection Act (NEPA), 2) issuing a Biological Opinion, 3) approving an amendment to the Section 10(a) permit, and 4) approving a Revised Operating Program.

Before the City of Brisbane can consider final approval of the project, the County, as the lead agency implementing the SBM HCP must review the SBM HCP Amendment #5 Revised Operating Program by evaluating it in comparison to the 1989 project. A Mitigated Negative Declaration has been prepared and was circulated for a 20 day period from August 12, 2009 until August 31, 2009, which was subsequently extended until September 7, 2009, By taking these actions, the County will ensure that the proposed development is consistent with the California Environmental Quality Act and the goals and objectives of the SBM HCP.

**DISCUSSION:**

Approval and adoption of the SBM HCP Amendment #5 Revised Operating Program for the Northeast Ridge residential development contributes to the Shared Vision 2025 outcome of an environmentally conscious community with an increase in acres preserved in Conserved Habitat.

**Performance Measure(s):**

<b>Measure Preservation of Natural Resources</b>	<b>FY 2008-09 Actual</b>	<b>FY 2009-10 Projected</b>
Our natural resources are preserved through environmental stewardship.	Addition of 20 acres to Conserved Habitat	2,848 acres of Conserved Habitat on San Bruno Mountain

**FISCAL IMPACT:**

As part of approval of the Northeast Ridge Development amendment a Habitat Management Plan was prepared by the SBM HCP Technical Advisory Committee to guide future management activities on the mountain. This document is an appendix of the Environmental Assessment certified by the USFWS. As a result of management needs identified in that document, a \$4,000,000 endowment has been required of the developer by the City of Brisbane and USFWS for the County's future habitat management on San Bruno Mountain. The proposed endowment will be secured through a separate Memorandum of Agreement following Brisbane's final approval of the Northeast Ridge HCP Amendment. There will be no impact to the General Fund.