COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: September 11, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the San Francisco Public Utilities Commission (SFPUC), pursuant to Government Code Section 65402, that the County determine whether the construction of structures as part of the Montara Mountain Public Access Trail and Maintenance Road Project conforms to the County General Plan.

County File Number: PLN2024-00188

PROPOSAL

Consideration of a request by the SFPUC, pursuant to Government Code Section 65402, that the County determine whether the construction of structures as part of the Montara Mountain Public Access Trail and Maintenance Road Project conforms to the County General Plan.

RECOMMENDATION

That the Planning Commission find that the construction of structures as part of the Montara Mountain Public Access Trail and Maintenance Road Project conforms to the County General Plan.

BACKGROUND

Report Prepared By: Chanda Singh, Senior Transportation Planner

Applicant: San Francisco Public Utilities Commission

Owner: San Francisco Public Utilities Commission

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel.

Location: Rural Midcoast, Montara Mountain, Unincorporated San Mateo County

APN(s): 093-030-050

Size: 521 acres

Existing Zoning: Resource Management-Coastal Zone District/Design Review District/Coastal Development District (RM-CZ/DR/CD) and Resource Management District (RM)

General Plan Designation: Open Space

Sphere-of-Influence: None

Williamson Act: Not applicable

Existing Land Use: The parcel contains existing SFPUC radio equipment, as well as an existing County telecommunication and radio facility.

Flood Zone: Zone D – Area of Undetermined Flood Hazard

Environmental Evaluation: SFPUC is coordinating with the City and County of San Francisco, as lead agency, to amend the original Mitigated Negative Declaration for the Montara Mountain Rainfall Prediction and Radio Replacement Project (radio project was not completed) with the pedestrian trail and associated project components, including split rail and security fences. The San Francisco Public Utilities Commission, as part of its application for a Coastal Development Permit for this project, prepared a biological impact form, which includes associated information from the project's environmental evaluation (Attachment D). The request for a determination of General Plan conformity, however, is advisory only and does not, in and of itself, have the ability to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; therefore, the County's General Plan conformity determination is not a project as that term is defined in California Environmental Quality Act (CEQC) Guidelines Section 15378. A determination that the proposed project conforms to the County General Plan is also exempt from environmental review under the "common sense exemption" that CEQA applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)).

Setting: The project site is in the SFPUC-owned Peninsula Watershed in unincorporated San Mateo County, located on the summit of North Peak, Montara Mountain. The proposed public access trail site is along a length of access road on the south flank approaching the summit, at the western edge of land owned in fee and managed as protected watershed lands by the San Francisco Public Utilities Commission. The site overlooks privately owned property to the west, Golden Gate National Recreation Area's Rancho Corral de Tierra to the southwest, and San Pedro Valley County Park to the north. There is a communications tower and out-buildings operated by San Mateo County to the south. The area is characterized by open and dirt areas, scrub, and some Maritime Chapparal.

DISCUSSION

A. KEY ISSUES

1. Project Description

The project site is on SFPUC watershed lands at the North Peak summit of Montara Mountain within unincorporated San Mateo County (Attachment A).

In 2019 and 2020, the SFPUC graded and cleared the summit of vegetation and constructed a spur road to an existing access road in preparation for constructing a radar and communication facility adjacent to an existing communications tower and out-buildings. The San Francisco Public Utilities Commission did not move forward with constructing the radar and communication facility due to public comments.

The SFPUC now proposes to adapt the existing access road to establish a short public access trail to access the summit and scenic overlook in lieu of the radar and communication facility. The San Francisco Public Utilities Commission is pursuing formalizing public access due to recent public requests and due to ongoing trespassing by the public to access the summit.

The proposed project includes installation of: a perimeter split rail fence of approximately 215 linear feet; two vehicle gates (12 feet and 16 feet wide) and 4-foot-wide chain link pedestrian gate; and approximately 570 feet of 5-foot-tall, 6-wire security fence to protect sensitive habitat and manage trespassing from the summit and peak onto the watershed and adjacent properties. A portion of the site and project is in the coastal zone: approximately 70 linear feet of the split rail fence and approximately 280 linear feet of the 6-wire security fence. The existing communications facility, leased from SFPUC by San Mateo County, has telecommunication and radio antenna towers, support buildings, two aboveground propane tanks, and has perimeter chain-linked fence topped with barbed and razor wire (see Attachment C and Attachment E).

2. Analysis

The proposed project includes structures, such as gates and fences; therefore, per California Government Code Section 65402, the proposed project's conformity with the General Plan of the jurisdiction in which the project is located must be assessed. The overall project will require a Coastal Development Permit, which will involve further analysis of the project's consistency with the requirements of the Local Coastal Program that will be presented to the Planning Commission at a separate public hearing. The discussion that follows analyzes the consistency of the

structures proposed by the project with General Plan policies, including those contained in the Local Coastal Program (LCP).

A portion of the site is within the coastal zone and an area of special biological significance (Watershed Fitzgerald). The area is listed in the California Natural Diversity Database (CNDDB) for the American badger, and the federally endangered San Bruno elfin butterfly. There is one individual of Montara Mtn. manzanita (California Rare Plant Rank 1B.2) and sedum patches near the summit are occupied by the San Bruno elfin butterfly (Attachment D). The area is not designated as prime agricultural land. The parcel is on the rural side of the County's urban-rural boundary. The major General Plan topics related to this project include land use, vegetative, water, fish and wildlife, visual quality, and park and recreation resources policies.

Land Use

Chapter 9 of the General Plan addresses rural land use policies and includes:

9.35 Encourage Existing and Potential Recreation Land Uses

Encourage the continuation and expansion of existing public recreation land uses on non-agricultural lands, including wild areas and trails.

9.36 Development Standards to Minimize Land Use Conflicts in Public Recreation Lands

d. Provide structural, visual, auditory and other buffering mechanisms to protect portions of the public recreational lands that are used by the public from non-recreational land uses.

The proposed project is in San Francisco Watershed Lands and is considered Rural Lands, per General Plan Policies 9.7 and 9.43. The proposed trail and scenic overlook and associated structure is consistent with General Plan Policy 9.35 expanding public recreation land uses with additional access to the summit via an existing trail system. The proposed project's structures (gates, fences) are included to minimize impacts to watershed and adjacent lands that are for non-recreational uses, consistent with General Plan Policy 9.36.

Vegetative, Water, Fish and Wildlife

Chapter 1 of the General Plan addresses vegetative, water, fish and wildlife policies and includes:

1.2 Protect Sensitive Habitats

Protect sensitive habitats from reduction in size or degradation of the conditions necessary for their maintenance.

1.4 Access to Vegetative, Water, Fish and Wildlife Resources

Protect and promote existing rights of public access to vegetative, water, fish and wildlife resources for purposes of study and recreation consistent with the need to protect public rights, rights of private property owners and protection and preservation of such resources.

1.30 Uses Permitted in Sensitive Habitats

Within sensitive habitats, permit only those land uses and development activities that are compatible with the protection of sensitive habitats, such as trails and scenic overlooks, among others, and at a minimum level, necessary public service and private infrastructure.

1.32 Regulate the Location, Siting and Design of Development in Sensitive Habitats

Regulate the location, siting and design of development in sensitive habitats and buffer zones to minimize to the greatest extent possible adverse impacts and enhance positive impacts.

Chapter 7 of the Local Coastal Program addresses Sensitive Habitats and includes:

7.33 Permitted Uses (in habitats of Rare and Endangered Species

a. Permit only the following uses, including (2) pedestrian trails that have no adverse impact on the species or its habitat.

7.44 Permitted Uses (in habitats of Unique Species)

Permit only the following uses, including (2) pedestrian trails that have no adverse impact on the species or its habitat.

Attachment D, Biological Impact Form and Supplemental Information, details potential impacts and mitigation measures to biological resources.

There is sensitive habitat in the project area: two rare, endangered or unique species at the summit, including one individual of Montara Mtn. manzanita (California Rare Plant Rank 1B.2) and a sedum patch occupied by federally endangered San Bruno elfin butterfly (see Attachment D, p.26 for map). The sedum patch occupied by the San Bruno elfin butterfly is outside of the coastal zone. The proposed project's uses of a trail and scenic overlook are consistent with permitted uses in habitats of sensitive, rare, endangered, and unique species, per General Plan Policy 1.30 and Local Coastal Program Policies 7.33 and 7.44. The proposed project's overlook will be constructed in an area that has been previously graded and disturbed (Attachment C), thus with mitigation, no permanent impacts are expected from construction activities. Any existing vegetation within 3 feet of either side of the fence alignment may be trimmed by hand to install the fence, minimizing potential sensitive habitat disturbance. The proposed fences and gates are included to minimize adverse impacts to watershed lands' sensitive habitats by people, while promoting public access to vegetative and wildlife resources, consistent with General Plan Policies 1.2, 1.4, and 1.30. Beyond the fences and gates, the project includes additional elements to minimize impacts from public access including limiting access to daylight hours, interpretative signage, regular patrols, and restoration of the natural habitat edges on previously graded areas. The project will employ mitigation measures as outlined in the applicable CEQA document to avoid and minimize impacts to achieve a less than significant impact with mitigation.

Visual Quality

Chapter 4 of the General Plan addresses visual quality policies, including:

4.25 Location of Structures

a. Locate, site and design all structures and paved areas to carefully conform with the natural vegetation, landforms and topography of the site so that their presence is compatible with the pre-existing character of the site.

4.28 Ridgelines and Skyline

a. Discourage structures on open ridgelines and skylines, when seen as part of a public view in order to preserve visual integrity.

b. Allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists.

Chapter 8 of the Local Coastal Program addresses visual resources, including:

8.5 Location of Development

a. Require that new development be located on a portion of parcel where the development is least likely to significantly impact views from public viewpoints and best preserves the visual and open space qualities of the parcel, where public viewpoints include recreation areas and trails.

8.15 Coastal Views

Prevent development including fences from substantially blocking views to the shoreline from vista points and recreation trails.

Attachment E includes visuals from the project site and of the proposed gates and fences. Montara Mountain Peak and existing structures may be visible from the coast on a clear day. The peak meets the definition of skyline per General Plan Policy 4.7. The proposed fences meet the definition of structures per General Plan Policy 4.6. The roads to access the site are not designated as rural scenic corridors per General Plan Policy 4.45. From the peak, there is a public view of several visual resources, including landforms and water bodies, per General Plan Policy 4.8. The project's structures will not be placed on the skyline and will generally conform to the topography of the site with minimal grading, consistent with Policy 4.25. The project's proposed gates and fences are 5 feet high or less, making them much shorter in stature than existing structures at the summit, and are not solid; they are unlikely to be visible from the coast which is consistent with Local Coastal Program Policy 8.15. Per Attachment B, a split rail fence will be placed immediately around the overlook, with security fence lower than the summit around the site, preserving and enhancing the public viewpoint and consistent with General Plan Policy 4.28 and Local Coastal Program Policy 8.5.

Park and Recreation Resources

Chapter 6 of the General Plan addresses park and recreation policies, including:

6.5 Access to Park and Recreation Facilities

Encourage access to the park and recreation system by transportation means other than private automobiles, where feasible.

c. Attempt to provide adequate access for emergency services.

6.15 Building Materials and Service Technology for Public and Private Facilities

Encourage use of materials and technologies that achieve low development, maintenance, and operation costs while maintaining environmental compatibility.

6.39 Trail System Coordination

a. Support, encourage and participate in the development of a system of trails that link existing and proposed park and recreation facilities within this county and adjacent counties.

b. Particularly encourage the development of: trails that link park and recreation facilities on San Francisco Bay to those on the Pacific Coast; multi-use trails where appropriate and trails in County lands under management by other public agencies. Ensure that these trails do not adversely affect adjacent land uses.

Chapter 11 of the Local Coastal Program addresses recreation/visitor-serving policies, including:

11.4 Recreation and Visitor-Serving Facilities Permitted in the Coastal Zone

Permits public recreation facilities which are designed to (a) enhance public opportunities for coastal recreation, and (b) do not substantially alter the natural environment, among others.

11.12 Sensitive Habitats

a. Permit recreation and visitor-serving facilities to locate on lands adjacent to sensitive habitats only when (1) there is adequate distance or separation by barriers such as fences, (2) the habitat is not threatened, and (3) there would not be substantial impacts on habitat, topography, and water resources.

11.18 Sensitive Habitats

b. Provide improvements and management adequate to protect sensitive habitats. These may include, but are not limited to, the following: (1) informative displays, brochures, and signs to minimize public intrusion and impact, (2) organized tours of sensitive areas, (3) landscaped buffers or fences, and (4) staff to maintain improvements and manage the use of sensitive habitats.

The proposed project is consistent with General Plan Policies 6.5 and 6.39. The summit overlook will be linked to an existing trail system via the proposed pedestrian trail. There are multiple places to access the trail system, including the trailheads at San Pedro Valley County Park (San Mateo County), McNee Ranch State Park and Gray Whale Cove State Beach (State Parks), and Rancho Corral de Tierra (Golden Gate National Recreation Area, National Parks Service). Each of these trailheads have parking and most can be accessed via public transit, walking, or bicycling. Consistent with General Plan Policy 6.5, the proposed project's fencing and gates are typical of those used on other SFPUC properties and require minimal maintenance. The proposed project meets the definition of public recreation facility per Local Coastal Program Policy 11.3 and is consistent with Local Coastal Program Policies 11.4, 11.12, and 11.18 as the existing site has already been disturbed, does not substantially alter the natural environment, includes barriers to protect sensitive habitats, and improvements to protect habitats including interpretive signs.

B. ALTERNATIVES

The alternative to a finding of conformity with the General Plan is for the Planning Commission to find that the proposed project does not conform to the policies of the County General Plan.

C. ENVIRONMENTAL REVIEW

The City and County of San Francisco, as lead agency, intends to amend the Mitigated Negative Declaration for the Montara Mountain Rainfall Prediction and Radio Replacement Project to include the proposed project elements not previously considered. The request for a determination of General Plan conformity, however, is advisory only and does not, in and of itself, have the ability to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; therefore, the County's General Plan conformity determination is not a project as that term is defined in CEQA Guidelines Section 15378. A determination that the proposed project conforms to the County General Plan is also exempt from environmental review under the "common sense exemption" that CEQA applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)).

D. REVIEWING AGENCIES

County Attorney's Office

ATTACHMENTS

A. Recommended Findings
B. Location and Site Map
C. Application Letter and Supplemental Project Information and Figures
D. Biological Impact Form and Supplemental Information
E. Visuals

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDING AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00188 Hearing Date: September 11, 2024

Prepared By: Chanda Singh
Senior Transportation Planner

For Adoption By: Planning Commission

RECOMMENDED FINDING

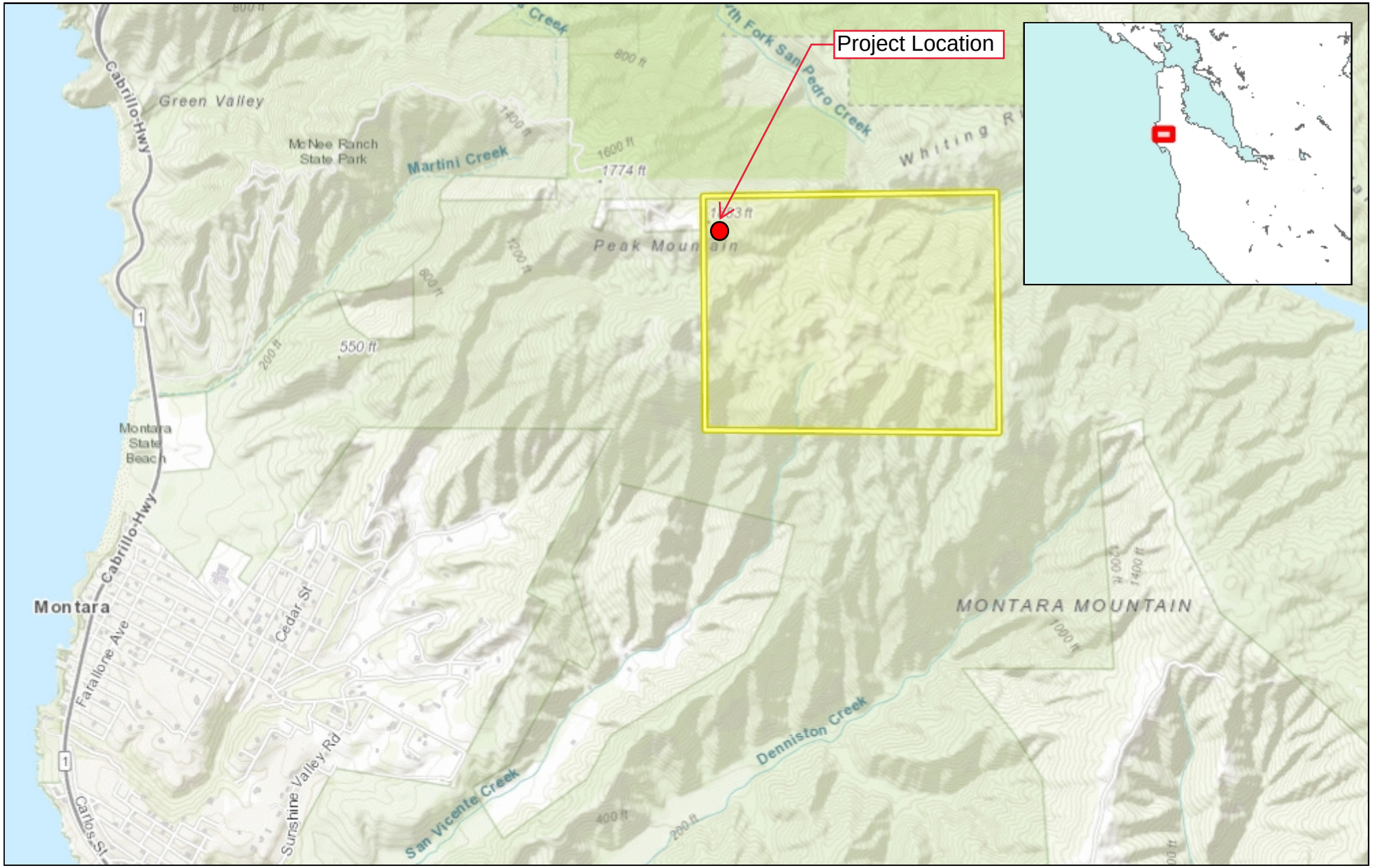
That the Planning Commission find that the construction of structures as part of the Montara Mountain Public Access Trail and Maintenance Road Project conforms to the County General Plan.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

Montara Mountain Public Access Trail and Maintenance Road Project



1.14 0 0.57 1.14 Miles

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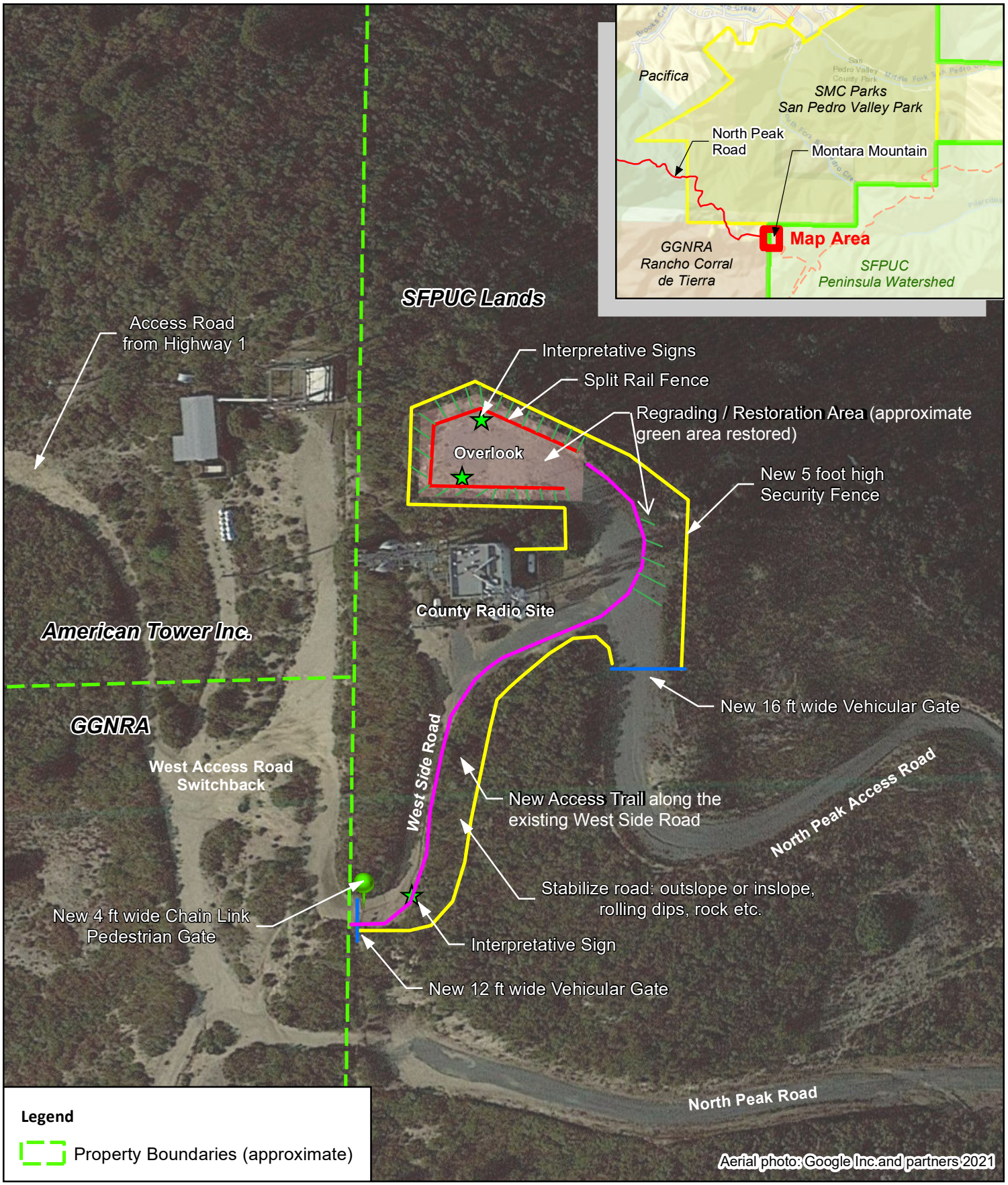
1: 36,112

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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Hetch Hetchy Regional Water System

Services of the San Francisco Public Utilities Commission
Natural Resources and Lands Management Division

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Peninsula Watershed

North Peak Trail Access Security Improvements

Author: JGL Date: 5-18-22

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

From:	Craven-Green, Deborah
To:	PLANNING_PlanningProjects
Cc:	Ramirez, Tim; Wayne, Lisa B
Subject:	SFPUC: Montara Mountain Pedestrian Access and Maintenance Road CDP Application Materials
Date:	Thursday, June 13, 2024 3:10:29 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png

To Whom It May Concern:

The SFPUC is submitting documents in support of a coastal development permit for the SFPUC's pedestrian trail on Montara Mountain, including a new maintenance road and road maintenance which was implemented in 2019/2020. A portion of each component overlaps with the coastal zone (pedestrian trail: ~0.05 acre and maintenance road work: ~0.3 acre).

The following materials are available at the following link:
https://sfpuc.sharefile.com/public/share/web-s2ef137afce2748329fc091d12248c78e

1. San Mateo County Coastal Development Permit Application
2. San Mateo County Planning Permit Form
3. San Mateo County Environmental Disclosure Form
4. Biological Impacts Assessment Form/Report
5. Supplemental Information/Details and Figures
6. Proof Of Ownership – Deed Book (See Parcel 31 on Page 39)
7. NOD Receipt from the 2019 MND which the pedestrian trail component is being amended to
8. NOD Receipt from the 2011 Peninsula Watershed Management Plan EIR (Maintenance Rd component)

The pedestrian trail is being covered under the original Mitigated Negative Declaration CEQA document **Montara Mountain Rainfall Prediction and Radio Replacement Project (Note: the radio project was started but not completed)**. The SFPUC is coordinating with the San Francisco Planning Department to append the pedestrian trail to the original CEQA document and it will be provided when available. The maintenance road obtained CEQA coverage from the Peninsula Watershed Management Plan EIR, which is accessible via the following link:
https://sfpuc.org/sites/default/files/about-us/policies-reports/PeninsulaWatershed-MP-EIR_2001.pdf

Please let me know if you have any questions or require additional information to process the attached permit request.

Thank you for your assistance.

Debbie Craven-Green

Environmental Permitting Program Manager
Environmental Management
Office: 415-934-5756
Cell: 415-706-9101
Pronouns: she, her
sfpuc.org

Supplemental Information for SFPUC Montara Mountain Public Access Trail & Maintenance Road Project

Project Components:

Public Access Trail:

The SFPUC proposes to adapt the existing access road and summit at North Peak, Montara Mountain to establish a public access trail to the summit. In 2019 and 2020, as part of a SFPUC radar and communications project that was not fully implemented, the summit was cleared of vegetation and graded, and a spur road connecting the summit to an existing access road was constructed. As a result of public comments concerning use of the summit for construction of the radar facility, the SFPUC proposes to develop a public access trail to the summit/viewing area in lieu of implementing the radar project.

The proposed project would establish public access to the summit of North Peak, Montara Mountain via a trail and a scenic overlook. Following are the components of the project:

- Scenic Overlook: SFPUC would remove previously installed concrete footings and fence poles, as needed; recontour the existing bare, previously graded area (~ 2,000 square feet; ~600 square feet within the coastal zone) to a more natural, rounded landform and reduce the summit to an approximately 30 foot by 50 foot scenic overlook (~1,500 square feet; ~580 square feet within the coastal zone) by restoring the edges to natural habitat; installing a perimeter split rail fence (~215 feet, ~70 feet within the coastal zone); replacing San Mateo County's survey monument; and installing interpretive signs.
- Scenic Overlook Access: Signage along the West Side Road at the GGNRA boundary will notify the public that access is only allowed from dawn to dusk. The western portion of the trail will remain ~10 feet wide and serve as an alternate emergency access route to existing facilities (primary access is now via the North Peak Access Road, reducing vehicles sharing the road/trail with the public), while the upper section from the eastern vehicle access gate to the overlook will be reduced to 6-feet wide and the edges restored to natural habitat. Rolling dips will be installed as needed to control erosion. A new 12-foot-wide vehicle gate and a 4-foot-wide chain link pedestrian gate would be installed at the GGNRA boundary with the western edge of SFPUC property (within the coastal zone). A new 16-foot-wide vehicle gate would also be installed at the eastern end of the new North Peak SFPUC Watershed Access Road to keep the public from walking along this now primary utility access road.
- Signage: SFPUC would install signage at the new western access gate with rules and a QR code to access the SFPUC website for current conditions and possible closures.
- Security Fencing: SFPUC would install a new 5-foot-tall, 6-wire security fence along the edge and below the overlook to protect sensitive habitat and manage trespassing onto the watershed. Sections of the existing western boundary fence may also be repaired. In places, vegetation within 3 feet of either side of the alignment would be trimmed to install the fence. Assuming the length of the fence will be ~ 570 feet (~280 feet within the coastal zone), ~3,420 square feet (0.08 acres) (~1,680 square feet/0.04 ac within coastal zone) of vegetation may need to be trimmed (some areas along the fence alignment may lack vegetation). Security fencing would

be field fit during construction to minimize vegetation pruning and avoid sensitive species or habitat.

- The site will be patrolled approximately once a week by SFPUC Watershed Keepers. The security fencing will be inspected and, if damaged, repaired as quickly as is feasible to maintain integrity, discourage trespass, and prevent off-trail use. If trespassing becomes an issue, the SFPUC shall consider imposing additional access restrictions.
- Timing, Equipment, & Crew: Construction would occur in fall 2024 if the necessary clearances can be obtained, and is estimated to take **approximately 2-3 weeks to complete**. Construction would primarily occur Monday through Friday, 7 a.m. to 5 p.m. but could extend into evening hours or weekends. Construction would require a crew of four to six workers and include equipment such as flat-bed/box delivery trucks, pickup trucks, dump trucks, backhoe, brush cutters, grader, compactor/vibrators, and a small excavator.
- Soil and Seeding: Any excess soil from regrading would be spread within the site. Any debris from cut vegetation would be disposed of by lopping and scattering in scrub areas preapproved by the project biologist. Regraded areas would be seeded with a native seed mix, where appropriate.

New Maintenance Road (Installed in 2019):

The SFPUC constructed a new ~680-foot long spur road that extends from the existing watershed road system, within the CCSF/SFPUC property boundary. The new road provides: 1) improved safety by eliminating hairpin turns and implementing regular road maintenance on the entire access route to the summit; and 2) improved reliability by siting the proposed spur road in an alignment that is less prone to extensive erosion (gullies, ruts). The improved access assists the Watershed Keeper patrols, fire suppression vehicles, and public safety agencies who require safe and reliable access to the area.

- **New Maintenance Road (~285 linear feet within the Coastal Zone Jurisdiction):**
  - SFPUC constructed a new ~680 foot long spur road with an average width of 15 feet (12 foot wide driving area) that extends from the existing watershed road system.
  - The new road was built with a base of 3-5-inch cobble rock – compacted with a sheeps-foot and a smooth roller.
  - Before the winter rain season of 2019/2020 300-sandbags were installed as check-dams to address surface flow until culverts and rolling dips/waterbars were installed in October 2020. (Note: a handful of sandbags were left onsite to protect surface runoff from a handful of woodrat nests.)
  - No soil/fill was removed or hauled off from the project area. All cut soil was used as fill and/or spread out along the surface of the road and compacted.
  - Seedless hydroseed was applied to the entire area for erosion control in fall 2019 to avoid the introduction of non-native seed/grasses to the area. Natural regeneration has fully revegetated the disturbed area with native plants.
  - Two New Culverts (installed in 2020; both within Coastal Zone Jurisdiction):
  - A new 24-inch diameter culvert was installed in an existing ditch at the base (southern end) of the road spur (where it intersects with the existing service road) to ensure that the existing ditch continues to function properly. The ditch itself was improved near the inlet and outlet of the culvert with additional rock to protect the new culvert and dissipate the runoff energy. A second ditch relief culvert (12-inch) was installed just upslope of the 24-inch culvert to direct runoff into a rocked out and further out into the vegetation.

    - 24-inch plastic corrugated culvert; Length 35-ft; 5-10-inch rock rip-rap installed at inlet and outlet, Improved inside ditches for better function.
    - 12-inch plastic corrugated culvert; Length 30-ft; 5-10-inch rock rip-rap installed at inlet and outlet

- Rolling Dips/Waterbars (installed October 2020)
    - 2 rolling dips were installed along the new road (one within Coastal Zone jurisdiction)
    - 2 waterbars were installed along the existing North Peak Road (both within Coastal Zone jurisdiction)

- Road Erosion Control (installed in 2020):
    - The new Montara Road was shaped to control water flow by out-sloping, crowning and improving inside ditches based on topography (~285 linear feet within the Coastal Zone).
    - Shaped existing North Peak Road to control water flow by out-sloping, crowning and improving inside ditches based on topography. (~600 linear feet within the Coastal Zone)

- A new layer of Class-2 base rock approximately 3-inches depth was applied and compacted with a smooth roller across the new road, as well as the following areas:
    - Class-2 base rock was installed, compacted and rolled along the existing sections of Perimeter road from the lower switchback up to the new road/culvert
    - Class-2 base rock was installed, compacted and rolled along the existing section of Perimeter Road from the new road to Gate-NW-02
    - Class-2 base rock was installed, compacted and rolled along top of the Spur road to GGNRA Gate-NW-08 (approx. 75-ft) and around SMC Radio Facility.

Existing Site Conditions/Features:

Public Access Trail*:*

The project site is in the SFPUC-owned Peninsula Watershed in San Mateo County, about 10 miles south of San Francisco. The project site is located on the summit of North Peak, Montara Mountain and along a length of access road on the south flank approaching the summit, at the western edge of land owned in fee and managed as protected watershed lands by the San Francisco Public Utilities Commission (SFPUC). The site overlooks privately owned property to the west, the Golden Gate National Recreation Area (GGNRA)'s Rancho Corral de Tierra to the southwest, and San Pedro Valley County Park to the north. Immediately adjacent to the project site is a communications tower and associated out buildings operated by San Mateo County on land south of the summit and west of the trail alignment on land leased from the SFPUC. The area is characterized by open/dirt areas, as well as scrub and a small area of Maritime Chaparral.

New Maintenance Road:

The project area is located on Montara Mountain North Peak, on San Francisco Public Utilities Commission (SFPUC) property within the Peninsula watershed. The project footprint is in an

undeveloped area on the north side of a SFPUC watershed access road (which leads to Montara Mountain gate), to the summit of Montara Mountain North Peak, which is located at an approximate elevation of 1,900 feet. The project area extends along a generally east facing slope within a densely vegetated area that is predominately northern coastal scrub habitat.

Existing Structures and/or Development:

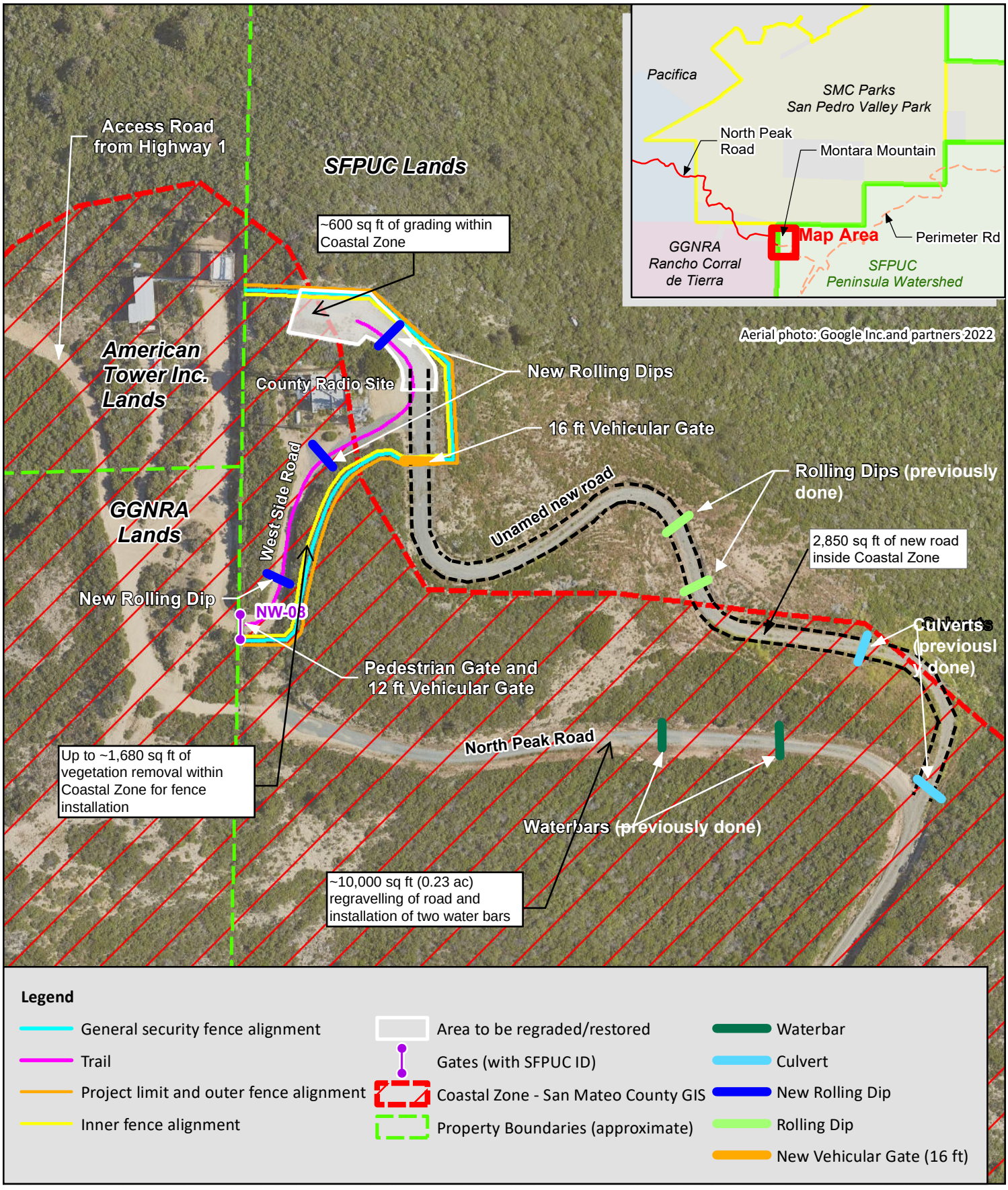
Public Access Trail:

The project site is adjacent to an existing communications facility which has been leased by San Mateo County from the SFPUC since 1963. The adjacent facility includes telecommunication and radio antenna towers, support buildings, and two aboveground propane tanks; the facility is surrounded by chain-linked fence topped with barbed and razor wire. Additional communication facilities are present on the privately-owned property to the west. Although the SFPUC land was not intended for public access, the public has trespassed onto SFPUC land for years to access the mountain peak. As a result of recent public requests for more formalized access, development of the public trail is being pursued.

New Maintenance Road:

The new road was developed in an undeveloped area on the north side of an SFPUC access road within dense, predominantly northern coastal scrub, habitat.

Figure 1: Project location – Montara Mountain, North Peak, in San Mateo County



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Hetch Hetchy Regional Water System

Services of the San Francisco Public Utilities Commission
Natural Resources and Lands Management Division

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Peninsula Watershed

North Peak Trail Access and Coastal Zone

Figure 2

Author: JGL Date: 6/11/2024

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

San Mateo County
Planning and Building Department
455 County Center, 2nd Floor ▪ Redwood City, CA 94063
Mail Drop: PLN 122 ▪ TEL (650) 363-4161 ▪ FAX (650) 363-4849

Biological Impact Form

(for compliance with Local Coastal Program Policy 7.5)

Applicant's Name: Tim Ramirez

Primary Permit # :

Owner/Applicant

Name: Tim Ramirez

Mailing Address:

525 Golden Gate, 10th Floor

San Francisco, CA Zip: 94,102

Phone,W: 4,155,543,265

H:

Fax:

Email Address: tramirez@sfwater.org

Project Location

Include U.S.G.S.-Tier, Range, and Section:

Section S25 T4S R6W

Assessor's Parcel Number(s):

93 — 30 — 50 , — —

— — , — —

Applicable Planning Permit numbers:

Principal Investigators

(Note: Attach a qualification summary to the report.)

Name: Scott Simono

Mailing Address:

525 Golden Gate, 10th Floor

San Francisco, CA Zip: 94102

Phone,W: 4159345778

H:

Fax:

Email Address: ssimono@sfwater.org

Report Summary

Briefly state the results of the report, habitat type, rare, endangered or unique species present, anticipated impacts, and proposed mitigation measures.

See attached document.

Use additional pages when necessary.

1. **PROJECT AND PROPERTY DESCRIPTION:** Describe the proposed project and property, including the size, topographic characteristics, water resources, soil types, and land uses on the property and in the vicinity up to a radius of one-quarter mile. Include a map of the area from the USGS 7.5-minute quadrangle series.

See attached document

2. **METHODOLOGY:** Briefly describe the survey methods used in preparing the report and show on an appropriately scaled map the location of sample points, transects, and any additional areas surveyed in the vicinity of the project.

See attached document.

Note: Use additional pages when necessary.

3. **RESULTS:** At length, describe the botanical and zoological resources of the project site. To the extent possible, describe the food chain of the habitat and how the proposed project will impact those resources.

NOTE: Use both common and scientific names and please indicate source such as Stebbins, Munz, Thomas, etc.

See attached document

4. List all direct and indirect impacts of the proposed project on the habitat. Include within the discussion an elevation of the perceived cumulative biological impacts associated with the project.

See attached document

Note: Use additional pages when necessary.

5. List and discuss all probable impacts to threatened, rare, endangered or unique species either listed or proposed by the Local Coastal Program, a Federal or State agency, or the California Native Plant Society, both on-site and within an area of one quarter-mile radius from the project location.

See attached document.

6. Tabulate by significant impact all feasible mitigation measures proposed to reduce the level of impact and explain how such measures will be successful.

See attached document.

7. **CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 06/06/2024 Signed: [signature]

Note: Use additional pages when necessary.

GUIDELINES

These guidelines for the preparation of Biological Impact Reports have been developed to assist applicants and the County in partial fulfillment of the requirements of the San Mateo County Local Coastal Program and the California Environmental Quality Act. It is the purpose of these guidelines to provide the project applicant with a standardized format defining the minimum biological information required by the County to process coastal development applications efficiently.

A Biological Impact Report is required for all proposed developments located within 100 feet of a Sensitive Habitat. Sensitive Habitats are areas in which plant or animal life or their habitats are either rare or especially valuable and those areas which meet one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) Coastal tidelands and marshes, (4) coastal and offshore areas containing breeding and/or nesting sites and coastal areas used by migratory and resident water-associated birds for resting and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. Such areas include riparian areas, wetlands, sand dunes, marine habitats, sea cliffs, and habitats supporting rare, endangered, and unique species. Also designated as Sensitive Habitats are those areas shown on the Sensitive Habitats Map for the Coastal Zone.

If a proposed project is determined to be within a Sensitive Habitat, the applicant is required to prepare a biologic report by a qualified professional selected jointly by the applicant and the County to be submitted prior to development review. The report will determine if significant impacts on the sensitive habitats may occur, and recommend the most feasible mitigation measures if impacts may occur. The report shall consider both any identified sensitive habitats and areas adjacent. Recommended uses and intensities within the habitat area shall be dependent on such resources, and shall be sited and designed to prevent impacts which would significantly degrade areas adjacent to the habitats. The County and the applicant shall jointly develop an appropriate program to evaluate the adequacy of any mitigation measures imposed. These mitigation measures may include the partial or complete restoration of any damaged habitats.

A. GENERAL REQUIREMENTS

1. It is expected that the level of detail and the extent of study will be proportioned to the scale of the proposed project, the biological diversity of the site and the significance of the habitats impacted by the proposal.

2. All data should be quantified where possible.

3. Field surveys shall be performed during the season when the most critical resources on the site can best be evaluated.

4. Both common and scientific nomenclature should be used in the report. Where a common name is used in a report for the first time, a scientific name including authority will follow immediately in parentheses. The scientific name inclusion need not be repeated.

5. When the proposed project is to be phased over a number of years, discuss the impacts of the completed project as well as the impacts of each phase.

B. MAP REQUIREMENTS

Mapping of Information. All maps submitted with this report must be at a scale sufficient to show the location of the resources identified and their relationship to the project. Elevations and north direction must be indicated on all maps. In addition, at least one copy of a full scale project map (e.g., Tentative Parcel Map, Use Permit, Variance, etc.) must be submitted, showing the resources identified and project characteristics including but not limited to lot lines, roads, grading, and open space easements. For projects where only a simple schematic map is needed, the resource maps should demonstrate the resources present and indicate topographic relationships.

C. BOTANICAL INFORMATION

Describe the existing plant communities, as well as disturbed areas, and list the dominant (indicator) species of each vegetative community. Include a vegetation map (at least one copy must be on a project plan map) showing relationships to the development proposal. The extent of each plant community or habitat type on the property should be indicated in acres (or hectares); include quantitative and transect data when appropriate. Include in the report a complete listing of all plant species of concern* observed. Indicate in which community or habitat each species was found and which species are not native to the area. It is not necessary to make complete lists of plants unless it is deemed important for the project.*

D. ZOOLOGICAL INFORMATION

Provide a list of all vertebrate species observed or detected which are either directly or indirectly impacted by the project. Indicate estimates of population sizes of individuals detected or observed without necessarily doing a captive/release study. Note indications of breeding activity, i.e., nests, dens, on the property. Occurrence of each species should be related to the vegetative community or wildlife habitat types on and in the immediate vicinity of the property when possible. Relative amounts of each wildlife habitat type should be indicated, in the same manner as plant communities. Only site-specific lists are acceptable; however, listing of particular expected species may be appropriate but should be justified (migratory, estivating, nocturnal species, etc.).

Discuss invertebrates only in special situations, i.e., rare, threatened or endangered species, and unusual species concentrations, or where there is a unique relationship between an invertebrate and vertebrate or plan species.

If a species reported on the property is considered a rare or unusual occurrence in the region, verify its identification with a specific description or by photography.

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* Species of concern shall be any unique, rare, endangered, or threatened species. It shall include species used to delineate wetlands and riparian corridors. It shall also include any host, perching, or food plants used by any animals in a listed or proposed rare, endangered, threatened or unique category by either State or Federal regulations or in the Local Coastal Program.

Indicate locations and discuss areas exhibiting concentrations of a higher diversity of wildlife or wildlife signs, and discuss possible reasons for these activities, such as amphibian breeding areas, deer feeding and raptor hunting areas, etc. Such areas may reflect physical attributes of the property such as dunes, rock outcrops, streams, ponds, stands of trees, etc., which should be mapped.

E. RARE, ENDANGERED, OR SENSITIVE SPECIES AND HABITATS

The report shall contain a separate discussion of any species occurring on or using areas directly or indirectly affected by the project, which are recognized by a government agency or conservation or scientific group as being potentially depleted, declining, rare, locally endemic, endangered, or threatened, and/or any species nominated for or on a State or Federal rare, endangered, or threatened species list. The choice of plant species discussed shall be based on the California Native Plant Society list (Special Publication No. 1, 2nd ed. Powell, 1980) or more recent data. For each such species indicate the number of individuals observed on or immediately off site, the total population estimated to be present, and their exact location(s) on the vegetation map.

The report shall contain a discussion of those rare, endangered, and threatened plant and animal species expected in the project vicinity: Discuss site suitability for each such species. If the species are not found on site, discuss the reasons why not, particularly if the survey was done when the organism would not be identifiable. Additionally, discuss the known growth and food requirements of the species, including required soil types, exposure, elevation, availability of water, and season, etc. Confirm the identification of rare, endangered, or threatened plant species, by a species description or photography.

QUALIFICATIONS

1. List all relevant experience in habitat evaluation.

2. List all relevant formal educational background, e.g., a degree in botany, zoology, plant ecology, wildlife ecology, etc.

To qualify, the investigator(s) must have had at least two years of experience in field type investigation in the State of California and must have experience in writing biological reports, either for environmental documents, research publications, or agency contracts.

Generally, an investigator, unless having shown particular ability in field and report writing, must have at least a Master's degree in Botany, Zoology, Ecology, Range Science, Wildlife Studies, Limnology, Resource Management, or some very closely related natural science.

Specific ability must be shown with respect to the particular type or types of sensitive habitats being studied, e.g., wetlands, riparian corridors, San Francisco garter snake, sand dunes, etc.

SFPUC: Montara Mountain Pedestrian Trail Biological Impact Form Supplemental Information

REPORT SUMMARY: Briefly state the results of the report, habitat type, rare, endangered, or unique species present, anticipated impacts, and proposed mitigation measures.

The project site is a graded area at the summit, within an existing access road, and the immediately adjacent coastal scrub. The project area is mainly coastal scrub habitat, some maritime chaparral, and decomposed granite barrens. The project area is also developed with communications facilities and associated access roads. There are two rare, endangered, or unique species at the summit. There is one individual of Montara Mtn. manzanita (California Rare Plant Rank (CRPR) 1B.2) and sedum patches near the summit are occupied by San Bruno elfin butterfly (federally endangered). With mitigation, no permanent impacts to either species are expected from construction activities to-establish a public access trail, as the site has already previously been graded for various purposes. Installation of security fencing will involve cutting back vegetation in places where necessary, a minor temporary impact as this will grow back. Mitigation measures, as outlined in the CEQA document, include General Construction Mitigation Measures; Rare Plant Avoidance and Minimization of Impacts to Sensitive Communities during Construction; Nesting Bird Survey and Protection during Construction; Avoidance and Protection for Special-Status Butterflies and Habitat during Construction; Avoidance of Potential Impacts to Western Bumble Bee during Construction; Preconstruction Survey and Midden Relocation for San Francisco Dusky-Footed Woodrat during Construction; Avoidance of Bat Roosts during Construction; Worker Environmental Awareness Program (WEAP) Training for Construction; Onsite Biological Monitoring during Construction Activities; SFPUC SOP for Non-aquatic Decontamination for Invasive Plants, Pests, and Pathogens. Operational impacts to San Bruno Elfin and the individual Montara mtn. manzanita could result from the restoration of public access which could lead to trampling and other disturbances. Elements of the project description would minimize impacts from public access and include limiting access to daylight hours; interpretive signage; security fencing; regular, daily patrols; split rail fence buffer at summit; restoration of edges of natural habitat on portions of previously graded areas. Mitigation measures to support this include continued SFPUC annual endangered butterfly monitoring; regular security fence inspection (quarterly) and prompt repair (as needed); annual rare plant and non-native invasive plant monitoring; non-native invasive plant control (as needed).

1. **PROJECT AND PROPERTY DESCRIPTION: Describe the proposed project and property, including the size, topographic characteristics, water resources, soil types, and land uses on the property and in the vicinity up to a radius of one-quarter mile. Include a map of the area from the USGS 7.5-minute quadrangle series.**

The proposed project would restore public access to the summit of North Peak, Montara Mtn., via a trail and a scenic overlook.

- Scenic Overlook: SFPUC would remove previously installed concrete footings and fence poles as needed; recontour the existing bare, previously graded area, approximately 3,900 square feet, to a more natural, rounded landform and reduce the area to an approximately 30 foot by 50 foot (approximately 1,500 square feet) scenic overlook by restoring the edges to natural habitat;

installing a perimeter split rail fence; replacing San Mateo County's survey monument; and installing interpretive signs.

- Scenic Overlook Access: Signage along the West Side Road at the GGNRA boundary will notify the public that access is only allowed from dawn to dusk. The western portion of the trail will remain 10 feet wide and serve as an alternate emergency access route to existing facilities (primary access is now via the North Peak Access Road, reducing vehicles sharing the road/trail with the public), while the upper section from the eastern vehicle access gate to the overlook will be reduced to 6-feet wide and the edges restored to natural habitat. Rolling dips will be installed as needed to control erosion. A new 12-foot-wide vehicle gate and a 4-foot-wide chain link pedestrian gate would be installed at the GGNRA boundary with the western edge of SFPUC property. A new 16-foot-wide vehicle gate would also be installed at the eastern end of the new North Peak SFPUC Watershed Access Road to keep the public from walking along this now primary utility access road.
- Signage: SFPUC would install a welcome sign at the new western access gate with rules and a QR code to access SFPUC website for current conditions and possible closures and up to three interpretive signs along the trail and at the overlook about the Peninsula Watershed, including the water system, local peaks and line of sight for communications and first responders, the Pilarcitos watershed and reservoir to the east, and local ecology (i.e., regionally significant local plants (e.g. Montara Mtn. manzanita), butterflies (e.g. San Bruno elfin), and avoiding impacts to these resources, etc.).
- Security Fencing: SFPUC would install a new 5-foot-tall, 6-wire security fence along the edge and below the overlook to protect sensitive habitat and manage trespassing onto the watershed. Sections of the existing western boundary fence may also be repaired. In places, vegetation would have to be trimmed within 3 ft. of either side of the alignment to install the fence. Assuming the length of the fence will be approximately 510 feet, up to 3,060 square feet (0.07 acres) of vegetation may need to be trimmed (some areas along the fence alignment may lack vegetation). Security fencing would be field fit during construction to minimize vegetation pruning and avoid sensitive species or habitat.
- The site will be patrolled approximately once a week by SFPUC Watershed Keepers. The security fencing will be inspected and, if damaged, repaired as quickly as is feasible to maintain integrity, discourage trespass and prevent off-trail use. If trespassing becomes an issue, the SFPUC shall consider imposing access restrictions.
- Timing, Equipment, & Crew: Construction would occur in fall 2024 if the necessary clearances can be obtained and is estimated to take approximately 2-3 weeks to complete. Construction would primarily occur Monday through Friday, 7 a.m. to 5 p.m. but could extend into evening hours or weekends. Construction would require a crew of four to six workers and include equipment such as flat-bed/box delivery trucks, pickup trucks, dump trucks, backhoe, brush cutters, grader, compactor/vibrators, and a small excavator.
- Soil and Seeding: Any excess soil from regrading would be spread within the site. Any debris from cut vegetation would be disposed of by lopping and scattering in scrub areas preapproved by the project biologist. Regraded areas would be seeded with a native seed mix, where appropriate.

The project site is located on the summit of North Peak, Montara Mountain and along a length of access road on the south flank approaching the summit, at the western edge of land owned in fee and managed as protected watershed lands by the San Francisco Public Utilities Commission (SFPUC). Immediately adjacent to the project site is a communications tower and associated out buildings operated by San Mateo County on land south of the summit and west of the trail alignment on land leased from the SFPUC. On private property immediately to the west of SFPUC property and the San Mateo Co. communications facility are two other communications towers on private land, their associated outbuildings, and graveled staging areas and access roads. These are surrounded by open space accessible to the public for recreation.

The project proposes to adapt the existing access road from the west to the San Mateo Co. communications facility and a cleared area at the summit of North Peak. The access road and summit would be used to create a public trail and viewpoint. In 2019 and 2020, as part of a SFPUC radar and communications project that was not completed, the summit was cleared of vegetation and graded, and a spur road connecting the summit to the access road for the San Mateo Co. tower was constructed. The spur road also connects to a new watershed access road, constructed at the same time, that provides access wholly within SFPUC owned and managed land to the North Peak area.

The north slope of North Peak supports the headwaters for South Fork, San Pedro Creek. There are no streams, drainages, or other aquatic features within the project site at the summit. The project area consists of solid granite, decomposed granite, and Felsic soils. Felsic soils are borne of igneous parent materials rich in lighter elements such as oxygen, silicon, aluminum, and potassium. These soils are slightly acidic, have low to very low water holding capability, are highly erosive, and are often coarse grained (USDA soils classification 2003a, 2003b), and these properties create an edaphic environment that can result in unique vegetation assemblages. Immediately south of the summit area and adjacent to the access road is an area leased to San Mateo County since 1963 for communication facilities and a tower. The summit overlooks privately owned property to the west also developed as communication facilities, the Golden Gate National Recreation Area (GGNRA)'s Rancho Corral de Tierra to the southwest, and San Pedro Valley County Park to the north. The site is accessible by SFPUC watershed access roads, which begin on the eastern shore of the Crystal Springs and San Andreas Reservoirs adjacent to Interstate 280; from the Montara State Beach gate via the American Tower access road; by public trail from Rancho Corral De Tierra and San Pedro Valley County Park and is approximately 2 miles from the coast at Gray Whale Cove. Except for the communications infrastructure and access roads, the area is undeveloped, and primarily coastal scrub, maritime chaparral, and rock outcroppings.

2. **METHODOLOGY: Briefly describe the survey methods used in preparing the report and show on an appropriately scaled map the location of sample points, transects, and any additional areas surveyed in the vicinity of the project.**

Approximately 4 acres of the North Peak summit area, the project area, has been surveyed multiple times and in multiple years by consultant teams from AECOM (formally URS), BioMaAS, Coast Ridge Ecology, and SFPUC staff. Surveys were comprehensive, using on foot meandering transects to exhaustively survey habitat and species in the project area. Within the project area, the project site footprint itself is less than 0.50 acres. Approximately 1.75-2.00 acres to the east of and adjacent to the project footprint was additionally surveyed before and after the construction of the SFPUC watershed

access road. Other areas surveyed include existing SFPUC access roads to North Peak, where data is available from annual surveys to monitor two federally protected butterfly species, and from areas associated with routine road maintenance and fire guarding activities.

In 2016 baseline biological conditions were assessed by qualified biologists through review of available literature and data, general biological field investigations of the site, and species focused surveys. To develop a list of sensitive natural communities, special-status plants, and special-status wildlife potentially occurring in the vicinity of the project site, existing special-status species databases were reviewed.

Field surveys in 2016 evaluated the onsite habitat types, including the presence of waters of the state and waters of the United States, and the potential for occurrence of special-status plant and wildlife species. Survey areas, based on agency guidelines, around the core survey area (i.e., project site boundary) included the following: area within the spur road or road improvements, a 100-foot buffer for coastal wetlands and non-avian wildlife species; a 250-foot buffer for bird nests; and a 500-foot buffer for raptor nests. The surveys were conducted on foot using meandering transects. Surveyors noted plant species, wildlife, and evidence of wildlife, including avian nests. To assess critical habitat within the project site or nearby, the surveyors evaluated the presence of primary constituent elements (such as potential breeding habitat or foraging habitat) and other habitat features in the survey area.

Wildlife and rare plant surveys were then conducted for specific species that were deemed likely to occur. These surveys were initially conducted in March 2016 through June 2016, during the appropriate flowering periods for special-status plants, to maximize the potential for observations. Rare plant surveys were conducted according to the survey protocols described by the California Department of Fish and Wildlife (CDFW) and the California Native Plant Society (CNPS). Reference population surveys were conducted to determine the phenology of rare plants and host plants prior to each survey. Plant surveys included host plants for special-status butterflies as targets.

In addition, from 2018 through 2020, surveys were conducted annually for rare plants, and listed butterfly species have been monitored annually in and adjacent to the project area since 2017. Rare plant surveys were performed in 2018, 2019, and 2020 via meandering transects throughout the project site and around the watershed access road to the east. Known occurrences of two protected butterfly species in the project area, Mission blue butterfly (*Icaricia icarioides missionensis*) and San Bruno elfin (*Callophrys mossii bayensis*), and/or their larval host plants, are monitored annually as part of watershed-wide monitoring. A targeted survey focused on locating additional San Bruno elfin habitat, patches of broadleafed stonecrop or sedum (*Sedum spathulifolium*), and San Bruno elfin butterfly, occurred in 2018 and 2021 throughout the project area. The 2020 effort utilized existing habitat data, LiDAR, and ArcGIS to model potential habitat to help focus survey efforts on the ground in heavily vegetated, steep areas.

In March 2024 a biological reconnaissance of the project area was performed to assess current conditions relative to previous efforts and assess the area for rare plants and wildlife species recently listed as threatened, endangered or are candidates for listing by the USFWS or CDFW, and related species habitat.

3. **RESULTS: At length, describe the botanical and zoological resources of the project site. To the extent possible, describe the food chain of the habitat and how the proposed project will impact those resources. NOTE: Use both common and scientific names and please indicate source such as Stebbins, Munz, Thomas, etc.**

The project site itself is comprised of the North Peak summit area where the trail terminus and viewpoint would be. The project footprint is less than 0.50 acres, and except for the proposed security fence, is on a preexisting access road, the summit, and a spur road leading to the summit. The spur road and summit area were cleared and graded in 2019 and 2020. The access road, spur road, and summit area are bare ground, rock, and gravel. The security fence line would cut through mostly coastal scrub in any areas that are currently vegetated.

Vegetation in the area is a mix of Northern Maritime Chaparral and Coastal Scrub, with the project area on North Peak being dominated by Coastal Scrub. Species present include Coyote brush (*Baccharis pilularis*), California barberry (*Berberis pinnata*), Ceanothus species, chinquapin (*Chrysolepis chrysophylla*), silktassel (*Garrya elliptica*), ocean spray (*Holodiscus discolor*), sticky monkeyflower (*Diplacus aurantiacus*), coffeeberry (*Rhamnus californica*), blackberry (*Rubus parviflorus*), huckleberry (*Vaccinium ovatum*), poison oak (*Toxicodendron diversilobum*), sword ferns (*Polystichum imbricans* and *P. munitum*) and bracken fern (*Pteridium aquilinum*). [All plant names throughout are from The Jepson Manual, Baldwin, B. et al. (ed.). 2012. The Jepson Manual, Vascular Plants of California, Rev. 2, 2nd ed.; as revised in Jepson Flora Project (eds.) 2024, Jepson eFlora, https://ucjeps.berkeley.edu/eflora/, accessed on March 04, 2024]. The vegetation on the south slope of the project area is dominated by dense coyote brush and is somewhat species limited compared to other nearby areas, which may be a result of historical disturbance from construction of the radio towers and associated access roads that are the dominant feature in the area.

Adjacent and to the east of the project site is the upper end of an SFPUC access road that was constructed in 2019. Dense, woody, scrub vegetation was cleared during road construction which created favorable conditions for herbaceous species to colonize the area, at least temporarily. These include native herbs such as skunkweed (*Navarretia squarrosa*), cobweb thistle (*Cirsium occidentale*), Torrey's cryptantha (*Cryptantha torreyana*), manycolored lupine (*Lupinus littoralis* var. *variicolor*), coast man-root (*Marah oreganus*), and California bee plant (*Scrophularia californica*). The disturbance from construction also favored colonization by non-native species, including ripgut brome (*Bromus diandrus*), poison hemlock (*Conium maculatum*), redstem filaree or storksbill (*Erodium cicutarium*), brome fescue (*Festuca bromoides*), catsear (*Hypochaeris radicata*), scarlet pimpernel (*Lysimachia arvensis*), and rabbitsfoot grass (*Polypogon monspeliensis*). Since North Peak is dominated by dense stands of coastal scrub and maritime chaparral, these herbaceous species are infrequent elsewhere in the project area except for some road margins or open, rocky barrens.

The summit of north peak, the project site, is exposed to the prevailing high winds coming off the adjacent Pacific Ocean. It is heavily impacted by winter storms and subject to many cold, foggy days. Wildlife at the summit is mostly limited to small mammals, reptiles, birds, and invertebrates.

Wildlife species that have been observed on the site over time include California scrub jay (*Aphelocoma californica*), red-tailed hawk (*Buteo jamaicensis*), wrentit (*Chamaea fasciata*), song sparrow (*Melospiza melodia*), California towhee (*Melozone crissalis*), Bewick's wren (*Thryomanes bewickii*), Anna's hummingbird (*Calypte anna*), spotted towhee (*Pipilo maculatus*), California quail (*Callipepla californica*),

turkey vulture (*Cathartes aura*), swallows (*Hirundinidae* spp.), western fence lizard (*Sceloporus occidentalis*), common garter snake (*Thamnophis sirtialis*), western cottontail (*Sylvilagus bachmani*), and Botta's pocket gopher (*Thomomys bottae*). San Francisco dusky-footed woodrats (*Neotoma fuscipes annectens*) could use this habitat around the Project site, but no middens have been observed in or adjacent to the site during surveys. No special-status wildlife species were observed in the project area. Rock crevices in the greater project area may provide potentially suitable roost habitat for pallid bats (*Antrozous pallidus*).

Small burrows (entry diameter less than or equal to two inches) have been observed at the southwest corner of the cyclone fence installed around the San Mateo County communications tower, as well as into the embankment on the southeast side of the old access road.

There are two special status species known from the North Peak area: Montara Mtn. manzanita (*Arctostaphylos montaraensis*) CRPR 1B.2, and the U.S. federally listed endangered San Bruno elfin butterfly. The Montara Mtn. manzanita is represented by one large individual at the confluence of the radio tower access road and the spur road that leads to the summit. San Bruno elfin adults have been observed foraging at the summit, and their larva have been observed on broadleafed stonecrop (sedum) in a patch immediately adjacent to the north side of the project site. San Bruno elfin larva are specialized to feed only on broadleafed stonecrop, which occurs in two patches in the project area on the north slope of the summit area on rocky outcrops in openings of surrounded by low statured chaparral and coastal scrub vegetation. Additional San Bruno elfin butterfly populations and larval host plants occur within 0.25 to 0.5 miles of the project. A portion of these occur along an SFPUC access road and have been monitored annually since 2004, while the others were located via habitat modeling and subsequent targeted survey efforts or are on Golden Gate National Recreation Area (GGNRA) land to the south-southwest.

Mission blue butterfly host plant species occur intermittently in adjacent, downslope areas but not in the project site. These occurrences are exclusively manycolored lupine and occur as sporadic individuals, mainly adjacent to the recently constructed watershed access road along the eastern flank of North Peak. Since 2020 areas of the margin of this road, which had until then been dominated by dense coyote scrub, supported manycolored lupine patches. Lupine are known to respond positively to disturbance and construction of the road likely triggered germination of the seed bank of this and other native species. During an April 2024 survey, it was observed that the number of manycolored lupine individuals was greatly reduced, replaced by longer lived perennial and woody species that dominated the area before disturbance from road construction. The summit area has been monitored annually for Mission blue butterfly since at least 2017 and no evidence of the butterfly has been observed. There are other patches of manycolored lupine to the east, approximately 0.5 to 1 mile away, that have been monitored for Mission blue butterfly since 2012 with no observations of the butterfly. The closest known occurrence of Mission blue butterfly is 2+ miles to the east on summer lupine, *Lupinus formosus*. Currently summer lupine is the only lupine species known to support Mission blue butterfly on the SFPUC Peninsula Watershed.

The project site is within designated critical habitat for California red-legged frog, however no wetlands or other waters, such as streams or lineage drainage features, have been mapped or observed in or adjacent to the summit project site. The Project site does not provide suitable upland or breeding habitat for this species and does not meet the USFWS criteria for dispersal habitat.

On January 8th, 2019, a targeted survey for a rare species of lichen, *Hypogymnia schizidiata* (CNPS 1B.3) was performed as there is a verified occurrence at lower elevation on the west slope of Montara Mtn., west of the North Peak project location on Golden Gate National Recreation Area land. Neither this species nor any other *Hypogymnia spp.* were observed in the project area.

Since 2022, 4 species of bumble bee have been proposed as candidates for listing by the California Department of Fish and Wildlife (CDFW). One of these, the western bumble bee, *Bombus occidentalis*, has the potential to occur in the project area based on its historic range. While potential bumblebee habitat in general exists on North Peak, no documented observations exist within the project area. The western bumble bee has not been seen in the coastal Bay Area since the 1990's.

Except for segments of the security fencing, the proposed project would occupy rocky, bare areas mostly cleared of vegetation at the summit and existing gravel access roads. The fence would require cutting back of vegetation for installation, but not removal, and this vegetation (predominantly scrub) is expected to regrow. Some potential restoration of habitat in existing areas of graded, bare ground is also proposed. Thus, no impacts to the habitat described above are expected.

4. **List all direct and indirect impacts of the proposed project on the habitat. Include within the discussion an elevation of the perceived cumulative biological impacts associated with the project.**
5. **List and discuss all probable impacts to threatened, rare, endangered, or unique species either listed or proposed by the Local Coastal Program, a Federal or State agency, or the California Native Plant Society, both on-site and within an area of one quarter-mile radius from the project location.**
6. **Tabulate by significant impact all feasible mitigation measures proposed to reduce the level of impact and explain how such measures will be successful.**

ANSWERS TO 4, 5, AND 6 CONSIDERED TOGETHER BELOW

Impact 1. Construction of the project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. This impact would be less than significant with implementation of mitigation measures described.

Project construction could have an adverse effect on one or more special-status species that have potential to occur at the project site; including, migratory birds, San Bruno Elfin, and Montara Mtn manzanita. The effects could be direct (e.g., harassment or take of an individual) or indirect (e.g., modifying existing habitat, disrupting foraging and nesting efforts, or interfering with movement). Construction activities that could cause direct impacts on special-status species include ground disturbance (e.g., grading and excavation) and vegetation clearing for overlook construction and fence installation. These activities would occur during the approximately 2–3-week construction period. The scenic overlook and access trail have already been cleared of vegetation. Grading and excavation would occur to restore these areas to a more natural contour while reducing the overall footprint and remove

concrete footings. Vegetation clearing would be by hand cutting and only occur to install the security fencing. This would be temporary as the cutback vegetation is expected to resprout. Some grubbing and excavation may need to occur in locations to provide footing for fence posts in rockier areas. Up to 4,000 square feet (<0.10 acres) of vegetation may need to be trimmed for fence installation.

Impact 1a. Special-status plants and invertebrates – Construction of the project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special- status plant or invertebrate species and sensitive plant communities in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. This impact would be less than significant with implementation of proposed mitigation measures.

The dominant habitats at the Montara Mountain site are Northern Coastal Scrub and Northern Maritime Chaparral with developed, bare, and ruderal areas in the survey area. A CNDDB search identified four sensitive natural communities potentially occurring in the quad search area of the Montara Mountain site, including Northern Maritime Chaparral; none of the other identified sensitive natural communities are present on the site. The area surrounding the project site is rich in plant species and includes larval host plants of protected butterfly species and nectar resources. Manycolored lupine, one of three lupine species used by Mission blue butterfly, and broadleafed stonecrop (sedum), which is the larval host plant of the federally endangered San Bruno elfin butterfly, are both found in areas surrounding the project area. In addition, nectar plants favored by the San Bruno elfin, California barberry (*Berberis pinnata*), occur at the summit, where an adult was observed foraging in 2018. San Bruno elfin larvae have also been observed on the Sedum patch immediately to the north of the project. No Mission blue butterfly have been observed within the greater project area, which has been monitored annually for the species since 2016.

In 2022 CDFW confirmed species of bumble bee as candidates for listing under the California Endangered Species Act. While the historic range of one of those species, the western bumble bee (*Bombus occidentalis*), includes the project site, the western bumble bee's current distribution is approximately 100 miles north of the project site. The western bumble bee was historically common in the Bay Area but has not been recorded in the region since 1998, with most records predating 1980. Like most bumble bees this species is a generalist forager and typically nests in underground burrows. Suitable foraging and burrow habitat (i.e., rodent holes) is ubiquitous across most of the region; however, the project site is mostly bare rock and gravel on the preexisting graded access road up to and including the summit. Some woody vegetation will be pruned for fence installation, but this impact will be minimal relative to the surrounding area and would be temporary. Because of the western bumble bee's current accepted range and the limited scope of the project, no impacts are expected.

Surveys detected one sensitive plant species in the project site, an individual Montara mountain manzanita. This plant is easily avoided. Only one other individual was detected in the greater project area.

The project would not remove any larval host plants for the two federally endangered butterflies and thus would not result in direct mortality of larvae or pupae on the plants. Also, the project proposes to restore some of the area where potential nectar plants were removed during the previous clearing of the summit. Except for cutting back along the footprint of the security fence, no further vegetation removal would be required to construct the public overlook and allow public access via existing roads.

Dust from construction activities could settle on host plants and degrade federally endangered butterfly habitat; however, dust impacts would be reduced by implementation of dust control measures pursuant to SFPUC's Standard Construction Measures. Compaction or disturbance of rodent burrows could impact potential bumble bee nests. Debris on equipment may introduce invasive plant seeds and pathogens to the site, potentially leading to the loss of host plants or degradation of the Northern Maritime Chaparral sensitive community. Such impacts may have a significant impact on rare plants, special-status invertebrates, and sensitive natural communities. Implementation of Mitigation Measures 1, General Mitigation Measures during Construction; 2, Rare Plant Avoidance and Minimization of Impacts to Sensitive Communities during Construction; 4, Avoidance and Protection for Special-Status Butterflies; 7, Worker Environmental Awareness Program (WEAP) Training for Construction; 8, Onsite Biological Monitoring during Construction Activities; 9, SFPUC SOP for Non-aquatic Decontamination for Invasive Plants, Pests, and Pathogens, would reduce the potential for such impacts to occur by implementing general measures during construction to prevent and minimize impacts on special-status species, establishing no-disturbance buffers around rare plants or butterfly host plants, avoiding construction during the adult flight periods (between February and July) of special-status butterflies if possible, preventing the introduction of invasive plants and pathogens, conducting environmental awareness training for workers, and having an onsite biological monitor present to ensure that mitigation measures are properly implemented. If work must be completed during the adult flight periods of special-status butterflies, a qualified biological monitor shall be present during construction activities; the construction team shall temporarily cease work if one or more butterflies are observed in the work area, until the butterfly leaves the area, unless the biologist determines that work activities will not directly affect the individual(s); and the SFPUC or its contractor shall ensure that dust is controlled by watering down the construction area. Some Northern Maritime Chaparral species may need to be pruned to ground level to install security fencing; however, this sensitive natural community is widespread in the vicinity of the site, will grow back after being cut, and the footprint is largely dominated by coyote brush.

With implementation of the proposed mitigation measures, impacts to the resources would not be significant.

Impact 1b. Other special-status wildlife species – Construction of the project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status mammal, reptile, or amphibian species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service This impact would be less than significant with implementation of proposed mitigation measures.

San Francisco dusky-footed woodrats (*Neotoma fuscipes annectens*) may use habitat around the project site, although no middens were observed in or adjacent to the site. Rock crevices or existing structures in the vicinity of this site may provide suitable roost habitat for pallid bats, although no signs of use were detected in focused surveys. Although not surveyed, sensitive habitat may also be located along Perimeter Road, which is the primary access road for SFPUC's watershed, and would be used to access the North Peak site. Nesting birds may be present on and around the project site.

North Peak is in California red-legged frog designated critical habitat; however, the project site does not provide suitable upland, dispersal, or breeding habitat for this species.

Project activities could result in direct mortality of special-status wildlife that may be present, if they are present at all. Construction noise may also disturb nesting birds. Implementation of Mitigation Measures 1, General Mitigation Measures during Construction; 3, Nesting Bird Survey and Protection during Construction; 6, Preconstruction Survey and Midden Relocation for San Francisco Dusky-Footed Woodrat during Construction; 6, Avoidance of Bat Roosts during Construction; 7, Worker Environmental Awareness Program (WEAP) Training for Construction; 8, Onsite Biological Monitoring during Construction Activities, would reduce the potential for such impacts to occur by implementing general measures during construction to prevent and minimize impacts on special-status species, conducting preconstruction surveys for nesting birds and San Francisco dusky-footed woodrat middens, establishing flagging at potential bat roosts, conducting environmental awareness training for workers, and having an onsite biological monitor present to ensure that mitigation measures are properly implemented. With implementation of the proposed mitigation measures, impacts to these resources would not be significant.

Impact 2. The operation of the project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special- status plant or invertebrate species and sensitive plant communities in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Operation of the project, which would allow public access to the project site, could have significant impacts. These impacts include poaching of San Bruno Elfin larval host plants, which are among a group of popular plants known as succulents, trampling of butterfly habitat, trampling of rare plants, and trash. Routine public access to the project site occurred until 2019 when fence repairs and a gate were installed on the service road that leads to the San Mateo County radio tower. From the summit an informal social trail led to a clearing at the summit. The San Bruno elfin larval host plants are immediately north of the summit, where trampling of sedum and trash were regularly observed prior to fence repair and installation of the locked gate across the access route. The project would restore public access to the site.

With implementation of project components; including, a five (5) foot, six (6)-strand barbed wire security fence to discourage trespass beyond the public trail and summit viewing area, regular patrols and fence repair, interpretive signage describing sensitive resources such as San Bruno elfin butterfly, these impacts would be minimized.

Impact 3. The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. There is no impact.

Field surveys conducted for the proposed project did not identify any wetlands or waters at the project site. The project construction activities would not encroach on wetlands or other waters of the United States. No removal, filling, hydrological interruption, or other direct impacts to federal- or state-regulated wetlands or other waters are anticipated. Therefore, the project would have no impact on wetlands or waters.

Impact 4. The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. There is no impact.

The project construction would be on an upland summit away from waterways. Based on the location of the project site and the relatively small scale of the proposed improvements, the project would not create any barriers to the movements of terrestrial or flying animals. In addition, the project would not substantially change existing noise or lighting conditions that could adversely affect the movement of wildlife. Therefore, the project would have no impact on the movement of wildlife species and would not impede the use of native wildlife nursery sites.

Impact 5, Cumulative Biological Impacts. Construction of the proposed project, including construction and operations, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project sites, could result in a significant cumulative impact to biological resources. With implementation of the proposed mitigation measures, impacts to these resources would not be significant.

Management of existing SFPUC, San Mateo Co., and private communications facilities and associated access roads, are the only reasonably foreseeable projects near the project site. Management activities could entail habitat disturbance that might have impacts to biological resources. This includes periodic, increased vegetation clearing around the communications facility at the North Peak Summit required of San Mateo Co. by CalFire. In the absence of mitigation measures and regulatory controls, the primary cumulative effect of these projects and the proposed project on biological resources would be to alter the extent of natural habitats in the area, to disturb important wildlife behaviors such as nesting, or to result in injury of special-status wildlife, which could result in significant impacts.

As with construction of the proposed project, any SFPUC management activities would be conducted in accordance with the Peninsula Watershed Management Plan, the SFPUC Natural Resources Division Watershed Stewardship Policy, and the SFPUC Standard Construction Measures, which include provisions to protect biological resources. Similarly, management and maintenance activities by San Mateo Co. for its communications facility are required to undergo review by the SFPUC Project Review process, which among other things ensures that projects on SFPUC Watershed Lands conform to environmental regulations and SFPUC standards mentioned above. The project also minimizes impacts by utilizing existing graded areas and improved, gravel access roads as its footprint. Furthermore, the potential impacts of construction of the proposed project would be avoided or minimized with implementation of the mitigation measures described herein and in the project description. Therefore, construction of the proposed project, in conjunction with past, present, and reasonably foreseeable future projects in the vicinity of the project site, would not contribute to significant cumulative impacts on biological resources.

Operation of the proposed project, which would allow public access to the project site, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project sites, could result in a significant cumulative impact to biological resources. Most of the surrounding habitat outside of SFPUC owned watershed lands are already open to the public, meaning SFPUC land and the habitats within are some of the only areas where access is restricted, which protects sensitive habitat and species therein from observed impacts from public recreation. However, the project site is already developed to some degree, is less than half of an acre in size, and sits within a vast amount of undeveloped and protected natural area of similar or higher quality habitat relative to the project site.

With implementation of project description components including the restoration of edges of natural habitat on portions of previously graded areas, a five (5) foot, six (6)-strand barbed wire security fence

to discourage trespass beyond the public trail and summit viewing area, regular patrols and fence repair, interpretive signage describing sensitive resources such as San Bruno elfin butterfly, these impacts would be minimized.

MITIGATION MEASURES

Mitigation Measure 1. General Mitigation Measures during Construction

The SFPUC shall ensure that the following general measures are implemented by the contractor during construction to prevent and minimize impacts on special-status species:

SFPUC shall provide environmental awareness training to all construction personnel prior to their starting work on the Project (see Mitigation Measure 8, Worker Environmental Awareness Program [WEAP] Training for Construction).

Project-related vehicles shall observe a 15-mile-per-hour speed limit on unpaved roads in the project site.

No firearms or pets shall be allowed in the project site.

The contractor shall provide closed garbage containers for the disposal of all food-related trash items. All garbage shall be collected daily from the project site and placed in a closed container from which garbage shall be removed weekly. Construction personnel shall not feed or otherwise attract wildlife to the project site.

Any vehicle or equipment maintenance shall be performed in the designated staging areas, and spill kits containing cleanup materials shall be available onsite.

The spread of invasive non-native plant species shall be avoided or minimized by implementing the following measures:

All off-road construction equipment shall arrive at the project clean and free of soil, seed, and plant material to reduce the likelihood of introducing new weed species.

Certified weed-free imported erosion control materials (or rice straw in upland areas) shall be used exclusively.

To reduce the movement of invasive weeds into uninfested areas, the contractor shall stockpile and cover topsoil removed during excavation (e.g., during grading of staging areas or excavation to accommodate installation of the temporary stair system and work platform) and shall subsequently reuse the stockpiled soil for re-establishment of disturbed project areas.

Mitigation Measure 2. Rare Plant Avoidance and Minimization of Impacts to Sensitive Communities during Construction

Rare plants that have been identified within 15 feet of the project site shall be flagged by a biologist and avoided.

Impacts to sensitive communities (i.e., Northern Maritime Chaparral at the Montara Mountain site) shall be minimized by reducing vegetation clearing and ground disturbance to the maximum extent practicable. Prior to construction, the project footprint boundary shall be flagged to minimize encroachment into the sensitive community. A qualified biologist shall direct and inspect the placement of flagging. Sensitive habitat may also be located along access roads. Prior to construction, sensitive areas along access roads shall be flagged where applicable, in coordination with Natural Resources and Land Management Division staff, so that these areas will be avoided by construction-related vehicle traffic.

Mitigation Measure 3. **Nesting Bird Survey and Protection during Construction**

To protect nesting birds and their nests, the SFPUC shall retain a qualified wildlife biologist to conduct pre-construction surveys for nesting raptors and migratory birds prior to the commencement of construction activities that occur between March 1 and August 31 of any given year. The surveys shall be conducted a maximum of 14 days prior to the start of construction during the nesting season. The project area, plus, as allowed based on access by the property owner, a 500-foot survey area surrounding the project area, shall be surveyed for nesting raptors; a 150-foot survey area in addition to the project area shall be surveyed for other nesting birds. A nest is defined to be active for raptors if there is a pair of birds displaying reproductive behavior (i.e., courting) at the nest, and/or if the nest contains eggs or chicks. For other migratory birds and passerines, a nest is defined as active if the nest contains eggs or chicks. If no active nests are detected, no additional mitigation measures would be required.

If active nests are found during the pre-construction bird nesting survey, the wildlife biologist shall evaluate whether the schedule of construction activities could affect the active nest, and the following measures shall be implemented based on the biologist's determination:

If construction is not likely to affect the active nest, it may proceed without restriction; however, a biologist shall regularly monitor the nest to confirm there is no adverse effect and may revise the determination at any time during the nesting season.

If construction may affect the active nest, the biologist shall establish a no-disturbance buffer, considering the species involved, and whether the presence of any obstruction, such as a building, is within line-of-sight between the nest and construction, and the level of project and ambient activity (i.e., adjacent to a road or active trail).

No-disturbance buffers for passerines may be 25 feet or greater, and for raptors 300 feet or greater. For bird species that are federally and/or state-listed sensitive species (i.e., threatened, endangered, fully protected, or SSC), an SFPUC representative, supported by the wildlife biologist, shall consult with the USFWS and/or CDFW regarding appropriate nest buffers.

Removing inactive passerine nests may occur at any time. Inactive raptor nests shall not be removed unless approved by the USFWS and/or CDFW.

Any birds that begin nesting in the project area and survey buffers during construction are assumed to be habituated to construction-related or similar noise and disturbance levels, and no work exclusion zones shall be required.

Mitigation Measure 4. Avoidance and Protection for Special-Status Butterflies and Habitat during Construction

Endangered San Bruno elfin butterfly have been observed at the project site and host plants for San Bruno Elfin and Mission blue butterfly were observed in the area. To avoid and minimize disturbance to these communities, the following actions shall be implemented prior to any activities involving ground disturbance or vegetation clearing.

Place flagging around host plant populations and/or individual plants and significant nectar resources to prevent accidental damage; and

Conduct work in August through January, outside of the adult flight season of such butterfly species. If work must be done during the adult flight season (February through July), then the following measures shall be implemented:

A qualified biologist who is familiar with local endangered, threatened, and rare adult butterflies shall be present during construction activities during the flight season in areas identified as breeding or foraging habitat. If one or more adult butterflies are observed in the work area, work activities shall temporarily cease, until the butterfly leaves the area, unless the biologist determines that work activities will not directly affect the individual(s).

Security fencing shall be field fit during construction to minimize vegetation pruning and avoid sensitive species or habitat. The extent of work area for fence installation shall stay at least 25 feet from San Bruno elfin sedum patches.

The SFPUC or its contractor shall ensure that dust is controlled during construction by periodically watering down construction areas within 100 feet of butterfly habitat, as necessary. Watering down the construction area should prevent dirt from becoming airborne and accumulating on larval host plants and adult food source plants.

Mitigation Measure 5. Preconstruction Survey and Midden Relocation for San Francisco Dusky-Footed Woodrat during Construction

The SFPUC shall ensure that a qualified biologist conducts a survey for woodrat middens (i.e., nests) within all limits of construction prior to the initiation of clearing or grading. To avoid and minimize disturbance to this species, the following actions shall be implemented:

Conduct surveys for woodrat nests approximately 1 month prior to construction, so that any middens requiring removal can be addressed before construction.

If no middens are found in such areas, no further action would be required.

If middens are found and can be avoided, barrier fencing shall be placed at least 2 feet from the midden, to avoid disturbance.

If the middens cannot be protected and/or avoided, the following methods are recommended for relocation of the woodrat middens:

A qualified biologist shall disassemble the middens and relocate woodrats out of the construction area (using a passive approach or live traps) prior to the start of construction.

The biologists shall attempt to relocate the disassembled midden to the same area where the woodrats are released.

Woodrats breed predominantly in late winter and spring (January to May), and every effort shall be made to schedule active relocation efforts in the late spring to fall months, outside of the breeding season.

If relocation efforts cannot be scheduled outside of the breeding season, all stick nests shall be carefully dismantled under the supervision of a qualified biologist; the entire stick nest site, including the aboveground stick nest and the belowground basement area, shall be carefully examined, and the basement filled in, to ensure that no adult or young-of-the-year woodrats are present. If young are encountered during dismantling of the nest, the material shall be replaced, and the biologist shall return within approximately 24 hours to see if the young have been relocated. If the young have not been relocated, the biologist shall make an age determination and return when it is likely that the young have been weaned, to determine occupancy.

Mitigation Measure 6. Avoidance of Bat Roosts during Construction

Prior to construction, a qualified biologist shall survey the project surroundings for the presence of potential bat roosts within rock outcrops containing crevices that are within 50 feet of the construction footprint. If special-status bat roosts or a maternity roost are found in this area, flagging shall be placed by a qualified biologist to ensure that disturbance to the site does not occur.

Mitigation Measure 7. Worker Environmental Awareness Program (WEAP) Training for Construction

A project specific WEAP training shall be developed by a qualified biologist for the project and attended by all construction personnel prior to beginning work onsite. As part of the training, brochures may be given to provide reference material to contractors. The training may be provided by the qualified biologist or by designated SFPUC staff trained by the biologist to provide this training using the materials developed by the qualified biologist. The WEAP training shall generally include, but not be limited to, the following:

Applicable state and federal laws, environmental regulations, project permit conditions, and penalties for non-compliance.

Special-status plant and wildlife species with potential to occur at or in the vicinity of the project site, avoidance measures, and a protocol for reporting the discovery, harm, injury, or mortality of any such species, including a detailed communication chain.

Pre-construction surveys and biological monitoring requirements associated with each phase of work.

Known sensitive resource areas in the project vicinity that are to be avoided and/or protected, as well as approved project work areas; and

BMPs and their location on the project site for erosion control and/or species exclusion.

Mitigation Measure 8. Onsite Biological Monitoring during Construction Activities

A qualified biological monitor shall be onsite during initial ground disturbance (i.e., vegetation removal, grading of work areas, and installation of construction exclusion fencing and/or silt fencing). Following these activities, the biological monitor shall conduct weekly site visits throughout the duration of project construction to ensure implementation of and compliance with project mitigation measures, such as inspecting the integrity of any exclusion construction fencing (including sensitive habitat that is flagged or fenced along Perimeter Road).

The biological monitor shall have authority to stop construction activities and develop alternative work practices, in consultation with SFPUC construction personnel and resource agencies, if construction activities could have an imminent adverse effect on special-status species or other sensitive biological resources.

Only the qualified biological monitor shall relocate listed species that may enter work areas outside of the project site boundaries. Federally and state-listed species shall be relocated by qualified biologists as authorized by the USFWS and CDFW. If a special-status species enters the project site while the qualified biological monitor is not on site, the construction supervisor shall stop all work within the vicinity of the individual and contact the SFPUC project construction manager. SFPUC construction personnel shall attempt to allow the individual to leave the work area of its own volition (i.e., temporarily remove the exclusion fence so that the individual can exit). If not feasible, the SFPUC project construction manager shall contact a qualified biological monitor to relocate the species. If relocation is not timely or feasible, the construction supervisor shall monitor the individual, and no work shall recommence until the special-status species moves beyond the active work area on its own accord.

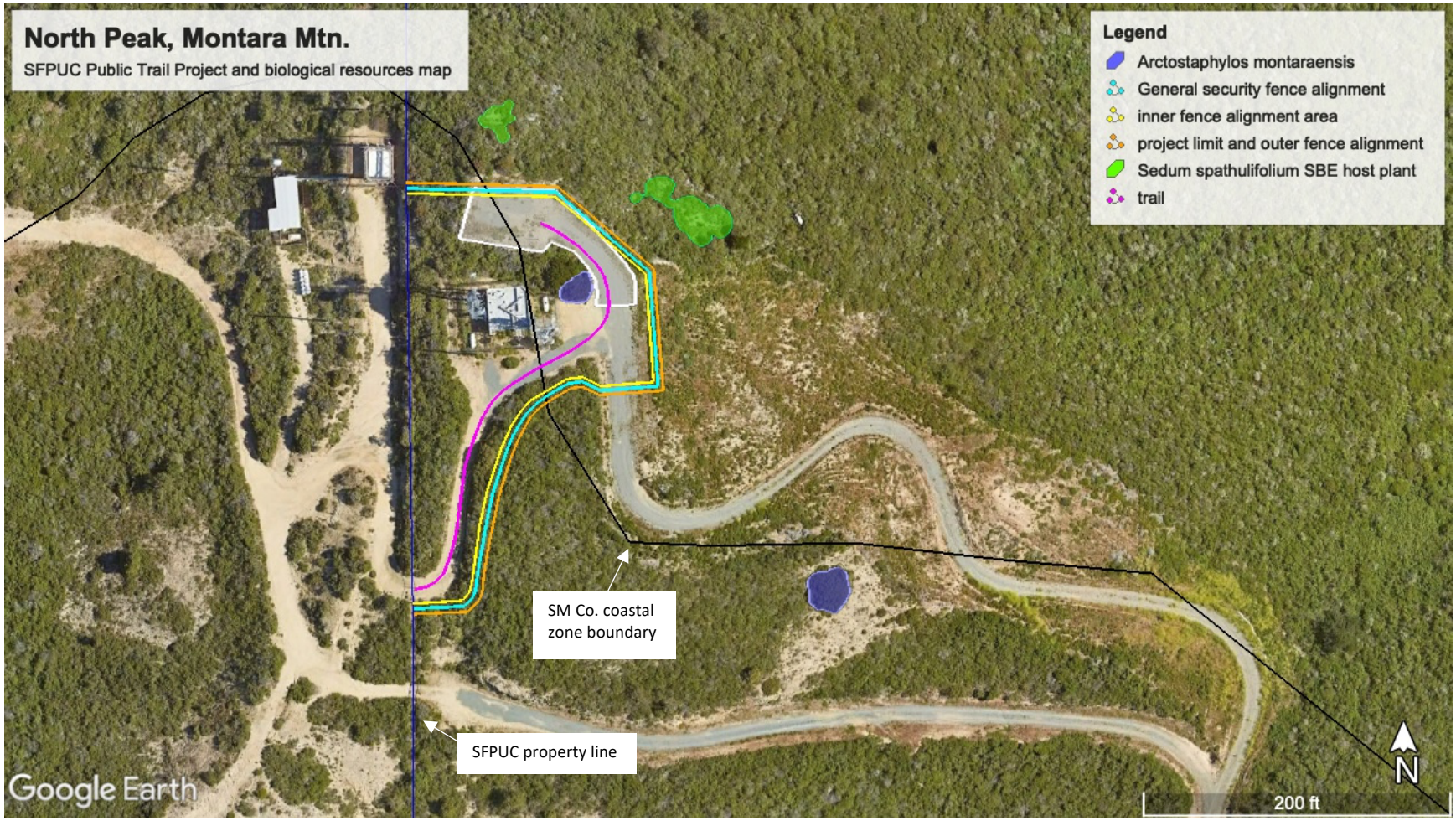
Mitigation Measure 9. SFPUC SOP for Non-aquatic Decontamination for Invasive Plants, Pests, and Pathogens

Before entering SFPUC property:

All equipment, tools, clothing, and PPE (including boots and shoes) shall be thoroughly cleaned of all visible dirt and plant material prior to working on SFPUC property. All equipment, tools, and PPE (including boots and shoes) should be decontaminated with a ≥70% Ethyl or isopropyl alcohol by thoroughly wetting the surface and allowing to air dry before entering SFPUC watershed property.

Vehicles and Large Equipment – Before entering SFPUC Watersheds, the exterior and interior of all vehicles and large equipment (including tires, tracks, and undercarriage) must be cleaned via a high-pressure wash and washed such that all debris, organic matter, and soil is removed. In some instances (as designated by NRLMD staff), cleaning and washing must be followed by sanitizing to eliminate pathogens.

Vehicles, equipment, tools and PPE (including boots and shoes) must be inspected by the biological monitor and/or SFPUC NRLMD staff prior to entering SFPUC property.


North Peak, Montara Mtn.
SFPUC Public Trail Project and biological resources map
Legend
Arctostaphylos montaraensis
General security fence alignment
inner fence alignment area
project limit and outer fence alignment
Sedum spathulifolium SBE host plant
trail
SM Co. coastal zone boundary
SFPUC property line
Google Earth
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200 ft

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Scott Simono

Biologist, Natural Resources and Lands Management Division, Water Enterprise

San Francisco Public Utilities Commission

525 Goldan Gate Ave., 10th Floor, San Francisco, CA 94102

ssimono@sfwater.org

Office: 415-934-5778; Cell: 415-653-2000

EMPLOYMENT-

- Biologist, Planning and Compliance Section, Natural Resources and Land Management Division, San Francisco Public Utilities Commission, San Francisco CA, Jan. 2015 – Present:
    - Design, manage, and monitor mitigation projects for special status plant communities including but not limited to oak woodlands and serpentine grasslands, and rare plant species including but not limited to Crystal Springs fountain thistle (*Cirsium fontinale* var. *fontinale*), Marin dwarf flax (*Hesperolinon congestum*), and Crystal Springs Lessingia (*Lessingia arachnoidea*) among others.
    - Design, manage, and monitor habitat mitigation projects for Mission blue butterfly (*Icaricia icarioides missionensis*).
    - Manage annual monitoring program for Mission blue butterfly (*Icaricia icarioides missionensis*) and San Bruno elfin butterfly (*Callophrys mossii bayensis*).
    - Draft scopes and lead implementation of work by contractors responsible for mitigation site management and monitoring.
    - Lead consultants in drafting mitigation and monitoring plans.
    - Review, contribute to, and/or draft natural resource and biological reports and permit applications such as special status species surveys, management plans, mitigated negative declarations, and environmental impact reports.
    - Coordinate and assist in surveying for special status species, and native plant propagule sources for restoration and mitigation.
    - Review and advise SFPUC land management activities and proposals for watershed activities from outside agencies for natural resource impact avoidance and compliance with federal and state law, and the SFPUC Natural Resources and Land Management Stewardship policy.

- Intern, Planning and Compliance Section, Natural Resources and Land Management Division, San Francisco Public Utilities Commission, San Francisco CA, Aug. 2014 – Jan. 2015:
    - Monitor extant fountain thistle subpopulations and future mitigation sites.
    - Review biology reports and permit applications on special status and listed species such as the mission blue butterfly and fountain thistle.
    - Assist in monitoring for special status plant species and larval host plants of listed butterfly species.

- Collections Research Specialist, The Jepson Flora Project. University and Jepson Herbarium, U.C. Berkeley. 2011 - 2015:
    - Verify and correct specimen data and assist in the maintenance of the digital database of the Consortium of California Herbaria.
    - Map special status plants from the California Consortium of Herbaria using geo-referencing tools coordinating with databases such as CNDDB and CNPS for use in energy infrastructure development projects in the desert and mapping plant responses to climate change.

- Field Botanist, Swaim Biological Incorporated. San Francisco, California, 2010-2011:
    - Vegetation monitoring; Special status plant taxa and community surveys; Host plant assessment for special status fauna.

- Editorial Staff, The Jepson Manual 2nd Edition. University and Jepson Herbarium, U.C. Berkeley. The Jepson Manual, 2nd Ed, 2006-2011:
    - Edit treatments for scientific continuity, grammar, and formatting.
    - Biogeography: Verify Jepson Regional distributions and elevations of taxonomic treatments with specimen records contained in the Consortium of California Herbaria using digital databases and specimens in the UC/Jepson Herbarium. Determine origin and assign to Jepson Geographical Subdivision specimens in the herbarium using maps, the US Geological Society's Geographic Name Information System, and historical records such as field journals; assist in the creation of a new, detailed "Jepson Geographic Subdivisions of California".
    - Illustrations: Edit text and illustrations for botanical accuracy, consistency and proper format. Liaison between authors, illustrators and editorial staff.
    - Keys and Descriptions: Test new keys using collected plants and herbarium specimens. Compare keys and descriptions and correct for continuity and accuracy.

- Field Botanist, Sierra Nevada Montane Meadows Diversity Assessment Project. The Nature Conservancy, San Francisco, California, 2002-2004:
    - Survey and identify all plant species; quantify plant species richness and factors contributing to plant diversity in montane meadows in the Tahoe National Forest.
    - Assist in the design of sampling protocols.
    - Perform data transcription and analysis for project data base using Excel and SPSS.
    - Utilize GPS for generating and locating data collection points.

- Lab Assistant, Gretchen LeBuhn Conservation Biology Laboratory, San Francisco State University, 2002-2005:
    - Identify and/or validate the identification of all plant voucher specimens collected for the Native Bee Monitoring Project in Sonoma and Napa counties.
    - Perform data entry using Excel.
    - Prepare native bee specimen collections for storage.
    - Lab assistant- assist in seed treatments, greenhouse cultivation and monitoring of California native plants for pollination and floral scent research.
    - Field botanist, research assistant- Identify and quantify all plant species at study sites for research on montane meadow bumblebee diversity; data entry.

EDUCATION

- M.S. Botany, San Francisco State University. October, 2015.

- Ph.D. Candidate, Cornell University, Ithaca NY and The New York Botanical Garden, Bronx NY: Joint program in Plant Systematics. 2005-2006.

- B.S. Botany, San Francisco State University. 2005.

OTHER SKILLS, TRAINING, AND EXPERIENCE-

- Plant identification using taxonomic keys such as the Jepson Manual of Higher Plants of California.
- Plant ecology.
- Extensive knowledge of native plant species of the California Floristic Province.
- Seed collection, storage, treatment and germination.
- Techniques for molecular analysis: DNA extraction, PCR amplification, and nucleotide analysis for phylogenetic studies.
- Extensive experience using Herbaria specimens and other botanical resources.

- Working knowledge of the online Consortium of California Herbaria databases, the Jepson Herbarium online resources, CNPS, CNDDB, and other natural resource databases.
- Text and visual communication and editing.
- Experience with statistical analysis of ecological data.
- Experience with plant care and nursery practices.

RESEARCH-

- *Silene californica* (Caryophyllaceae) - My thesis research tests the monophyly of red flowered *Silene* in the California Floristic Province, formerly known as *S. californica* and *S. laciniata* subsp. *major* and now treated as *S. serpentinicola*, *S. laciniata* subsp. *californica*, and *S. laciniata* subsp. *laciniata,* and shows that there are four independent lineages of red flowered *Silene* in the CAFP, none of which are related to *S. laciniata*. http://www.scottsimono.com/Scott_Simono/Silene.html. This project involved extensive field exploration, plant identification, specimen collection, seed collection and germination, plant rearing, DNA extraction, amplification, and analysis.

- *Linanthus dichotomus* (Polemoniaceae) - A molecular based systematic study of day and night blooming populations of *L. dichotomus* based on the ITS region of the nuclear genome to determine possible evolutionary and biogeographic patterns of blooming syndromes. http://www.scottsimono.com/Scott_Simono/Linanthus.html. This project involved plant identification, seed germination and plant rearing, DNA extraction, amplification, and analysis.

- Plant diversity of montane meadows - An investigation of factors contributing to plant diversity in meadows of the Little Truckee River drainage, east slope of the northern Sierra Nevada. San Francisco State University and The Nature Conservancy. http://www.scottsimono.com/Scott_Simono/montane_meadows.html. This project involved extensive field work, plant identification, plant diversity surveys and statistical analysis.

- Flora of Angel Island - A, grant awarded, modern floristic survey of Angel Island post fire and post non-native timber removal- inspired by and conceived as a comparison to the historical and monumental survey completed by James Douglas Ripley in 1969. http://www.scottsimono.com/Scott_Simono/Angel_Island.html

- *Thermopsis californica* (Fabaceae) - An investigation of the current taxonomic treatment of *Thermopsis* in California and the biogeographic implications of intraspecific identities in *T. californica*. http://www.scottsimono.com/Scott_Simono/Thermopsis.html. This project involved extensive field exploration, plant identification, and specimen collection.

PUBLICATIONS-

Simono, Scott. 2012. *Anemone* (Ranunculaceae), The Jepson Manual, Vascular Plants of California, 2nd Edition. Edited by Bruce G. Baldwin et al. University of California Press, Berkeley CA.

Simono, Scott. 2012. *Rumex* (Polygonaceae), The Jepson Manual, Vascular Plants of California, 2nd Edition. Edited by Bruce G. Baldwin et al. University of California Press, Berkeley CA.

Simono, Scott. 2012. Arecaceae, The Jepson Manual, Vascular Plants of California, 2nd Edition. Edited by Bruce G. Baldwin et al. University of California Press, Berkeley CA.

Simono, Scott. 2012. *Echinochloa* (Poaceae), The Jepson Manual, Vascular Plants of California, 2nd Edition. Edited by Bruce G. Baldwin et al. University of California Press, Berkeley CA.

AWARDS-

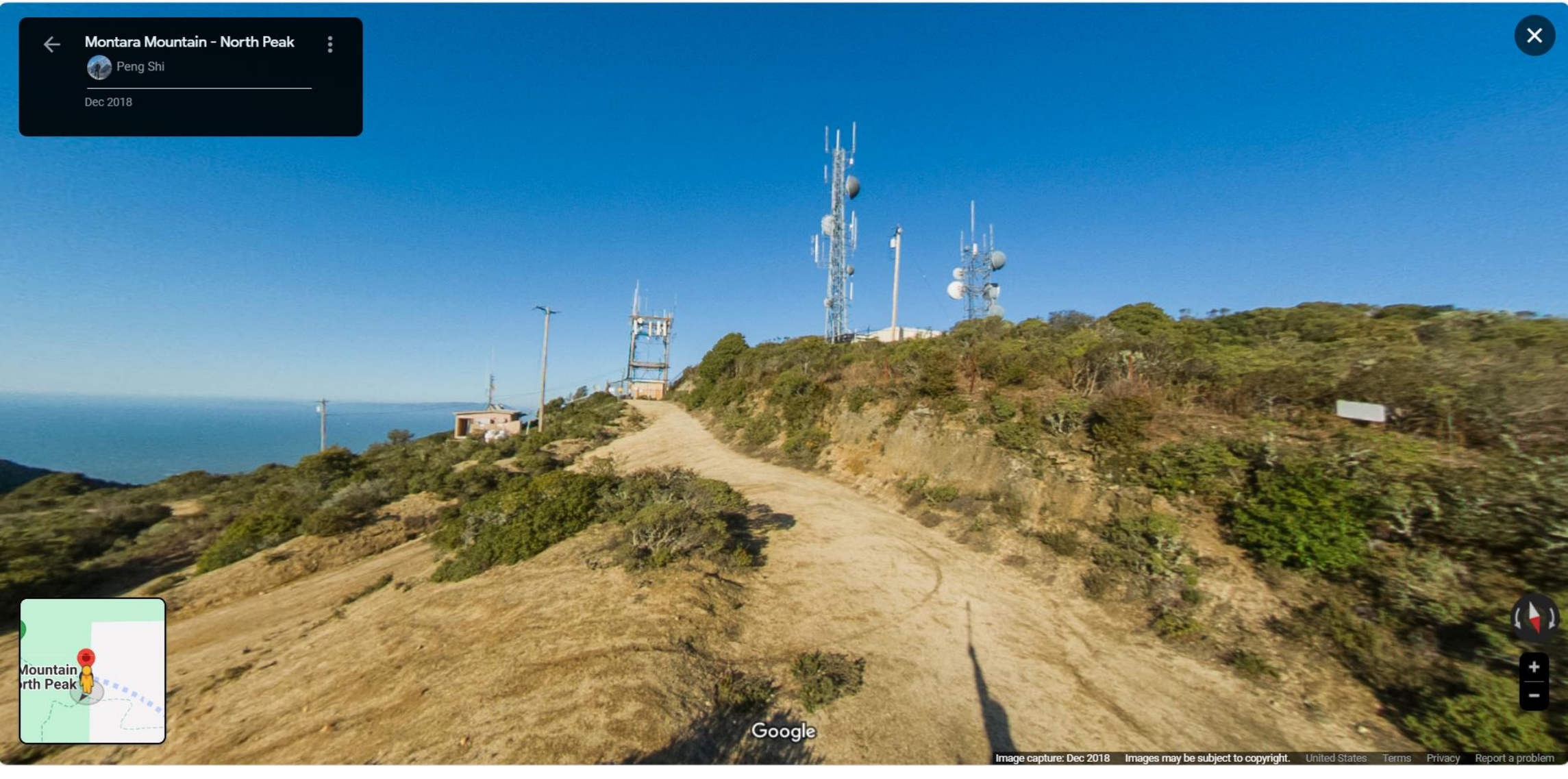
- The Northern California Botanists Association Research Scholarship, 2013-2014 - "Evidence for Redefining the Identity of Red Flowered *Silene* (Caryophyllaceae) in California".
- The Lawrence R. Heckard Fund for systematic research on plants of California, The Jepson Herbarium, 2013 - "Evidence for Redefining the Identity of Red Flowered *Silene* (Caryophyllaceae) in California".
- California Native Plant Society Education Grant 2012-13.
- San Francisco State University Instructional Related Research Grant (IRA), Winter 2012-13.
- Heckard Grant for the study of Angel Island Flora. The Lawrence R. Heckard Fund for systematic research on plants of California, The Jepson Herbarium. 2009
- Cornell University Fellowship Award, 2005-2006.
- National Science Foundation Undergraduate Mentoring in Ecology and Biology scholarship, SFSU 2003-2005.
- U.S. Department of Defense scholarship for Science, SFSU. 2002-2003.

REFERENCES AVAILABLE UPON REQUEST

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Montara Mountain, North Peak Summit, Google Photos Images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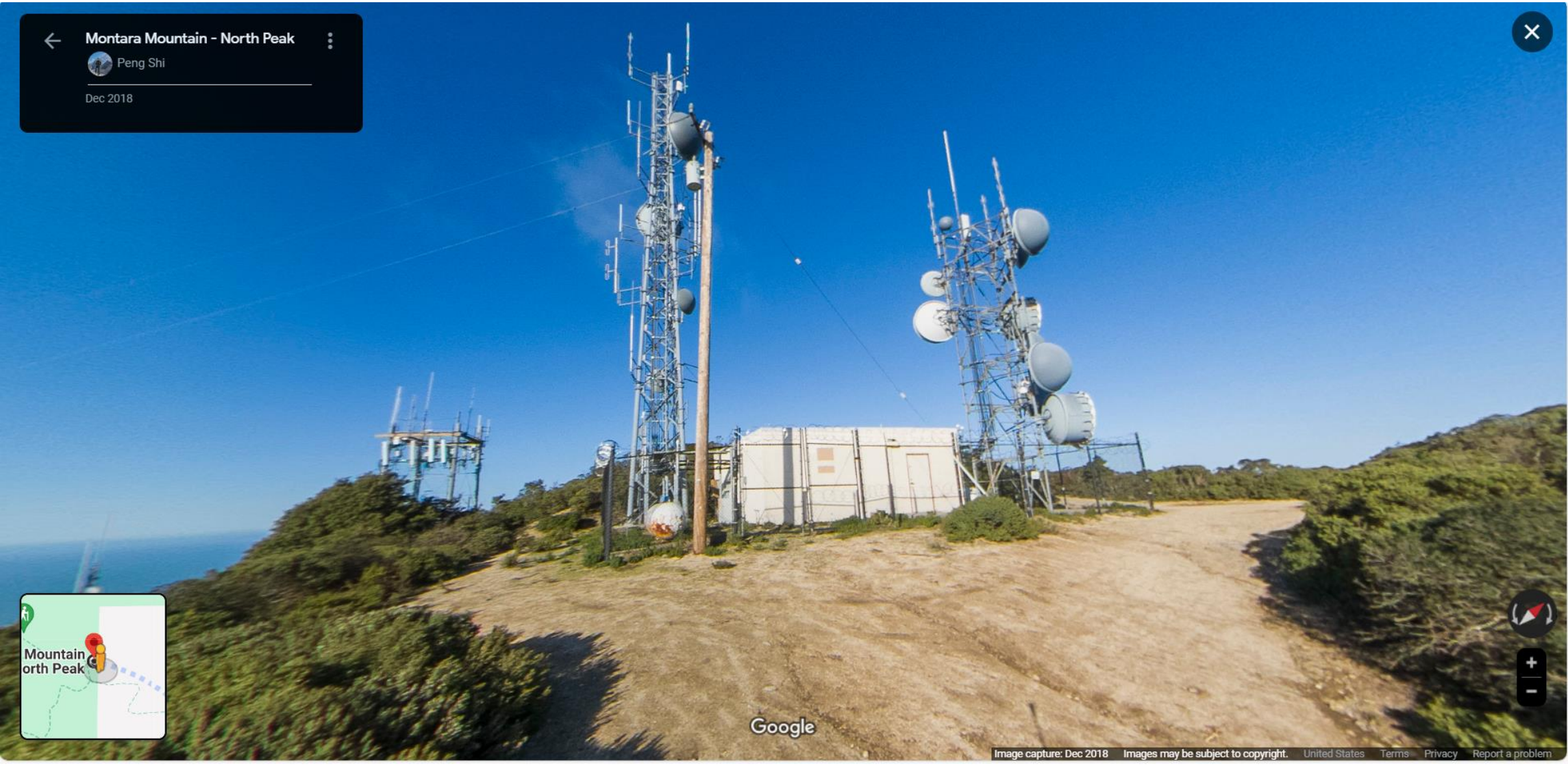
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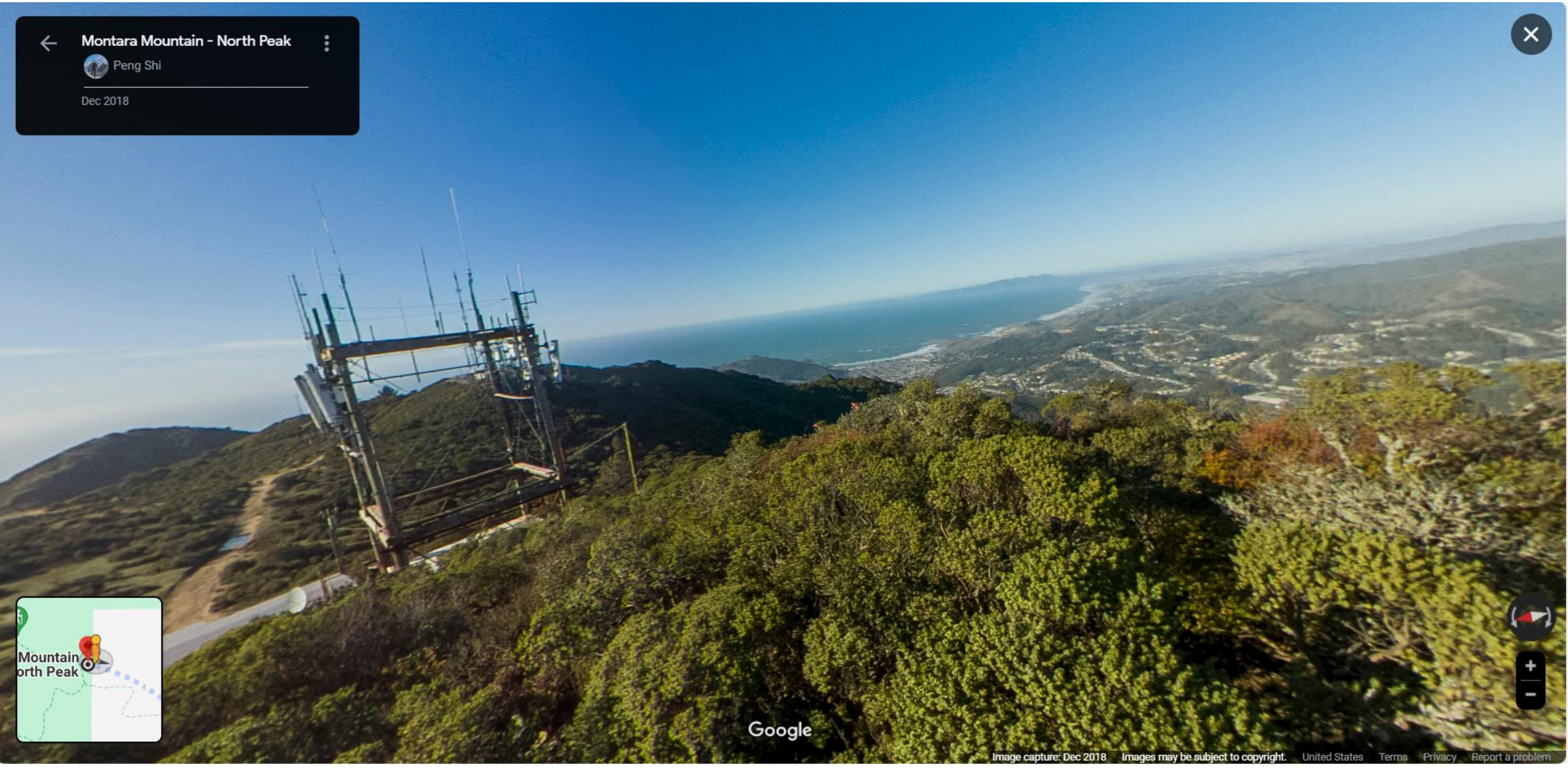
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Examples of Gate and Security Fencing on other SFPUC properties


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