

ADMINISTRATIVE PARCELS – GUADALUPE HILLS

REVISED OPERATING PROGRAM FOR PARCEL 1-14

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Parcel W (14)

Location and Description: This parcel is located between Robertson School and the Rio Verde Heights project area. It consists of disturbed grassland (See Figures 1-14 A-C).

Ownership: The parcel is being held in trust by the Bank of America.

Project: The construction of 107 single family dwelling units (Figure 1-14 F).

Status: This is a planned parcel.

Biological Issues: A biological survey of the site was performed in the spring of 1987. The site primarily consists of disturbed grassland vegetation and has marginal value for the species of concern. (See Figures 1-14 D-E).

Impact: Development of this parcel would result in the elimination of marginal habitat for the Mission blue and Callippe Silverspot butterflies.

HCP Objectives-- Specific Conservation Needs: Revegetate a portion of the with host plant of the Mission blue and Callippe after project grading and dedicate the area as conserved habitat. Participate in the HCP funding program.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated 1-14-02 on Figure 1-14 C. The boundary of area 1-14-02 may be adjusted by the Landowner by not more than thirty (30) feet from the line shown on Figure 1-14 C, provided, however, that the total area increased as a result of such adjustment does not exceed five (5%) percent of the total Conserved Habitat in this Administrative Parcel. Outside area 1-14-02 construction and conversion to urban uses may occur subject only to the conditions set forth in Paragraph 3 below.

2. Prior to any construction within Administrative Parcel 1-14, the Landowner shall provide for the following:

a. Dedication of Conserved Habitat. The Landowner shall agree to dedicate to the County all lands within Administrative Parcel 1-14 within area 1-14-02 shown in Figure 1-14 C and as adjusted by the Landowner pursuant to Paragraph 1. Such dedication shall be offered by the Landowner at the time of receipt of the first grading permit.

b. HCP Funding Program. During the pre-development phase of the HCP, the landowner/developer will contribute to a pre-development fund. During the project

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development phase, the developer will enter into a contract with the Plan Operator to pay the reasonable cost of supervising the HCP restrictions on grading and supervising the reclamation of habitat. Finally, after development the Landowner shall obligate future tenants, through C C & R's and covenants running with the land to an annual assessment of \$23.00 per dwelling unit (1987 dollars adjusted annually for inflation). The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V-B for details of funding and timing.

c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in area 1-14-02 except as provided in 2d below.

d. Reclamation Provisions. With respect to any areas which are to be graded or disturbed and thereafter dedicated as Conserved Habitat, the Landowner shall prepare a Reclamation Plan for approval by the City in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, erosion and run-off controls, and revegetation with native grassland species approved by the Plan Operator. In addition, the Landowner shall clearly define on the ground (by snow or two strand wire fencing or other methods) the limits of disturbance anticipated and shall limit the construction disturbance to said limits as provided in fencing and signing provisions of the MOU and Chapter 5. The fencing shall be constructed at the boundary between temporarily disturbed areas and undisturbed areas. At the time of approval of the reclamation plan(s), those plans shall substitute for the more generalized maps referenced in this section.

e. Pesticide Control. The Landowner shall establish covenants and restrictions encumbering Development Areas in favor of the County and/or City prohibiting the use of aerial or large-scale spraying of pesticides without the approval of the Plan Operator.

f. Buffer Areas. The Landowner shall covenant in favor of the City of Brisbane and the County to establish and maintain a buffer area of up to thirty (30) feet in width to protect urban uses within the Development Areas from fire. Native plants, which will not present an invasion threat to grasslands within the Conserved Habitat, are preferred. These buffer areas will be maintained by the Building Owner/Manager.

g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 1-14, contract for an inspector acting for the County as Plan Operator to monitor grading and revegetation activities through completion of the reclamation activities and acceptance of the offer of dedication.

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 1-14 and comply with mitigation measures set forth for Management Unit 1-14-02;

2. Monitor the effect of all activities within Development Areas on adjacent Conserved Habitat and provide advice and direction to the Landowner to assist his compliance with the obligations described above with respect to Administrative Parcel 1-14;

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3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 1-14 in a timely fashion to avoid delays in the implementation of such Plans;
4. Accept dedications of Conserved Habitat within Administrative Parcel 1-14.

Management Units:

1. **1-14-01.** This unit contains the permanently disturbed areas of the development.
4. **1-14-02.** This unit contains all of the ultimate Conserved Habitat in the parcel.

FIGURE 1-14 A, PARCEL W
PARCEL LOCATION

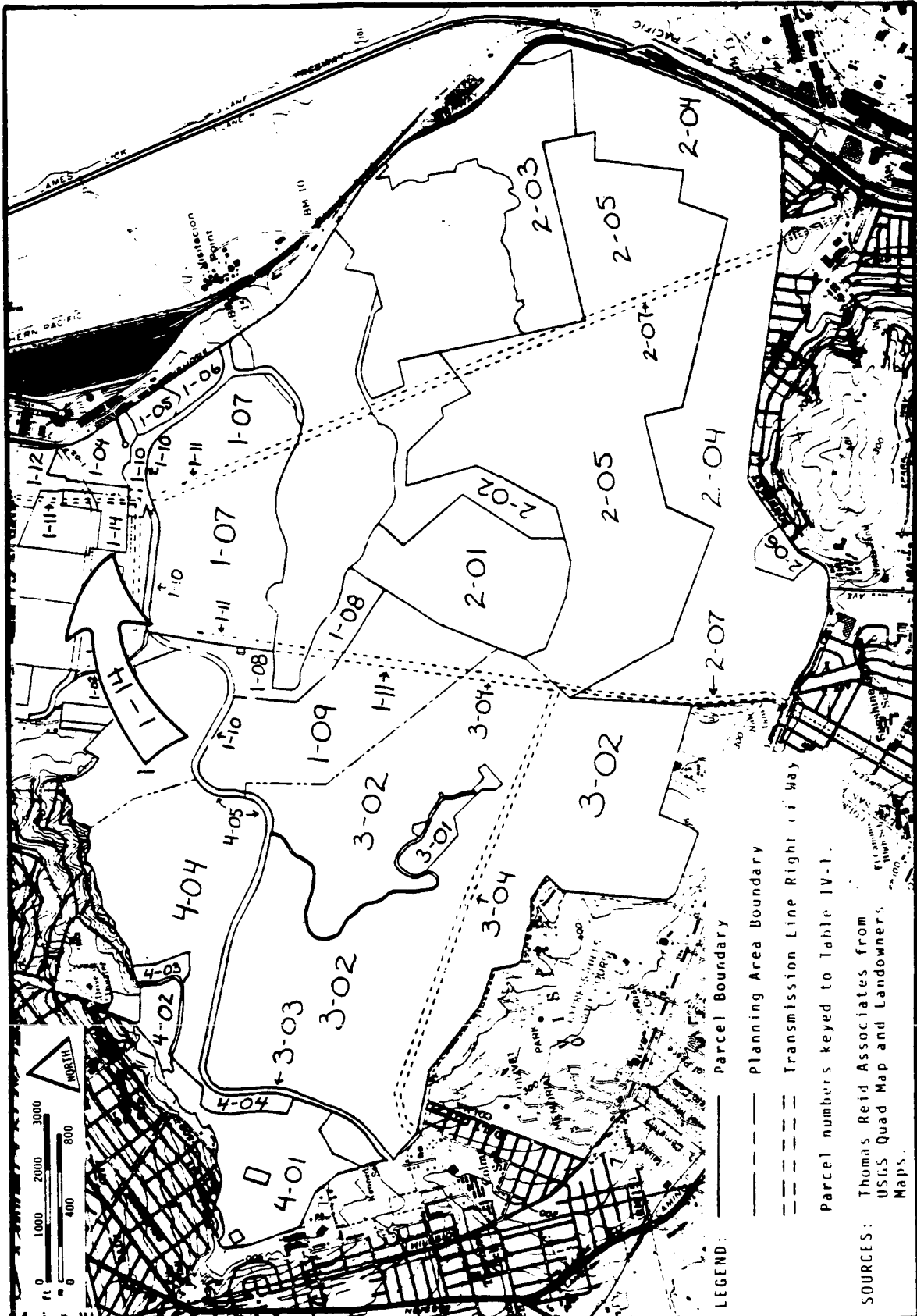
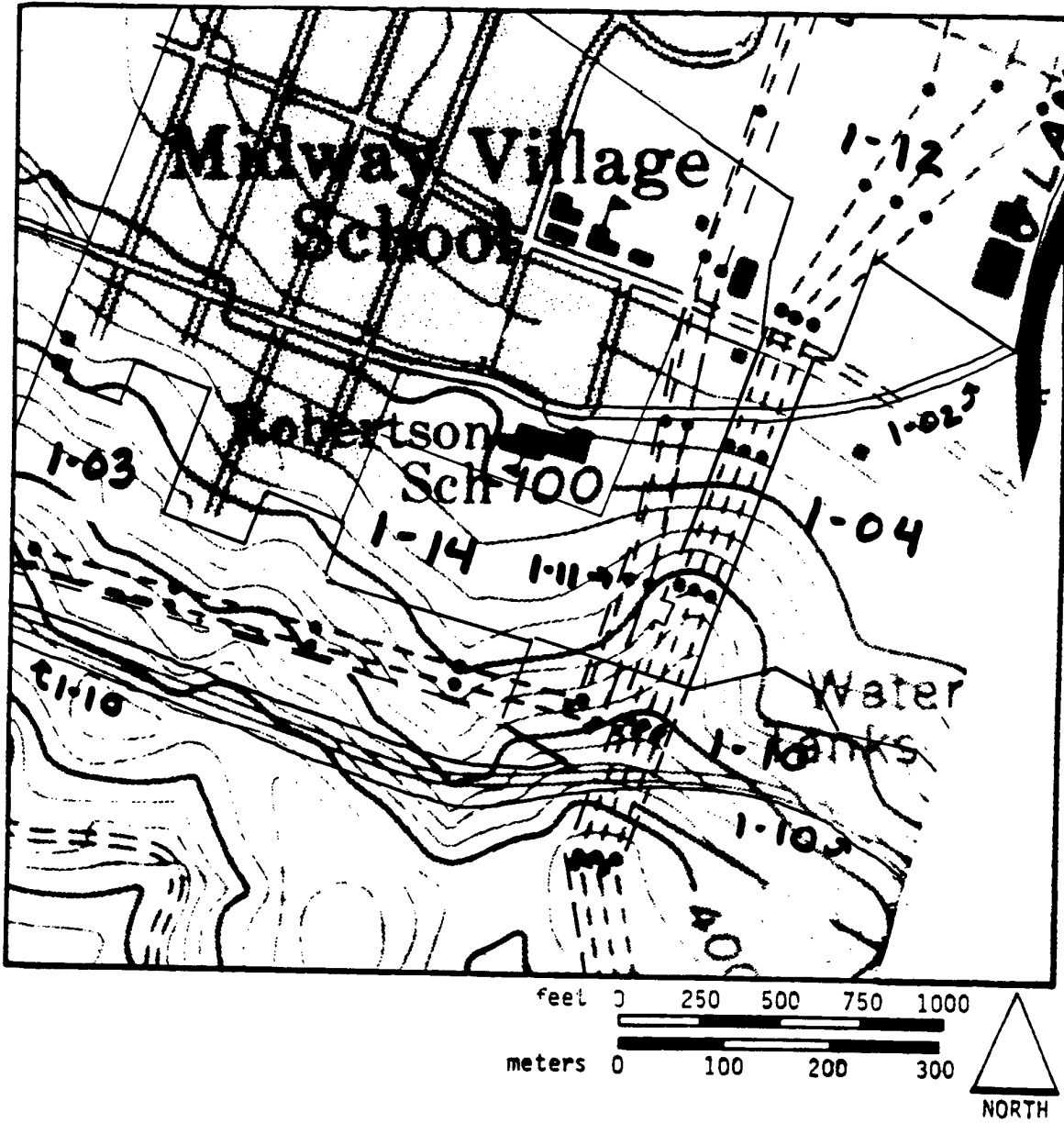
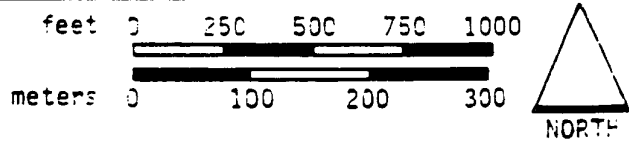
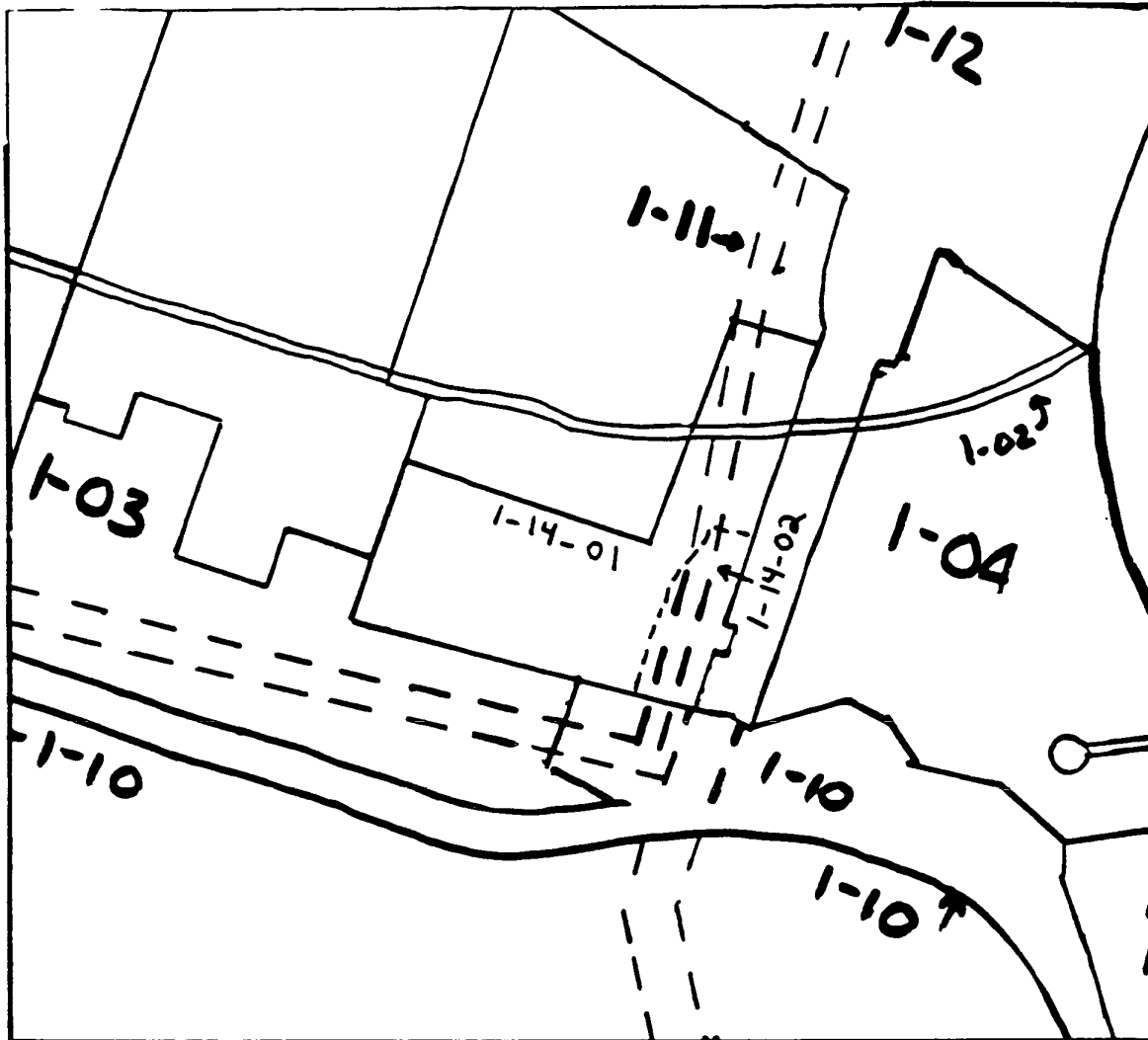


FIGURE 1-14 B, PARCEL W
PARCEL TOPOGRAPHY



SOURCES: Thomas Reid Associates from
USGS Quad Map and Landowners
Maps.

FIGURE 1-14 C, PARCEL W
MANAGEMENT UNITS

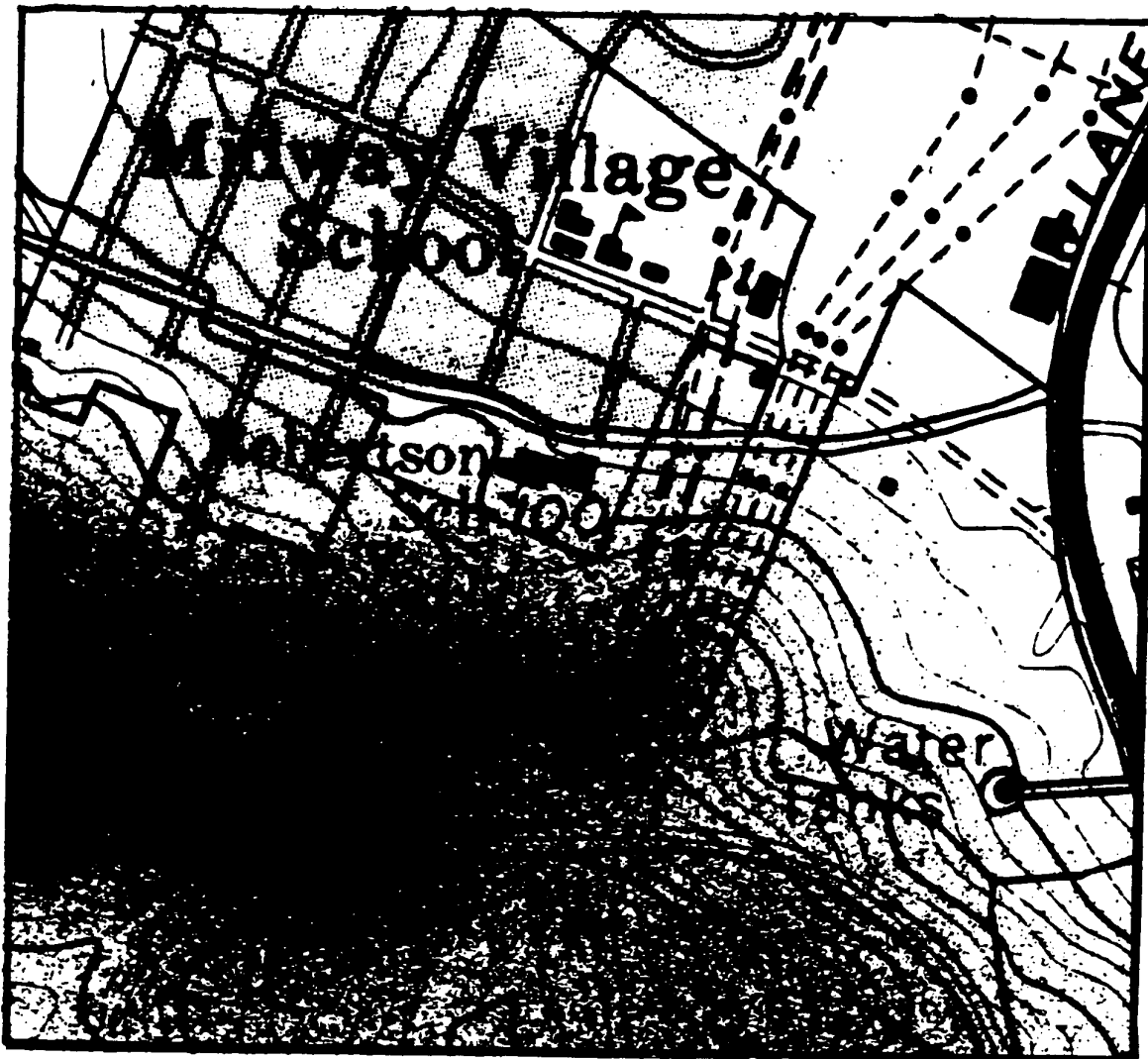


LEGEND: ————— Parcel Boundary
 - - - - - Planning Area Boundary
 = = = = = Transmission Line Right of Way
 Parcel numbers keyed to Table IV-1.

SOURCE: Thomas Reid Associates from
 Assessors and Landowners Maps

10/1/87

FIGURE 1-14 D, PARCEL W
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

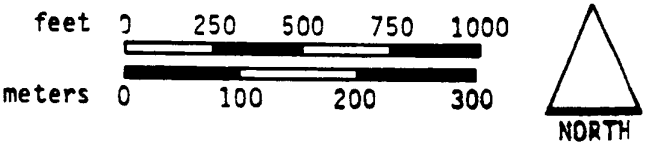
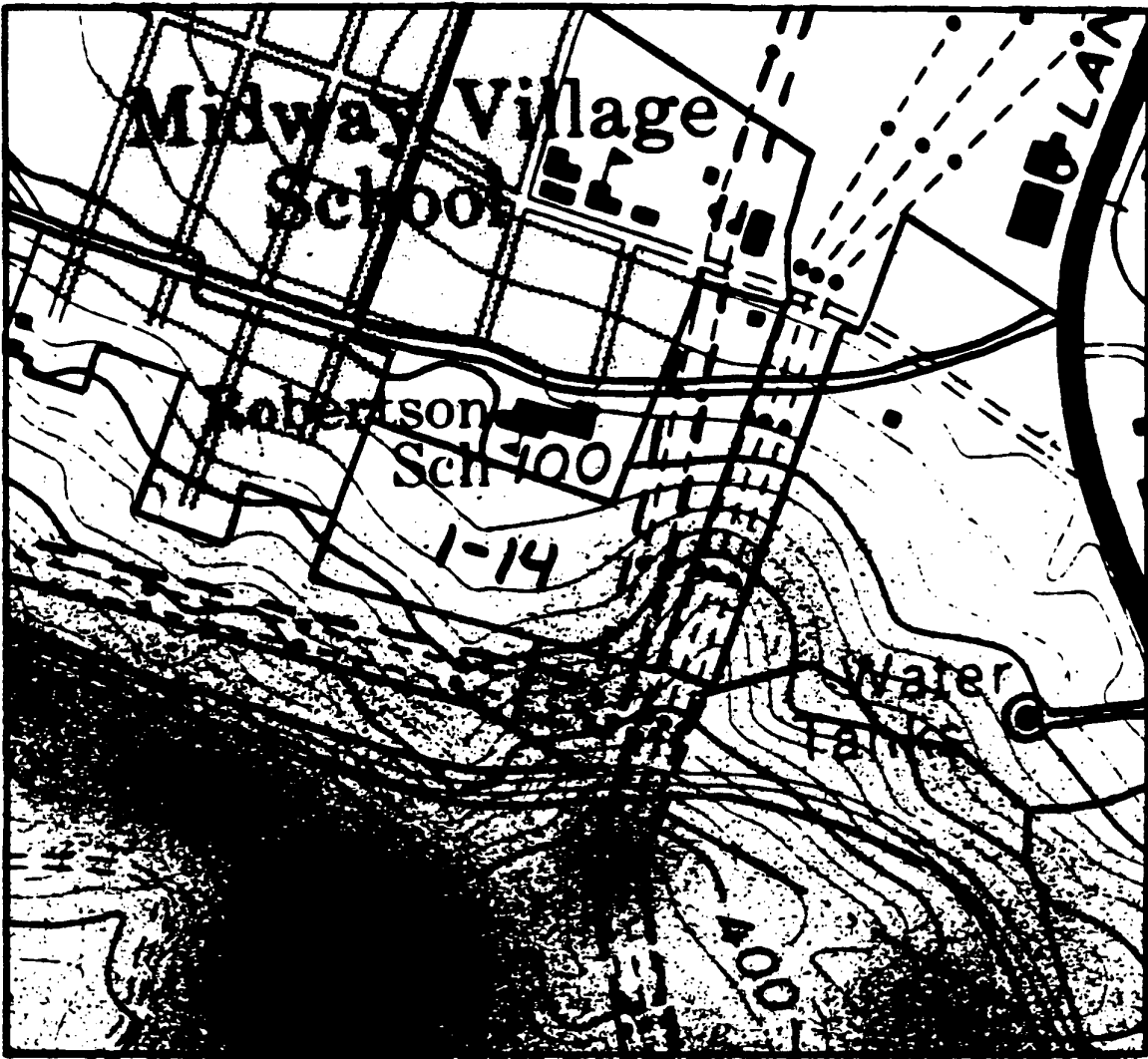


feet 0 250 500 750 1000
meters 0 100 200 300



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 1-14 E, PARCEL W
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE I-14 F, PARCEL W
CASTRO HEIGHTS DEVELOPMENT PLAN



1	100'
2	100'
3	100'
4	100'
5	100'
6	100'
7	100'
8	100'
9	100'
10	100'
11	100'
12	100'
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92	100'
93	100'
94	100'
95	100'
96	100'
97	100'
98	100'
99	100'
100	100'

CASTRO HEIGHTS
INITIATIVE SUBDIVISION MAP
FOR SINGLE-FAMILY RESIDENTIAL
PURPOSES (R-1)

