

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Parcel Z (06)

Location and description: Parcel Z is a 10 acre site located on the north side of the junction of Bayshore Boulevard and Guadalupe Canyon Parkway. Because it is adjacent to areas of high activity, much of the parcel has been disturbed; its flora consists primarily of annual grasses, scattered brush, and exotic weed species such as fennel. Currently portions of the site are used for holding construction wastes (See Figures 1-06 A-C).

Ownership: The site is owned by Visitacion Associates.

Project: The proposed future use of this site is for commercial development as specified in The Specific Plan for the Northeast Ridge Development, prepared by Cadillac Fairview Homes West, Sept. 1982.

Status: This is a planned parcel. It is being processed in conjunction with the Northeast Ridge Project, of which an EIR was prepared. Joint Planning Commission Hearings are currently taking place on the project. Although specific building plans are undetermined, a preliminary site plan has been submitted by the landowner (see Figure 1-06 F).

Biological Issues: In its present highly disturbed condition, the site has very little biological value (See Figures 1-06 D-E).

Impact: Because of the existing condition of the site, any project would have little impact on the species of concern.

HCP Objectives - Specific Conservation Needs: Although development of the site would have little impact on the species of concern, habitat enhancement activities are still considered to be important. If habitat is lost in the development of adjoining parcels and the species are displaced, it will be valuable to have habitat available for use in Parcel Z. Therefore, it is recommended that cut and fill slopes should be reclaimed with native and host plant species. In addition, buildings should also be protected from fire on the areas adjoining the grassland.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. Submit a detailed development plan for this parcel to the Plan Operator when it is available. This plan should indicate the extent of grading for the project. No construction or conversion to urban uses shall be permitted outside the graded area (within Conserved Habitat). Construction and conversion to urban uses outside the graded area may occur subject only to the conditions set forth in Paragraph 2 below.

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2. Prior to any construction within Administrative Parcel 1-06, the Landowner shall enter into a development agreement with the City of Brisbane (or the County in the event annexation has not occurred) providing for the following:

a. Dedication of Conserved Habitat. The Landowner shall agree to dedicate to the County all lands within Administrative Parcel 1-06 outside the graded area. Such dedication shall be offered by the Landowner at the time of receipt of the first grading permit with respect to the parcel of the project to which it pertains.

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 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 residents, through C C & R's and covenants running with the land to an annual assessment of \$20.00 per dwelling unit or the equivalent adjusted for inflation to 1983 dollars. 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 outside the graded area 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 (or County, as the case may be) 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. 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 along the north property line (parcel boundary) 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.

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g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 1-06, 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.

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 1-06;
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 1-06;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 1-06 in a timely fashion to avoid delays in the implementation of such Plans;
4. Accept dedications of Conserved Habitat within Administrative Parcel 1-06.

Management Units:

1. **1-06-01.** Because of its biological similarity and small size, the entire parcel is considered to be one management unit.

FIGURE 1-06 A, PARCEL Z
PARCEL LOCATION

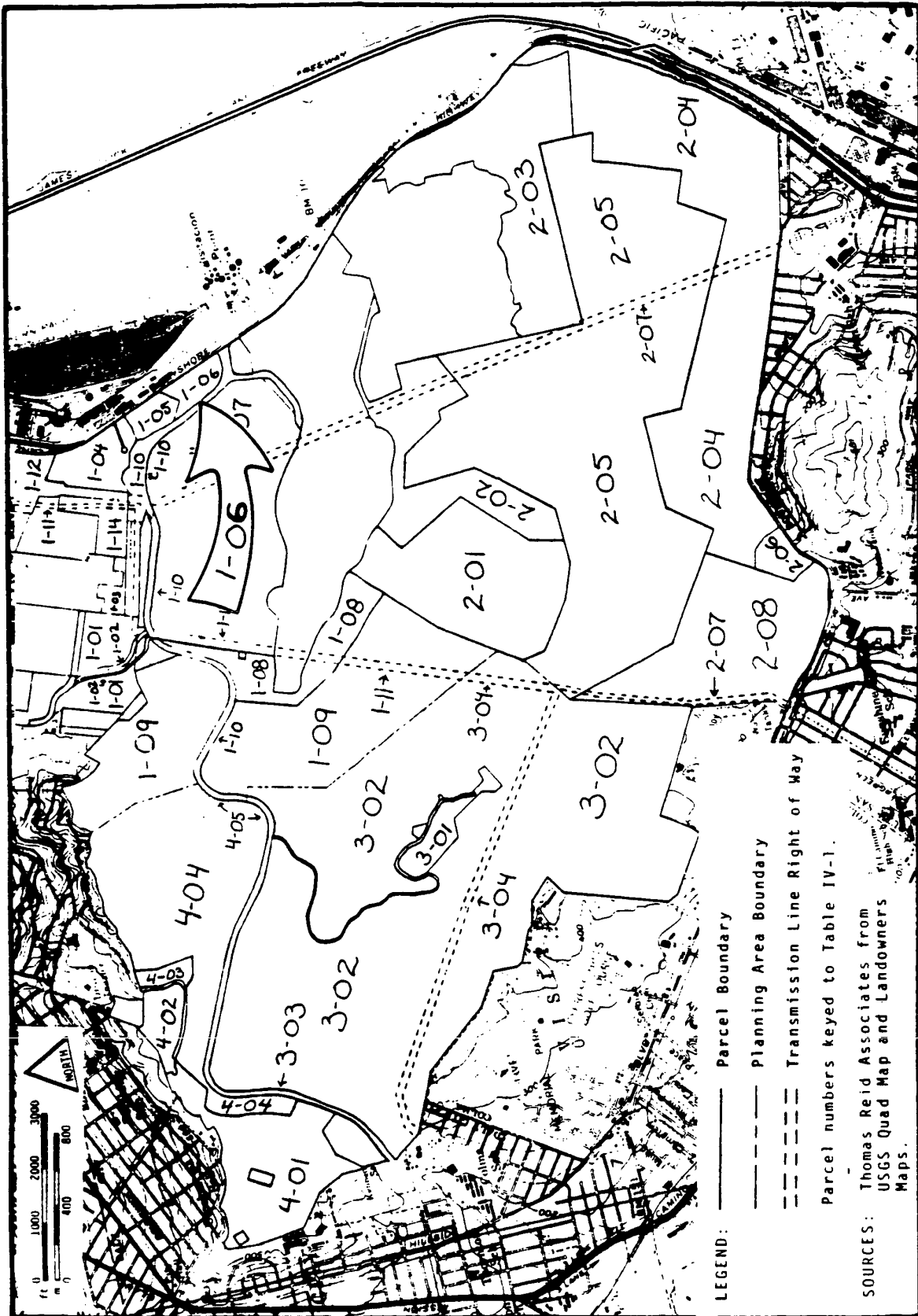
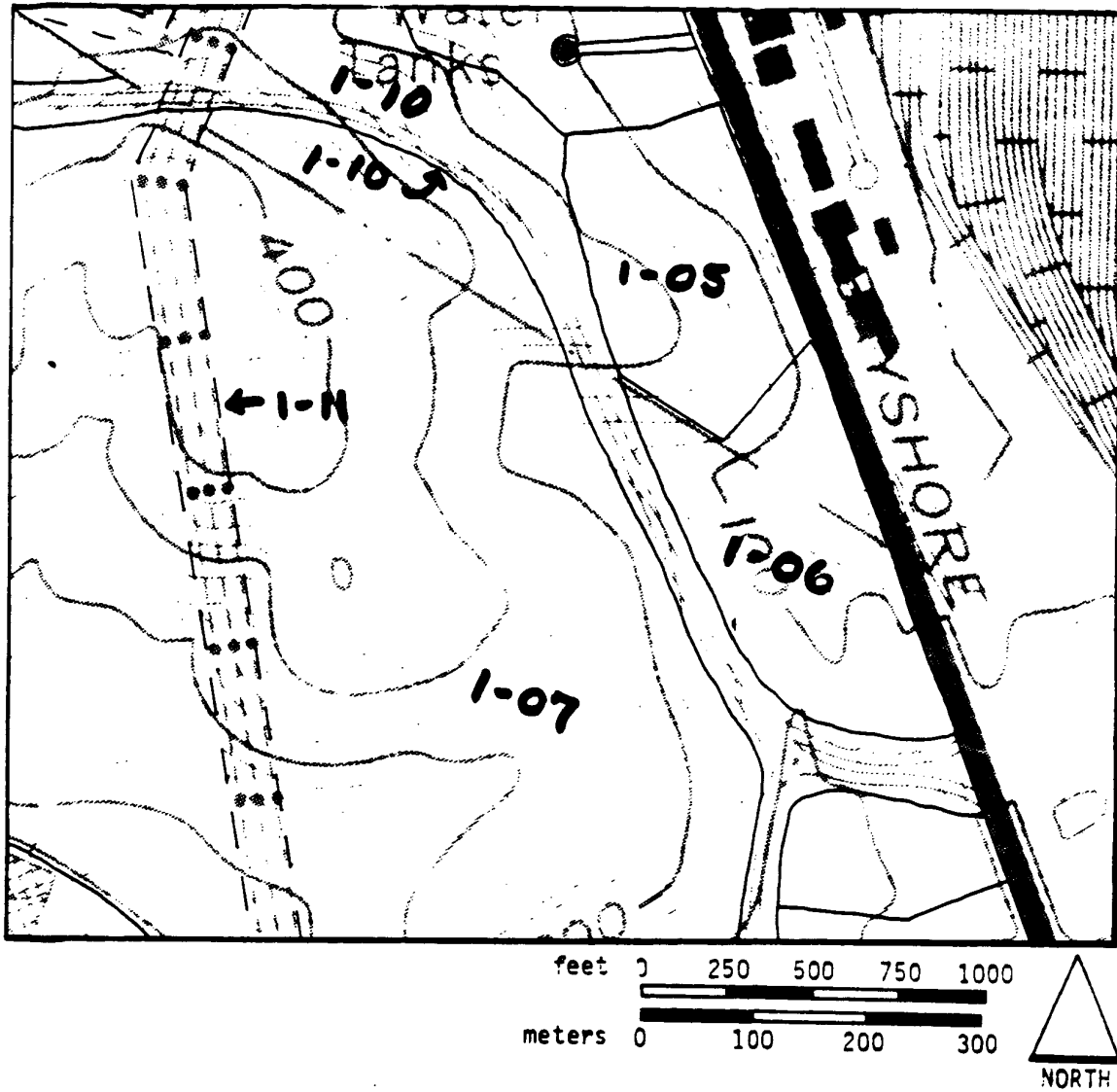


FIGURE 1-06 B, PARCEL Z
PARCEL TOPOGRAPHY

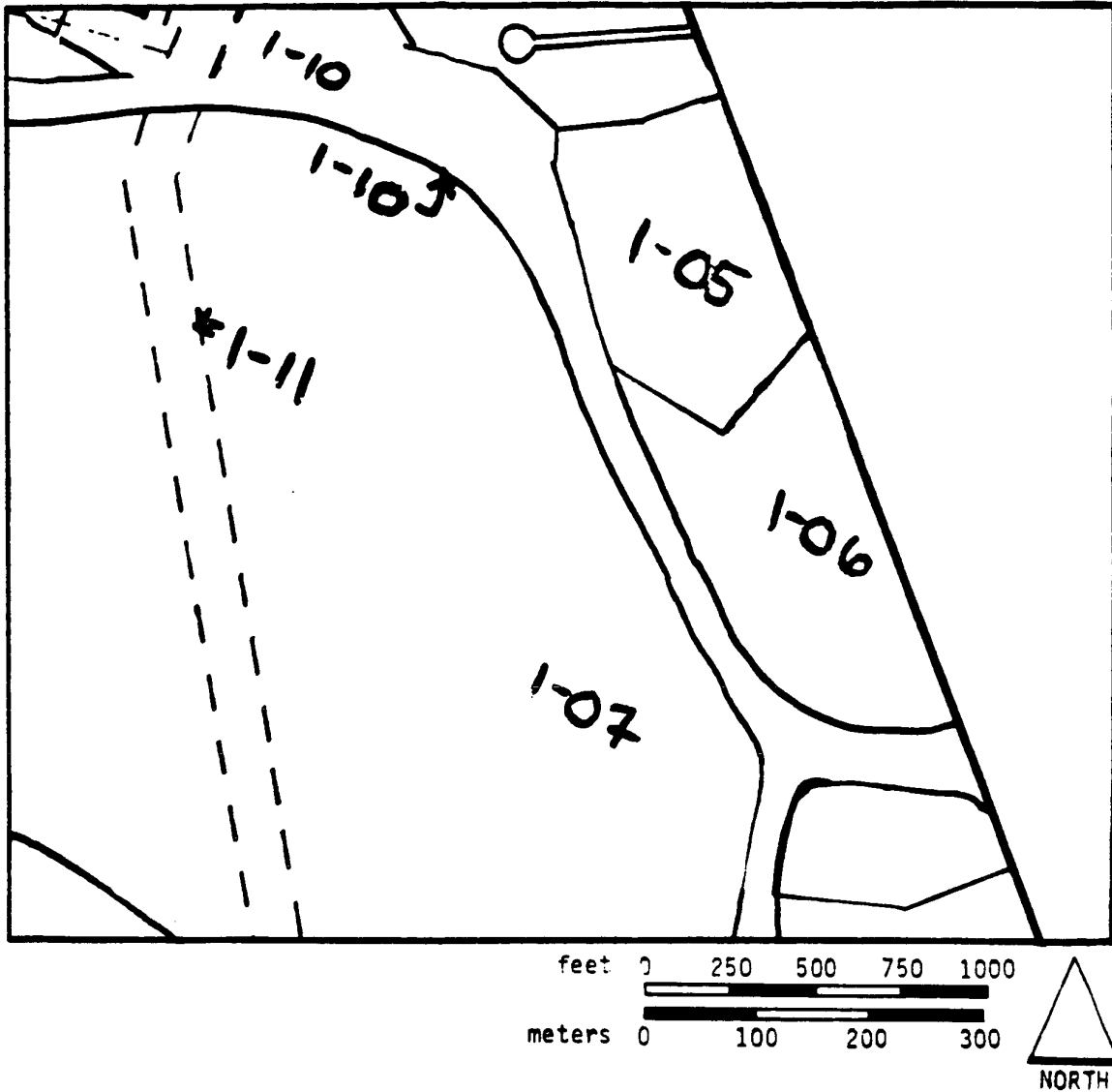


SOURCES: Thomas Reid Associates from
USGS Quad Map and Landowners
Maps.

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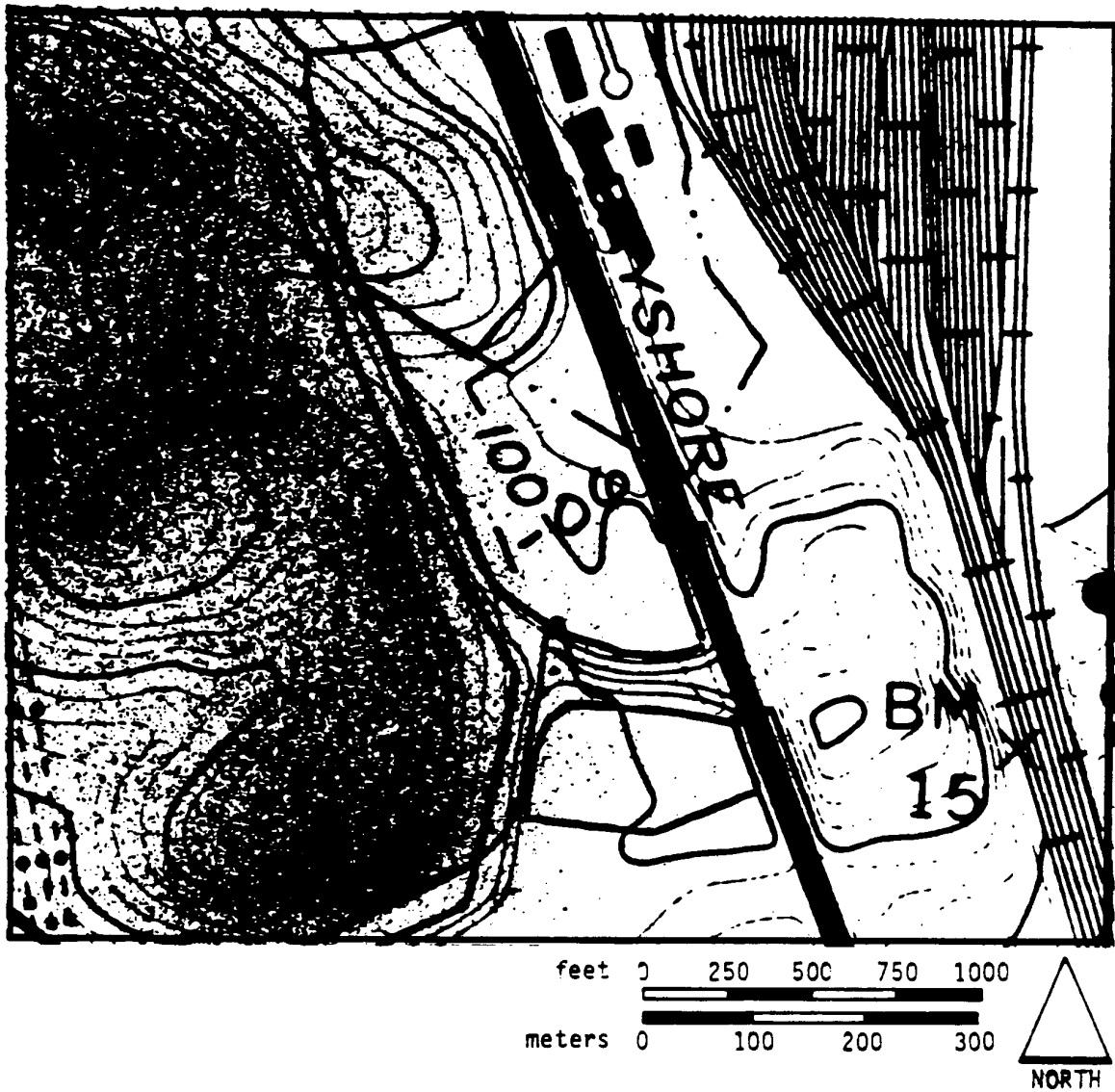
FIGURE 1-06 C, PARCEL Z
MANAGEMENT UNITS



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

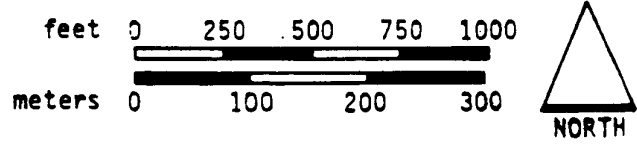
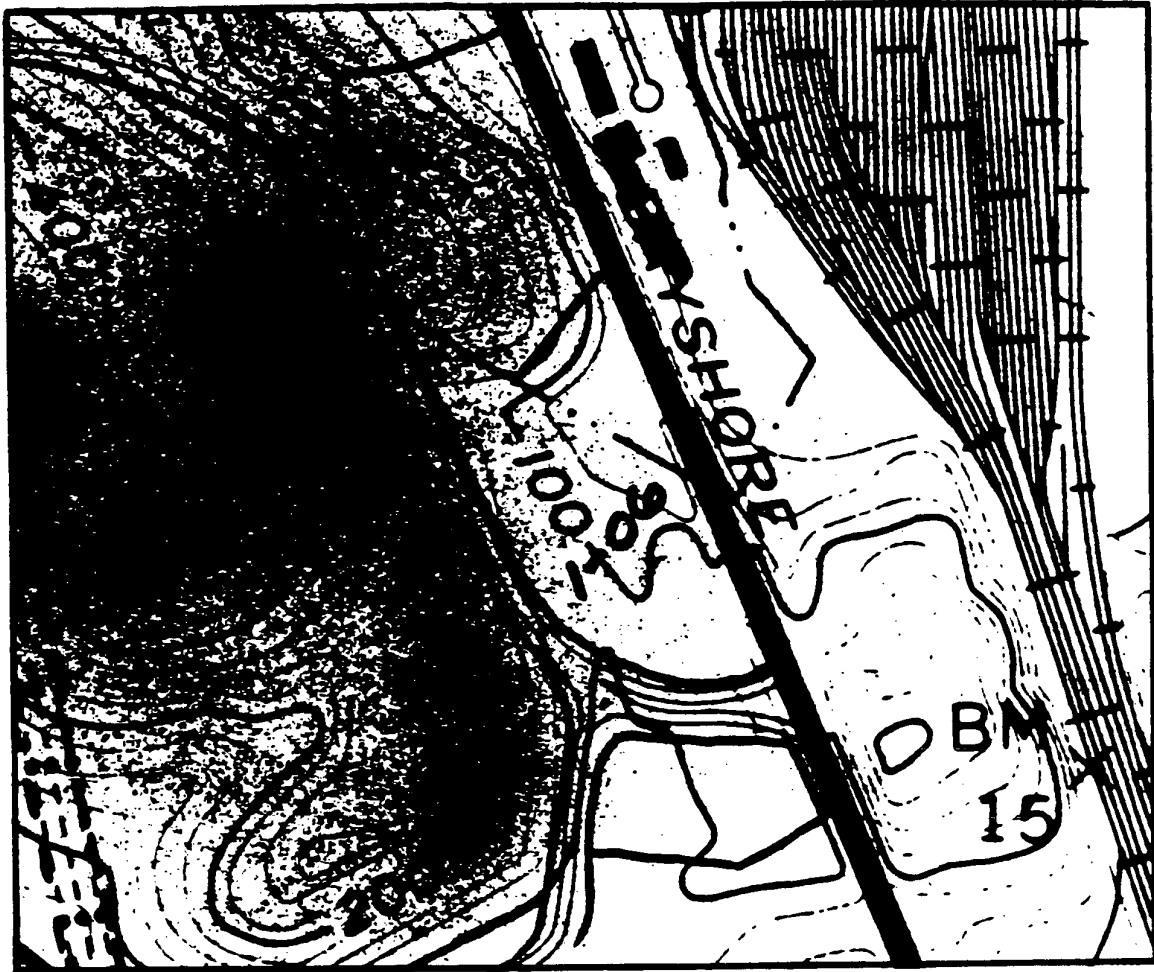
SOURCE: Thomas Reid Associates from
Assessors and Landowners Maps

FIGURE 1-06 D, PARCEL Z
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



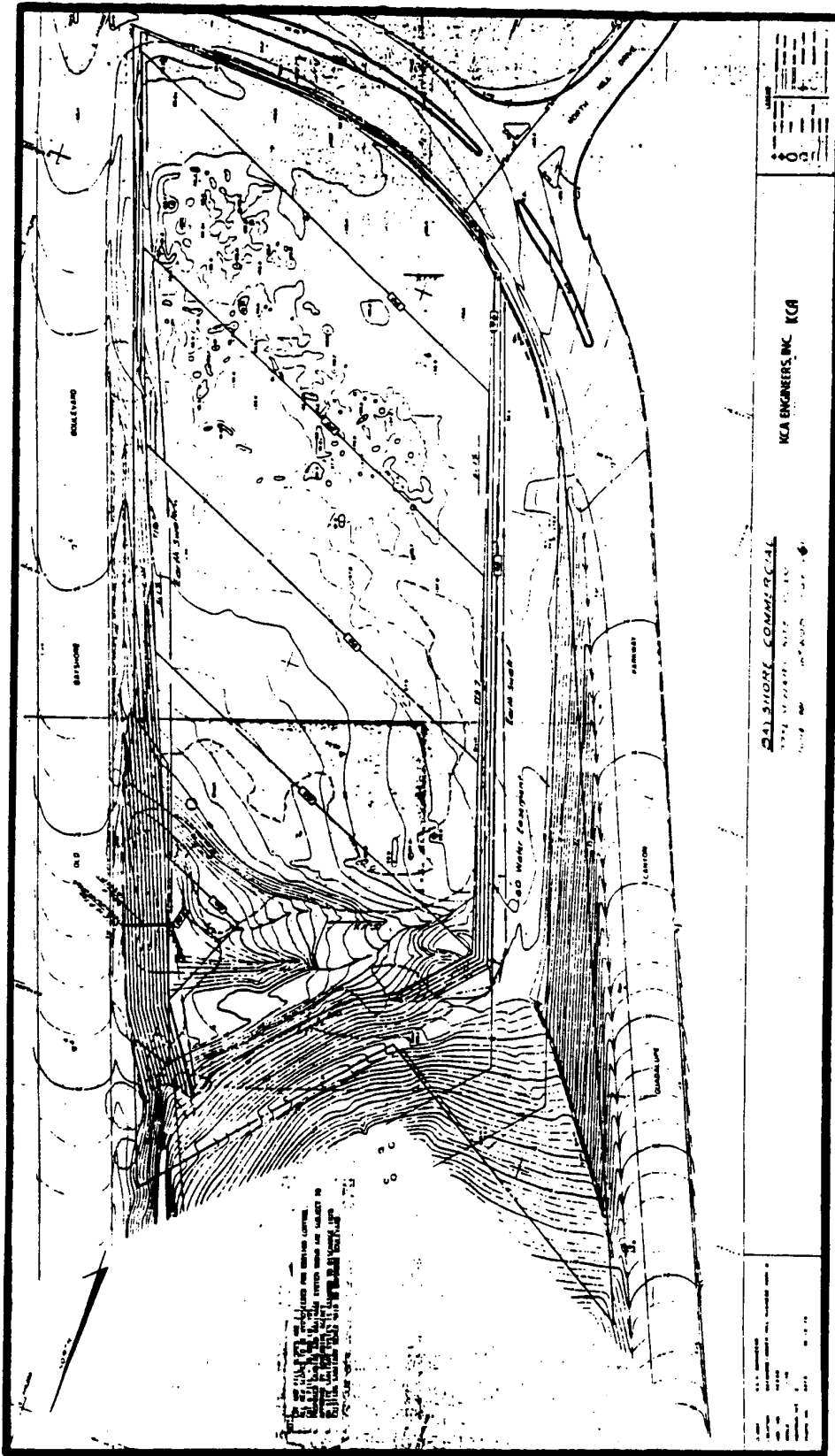
SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 1-06 E, PARCEL Z
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 1-06 F, PARCEL 2
PRELIMINARY SITE PLAN



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