

ADMINISTRATIVE PARCELS — GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Guadalupe Valley West (08)

Location and description: Guadalupe Valley West is a 50 acre site adjacent to the southwestern edge of the Northeast Ridge development area and the western end of the industrial park. Its property line begins as the transmission line, extends to the Quarry on the south, follows the county park on the west and Guadalupe Canyon Parkway on the north (Figures 108 A-C). The dominant vegetative communities present on this site are grassland and brush; in addition, a large stand of eucalyptus trees border Guadalupe Canyon Parkway.

Ownership: This parcel is owned by Visitacion Associates.

Project: To be dedicated as conserved habitat. The northern portion of this parcel, Management Unit 1-08-01, is included in the Specific Plan for the Northeast Ridge and has been rezoned as open space.

Status: This is a planned parcel. Visitacion Associates is willing to dedicate this parcel to the County once development of the Rio Verde Estates, Rio Verde Heights and the Northeast Ridge Projects are assured.

Biological Issues: This area is vital habitat for both the Mission Blue and Callippe because of its importance as a corridor which links the butterfly colonies (See Figures 1-08 D-E).

Impact: The development of both the Northeast Ridge project and the Rio Verde Projects will greatly magnify the need to preserve and enhance this parcel as habitat. Encroaching brush will need to be thinned during the first phases of the Northeast Ridge and Rio Verde Estates development in order to conserve habitat and maintain corridor connections between the butterfly colonies.

HCP Objectives - Specific Conservation Needs: Once development begins in the Northeast Ridge and the Rio Verde Estates and Heights parcels, Guadalupe Valley West should be dedicated to the County, in order to proceed with brush and exotic species management and habitat enhancement. This will increase available habitat and improve the area for use as a corridor.

Operating Program

Obligations: The Landowner has the following obligations:

1. Prior to any construction within Administrative Parcel 1-07, the Landowner shall provide for the following:
 - a. Dedication of Conserved Habitat. The Landowner shall agree to dedicate to the County all lands within Management Unit 1-08-01 when development of parcel 1-07 is assured. Said dedication shall be offered by the Landowner at the time of receipt of the first grading permit with respect to parcel 1-07, and shall be accepted by the

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County upon completion of reclamation activities within said Parcels as determined by the appropriate inspector. In addition the Landowner shall agree to dedicate to the County all lands within Management Unit 1-08-02 when development of parcels 1-01 and 1-03 is assured. This dedication shall be offered by the Landowner at the time of receipt of the first grading permit with respect to parcels 1-01 and 1-03, whichever occurs later, and shall be accepted by the County upon completion of reclamation activities within said Parcels as determined by the appropriate inspector.

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 1-08 and comply with mitigation measures set forth for Management Unit 1-08-01;
2. Accept dedications of Conserved Habitat within Administrative Parcel 1-08.

Management Units:

1. 1-08-01. The unit comprises the northern section of the parcel which is adjacent to the Northeast Ridge project site.

- a. Begin brush and exotic species management.
- b. Monitor periodically to assess future needs.

2. 1-08-02. This unit contains the southern section of the parcel.

- a. Begin brush and exotic species management.
- b. Monitor periodically to assess future needs.

FIGURE 1-08 A, GUADALUPE VALLEY WEST
PARCEL LOCATION

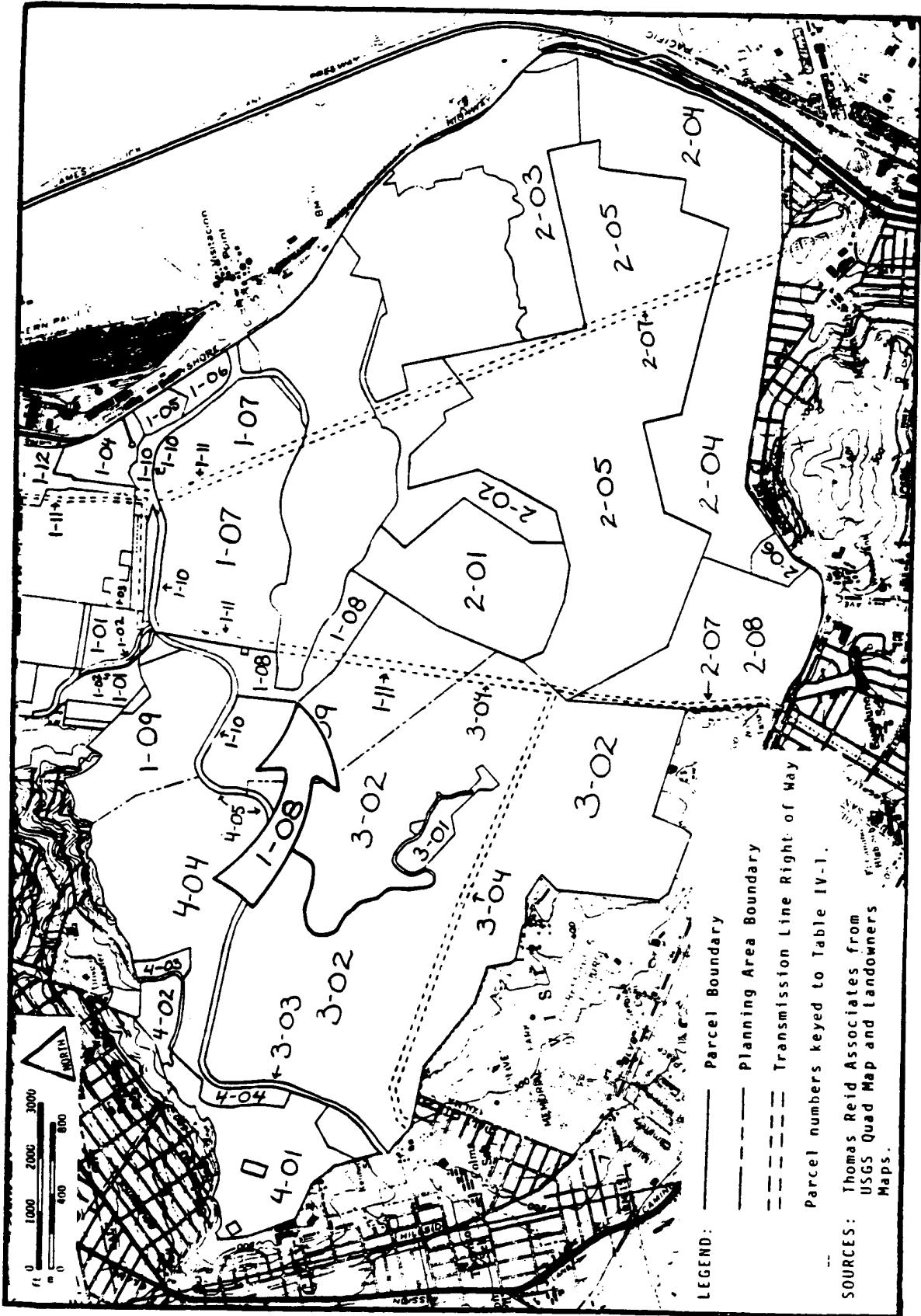


FIGURE 1-08 B, GUADALUPE VALLEY WEST
PARCEL TOPOGRAPHY

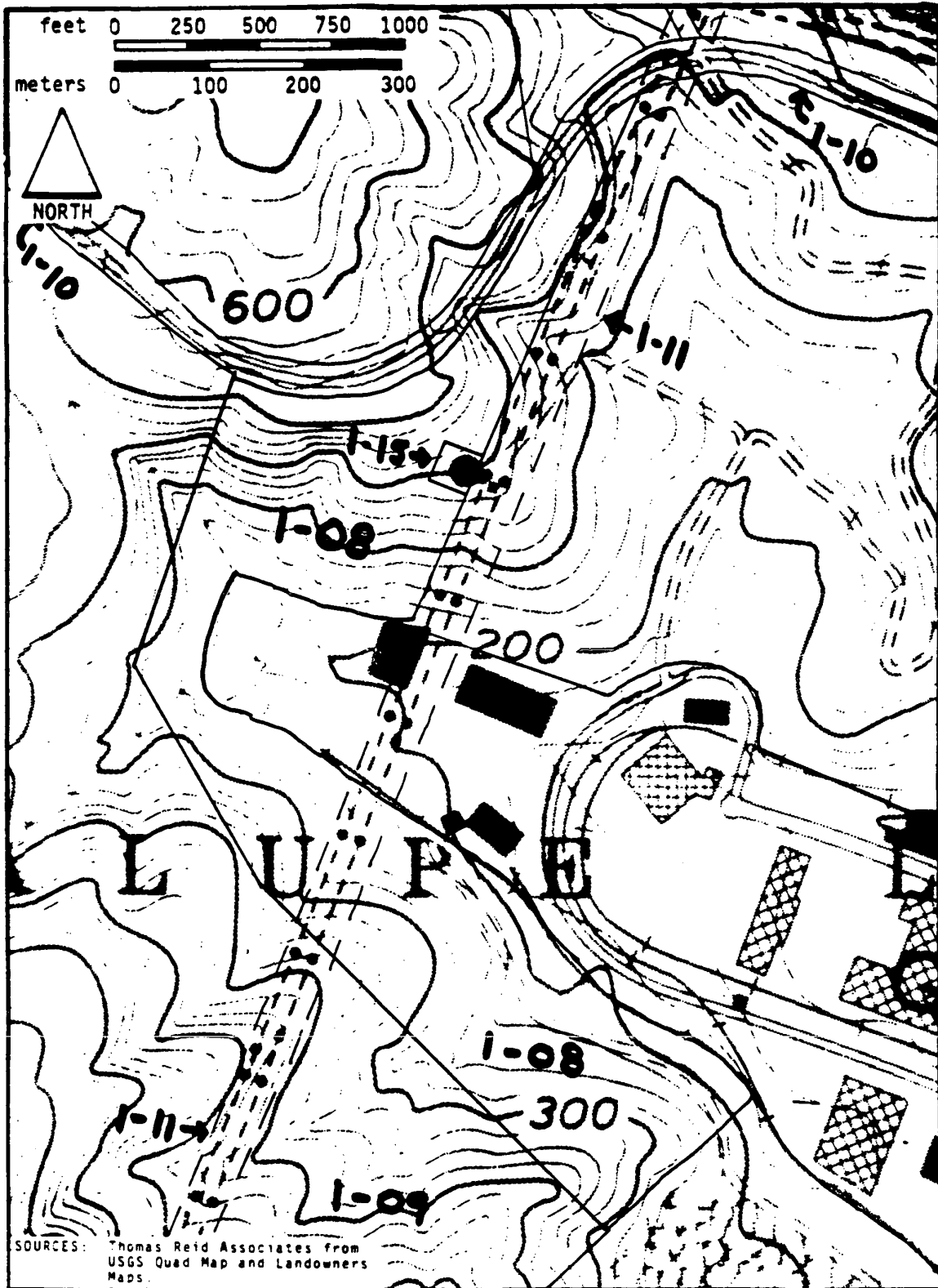


FIGURE 1-08 C, GUADALUPE VALLEY WEST
MANAGEMENT UNITS

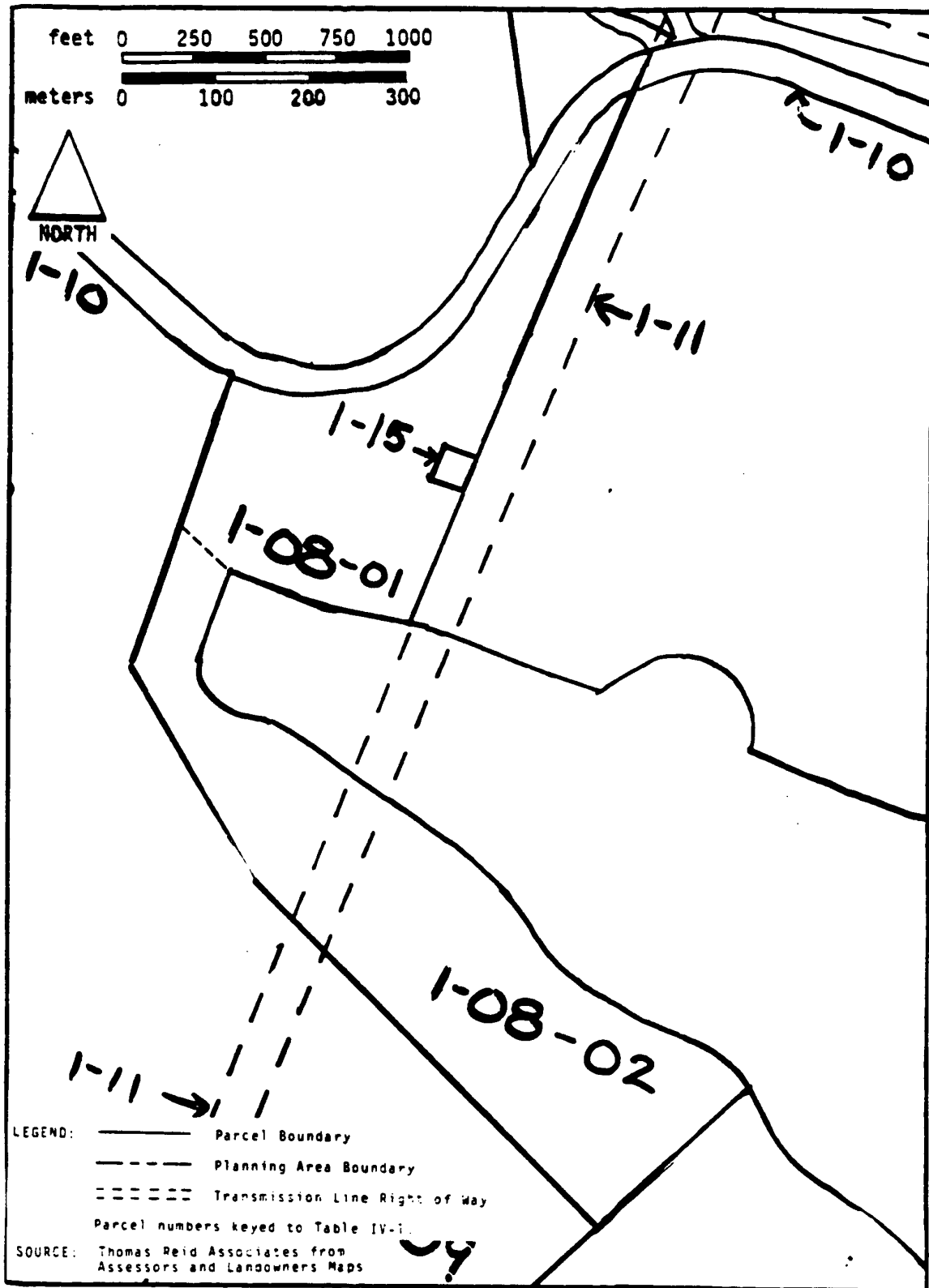


FIGURE 1-08 D, GUADALUPE VALLEY WEST
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

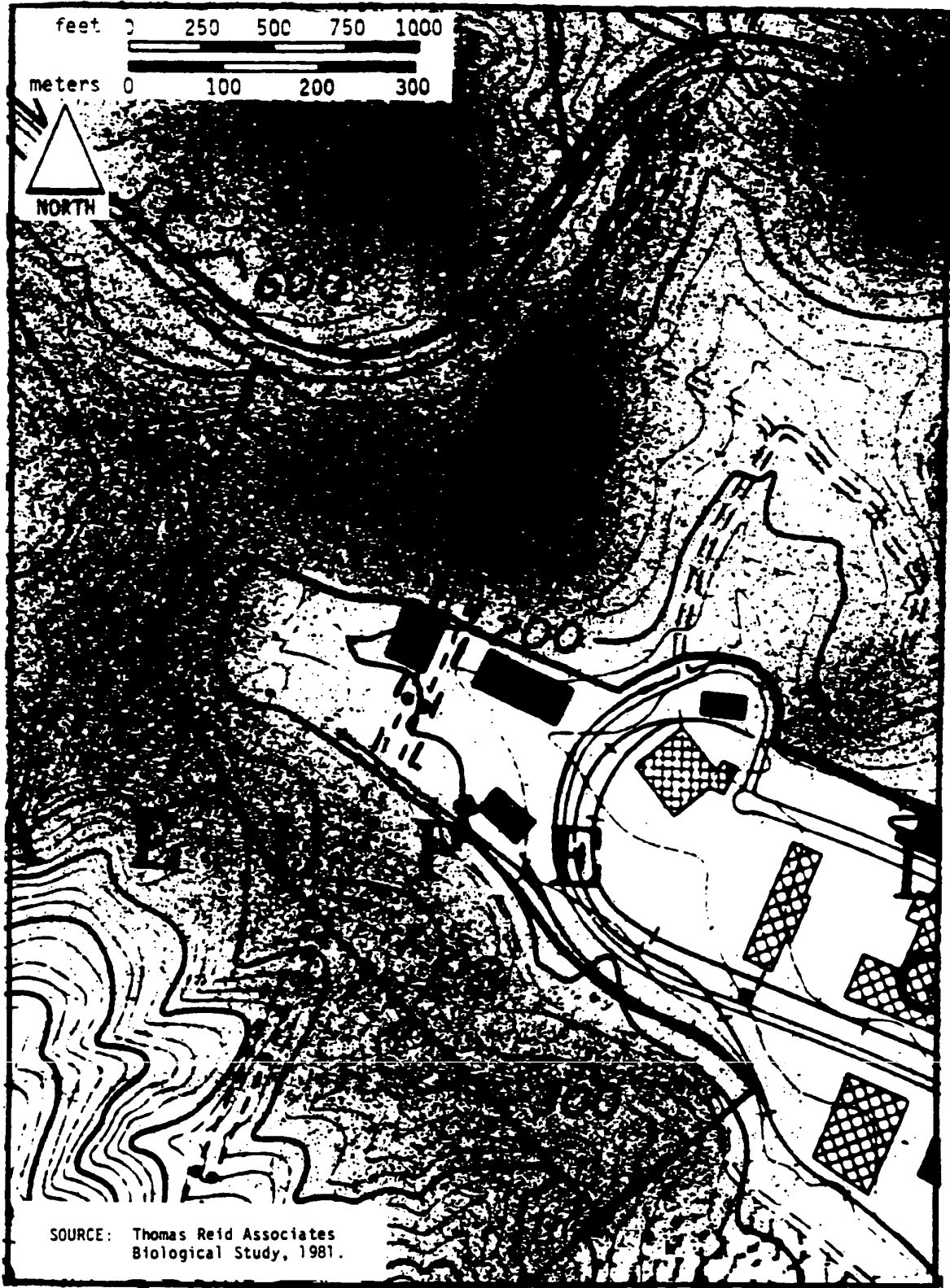


FIGURE 1-08 E, GUADALUPE VALLEY WEST
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

