

**REVISED OPERATING PROGRAM FOR ADMINISTRATIVE PARCEL 2-03**

**Planning Area:** Southeast Ridge (2)

**Administrative Parcel:** Brisbane Acres (03)

Location and description: Brisbane Acres is an area of 154 acres located above the existing town of Brisbane and consisting of steep slopes containing brush and grassland. It is bordered on the west by the transmission line, on the north by Brisbane, on the east by Bayshore Boulevard and on the south by the County Park and South Slope Parcels. It has been divided into two major management units: Unit 2-03-01 was chosen for its proximity to existing development, while Unit 2-03-02 is the area closest to the parklands and as such is considered the more sensitive of the two (See Figures 2-03 A-C).

As development comes forward for individual lots within Administrative Parcel 2-03, each lot is assigned a subsequent management unit number. Submanagement Units developed are shown in Figures 2-03-03 A to 2-03-09 A.

**Ownership:** The area consists of more than one hundred single lots which are owned by numerous individuals.

**Project:** The area is currently zoned for single family residences. Persons purchasing lots in Brisbane Acres had the intention of developing single family homes on them, however, because of the steep terrain many portions of Brisbane Acres are undevelopable (Figure 2-03 F).

**Status:** Management Units 2-03-01 and 2-03-02 are unplanned. Management Units 2-03-03, 2-03-04, 2-03-05, 2-03-08, 2-03-09 are planned for single family residences. Management Unit 2-03-06 is planned for a City operated Water Tank. Management Unit 2-03-07 is planned for a office/light industrial building.

**Biological Issues:** Many portions of Brisbane Acres is habitat for the both the Callippe and the Mission blue (See Figures 2-03 D-E). In addition, many range limit and endemic plants exist there, and the area is known habitat for the rare plant *Helianthella castanea*, although this plant was not found during the 1980-81 Biological Study.

**Impact:** Development of Brisbane Acres will destroy habitat now supporting the Callippe, Mission Blue and range limit/endemic plants, and habitat where a rare plant may occur.

**HCP Objectives -- Specific Conservation Needs:** Because steep slopes and limited access somewhat preclude the introduction of habitat enhancement measures, the approach of the HCP in this case will be to protect the interface between development and open space, mitigate development effects in and around developed areas, leave the open space untreated and protect the area from vandalism. If development proceeds in Brisbane Acres, the open space adjoining development areas will have to be protected by creating an interface between the two. This interface will initially be in the form of fencing to keep grading within prescribed boundaries and finally in the form of a fire break vegetation

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surrounding development areas. Development impacts could be reduced by reclaiming cut and fill slopes with native species, including Callippe and Mission Blue host plants, and by using measures to control water runoff in order to prevent erosion. Where appropriate, host plant relocation and plan revision. may also be used to mitigate impact.

At this time it is recommended that the open space be left untreated and, if necessary, patrolled in order to control vandalism.

### **Operating Program for Management Units 2-03-01 and 2-03-02**

**Obligations:** Landowners have the following obligations:

1. Compliance with mitigation measures set forth in the Operating Program for Management Units 2-03-01 and 2-03-02..
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for Management Units 2-03-01 and 2-03-02.
3. Participating in the regulatory provisions and Funding Program of this HCP.
4. Prior to any grading and/or development project and/or the removal or damage of or use of pesticides on vegetation in excess of 500 square feet in any calendar year in the Brisbane Acres:
  - (a) an environmental assessment must be prepared. Any such environmental assessment must describe the impacts on habitat of the Mission Blue and Callippe Silverspot and must discuss mitigation measures. Notice of development and/or grading proposals and copies of all environmental documents must be sent to the California State Department of Fish and Game, the U.S. Fish and Wildlife Service and the Plan Operator, and
  - (b) the Landowner must demonstrate that approval of the grading and/or development proposal is consistent with protecting 40% of the Brisbane Acres as Conserved Habitat. The Landowners may demonstrate consistency through the use of one or more of the following mitigation measures:
    - (i) dedication of habitat easements, open space in fee and/or transfer of allowed density to other parcels in the Brisbane Acres
    - (ii) acquisition of off-site parcels for dedication as permanent Conserved Habitat
    - (iii) clustering of development
    - (iv) imposition of landscaping restrictions on undeveloped portions of sites to retain natural vegetation
    - (v) voluntary merging of parcels to permit clustered development and habitat protection
    - (vi) grading plans which are designed to minimize habitat destruction
    - (vii) development siting standards to preserve broad corridors of natural habitat
    - (viii) reclamation plans for temporarily disturbed areas.

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5. Require through C C & Rs that future owners observe general provisions regarding protection of Conserved Habitat
6. Submit the final grading plan used to obtain a grading permit and a revegetation plan to the Plan Operator for review. The plan shall provide for temporary fencing to protect all adjacent Conserved Habitat.

### **Operating Program for Management Unit 2-03-03**

**Obligations:** The landowner/developer has the following obligations:

1. HCP Funding Program. Upon occupancy of the home the Landowner shall pay an annual assessment of \$20.00 per year (1982 dollars) adjusted for inflation each year. The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V-B for details of funding and timing.

### **Operating Program for Management Unit 2-03-04**

**Obligations:** The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated for habitat easement as shown in Figure 2-03-04 B.
2. Prior to any construction within Management Unit 2-03-04, the Landowner shall provide for the following:
  - a. Creation of a Habitat Easement over undeveloped Portions of the Parcel. The Landowner shall agree to create a habitat easement on all undeveloped land within Management Unit 2-03-04 as shown in Figure 2-03-04 B. The easement shall be created by the Landowner at the time of receipt of a grading permit from the City of Brisbane.
  - b. HCP Funding Program. Upon occupancy of the home the Landowner shall pay an annual assessment of \$20.00 per year (1982 dollars) adjusted for inflation each year. 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 the habitat easement area -as shown in Figure 2-03-04 B.
  - d. Reclamation Provisions With respect to any areas which are to be graded or disturbed and thereafter maintained as habitat, the Landowner shall prepare a Reclamation Plan for approval by the City and County in accordance with normal standards and procedures for grading permits. These provide for grading, 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

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be erected at the boundary between the undisturbed area and the permanently disturbed area as shown in Figure 2-03-04 B.

e. Pesticide Control. The Landowner is cannot perform aerial or large-scale spraying of pesticides without the approval of the Plan Operator.

f. Buffer Areas. The Landowner must establish and maintain a fire buffer around the residence to protect it from fire. The buffer area must be approved by the City.

g. Inspection. The Landowner shall, while developing Management Unit 2-03-04, contract for an inspector acting for the County as Plan Operator to monitor grading and revegetation activities through completion of the reclamation activities.

### **Operating Program for Management Unit 2-03-05**

**Obligations:** The landowner/developer has the following obligations:

1. HCP Funding Program. Upon occupancy of the home the Landowner shall pay an annual assessment of \$20.00 per year (1982 dollars) adjusted for inflation each year. The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V-B for details of funding and timing.

### **Operating Program for Management Unit 2-03-06**

**Obligations:** The City of Brisbane has the following obligations:

1. No construction or conversion to urban uses shall be permitted in :he area outside the habitat fence line as shown in Figure 2-03-06 B.

2. Prior to any construction within Management Unit 2-03-06, the City shall provide for the following:

a. Construction Provisions. In accordance with Paragraph 1 above, the City shall not disturb any land outside the habitat fence as shown in Figure 2-03-06 B.

b. Reclamation Provisions. With respect to any areas which are to be graded or disturbed and thereafter maintained as habitat, the City shall prepare a Reclamation Plan for approval by the County in accordance with normal standards and procedures for grading permits. These provide for grading, erosion and runoff controls, and revegetation with native grassland species approved by the Plan, Operator. In addition, the City 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 erected at the boundary between the undisturbed area and the permanently disturbed area as shown in Figure 2-03-06 B.

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c. Pesticide Control. The City is cannot perform aerial or large-scale spraying of pesticides without the approval of the Plan Operator.

d. Buffer Areas. The City must establish and maintain a fire buffer around the water tank to protect it from fire. The buffer area must be approved by the City Fire Marshall.

e. Inspection. The Landowner shall, while developing Management Unit 2-03-06, contract for an inspector acting for the County as Plan Operator to monitor grading and revegetation activities through completion of the reclamation activities.

**Obligations:** The landowner/developer has the following obligations:

1. HCP Funding Program. Upon occupancy of the building, the Landowner shall pay an annual assessment of \$10.00 per 1,000 square feet (1982 dollars) adjusted for inflation each year. The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V-B for details of funding and timing.

### **Operating Program for Management Unit 2-0-08**

**Obligations:** The landowner/developer has the following obligations:

1. Creation of a Habitat Easement over 40% of the Parcel. The Landowner shall agree to create a habitat easement over the upper 40% of the parcel which lies within the jurisdiction of the HCP (note: a portion of the property lies on Humboldt Road and is excluded from the HCP, this area will be dedicated to the City). The easement shall be created by the Landowner at the time of receipt of a grading permit from the City of Brisbane. The easement may be released if the conserved habitat becomes isolated from adjacent habitat as a result of the future development of other parcels.

2. HCP Funding Program. Upon occupancy of the home the Landowner shall pay an annual assessment of \$20.00 per year (1982 dollars) adjusted for inflation each year. The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V-B for details of funding and timing.

3. Reclamation Provisions. With respect to any areas which are to be graded or disturbed and thereafter maintained as habitat, the Landowner shall prepare a Reclamation Plan for approval by the City and County in accordance with normal standards and procedures for grading permits. These provide for grading, 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 erected at the boundary between undisturbed areas and the temporarily disturbed area as shown in the final grading/development plan.

4. Pesticide Control. The Landowner is cannot perform aerial or large-scale spraying of pesticides without the approval of the Plan Operator.

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5. Buffer Areas. The Landowner must establish and maintain a fire buffer around the residence to protect it from fire. The buffer area must be approved by the City.

6. Inspection. The Landowner shall, while constructing the single family home on Management Unit 2-03-08, contract for an inspector acting for the County as Plan Operator to monitor grading and revegetation activities through completion of the reclamation activities.

### **Operating Program for Management Unit 2-03-09**

**Obligations:** The landowner/developer has the following obligations:

1. HCP Funding Program. Upon occupancy of the two homes each homeowner shall pay an annual assessment of \$20.00 per year (1982 dollars) adjusted for inflation each year. The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V-B for details of funding and timing.

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 2-03;

2. Monitor the effect of all activities within development areas. on adjacent Conserved Habitat and provide advice and direction to the Landowners to assist in compliance with the obligations described above.

3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by Landowners with respect to Administrative Parcel 2-03 in a timely fashion to avoid delays in the implementation of such Plans;

4. Accept dedications of Conserved Habitat within Administrative Parcel 2-03.

### **Management Units:**

**1. 2-03-01.** This Management Unit is in close proximity to existing residential sections of Brisbane, so is probably already affected to some extent by adjoining development and under greater threat of continued development than Unit 2-03-02.

a. Until development plans come forth, this unit should be left untreated and protected from vandalism. If development is proposed, a new operating program is indicated. This will include the aforementioned mitigation/open space protection measures.

**2. 2-03-02.** This Management Unit is adjacent to county parklands and the South Slope Administrative Parcel. Of the two Brisbane Acres Management Units, this one is utilized by the butterflies of concern to a greater extent and contains the habitat of rare, endemic and range limit plants.

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a. Unless development is proposed, this area should be left untreated and protected from vandalism as necessary. If development is planned, this operating program will change to include the mitigation and open space protection measures mentioned above, including possible host plant relocation.

**3. 2-03-03.** This Management Unit comprises a quarter acre parcel which is owned by the Danielle's (Lot 33, APN# 007-555-150, 100 Annis Road). A single family residence is proposed for development on this parcel.

**4. 2-03-04.** This Management Unit comprises a half acre parcel owned by the Chin's (Parcel 12 of Lot 29, APN #007-570-230, 600 Harold Road). A single family residence is proposed for development on this parcel.

**5. 2-03-05.** This Management Unit comprises a one half parcel being processed for development by James Thomas (Parcel 1 of Lot 15, APN #007-555-160, 254 Annis Road). A single family residence is proposed for development on this parcel (Figure 2-03-05 B).

**6. 2-03-06.** The City of Brisbane has an easement over this Management Unit for a City operated water tank (Lot 62, APN# 007-530-090).

**7. 2-03-07.** This parcel is referred to as the Worldie property. It is located on Lot 11 of Highway Lots at 3750 Bayshore Blvd (APN# 007-350-050). An office/light industrial building is proposed on the parcel (Figure 2-03-07 B).

**8. 2-03-08.** This Management Unit comprises a one acre parcel being processed for development by Haji Jameel (Lot 93, APN #007-502-060, 930 Humboldt Road). A single family residence is proposed for development on this parcel.

**9. 2-03-09.** This Management Unit comprises a one acre parcel being processed for development by Johnson Wong (Lot 9, APN #007-553-140, Northeast corner of Joy Avenue and San Bruno Avenue). Two single family residences are proposed for development on this parcel.

FIGURE 2-03 A, BRISBANE ACRES  
PARCEL LOCATION

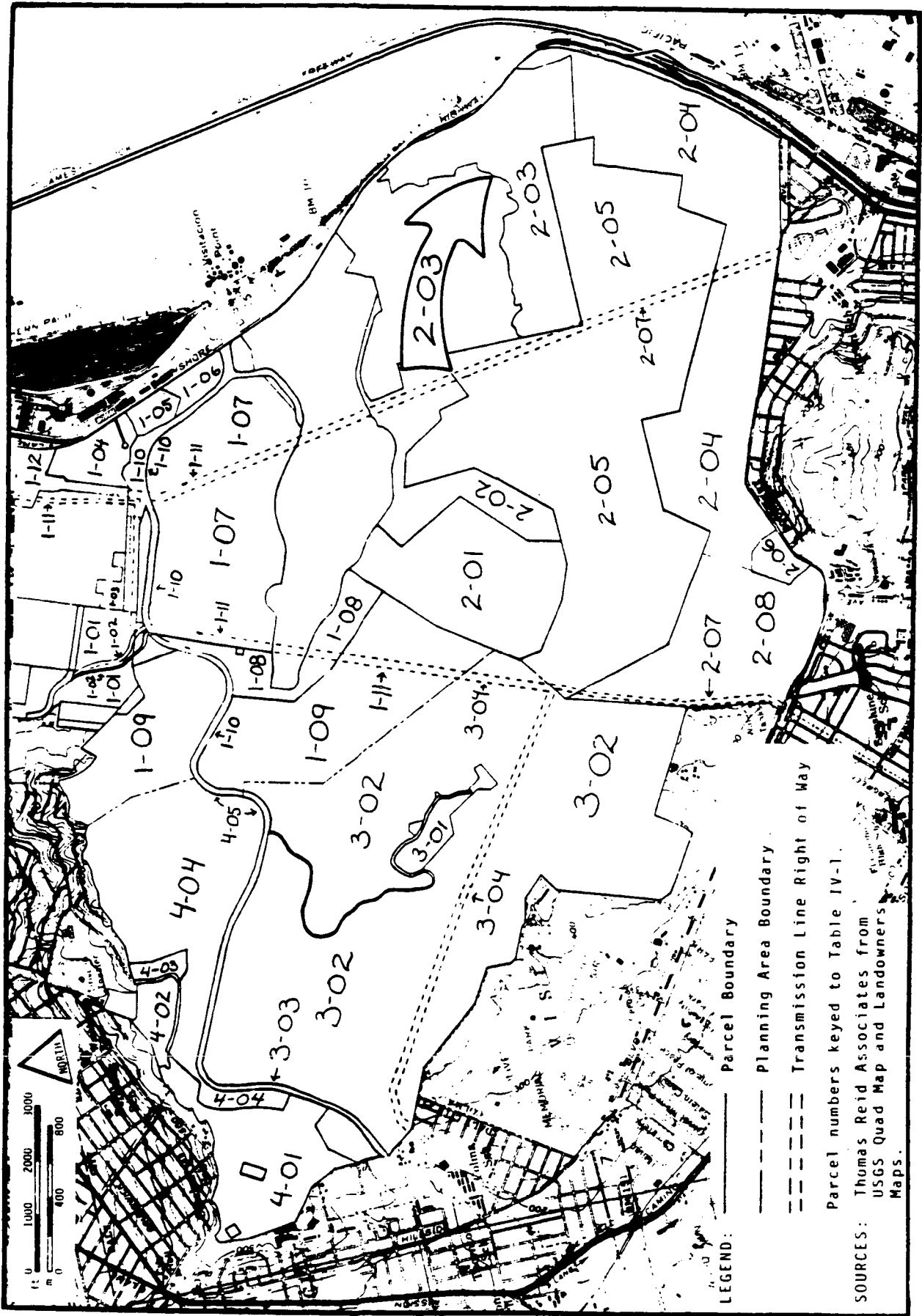
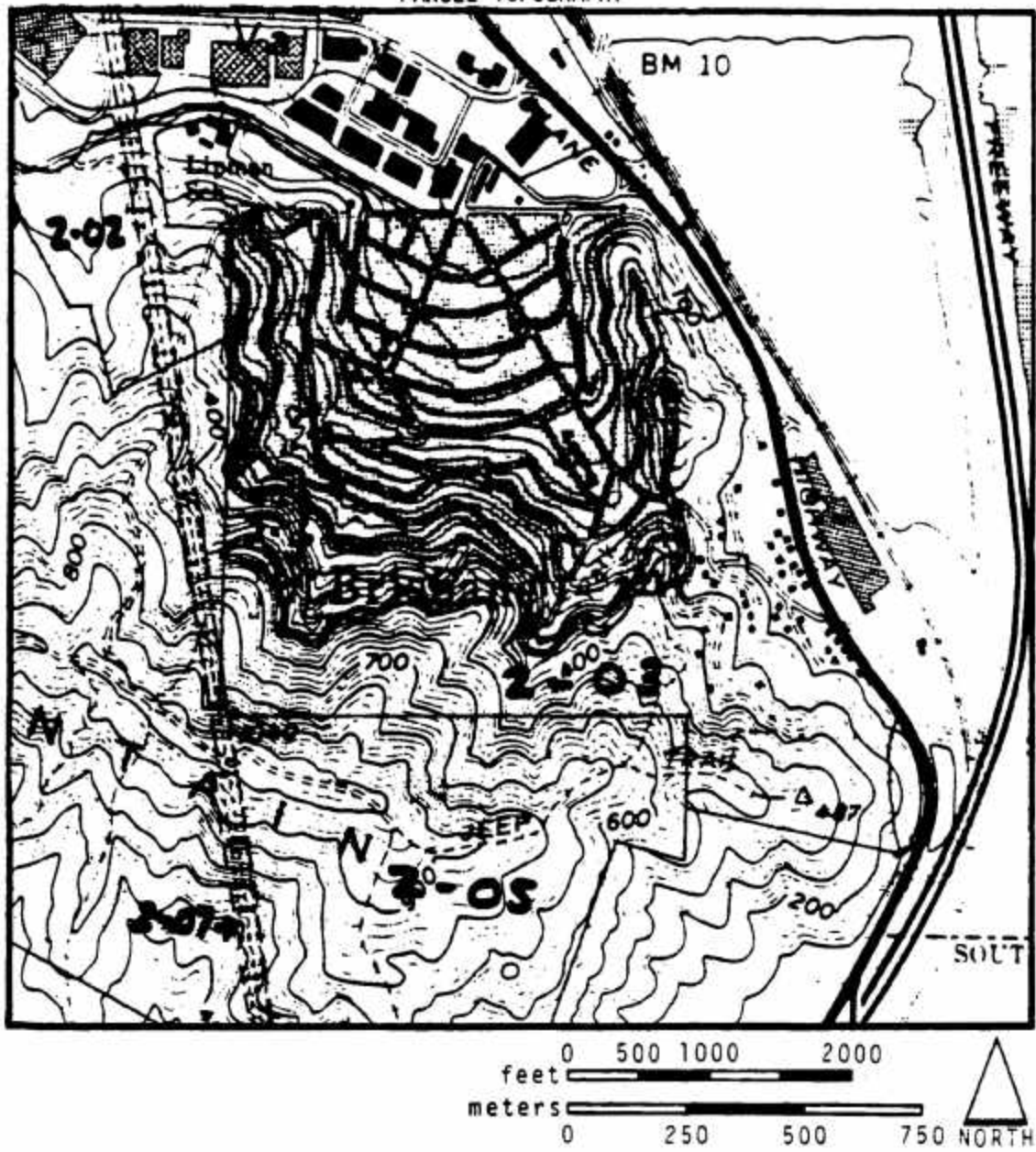
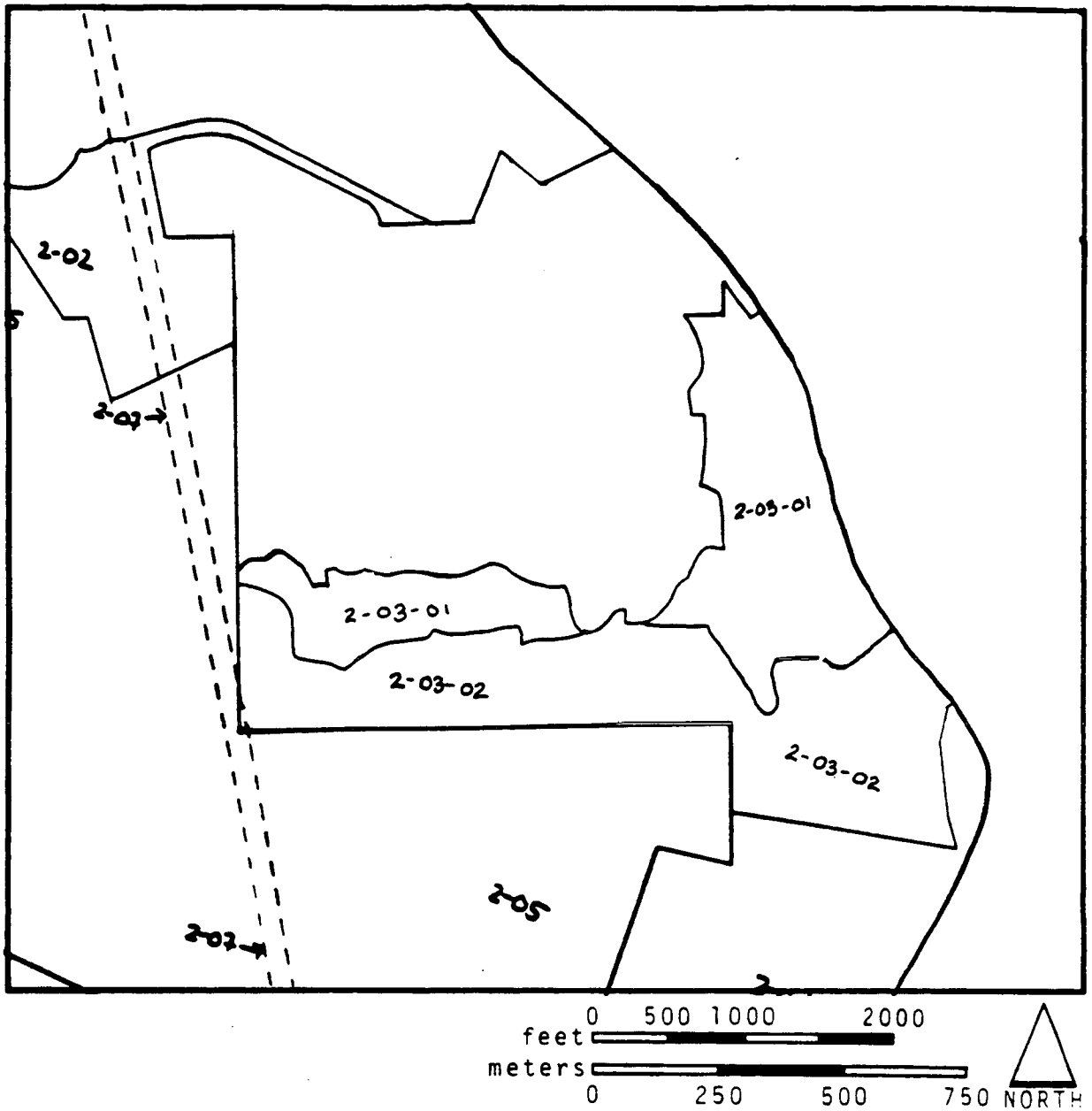


FIGURE 2-03 B, BRISBANE ACRES  
PARCEL TOPOGRAPHY



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

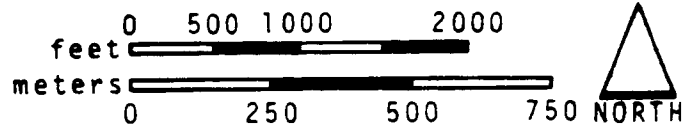
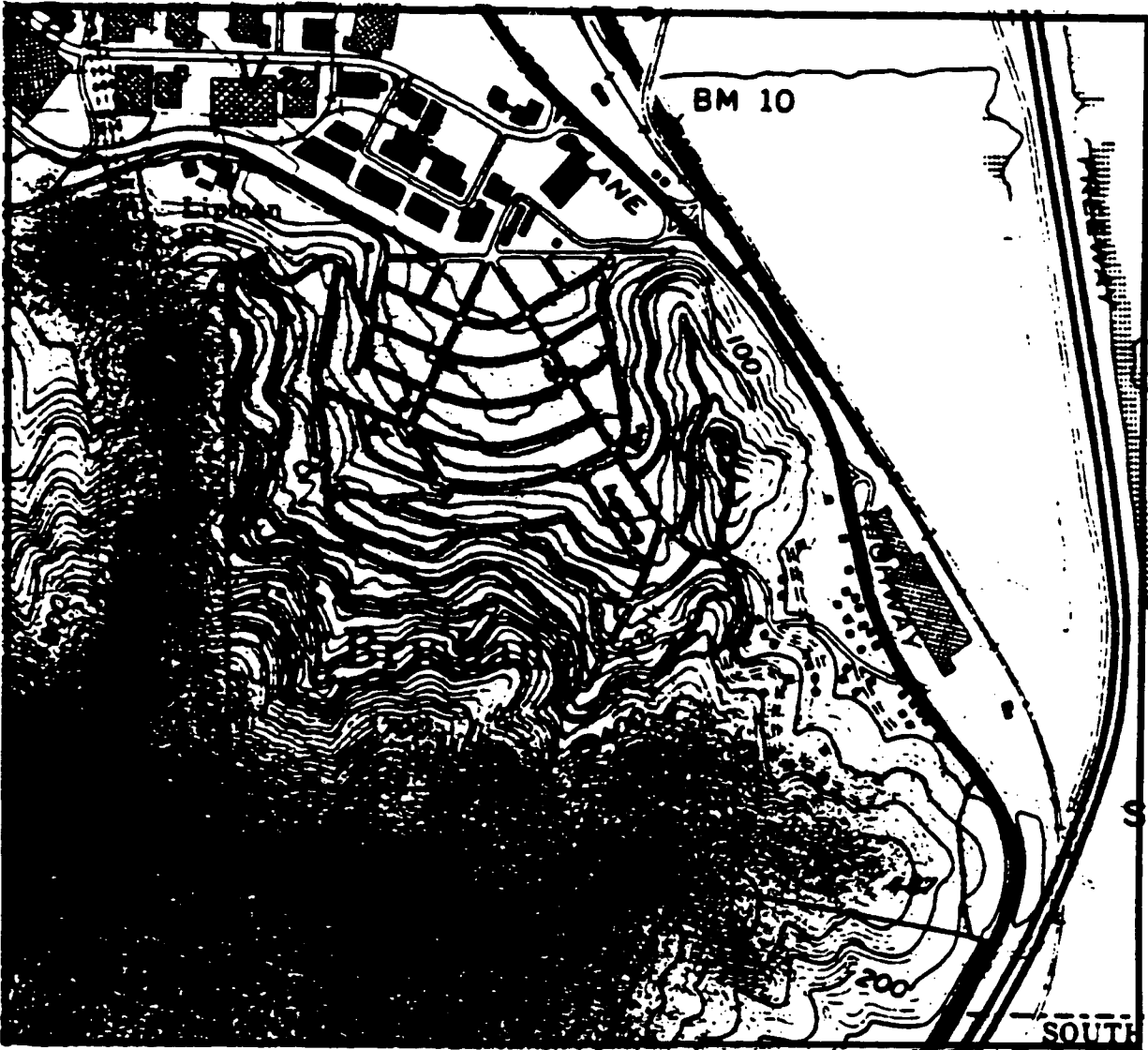
FIGURE 2-03 C, BRISBANE ACRES  
MANAGEMENT UNITS



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

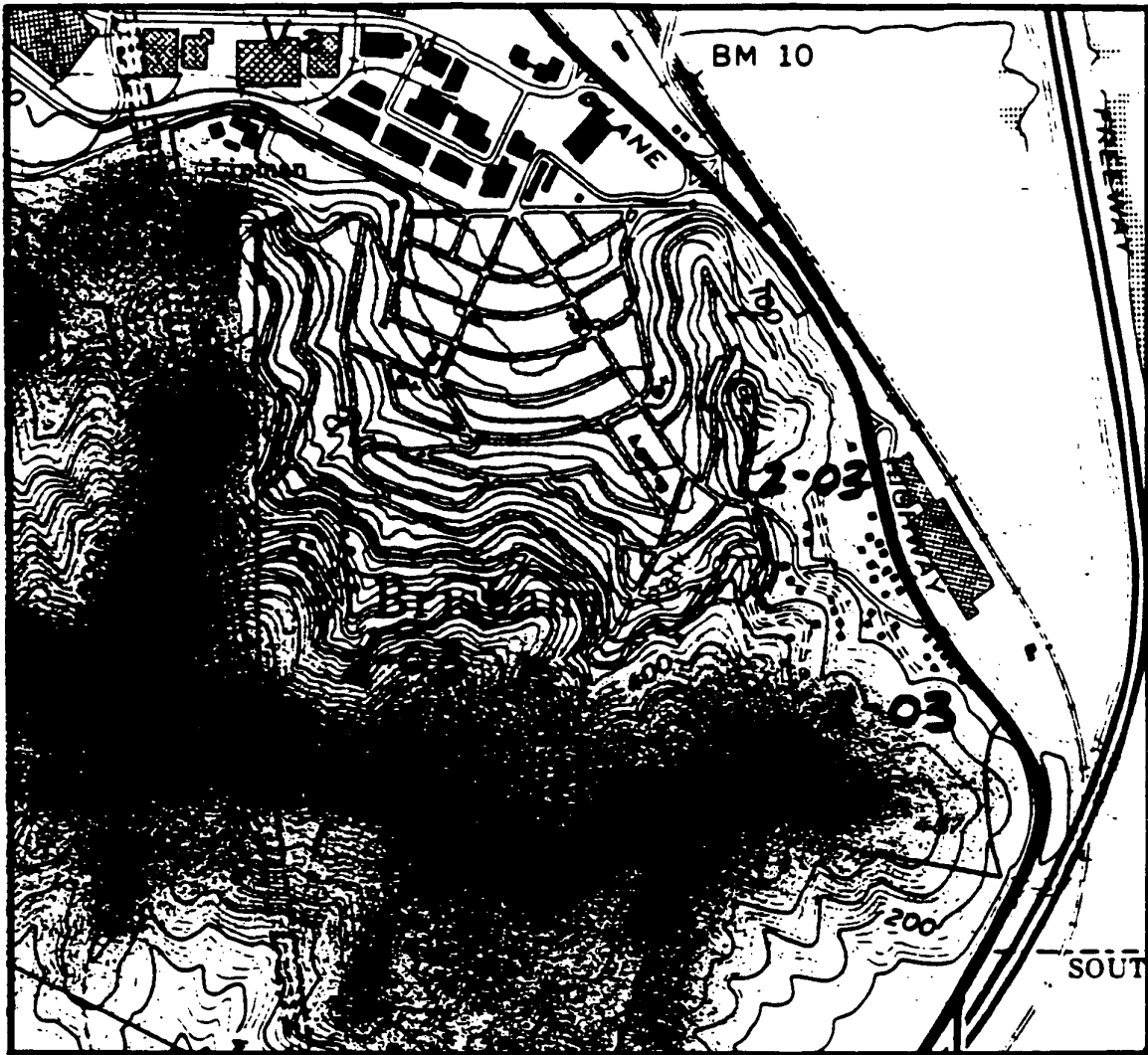
SOURCE: Thomas Reid Associates from  
 Assessors and Landowners Maps

FIGURE 2-03 D, BRISBANE ACRES  
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



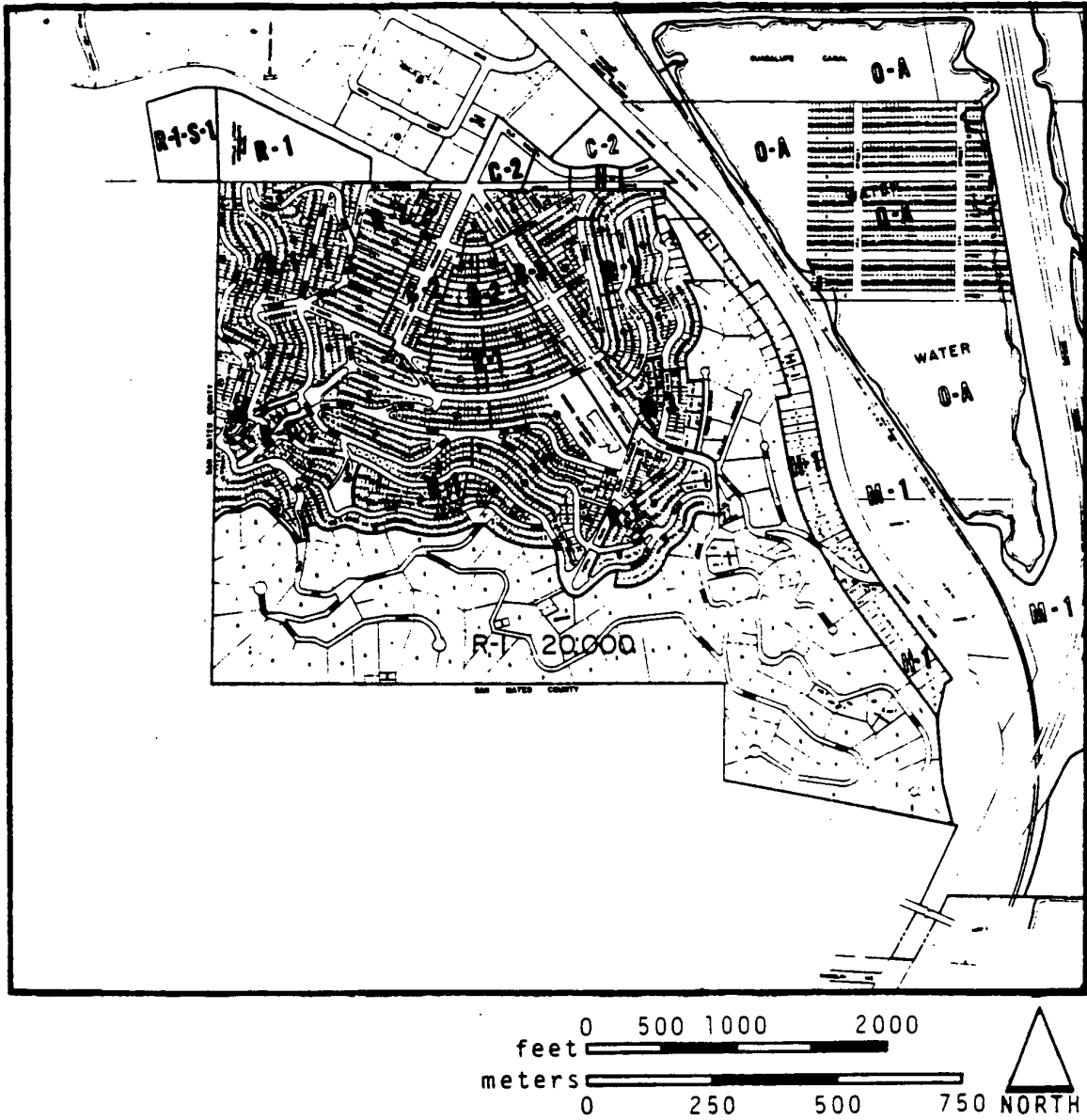
SOURCE: Thomas Reid Associates  
Biological Study, 1981.

FIGURE 2-03 E, BRISBANE ACRES  
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates  
Biological Study, 1981.

FIGURE 2-03 F, BRISBANE ACRES  
SUBDIVISION



SOURCE: City of Brisbane.