

ADMINISTRATIVE PARCELS -- SADDLE

Planning Area: Saddle (4)

Administrative Parcel: Village-in-the-Park (Brisbane School Site) (02)

Location and description: The Brisbane school site is an area of approximately 19 acres of open space northeast of Reservoir Hill. It is bordered on the south by Crocker Boulevard, on the west by South Hill Boulevard, on the north by open space adjacent to residential sections of Daly City and on the east by a small section of park lands (Figure IV-1). The Village in the Park project includes lands which extend beyond the Northern HCP boundary. At present the site contains grassland and coastal scrub communities as well as areas of introduced species (e.g. eucalyptus and pine groves) and other more weedy species typical of disturbance. Disturbance is also evidenced by the presence of numerous off-road vehicle trails.

Ownership: The parcel is currently under the ownership of the Brisbane School District. It is under a development option by Southwest Diversified Inc.

Project: The developer has received approval from the City of Daly City to construct a 282 unit residential development on the site (Figure 4-02 G).

Status: This is a planned parcel. An EIR on the "Village in the Park" development was certified and the project was approved by the City of Daly City in August 1984.

Biological Issues: The Brisbane School site is marked by disturbance and at present does not support populations of any of the butterflies' host plants. In its current state it is considered to be, at best, marginal habitat for the butterflies, however this site and adjoining park lands may have some value as a corridor linking the Reservoir Hill colony with the rest of San Bruno Mountain (See Figures 4-02 D-E). This corridor may also be used by other wildlife present on the Mountain.

None of the three rare plants of concern are expected on this site, however, *Arabia blepharophylla*, an endemic plant which has been identified by CNPS as "rare" and "declining in numbers" (CNPS rating 1-2-2-3), has historically been found near Crocker Avenue (McClintock, 1968). While this plant is considered to be rare in its range, it is frequent on SBM. Specific field surveys were performed on the site in the spring of 1983, no *Arabia* was found.

The Brisbane School site does support the tree lupine, *Lupinus arboreus*, and as such, provides habitat for the San Francisco Tree Lupine Moth (*Grapholitha edwardsiana*), formerly proposed for threatened status. David Wagner, a biologist from U.C. Berkeley, is performing a study of the population status of the moth for the U.S. Fish and Wildlife Service. Field surveys were performed on San Bruno Mountain in 1983 by Robert Langston to determine the distribution of the Tree Lupine Moth on the Mountain. The Moth was observed in ten locations including the Brisbane School Site which currently supports the second largest colony of the moth on the Mountain (Figure 4-02 F). However, the stands of tree lupine found on the Brisbane Schools Site are gradually decreasing in numbers due to senescence and the numbers of seedlings are low (Larry Seeman

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Associates, 1983). Thus, without management the moth colony found on the site would likely diminish.

Impact: Development of the Brisbane School Site would reduce the area available for use as a corridor by the butterflies and possibly other wildlife. The development will result in the destruction of the tree lupine moth colony on the site.

Due to its potential value as a corridor linking Reservoir Hill with the rest of San Bruno Mountain, it would be beneficial to make the southern portion of the site attractive to the butterflies of concern by planting the area with host plants.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. Prior to any construction within Administrative Parcel 4-02, the Landowner shall provide for the following:
 - a. Grant a Habitat Easement over Areas Revegetated with Native Plants. The Landowner shall agree to grant a habitat easement to the Plan operator all lands within Administrative Parcel 4-02 within area 4-02-02 shown in Figure 4-02 C. Such dedication shall be offered by the Landowner at the time of the recordation of the Final Map.
 - b. HCP Funding Program. Prior to the finished construction and occupancy of the dwelling units, the landowner/developer will contribute \$5,640 per year to the interim Habitat Conservation 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-8 for details of funding and timing.
 - c. Reclamation Provisions. With respect to any areas which are to be graded or disturbed and thereafter granted a habitat easement, 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, erosion and run-off controls, and revegetation with native grassland species approved by the Plan Operator.
 - d. 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.
 - e. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 4-02, contract for an inspector acting for the County as Plan Operator to monitor

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grading and revegetation activities through completion of the reclamation activities and acceptance of the offer of dedication.

2. The developer shall contribute a one-time cash payment of \$12,500 to the Habitat Conservation Fund to provide for off-site enhancement of existing Tree Lupine Moth Habitat within Conserved Habitat Areas of the Mountain. The contribution will be made at the time of the recordation of the Final Map. The following enhancement program is suggested:

- a. Select decadent tree lupine stands or stands supporting few tree but with suitable soil for enhancement.
- b. Manually clear unwanted herbaceous vegetation in the enhancement area and remove this material.
- c. Lightly disc (or disturb by hand turning or raking) the surface soil of the enhancement area.
- d. Broadcast tree lupine seed (collected from San Bruno Mountain) by the use of a "whirlybird" or other type of rotary seeder on the enhancement area at a rate of three pounds per acre. The seeded area should be lightly raked to incorporate the seeds in the surface soil.
- e. A representative of the Habitat Manager should visit the enhancement areas periodically to monitor the growth of the plants. The person should map the locations of all tree lupine seedlings and monitor their growth, preparing describing seedling establishment, rate of growth, the growth of other plants in the area.
- f. During the second year after planting, the plants should be monitored for utilization by the Tree Lupine Moth.
- g. Results of the off-site enhancement program should be documented and a written report on the findings submitted to the U.S. Fish and Wildlife Service and the Cal if. Dept. of Fish and Game.

The Plan Operator has the following obligations:

1. Prepare and execute a program for the off-site enhancement of existing tree lupine habitat in conserved areas of the Mountain using the one-time contribution provided by the developer.
2. Provide advice and direction to assist his compliance with the obligations described above with respect to Administrative Parcel 4-02;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 4-02 in a timely fashion to avoid delays in the implementation of such Plans;

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Management Units:

1. 4-02-01. This unit comprises the entire Brisbane School Site except the portion along Crocker Avenue which will be revegetated with Tree Lupine and other native San Bruno mountain plant species.

2. 4-02-02. This unit consists of the planted berm along Crocker Avenue which will be revegetated with Tree Lupines and other San Bruno Mountain native plant species.

PARCEL LOCATION

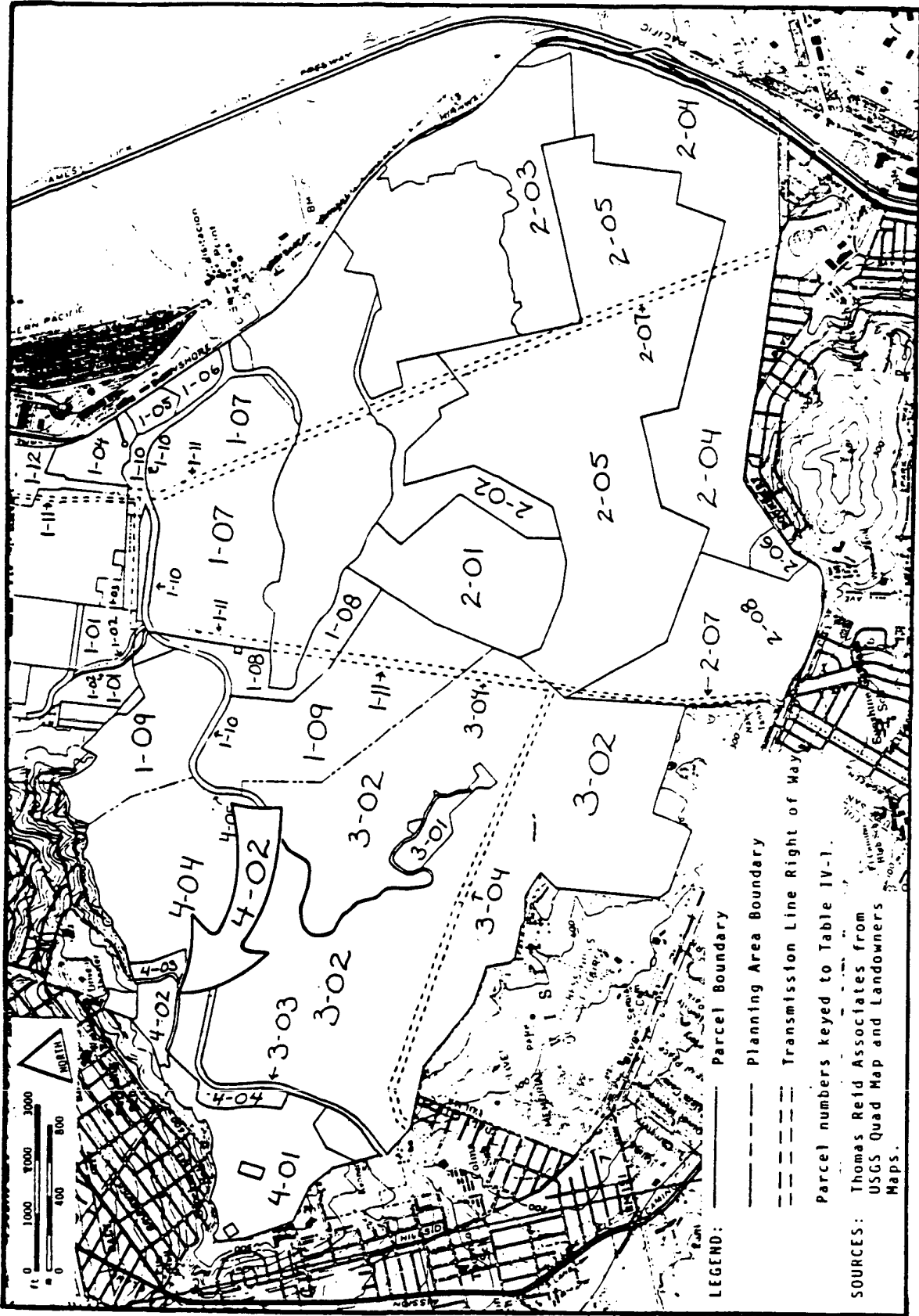
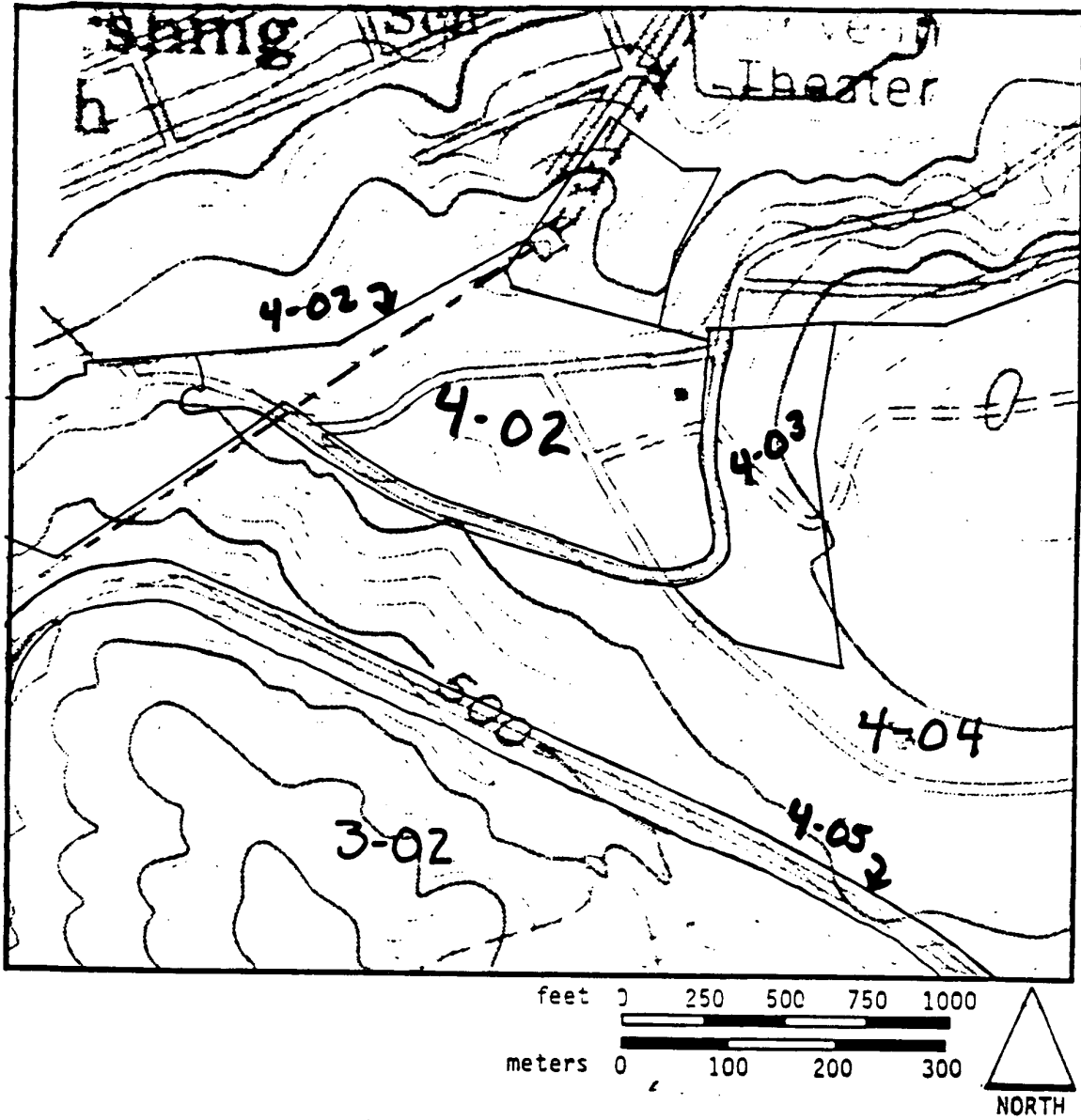


FIGURE 4-02 B, BRISBANE SCHOOL SITE
PARCEL TOPOGRAPHY

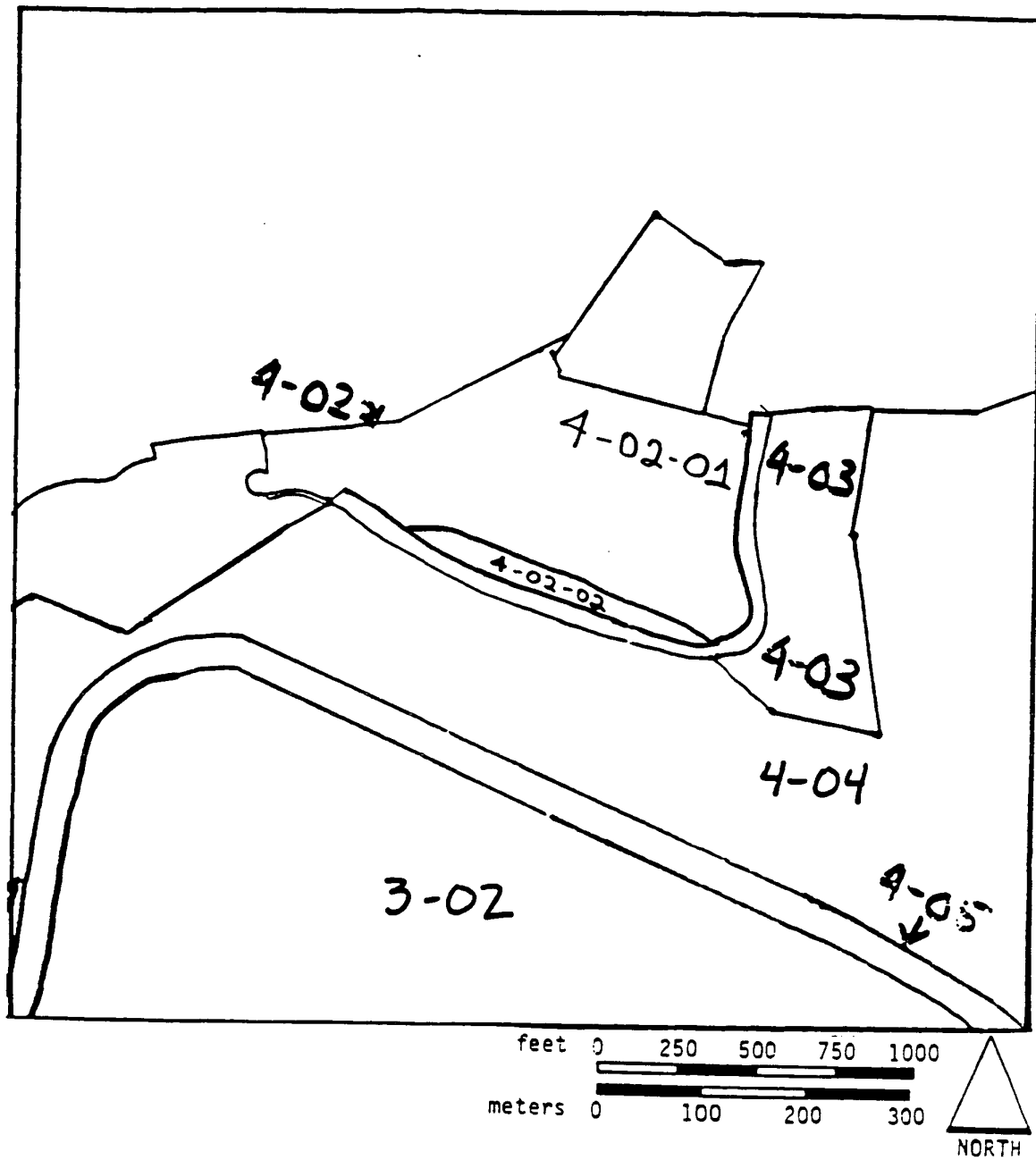


SOURCES: Thomas Reid Associates from
USGS Quad Map and Landowners
Maps.

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FIGURE 4-02 C, BRISBANE SCHOOL SITE
MANAGEMENT UNITS



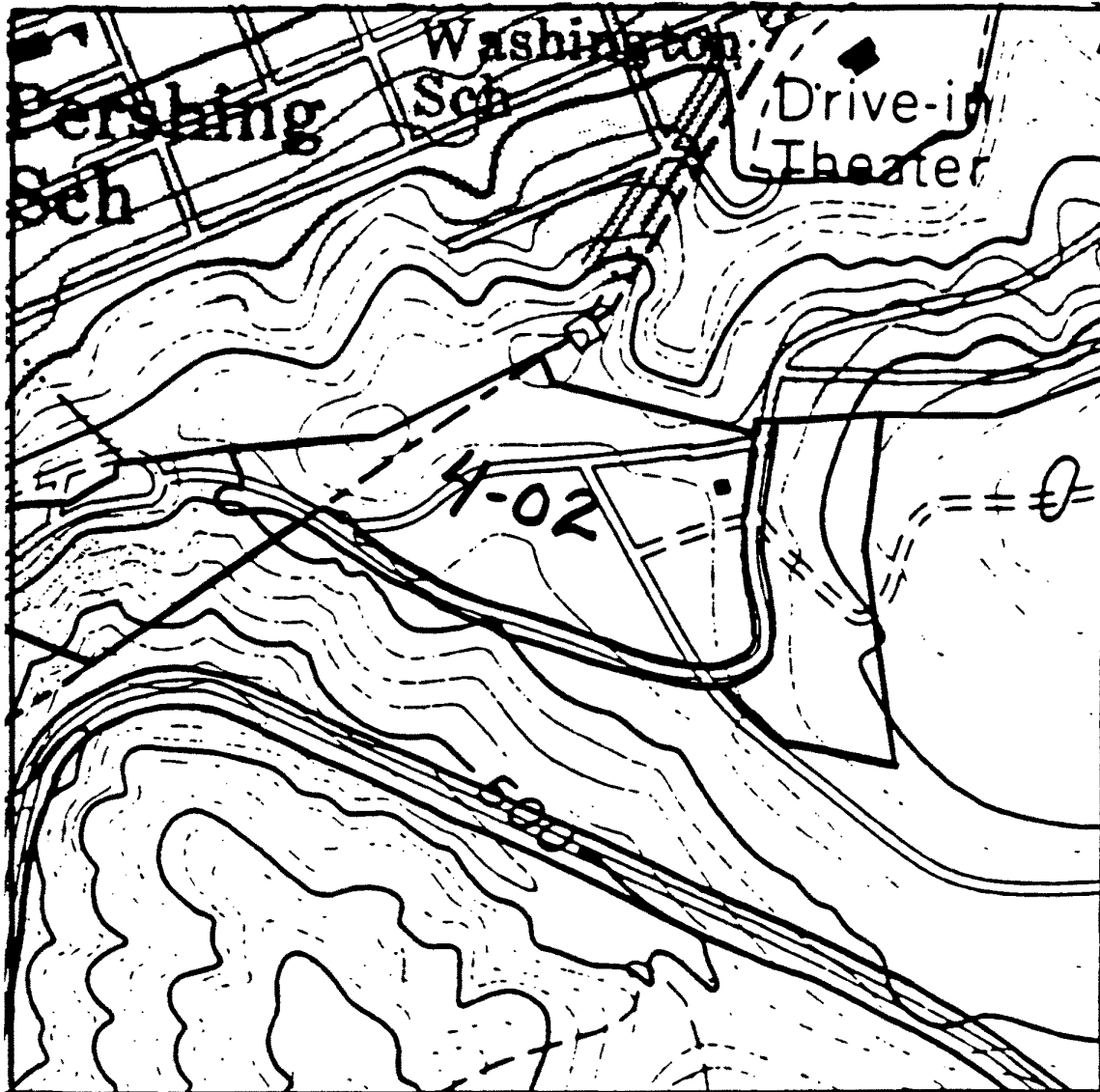
LEGEND: ————— Parcel Boundary
————— Planning Area Boundary
=====
Transmission Line Right of Way
Parcel numbers keyed to Table IV-1.

SOURCE: Thomas Reid Associates from
Assessors and Landowners Maps

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FIGURE 4-02 D, BRISBANE SCHOOL SITE
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

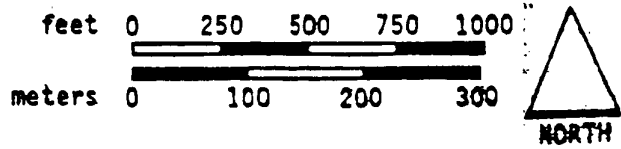
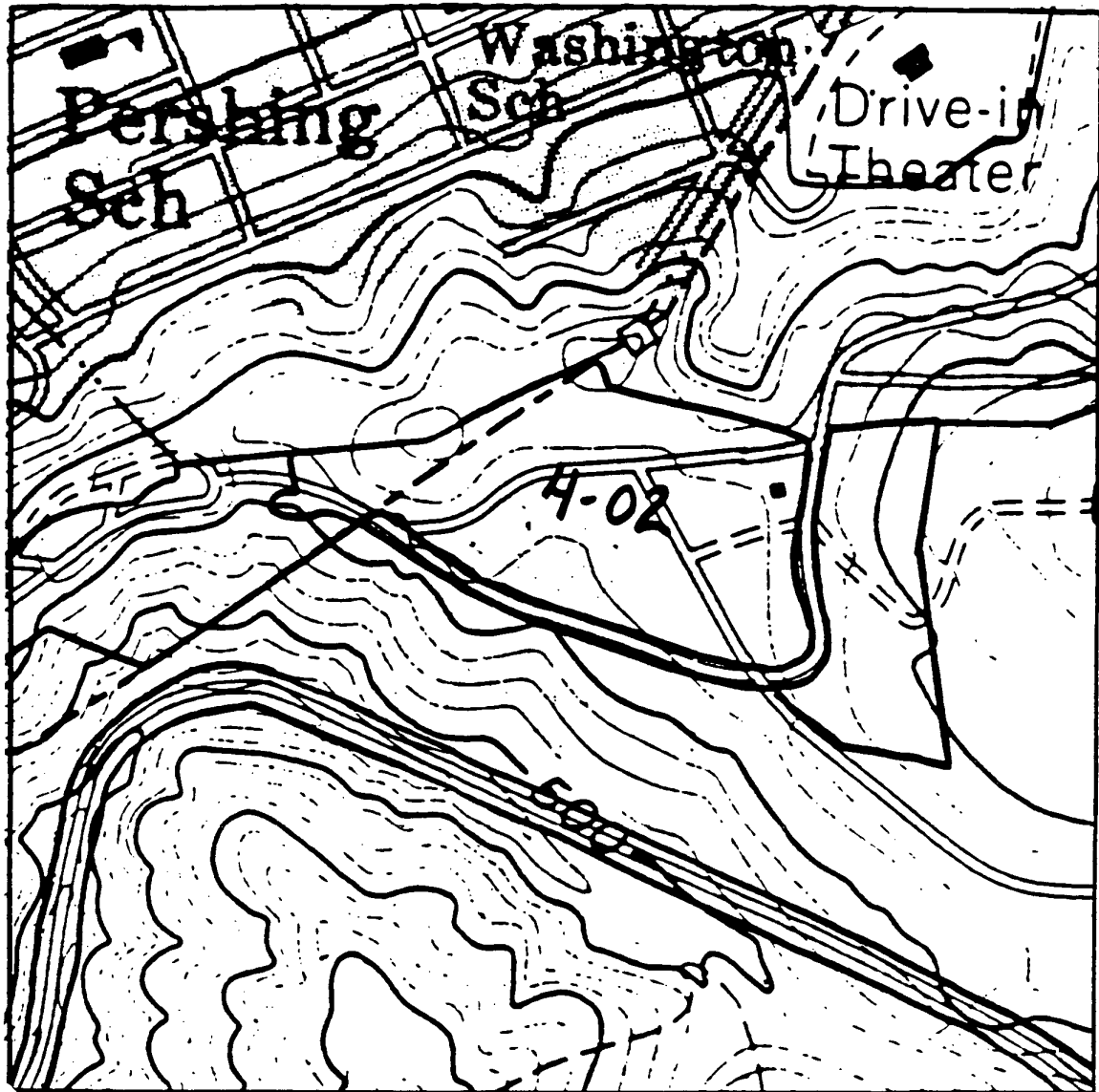


SOURCE: Thomas Reid Associates
Biological Study, 1981.

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FIGURE 4-02 E, BRISBANE SCHOOL SITE
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.

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FIGURE 4-02 F
 TREE LUPINE MOTH COLONIES ON SAN BRUNO MOUNTAIN -- 1983

