

## ADMINISTRATIVE PARCELS -- SADDLE

**Planning Area:** Saddle (4)

**Administrative Parcel:** "47 Units" (03)

**Location and description:** The parcel known as "47 Units" is an area of approximately 9 acres located in the northwestern half of San Bruno Mountain, immediately east of the Brisbane School Site. It is bordered on the south and east by park lands and on the north by residential neighborhoods of Daly City. "47 Units" supports primarily disturbed species, although there remain remnants of native grassland. Both bunchgrass and two of the Mission Blue host plants (*L. albifrons* and *Eriogonum latifolium*) are present, but not in abundance. There are several tree lupine on the southern end of the site, and three groves of trees and one large patch of gorse present; otherwise the area is covered by European annual grassland partially invaded by brush and heavily traversed by off-road vehicle trails (Figures 4-03 A-C).

**Ownership:** This parcel is currently owned by Visitacion Associates.

**Project:** A residential development consisting of 47 units is currently proposed for this site. The current plan (Figure 4-03 F) indicates that development will cover almost the entire nine acre site; an area of open space would remain at the southern end.

**Status:** This is a planned parcel. Development is still in the conceptual stages; annexation to Daly City is pending.

**Biological Issues:** At present "47 Units" is not used by the butterflies of concern because it does not support enough of their habitat (See Figures 4-03 D-E). The site did at one point contain suitable habitat as evidenced by the presence of small colonies of host plants and native bunchgrass, so it is probably capable of supporting such habitat again, except possibly in the areas where the tree lupine are found. "47 Units" also falls in an area which has value as a corridor connecting the northwestern corner of SBM with the rest of the Mountain. There are no rare plants on the site; one of the "other species of concern" as noted in the Biological Study (1981), the Tree Lupine Moth, may be present on the site but this has not been confirmed. The adjoining State Park lands are also thought to support populations of the endangered San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*), however, the snake probably does not inhabit "47 Units" due to the disturbed nature of the site.

**Impact:** Current development plans will remove one small colony (approximately 25 plants) of *Lupinus albifrons* at the northern end of the site, a patch of bunchgrass in the middle of the site, and some mature tree lupine at the south end of the site. The portion of the southern end which is left as open space contains several *Lupinus* seedlings at this time (TRA field reconnaissance, January 1982).

Development of the area will close off a small portion of land which could be a corridor if the area contained essential habitat. It also decreases the amount of land available for the development of suitable butterfly habitat.

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**HCP Objectives - Specific Conservation Needs:** In order to protect adjacent open space from construction activities, erection of a fence at the interface of the two areas for the duration of construction is recommended. After grading is complete the cut and fill slopes should be revegetated with native plants, including host plants, in order to minimize the number of exotics which can escape into the grassland and also to increase the pool of native plant seeds in the area.

The open space at the southern end of the project site should be protected from off-road vehicle use/vandalism since it contains lupine seedlings (these are assumed to be tree lupines at this point because of their appearance) and may therefore provide habitat for the San Francisco Tree Lupine Moth. Exotic/brush management may be necessary in this area to conserve tree lupine habitat and prevent further brush encroachment into the grassland.

### **Operating Program**

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

1. No construction or conversion to urban uses, other than road and/or underground utilities, shall be permitted in the area designated 4-03-02 on Figure 4-03 C. The boundary of area 4-03-02 may be adjusted by the Landowner by not more than thirty (30) feet from the line shown on Figure 4-03 C, provided, however, that the total area increased as a result of such adjustment does not exceed 58 of the total Conserved Habitat in this Administrative parcel. Outside area 4-03-02, construction and conversion to urban uses may occur subject to the conditions set forth in Paragraph 2 below.
2. Prior to any construction within Administrative Parcel 4-03, 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 4-03 within area 4-03-02 shown in Figure 4-03 C (excluding there from a strip of land for utilities and/or the southerly extension of South Hill Blvd. if such an extension is required by the City of Daly City and/or the County) 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 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.

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c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in area 4-03-02 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 (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. 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 reclaimed areas and area 4-03-02. 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 Daly City 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 where sufficient open area exists. In side or rear yards patios, gardens, storage sheds, orchards , etc. will be permitted if they provide an adequate fire buffer.

g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 4-03, 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 4-03 and comply with mitigation measures set forth in Management Unit 4-03-02;
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 4-03;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 4-03 in a timely fashion to avoid delays in the implementation of such Plans;

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

**Management Units:**

**1. 4-03-01.** This Management Unit consists of the area of this site proposed for development.

**2. 4-03-02.** The undeveloped space at the southern end of the project comprises Management Unit 4-03-02.

- a. Protect the on-site open space (Conserved Habitat) from off-road vehicle use and vandalism.
- b. At appropriate time of year (e.g. during flight season) - the site should be monitored for presence of species of concern and for changes in vegetative composition.
- c. During appropriate season, if suitable soil conditions exist, host plants should be re-introduced into this management unit.
- d. As necessary, monitor and control the encroachment of brush into the grassland area.

FIGURE 4-03 A, "47 UNITS"  
PARCEL LOCATION

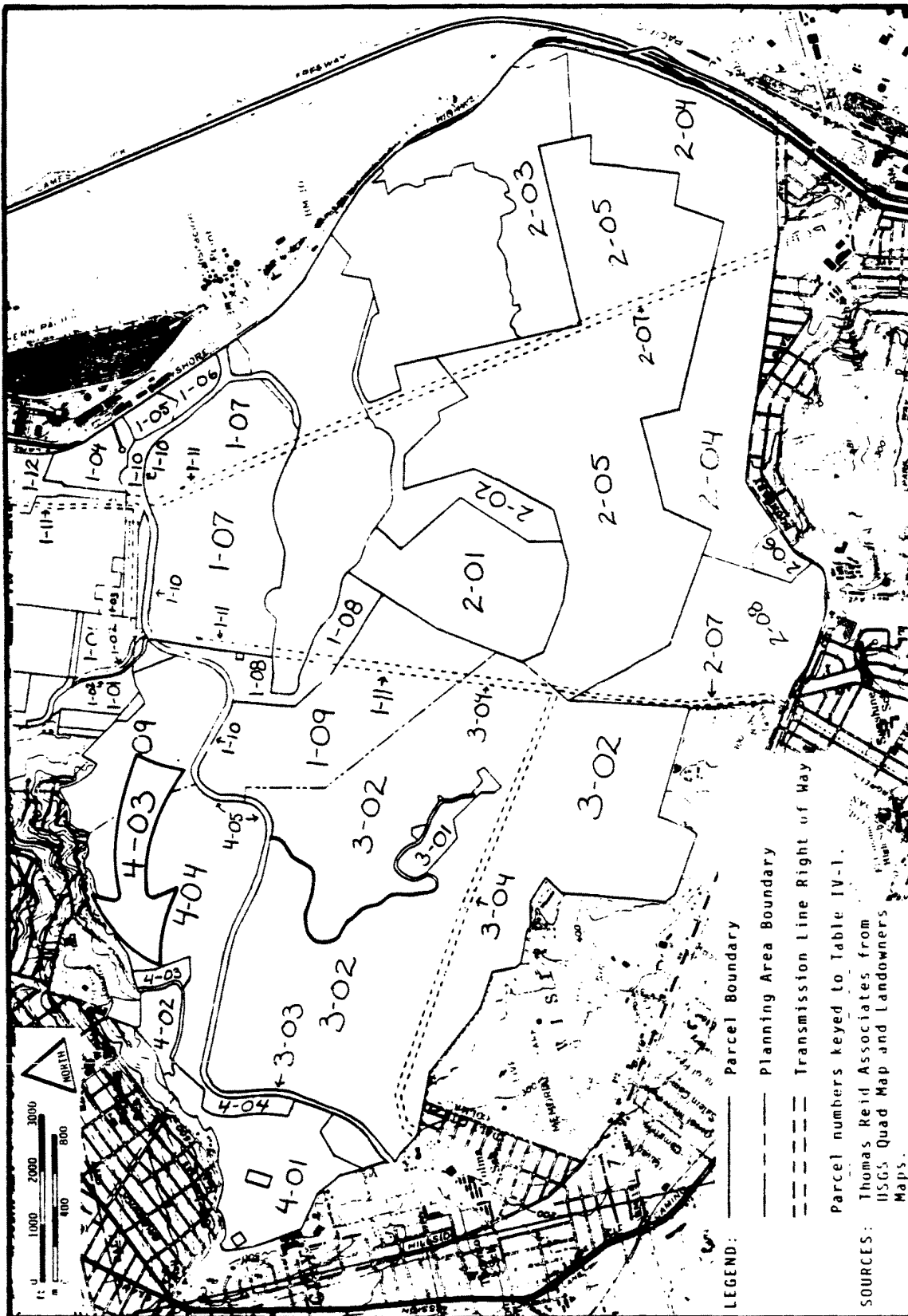
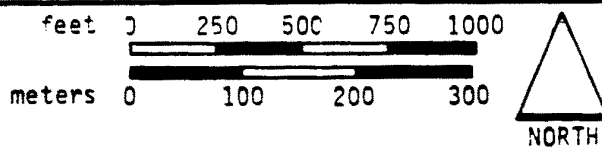
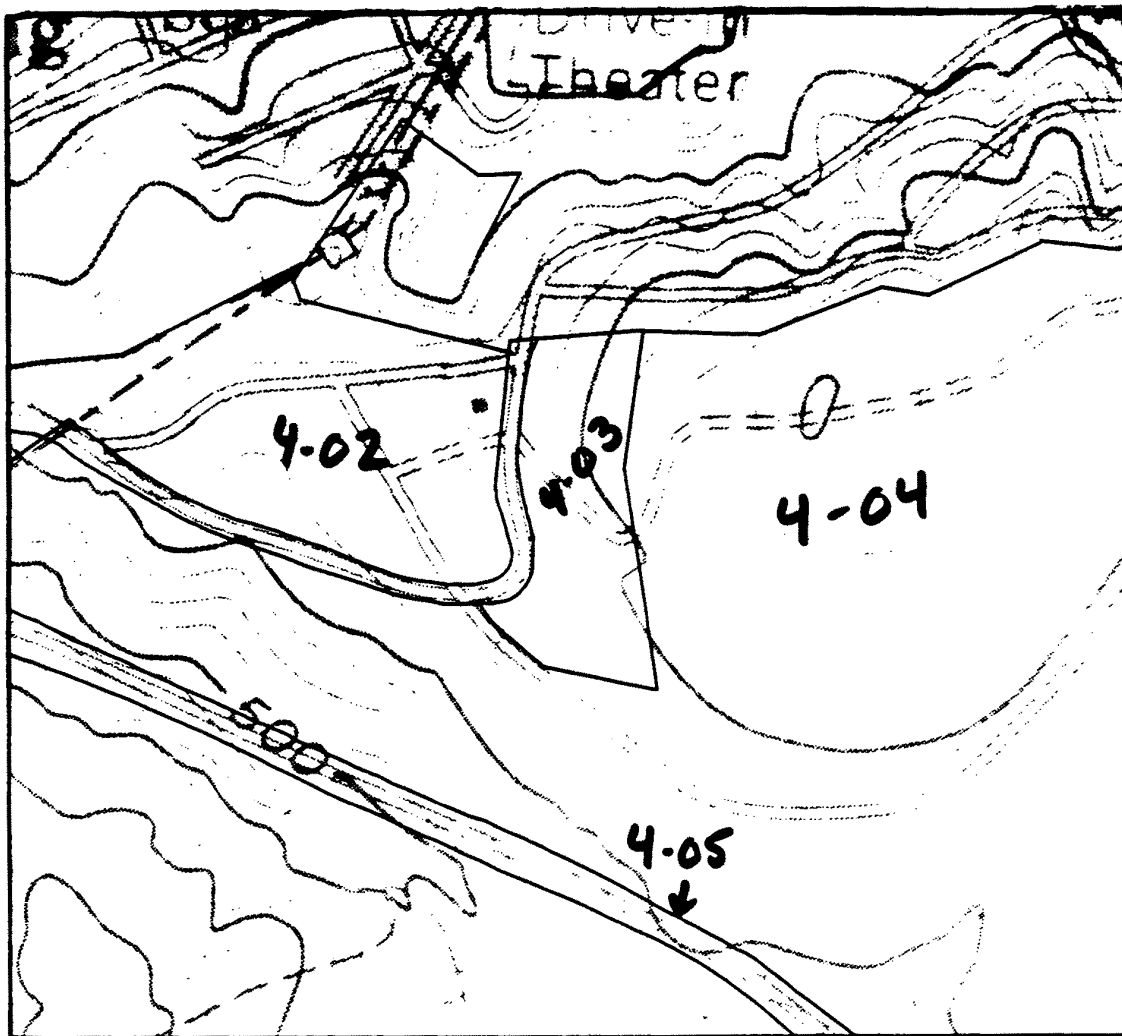


FIGURE 4-03 B, "47 UNITS"  
PARCEL TOPOGRAPHY

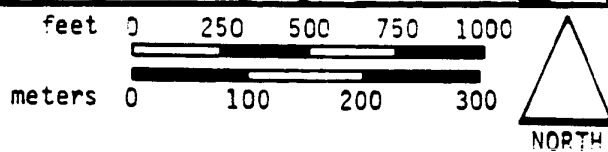
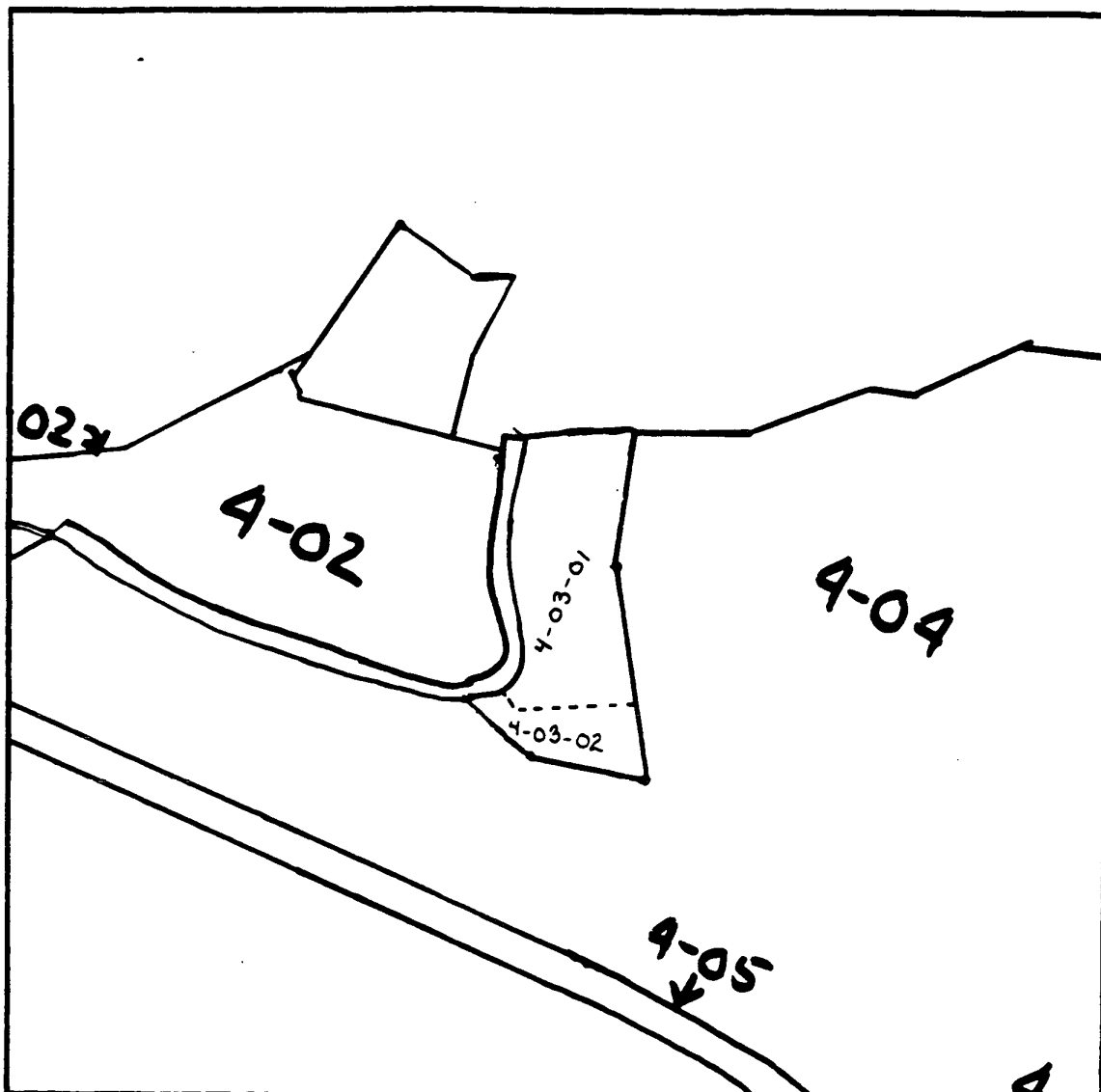


SOURCES: Thomas Reid Associates from  
USGS Quad Map and Landowners  
Maps.

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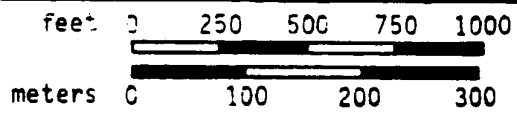
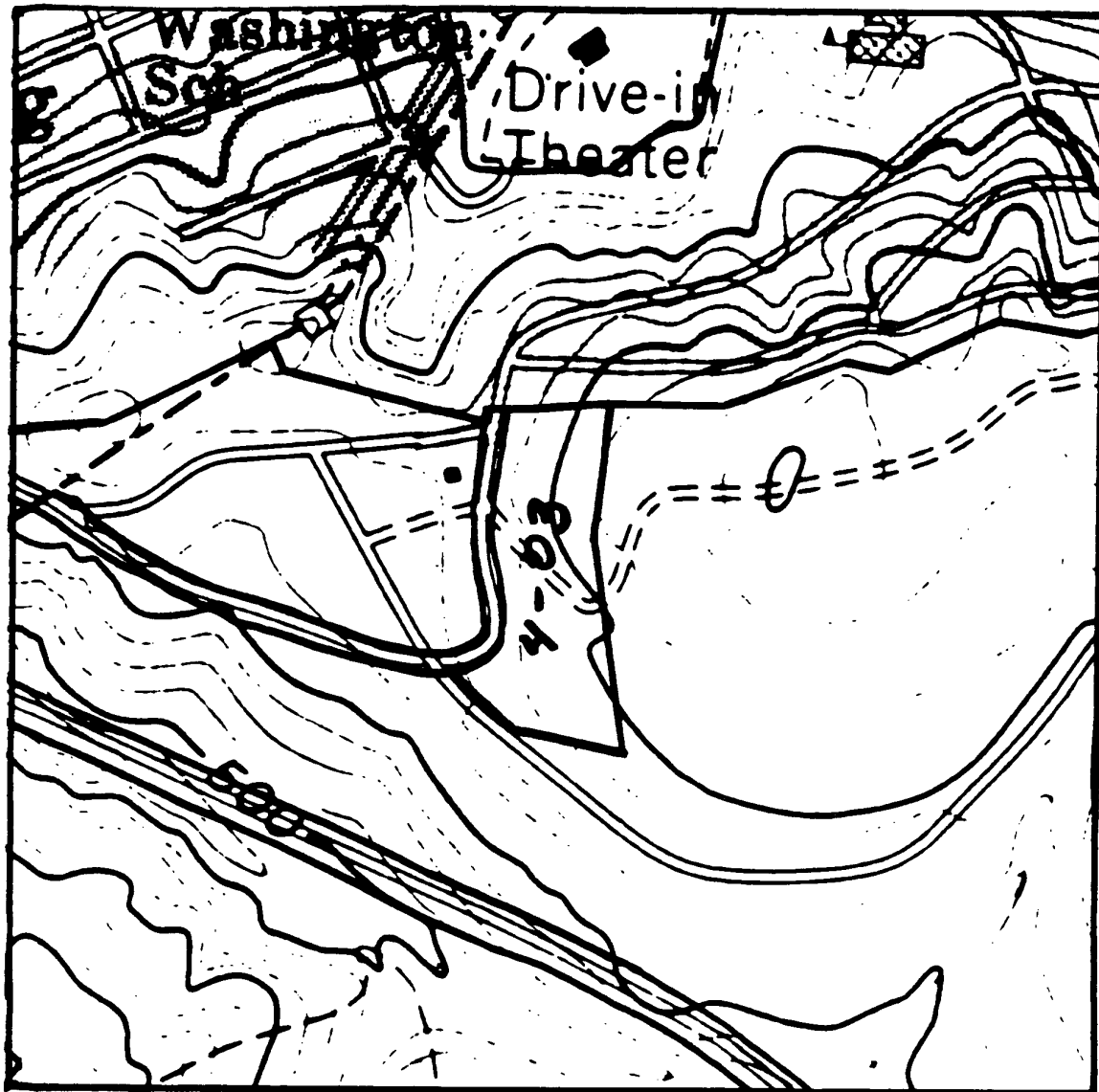
FIGURE 4-03 C, "47 UNITS"  
MANAGEMENT UNITS



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 4-03 D, "47 UNITS"  
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

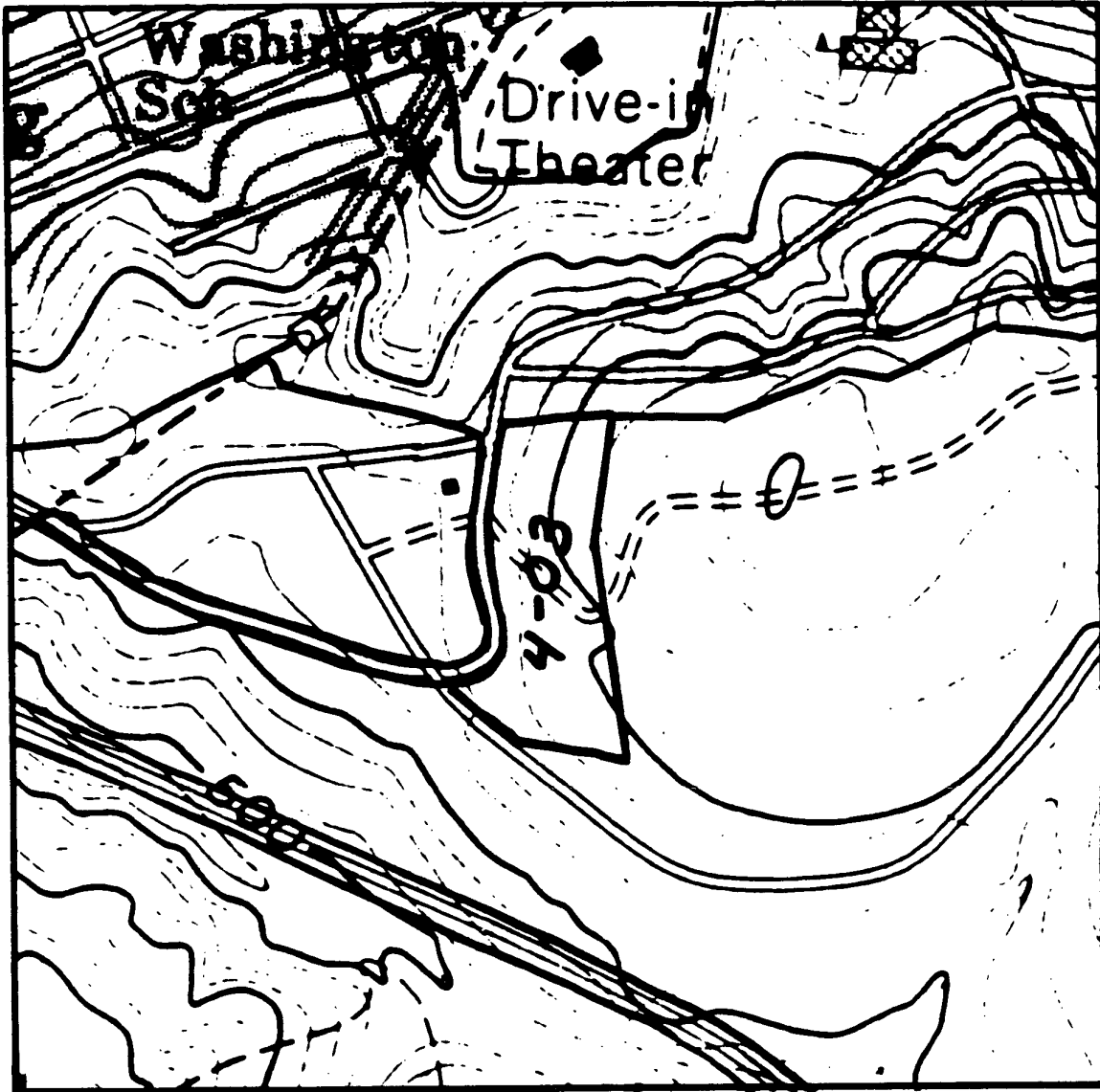


SOURCE: Thomas Reid Associates  
Biological Study, 1981.

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FIGURE 4-03 E, "47 UNITS"  
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates  
Biological Study, 1981.

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FIGURE 4-03 F, "47 UNITS"  
DEVELOPMENT PLAN

