

## CONSERVATION PLAN FOR ADMINISTRATIVE PARCELS

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#### Introduction

Convenient administration of the HCP requires San Bruno Mountain (SBM) to be subdivided into smaller areas. Three levels of subdivision are used, reflecting the pattern of biology and land ownership on the Mountain.

- Planning Areas
- Administrative Parcels
- Management Units

The Mountain is divided into four Planning Areas (see Figure VII-1).

1. Guadalupe Hills
2. Southeast Ridge
3. Radio Ridge
4. Saddle

The delineation of the planning areas is based on the vegetation patterns and distribution of the species of concern. Each planning area represents a large scale ecological unit and a series of endangered species problems. The issues associated with each planning area are described below.

The purpose of this largest geographic division of the Mountain is convenience in addressing the cumulative impacts of development and enhancement on major biological units of SBM. As such, the boundaries of the planning areas could be modified according to the needs of the HCP operator.

The planning areas are further subdivided into Administrative Parcels which correspond to present land ownership on SBM (see Table VII-1). Except for the extensive County Park, each unit of ownership or development project is represented by a single administrative parcel and is contained within one Planning Area. The rationale for selecting ownership as the next level of subdivision is to have a clear responsibility for plan compliance. Since the boundaries of the administrative parcels are set by ownership, they may change with the redistribution of ownership following development. For example, an area may be developed so that the open space contiguous with the County Park would be dedicated to the park and the park administrative parcel would be expanded to include that area.

Management units within each administrative parcel are the basic building blocks of the BCP. Management units are selected to represent contiguous areas of similar habitat type with common conservation problems. Apart from variation discussed as "features" below, a single management unit would have a set HCP priority and would be subject to a uniform level of monitoring or enhancement. The HCP program is expected to evolve as areas develop and as the tools for enhancement are perfected; the designation of management units will change accordingly. Specifically, the large areas of open space in the County park will be largely undisturbed; they are represented in the HCP as a few management units with the common designation of conservation. The enhancement programs appropriate for those areas are yet unknown, but the open space can be subdivided into smaller management units as the enhancement program is developed and implemented there.

In some administrative parcel operating programs landowner obligations include complying with mitigation measures specified for certain management units. It should be noted that these are specific mitigation measures; the landowner is also required to comply with the general regulations and funding provisions of the HCP, which are in themselves mitigation measures.

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TABLE VII-1  
LAND OWNERSHIP AND PLANNING RESPONSIBILITY

AREA / PARCEL	CURRENT OWNERSHIP	PLANNING RESPONSIBILITY	POLITICAL JURISDICTION
<b>1. GUADALUPE HILLS</b>			
01. RIO VERDE ESTATES	VA	MENZOIAN	DC
02. CARTER-MARTIN ROAD EXTENSION	VA	DC	DC
03. RIO VERDE HEIGHTS	MENZOIAN	MENZOIAN	DC
04. PARCEL X	LEVINSON	LEVINSON	B
05. PARCEL Y	ALISAL LAND CO.	ALISAL LAND CO.	B
06. PARCEL 2	VA	CFHW	B
07. NORTHEAST RIDGE PROJECT	VA	CFHW	SM/B
08. GUADALUPE VALLEY WEST	VA	VA	SM/B
09. STATE PARK	STATE	STATE/SM	SM
10. GUADALUPE CANYON PARKWAY	SM	SM	SM/B
11. TRANSMISSION 6 GAS LINE EASEMENTS		PG&E	CPUC
12. PG&E FEE	PG&E	PG&E	CPUC/DC
13. WATER PIPELINES	S.F. WATER DEPT.	SF	SM
14. PARCEL W	BANK OF AMERICA	DC	DC
15. WATER TANK	G.V. MUNICIPAL IMP. DIST.	SM	SM/B
16. PARCEL V	VA	VA	DC
<b>2. SOUTHEAST RIDGE</b>			
01. QUARRY	QUARRY PRODUCTS	QUARRY PRODUCTS	SM/B
02. OWL & BUCKEYE CANYON	BOTTOMS	BOTTOMS	SM/B
03. BRISBANE ACRES	MULTIPLE OWNERS	MULTIPLE OWNERS	B
04. SOUTH SLOPE PROJECT	VA	W.W. DEAN	SM/SSF
05. COUNTY PARK	SM	SM	SM
06. HILLSIDE SCHOOL	SSF USD	SSF USD	SSF
07. TRANSMISSION & GAS LINE EASEMENTS PG&E	PG&E	PG&E	CPUC
08. JUNCUS RAVINE	VA	VA	SM
09. WATER PIPELINES	S.F. WATER DEPT.	SF	SM
10. FIRE BREAKS	CALIF. DEPT. OF FORESTRY	STATE	SM
<b>3. RADIO RIDGE</b>			
01. ANTENNA SITES	TELECOMMUNICATIONS PROPERTIES		SM
02. COUNTY PARK	SM	SM	SM
03. GUADALUPE CANYON PARKWAY	SM	SM	SM
04. TRANSMISSION & GAS LINE EASEMENTS		PG&E	CPUC
<b>4. SADDLE</b>			
01. RESERVOIR HILL PROJECT	VA	PRESLEY, CA	DC/SM
02. BRISBANE SCHOOL SITE	B SCH DIST	DC	SM/DC
03. ".47 UNITS"	VA	VA	SM/DC
04. STATE PARK	STATE	STATE/SM	SM
05. GUADALUPE CANYON PARKWAY	SM	SM	SM
06. RESERVOIR HILL WATER TANKS	DC	DC	DC

B	CITY OF BRISBANE	SSF	CITY OF SOUTH SAN FRANCISCO
CFHW	CADILLAC-FAIRVIEW HOMES WEST	SSF USD	S.S.F. UNIFIED SCHOOL DISTRICT
DC	CITY OF DALY CITY	VA	VISITACION ASSOCIATES
SM	COUNTY OF SAN MATEO		

FIGURE VII - 1  
 PLANNING AREAS AND ADMINISTRATIVE PARCELS

