

SAN BRUNO MOUNTAIN AREA
HABITAT CONSERVATION PLAN

— FINAL —

SAN BRUNO MOUNTAIN
HABITAT CONSERVATION PLAN STEERING COMMITTEE
CHAired BY THE COUNTY OF SAN MATEO

VOLUME TWO

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VOLUME TWO

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* Indicates Operating Program for this parcel revised from November 1982 version of this document.

CONSERVATION PLAN FOR ADMINISTRATIVE PARCELS

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.

- o Planning Areas
- o Administrative Parcels
- o 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 or 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 HCP. 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.

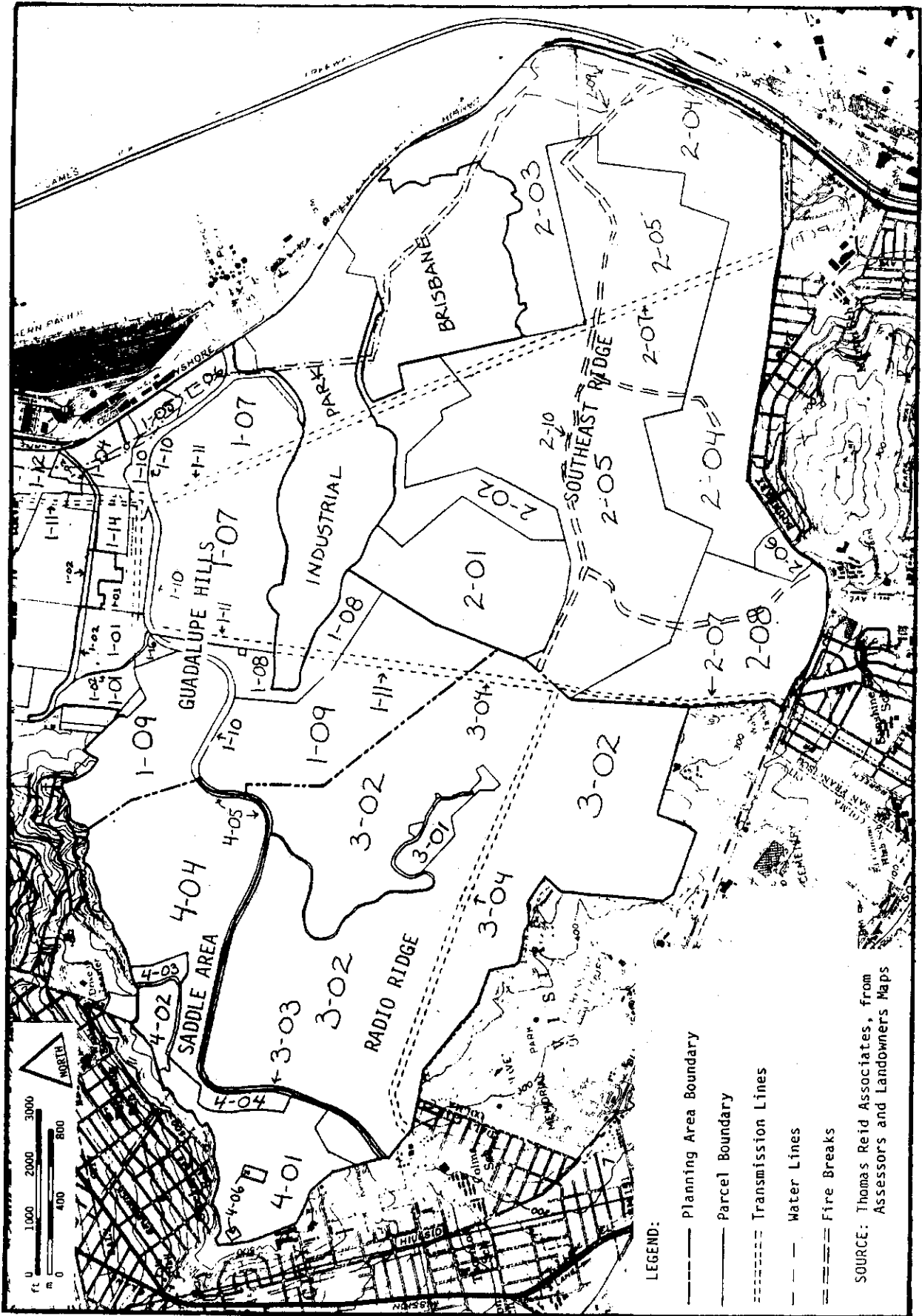
In some administrative parcel operating programs landowner obligations include complying with mitigation measures specified for certain management units. It should be noted that these are specific mitigation measures; the landowner is also required to comply with the general regulations and funding provisions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

CONSERVATION PLAN FOR ADMINISTRATIVE PARCELS

TABLE VII-1
LAND OWNERSHIP AND PLANNING RESPONSIBILITY

AREA/ PARCEL	CURRENT OWNERSHIP	PLANNING RESPONSIBILITY	POLITICAL JURISDICTION
1. GUADALUPE HILLS			
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 Z	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 AND GAS LINES		PG&E	CPUC
12. PG&E FEE	PG&E	PG&E	CPUC/DC
13. WATER PIPELINES		S.F. WATER DEPT.	SF
14. PARCEL W		BANK OF AMERICA	DC
15. WATER TANK	G.V. MUNICIPAL IMP. DIST.	SM	SM/B
16. PARCEL V	VA	VA	DC
2. SOUTHEAST RIDGE			
01. QUARRY	QUARRY PRODUCTS	QUARRY PRODUCTS	SM
02. OWL & BUCKEYE CANYON	BOTTOMS	BOTTOMS	SM
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 AND GAS LINES		PG&E	CPUC
08. JUNCUS RAVINE	VA	VA	SM
09. WATER PIPELINES	S.F. WATER DEPT.	SF	SF
10. FIRE BREAKS	CA. DEPT. OF FORESTRY	CA.	CA.
3. RADIO RIDGE			
01. ANTENNA SITES	TELECOMMUNICATIONS PROPERTIES		SM
02. COUNTY PARK	SM	SM	SM
03. GUADALUPE CANYON PARKWAY	SM	SM	SM
04. TRANSMISSION AND GAS LINES		PG&E	CPUC
4. SADDLE			
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



ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Rio Verde Estates (01)

Location and description: The Rio Verde Estates parcel is located southwest of the Cow Palace between Martin Street and Guadalupe Canyon Parkway. It is on a northeast-facing slope, bounded on the north by Martin Street, on the east partially by Rio Verde Street, and is included in the Daly City Municipality. The property is zoned for multi-family residential development. The western boundary extends past the abandoned quarry to where the property line meets that of State lands. On the south side it is bordered again by State property and by Guadalupe Canyon Parkway. (See Figures 1-01 A-C)

Ownership: Rio Verde Estates is owned by Visitacion Associates. Development plan are currently under the supervision of Bay Area Realty.

Project: The development proposed for this parcel consists of 483 residential units and a recreational facility. The project site would be divided north-south by the proposed extension of Carter Street to Guadalupe Canyon Parkway, with the majority of the residential units on the eastern side. The project covers approximately forty acres: 27.5 acres of grassland, 6.8 acres of brush (primarily gorse), and 7.6 acres of disturbed or developed land. Of the 18 acres which are proposed for grading, 30 percent is already disturbed and 30 percent is brushland, with the remaining 40 percent being grassland (Ironside and Associates, 1981). The grading would not extend upslope as far as Guadalupe Canyon Parkway, leaving a grassland corridor more than 150 feet wide which could serve as a corridor connecting wildlife habitat in the Guadalupe Hills and Saddle planning areas. The Carter-Martin Road Alternative is not a part of the project, however, it would provide access to the site from Guadalupe Canyon Parkway. (See Figures 1-01 F and G)

Status: This is a planned parcel. An EIR has been prepared for the project, however, hearings dates have not as yet been scheduled (Steve Noack, pers. comm., 11/10/82).

Biological Issues: The site of the Rio Verde Estates development encompasses an area of grassland typical of areas on San Bruno Mountain which are adjacent to residential development; both native species and those species associated with disturbance exist there. As evidenced by the Biological Study the area contains suitable habitat for and is therefore utilized to some extent by both the Mission Blue and Callippe Silverspot butterflies (See Figures 1-01 D-E). Because this habitat exists the area may also serve as a corridor connecting the butterfly colonies in Guadalupe Hills and the Saddle. In addition, this corridor may be utilized by other wildlife which inhabit the area.

Survey of the site also revealed the presence of one Bay Area endemic plant, Castilleja franciscana (not listed by the California Native Plant Society (CNPS)); however, no other rare plants of concern were found on the site during the 1980-81 Biological Study. The animals expected to be found in the Rio Verde Estates area include common grassland rodent, reptile and bird species; during the Biological Study jackrabbits were observed several times.

Impacts: The development of the Rio Verde Estates project would cause the loss of some grassland habitat as well as extensive areas of gorse. Gorse is

an introduced species which has become a pest on many areas of the Mountain, especially in the Saddle. Loss of gorse would be beneficial as it would eliminate a seed source from which the species spreads. Within the grassland area, there are Mission Blue and Callippe larval food plants; of these, one-half of the lupine and all of the violet would be destroyed. In addition, there would most likely be a reduction in butterfly population corresponding to the loss of their habitat.

Development could also restrict the use of the area as a corridor which links the Guadalupe Hills and Saddle populations. In addition, if grading is not done with caution, extensive damage to the grassland habitat may occur; if erosion control measures, such as revegetation of cut slopes, are not employed, there may be further loss of habitat. Finally, if methods of both temporary and permanent erosion control are not employed, excessive habitat loss could occur.

HCP Objectives -- Specific Conservation Needs: The primary habitat conservation objectives for Rio Verde Estates is to maintain corridors in the areas adjacent to Guadalupe Canyon Parkway. The tools described in the HCP which will be applicable to the development of the Rio Verde Estates project include both planning assistance and habitat enhancement techniques; for example, revegetating the cut and fill slopes with native grassland species such as the butterfly host plants, introducing exotic species management. Landscaping the development with fire resistant vegetation and providing barriers to discourage heavy human use of the grassland area should be included. Specifics for each management unit are developed below.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated 1-01-02 on Figure 1-01 C. The boundary of area 1-01-02 may be adjusted by the Landowner by not greater than thirty (30) feet from the line shown on Figure 1-01 C, provided, however, that the total area increased as a result of such adjustment does not exceed 5% of the total Conserved Habitat in this Administrative Parcel. Outside area 1-01-02 construction and conversion to urban uses may occur subject only to the conditions set forth in Paragraph 2 below.

2. Prior to any construction within Administrative Parcel 1-01, 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 1-01 within area 1-01-02 shown in Figure 1-01 C 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 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.

- c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in area 1-01-02 except as provided in 2d below. In addition, the Landowner shall not grade more than one phase per year. Phases have yet to be determined.
- 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 in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, 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 Memorandum of Understanding (MOU) and Chapter 5. The fencing shall constructed at the boundary between reclaimed areas and area 1-01-02 shown on Figure 1-01 C. 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. These buffer areas will be maintained by the Homeowners Association.
- g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 1-01, 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 1-01 and comply with mitigation measures set forth for Management Unit 1-01-02;
2. Monitor the effect of all activities within Development Areas on adjacent

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Conserved Habitat and provide advice and direction to the Landowner to assist his compliance with the obligations described above with respect to Administrative Parcel 1-01;

3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 1-01 in a timely fashion to avoid delays in the implementation of such Plans;

4. Accept dedications of Conserved Habitat within Administrative Parcel 1-01.

Management Units:

1. **1-01-01.** This Management Unit will contain all of the proposed development in the Rio Verde Estates and its related landscaping.

2. **1-01-02.** This unit contains all the Conserved Habitat in the Rio Verde Estates administrative parcel.

- a. Prior to or in conjunction with the phase 1 construction eliminate areas of invading exotics and replant them with host plant and other native species as is appropriate to create new butterfly habitat areas and corridors.
- b. Upon completion of (a) above monitor the area for success of the habitat enhancement.

FIGURE 1-01 A, RIO VERDE ESTATES
PARCEL LOCATION

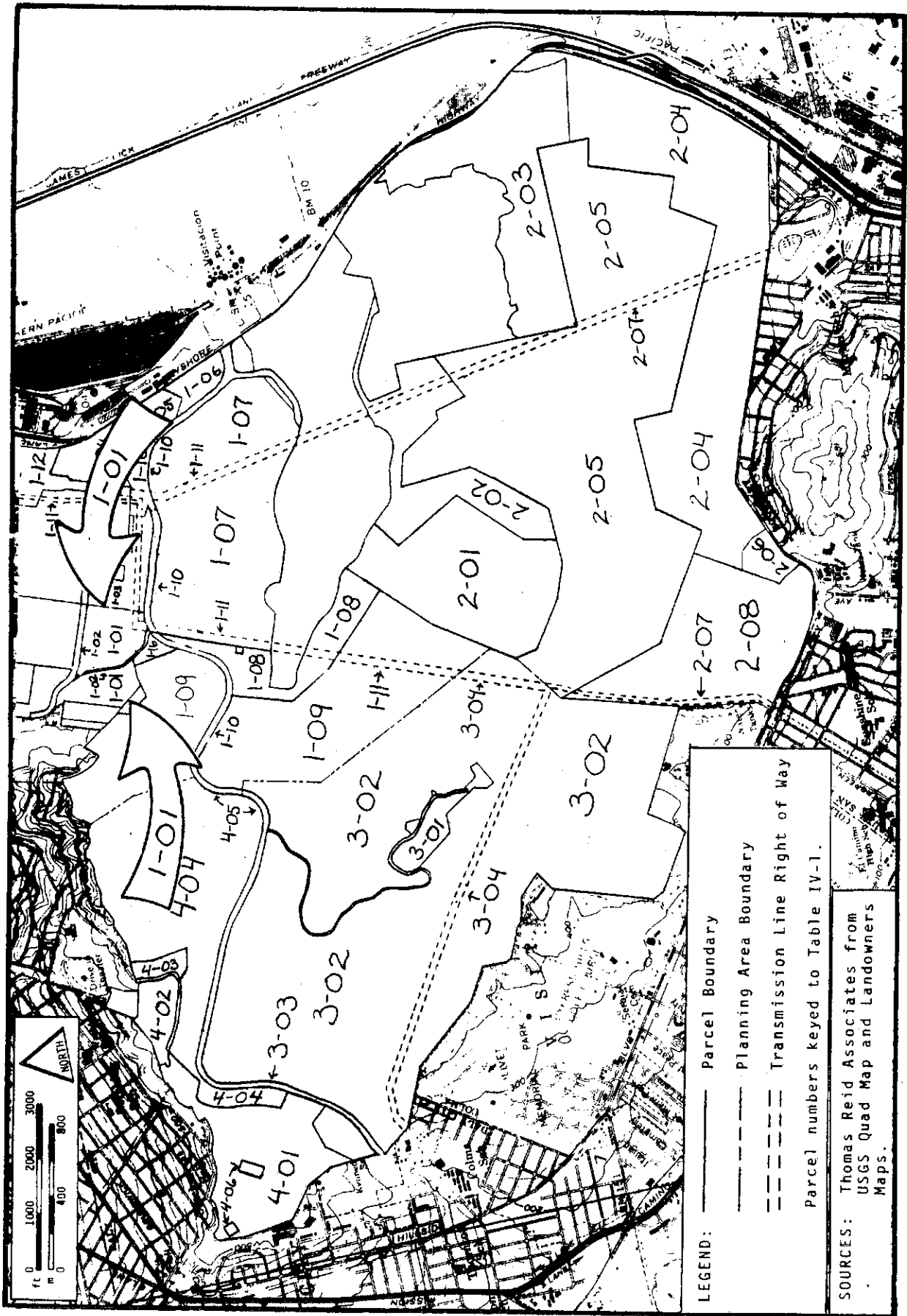


FIGURE 1-01 B, RIO VERDE ESTATES
PARCEL TOPOGRAPHY

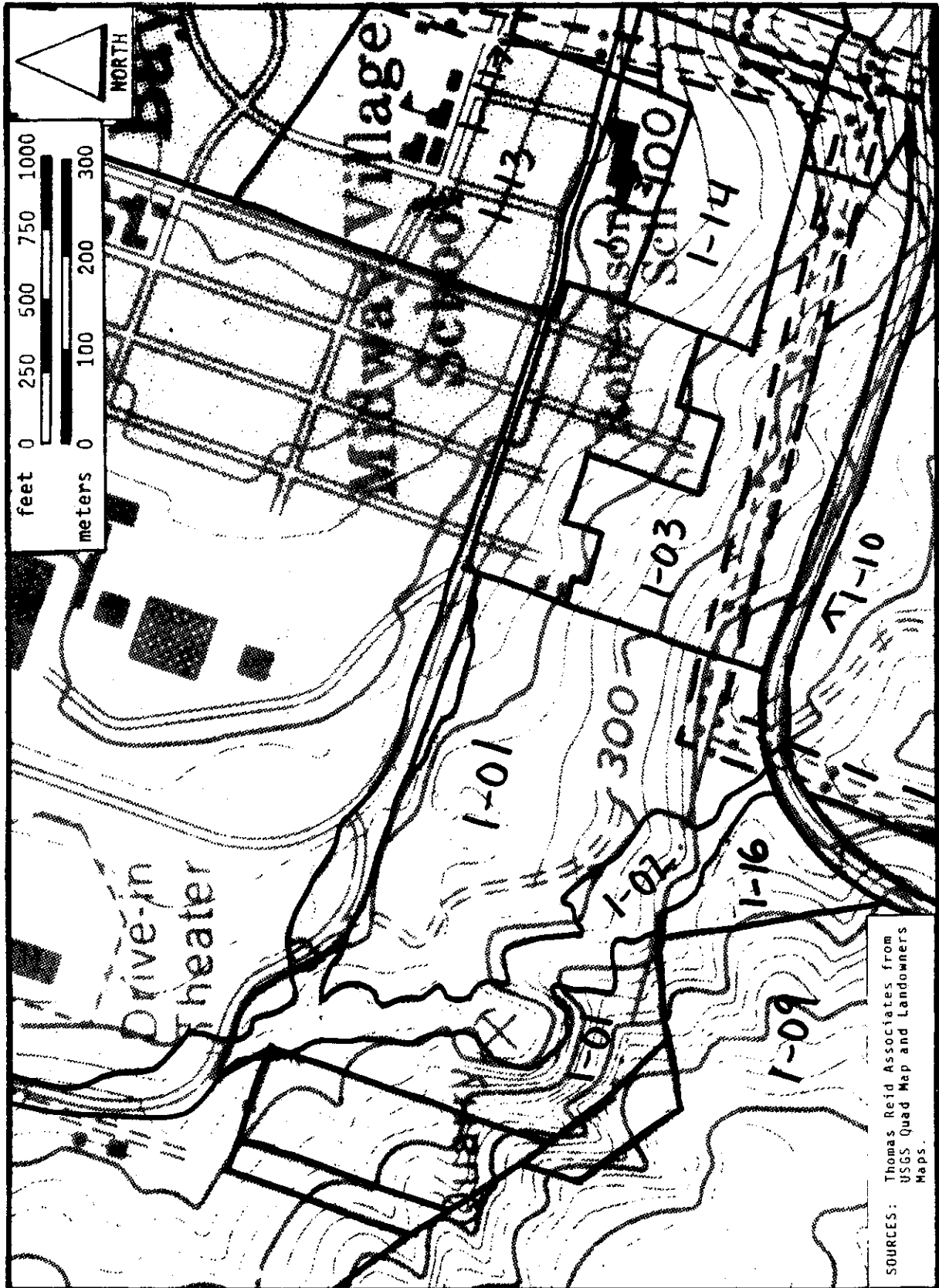


FIGURE 1-01 C, RIO VERDE ESTATES
MANAGEMENT UNITS

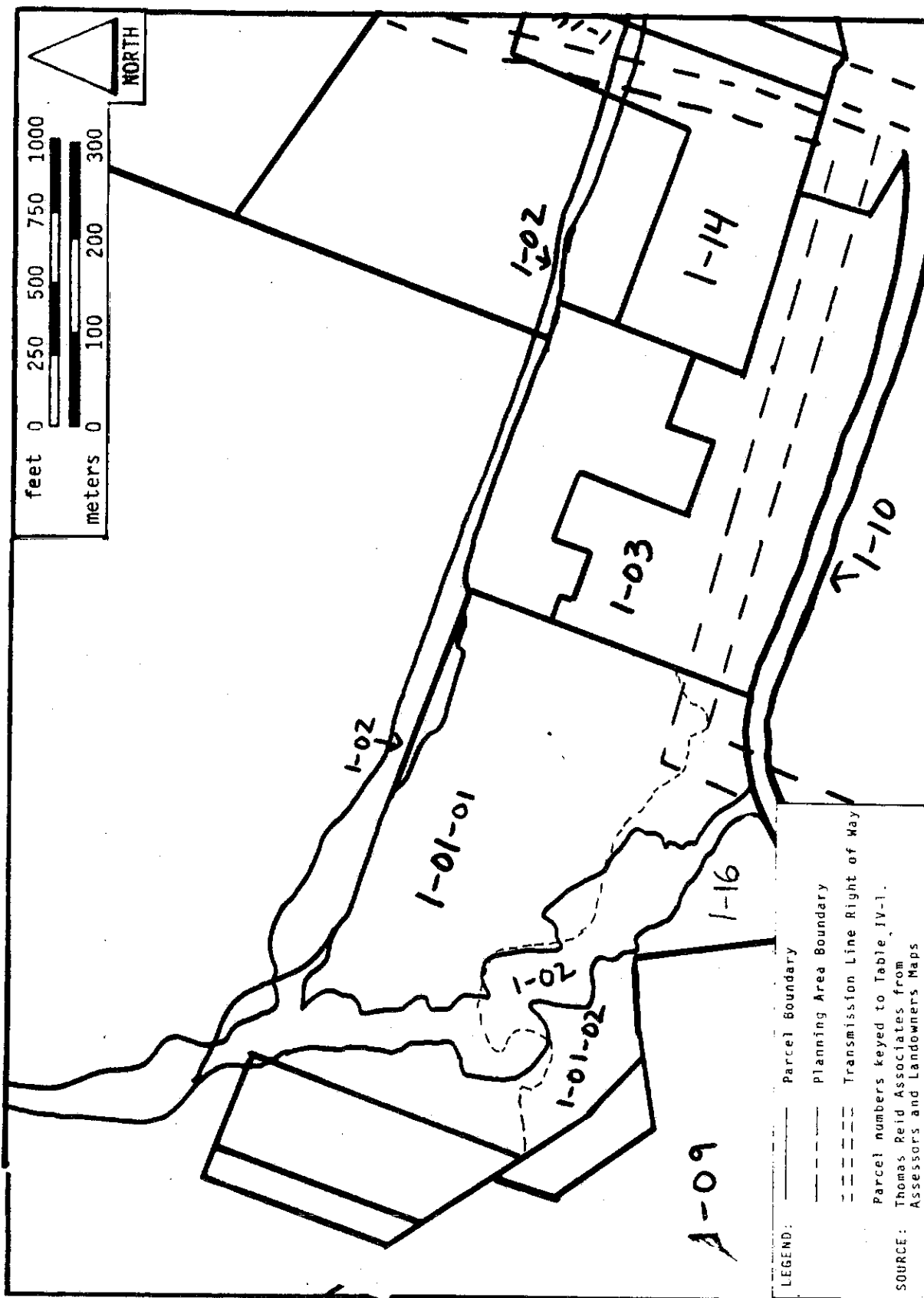


FIGURE 1-01 D, RIO VERDE ESTATES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

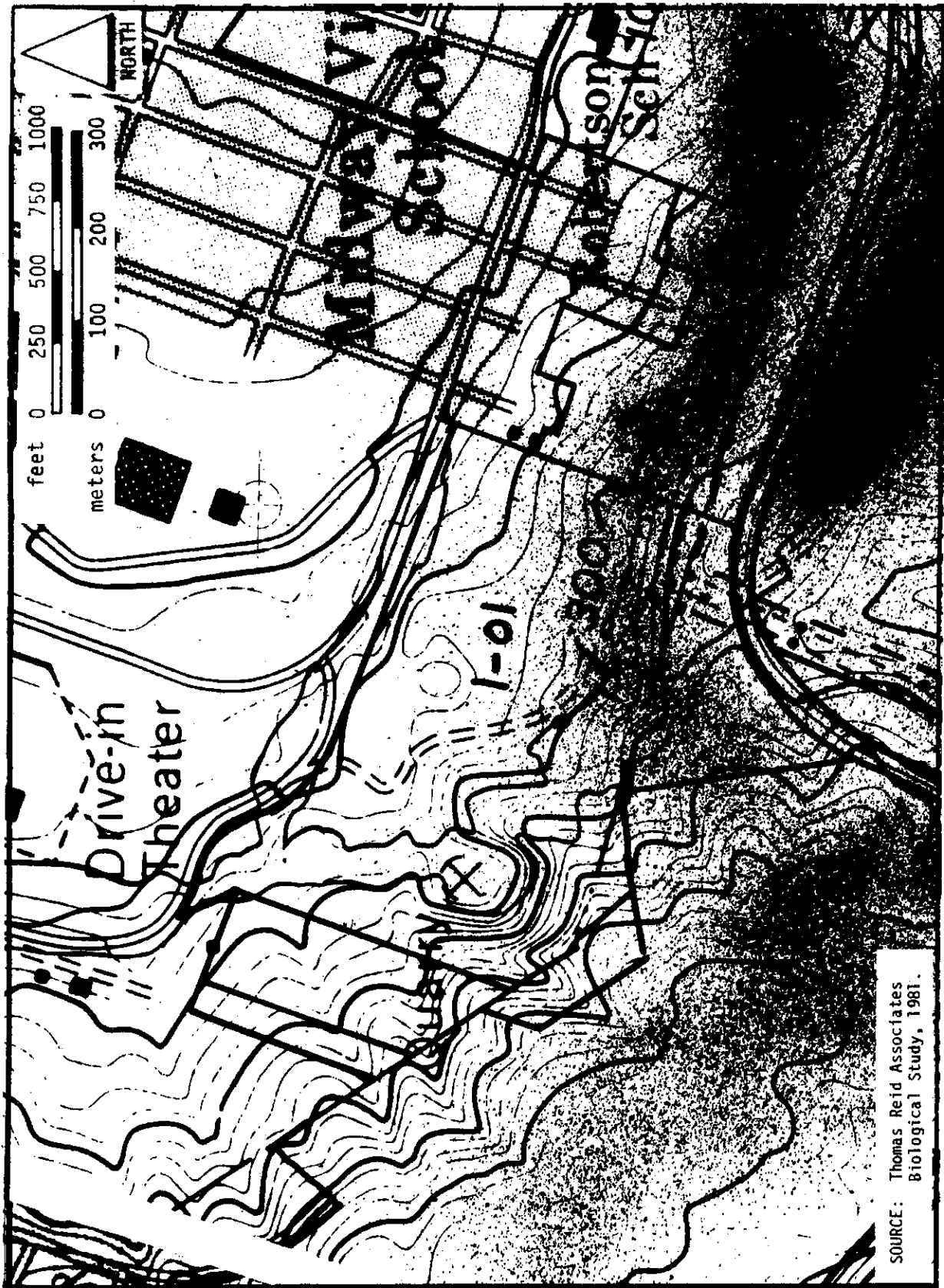


FIGURE 1-01 E, RIO VERDE ESTATES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

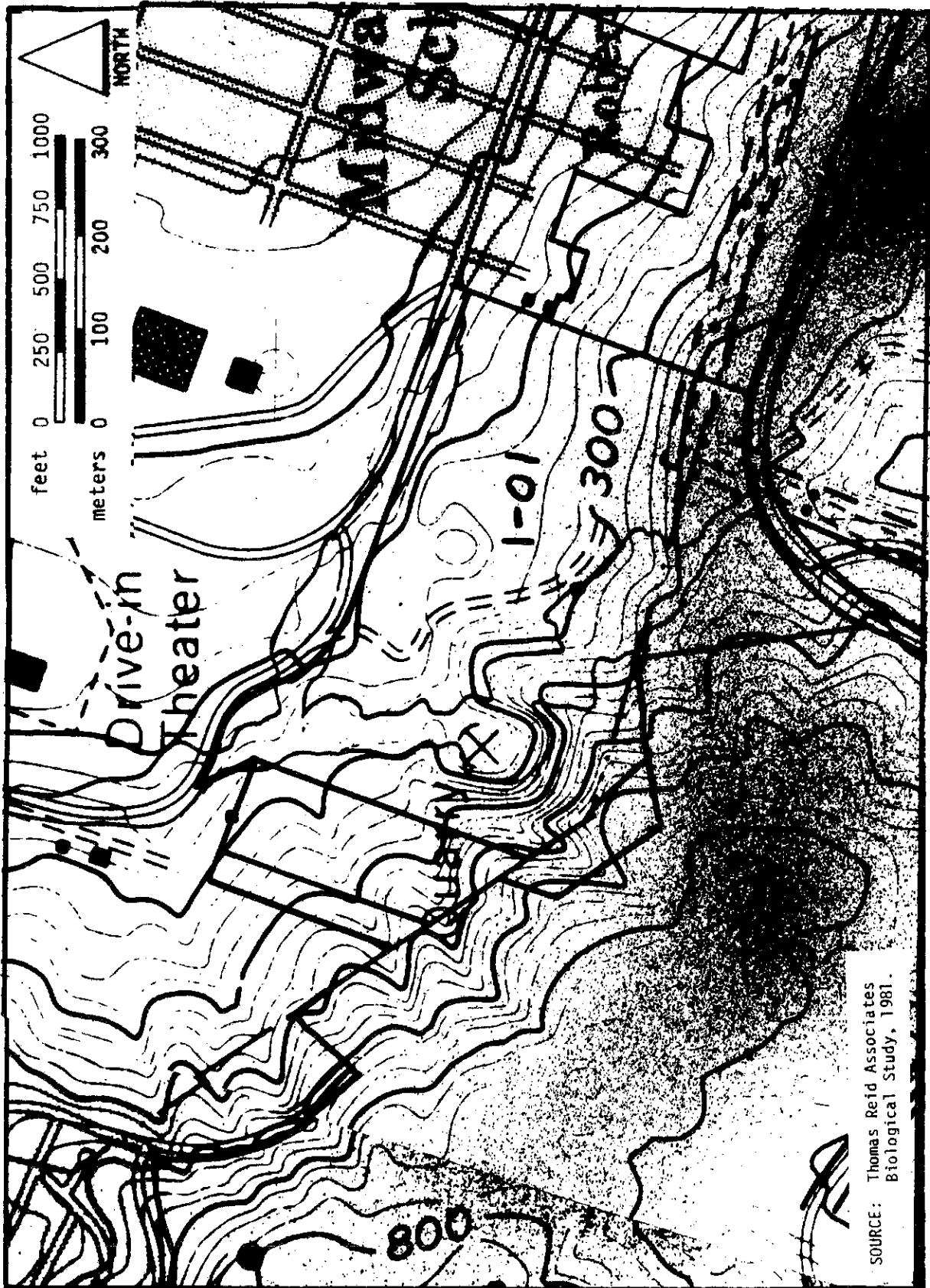
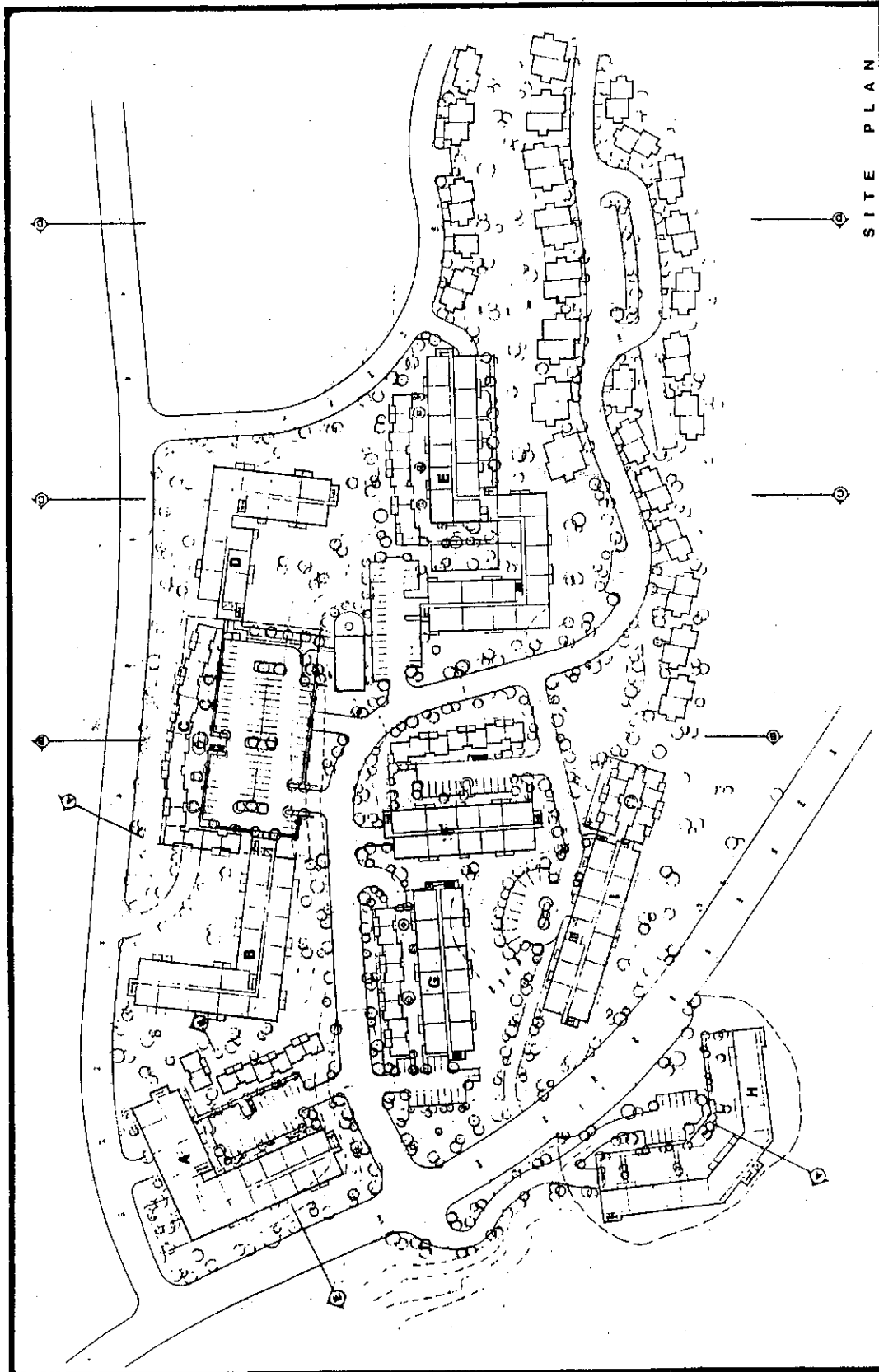
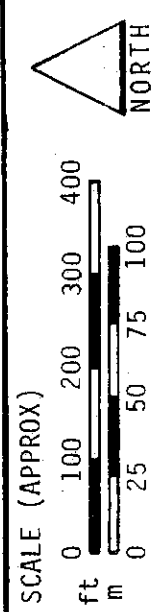


FIGURE 1-01 F, RIO VERDE ESTATES
DEVELOPMENT PLAN



SITE PLAN

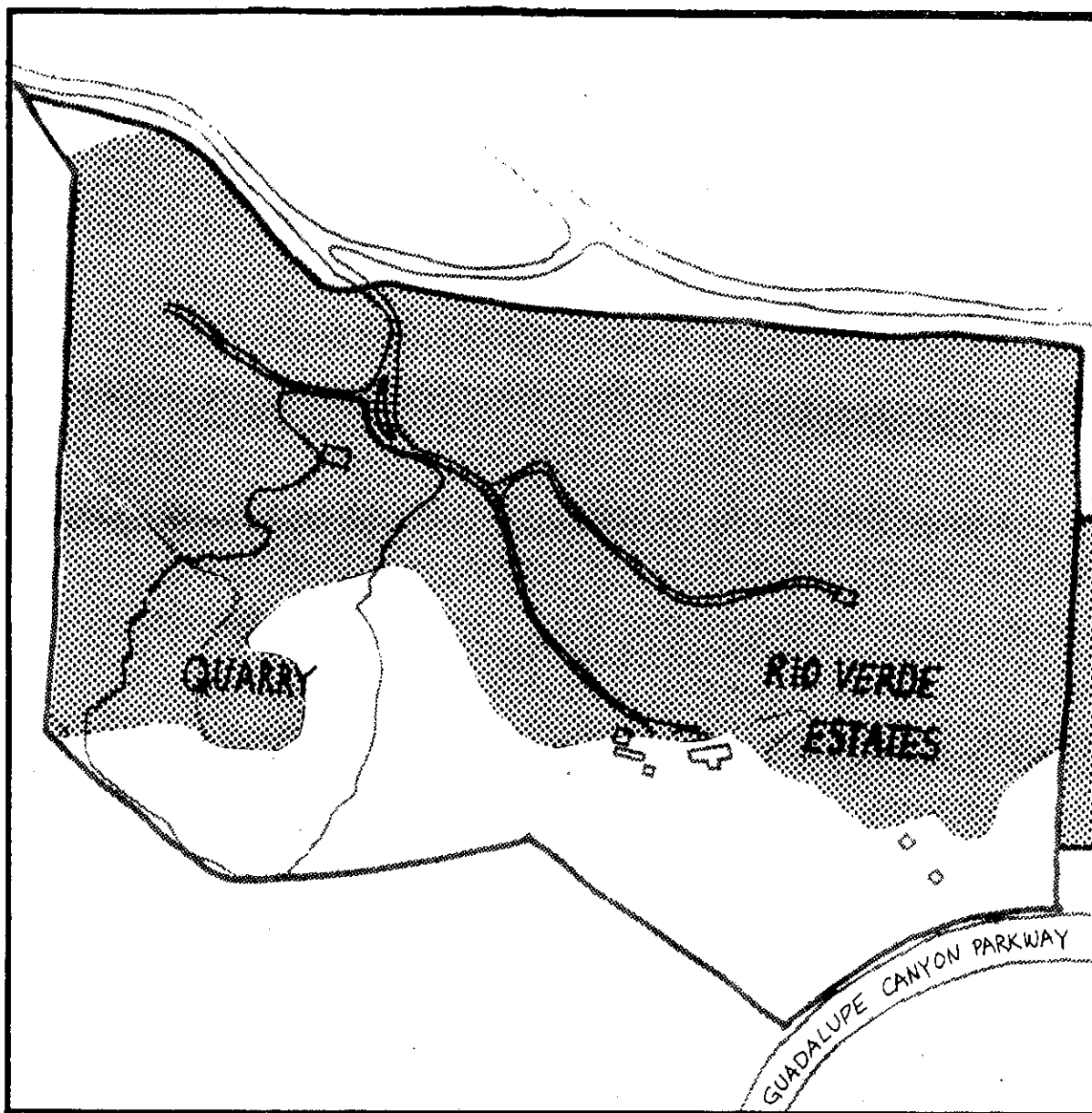


RIO VERDE
ESTATES
DALY CITY, CA

HAGMAN ASSOCIATES
ARCHITECTS
DALY CITY, CA

SOURCE: Bay Area Realty

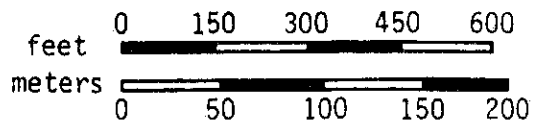
FIGURE 1-01 G, RIO VERDE ESTATES
GRADING PLAN



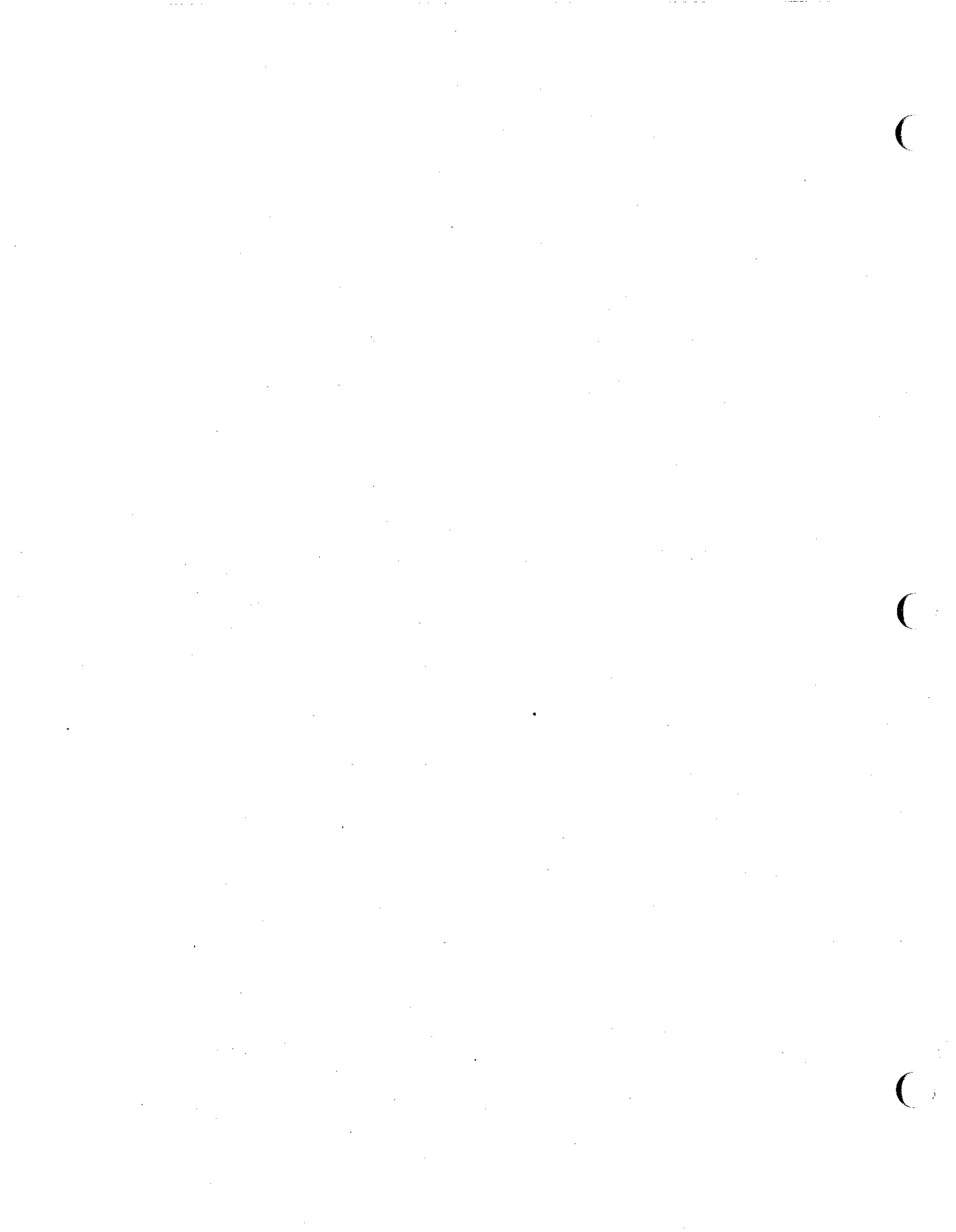
LEGEND:



Extent of Grading



SOURCE: Thomas Reid Associates,
from Bay Area Realty.



Planning Area: Guadalupe Hills (1)

Administrative Parcel: Carter-Martin Road Extension (02)

Location and description: The proposed Carter-Martin Road extension is located southwest of the Cow Palace and crosses the Rio Verde Estates parcel. It involves an extension of Carter Street up to Guadalupe Canyon Parkway and an extension of Martin Street to Carter Street. The proposed Martin only extension involves the improvement of Carter St. and the extension of Martin from its existing path out to Bayshore Blvd. where it would align with Industrial Way. Either alternative is primarily intended to mitigate the impact of Cow Palace traffic, improve internal circulation in the neighborhood, and provide access into the Rio Verde Estates area. (See Figures 1-02 A-C)

Ownership: The parcel through which the Carter Street extension is proposed is owned by Visitacion Associates.

Project: "The Carter-Martin project (Alternative A, Figure 1-02 F) consists of widening to two lanes and extending Carter Street from Geneva Boulevard in the City and County of San Francisco through Daly city to Guadalupe Canyon Parkway in San Mateo County; the improvement of the existing Martin Street extension to two lanes from Carter Street east to the stub of Martin just west of its intersection with Rio Verde; and the building of a new two/three lane, exit only, from the Cow Palace to the existing improved portion of Carter Street" (Ironside & Associates, 1982). The alternative to this is the Martin St. only extension (Alternative B, Figure 1-02 G) which eliminates any intersection with Guadalupe Canyon Parkway.

Status: This is a planned parcel. The Draft EIR for this project has been prepared. The Daly City Planning Commission has held hearings on the EIR, and recommends approval to the City Council. The City Council hearing is scheduled for November 22, 1982 (Steve Noack, pers. comm. 11/10/82).

Biological Issues: Although the Carter-Martin extension is not as large as the Rio Verde Estates project, similar biological issues are involved. The Carter St. extension would bisect an area of grassland which is typical of San Bruno Mountain and which is used by the Mission Blue and Callippe (See Figures 1-02 D-E). The area may also serve as a corridor connecting the butterfly and wildlife populations in Guadalupe Hills and the Saddle. Survey of the site for rare plants revealed the presence of one Bay Area endemic plant, Castilleja franciscana. Other rare plants of concern, however, were not found in the area and are not expected. The animals expected include common grassland rodent, reptile and bird species. Portions of the the Martin only alternative would be constructed on an existing roadway through an urban area, not through grassland, while the remaining portion would be constructed in an area of little biological value to the species of concern.

Impacts: Although the Carter St. option involves less grading than several others which were proposed, it will diminish the grassland habitat and decrease the value of the area as a butterfly corridor. In fact, the road may serve as a barrier to butterfly and wildlife migration between the Guadalupe Hills and the Saddle. In addition, it will remove areas of dense lupine habitat and the corresponding Mission Blue population harbored there. Unless handled carefully the grading activities during the Carter Road construction

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

could cause more extensive damage than necessary; therefore, steps should be taken to minimize grading and coincidental erosion. Because of its location, the Martin St. only extension will have little impact on the species of concern.

HCP Objectives — Specific Conservation Needs: The primary goals intended for Alternative A (Carter St. Extension) are to minimize the impact of grading by landscaping cut and fill slopes with native vegetation including butterfly host plants, conserve the butterfly habitat which remains, and enhance the corridor quality of the area as best possible.

Operating Program

Obligations: The Landowner/Daly City has the following obligations:

1. Compliance with mitigation measures set forth in Sections (a) and (b) of the Operating Program for Management Unit 1-02-01.
2. Compliance with the Planning Assistance requirements set forth in Sections (a) and (b) of the Operating Program for Management Unit 1-02-01.
3. Participation in the regulatory and funding provisions of the HCP.
4. Dedicate to the County the Conserved Habitat within Management Unit 1-02-01.
6. Submit the final grading plan used to obtain a grading permit and a reclamation plan to the Plan Operator for approval. The plan shall provide for temporary fencing to protect all adjacent Conserved Habitat, and project grading shall be limited to that necessary for actual road construction.

The Plan Operator has the following obligations:

1. Execution of section (c) of the Operating Program for Management Unit 1-02-01.
2. Advice and direction to the Landowner/Daly City in their compliance with Sections (a) and (b) of the Operating Program in Unit 1-02-01.
3. Timely response to the Landowner's/Daly City's submittal of plans which require Plan Operator review and approval.

Management Units:

1. 01-02-01. Both alternatives are included as one Management Unit, although the Martin St. Alternative may not require all activities included in the Operating Program.

- a. During construction, limit grading to areas needed for actual road construction.
- b. Upon completion of grading, reclaim cut and fill slopes with a reclamation plan approved by the Plan Operator.
- c. After reclamation is established, monitor slopes for success of revegetation and for presence of the species of concern during their adult flight season.

FIGURE 1-02 A, CARTER-MARTIN ROAD EXTENSION
 PARCEL LOCATION

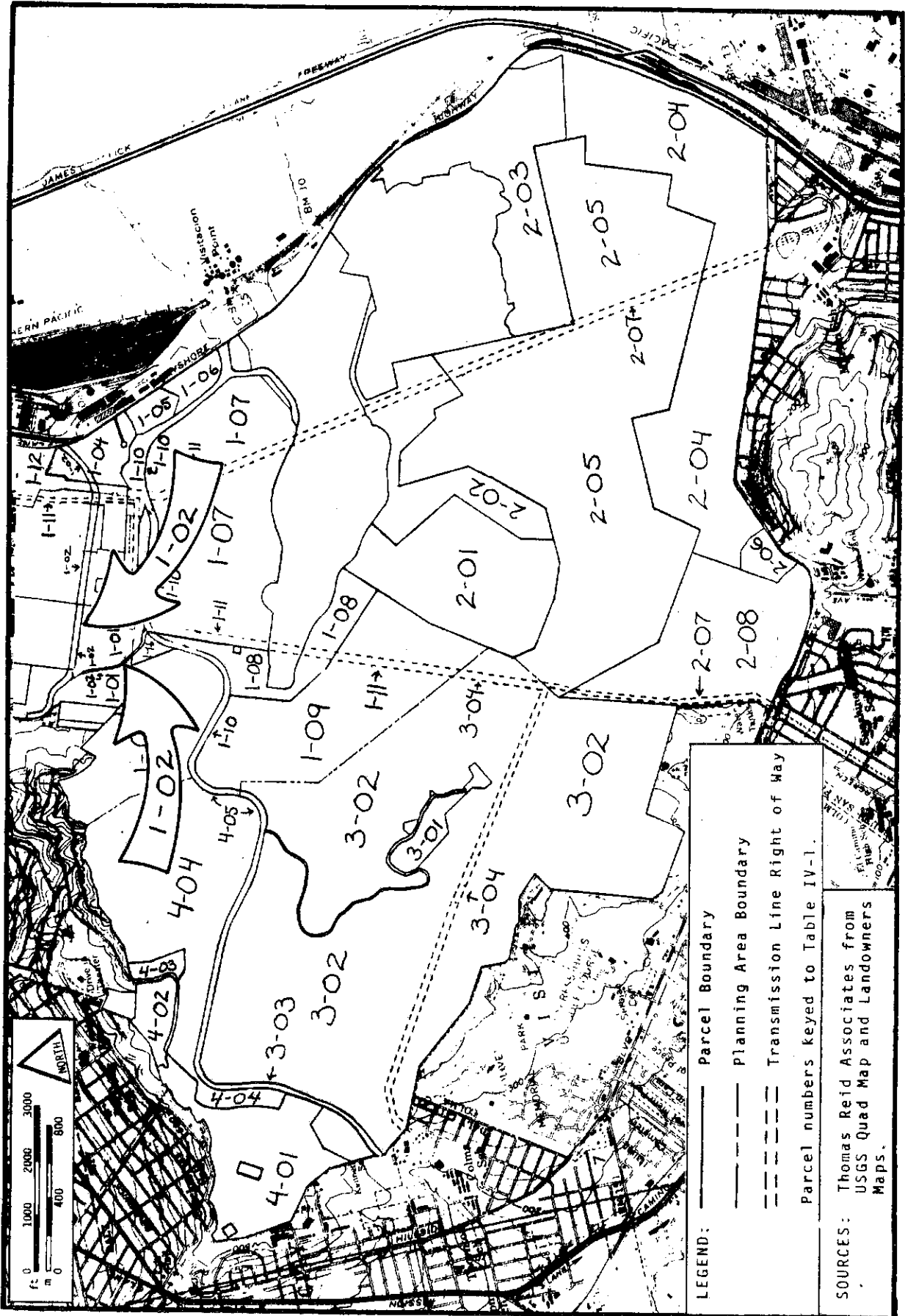


FIGURE 1-02 B, CARTER-MARTIN ROAD EXTENSION
PARCEL TOPOGRAPHY

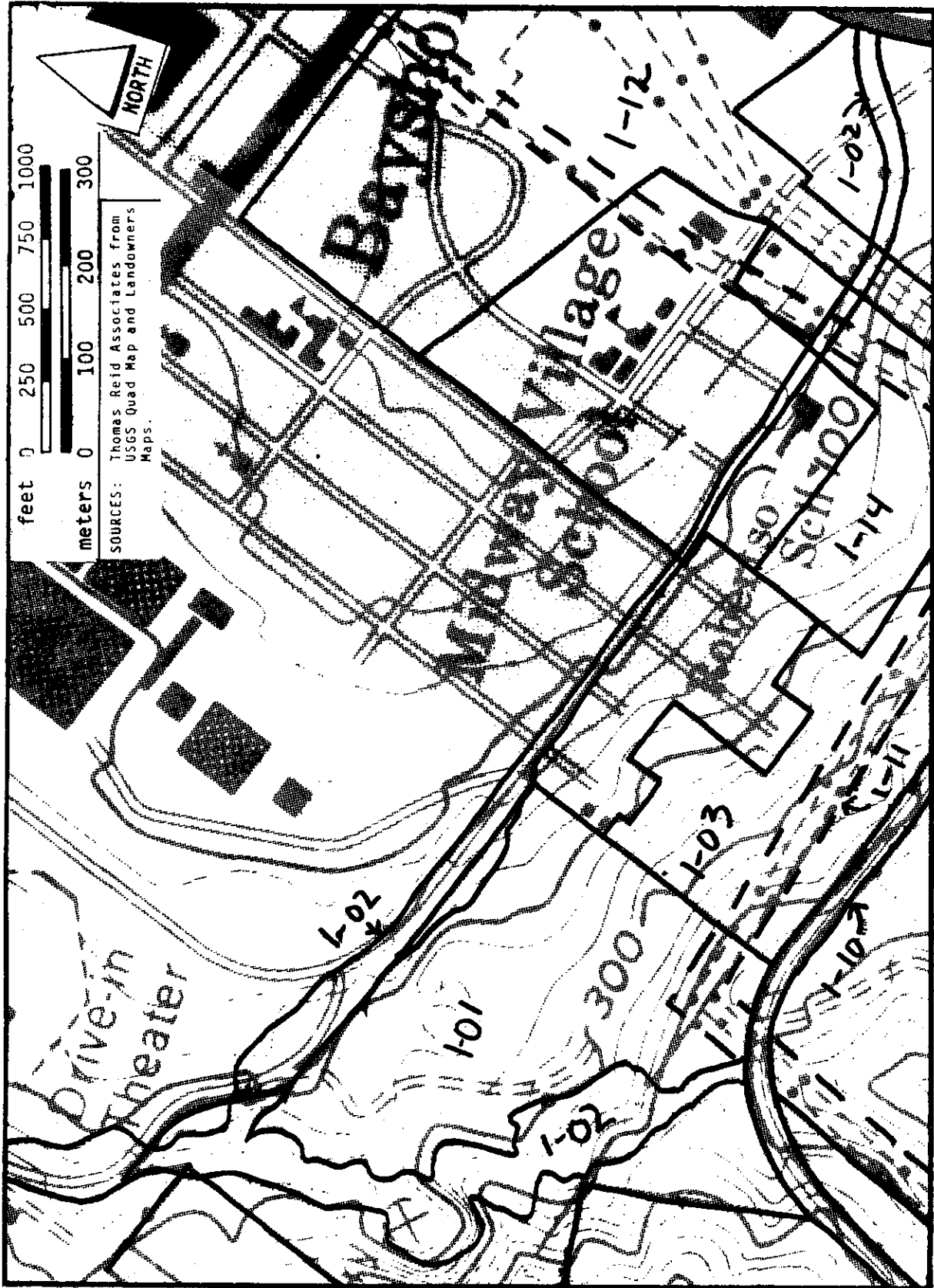


FIGURE 1-02 C, CARTER-MARTIN ROAD EXTENSION
MANAGEMENT UNITS

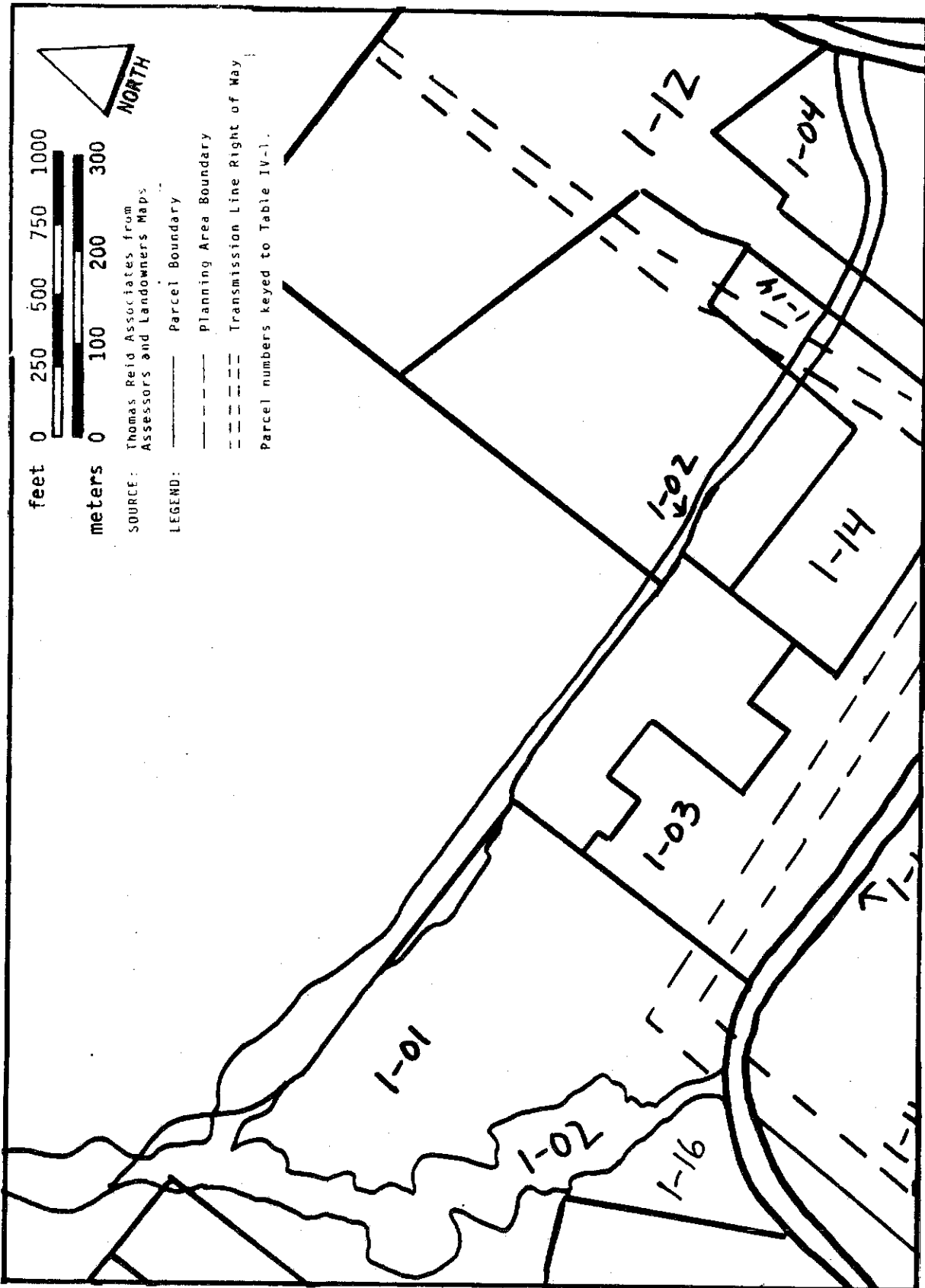


FIGURE 1-02 D, CARTER-MARTIN ROAD EXTENSION
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

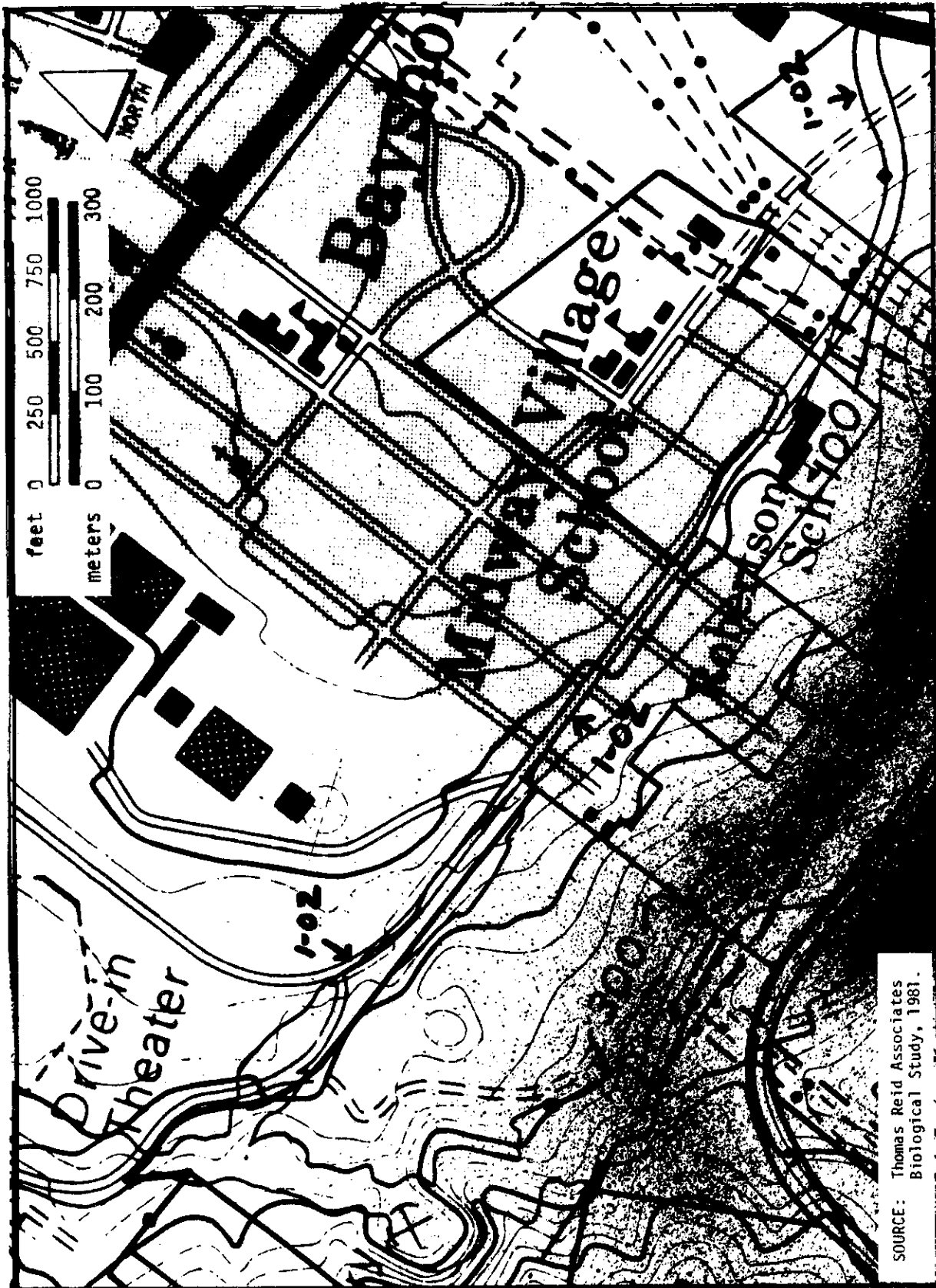


FIGURE 1-02 E, CARTER-MARTIN ROAD EXTENSION
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

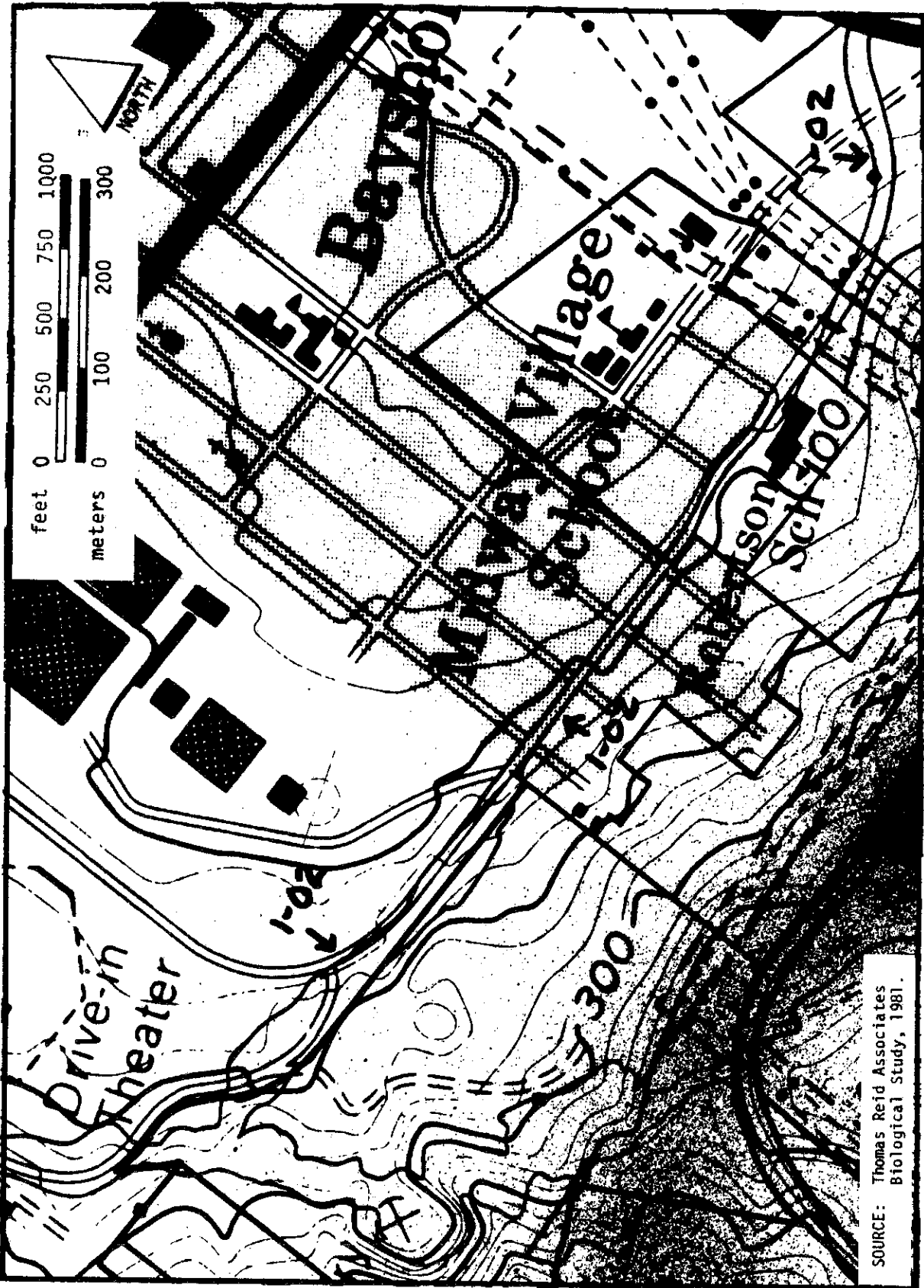


FIGURE 1-02 F, CARTER-MARTIN ROAD EXTENSION
PROJECT PLAN -- ALTERNATIVE A

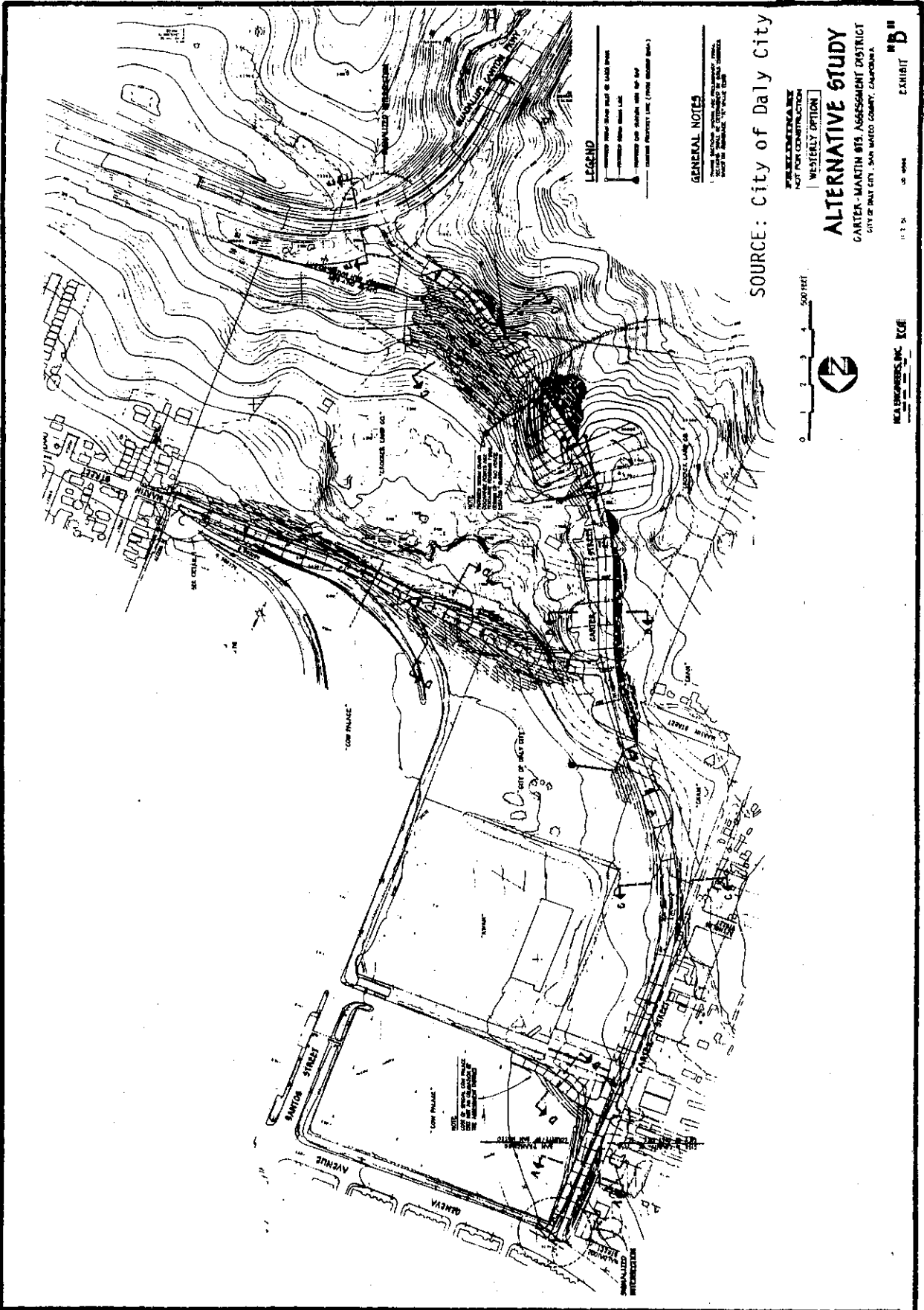
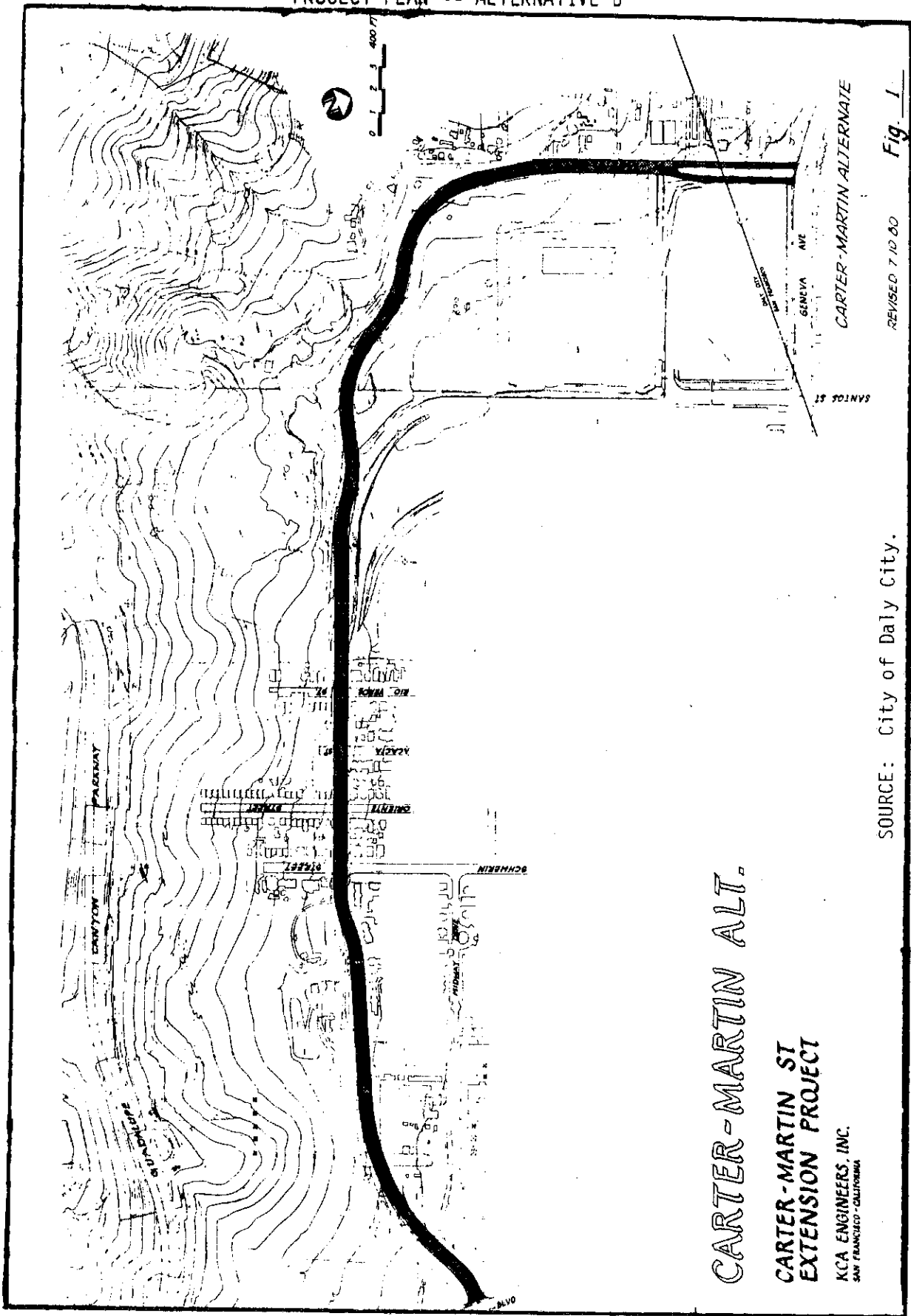


FIGURE 1-02 G, CARTER-MARTIN ROAD EXTENSION
PROJECT PLAN -- ALTERNATIVE B



SOURCE: City of Daly City.

CARTER-MARTIN ALT.
CARTER-MARTIN ST
EXTENSION PROJECT
KCA ENGINEERS, INC.
SAN FRANCISCO - CALIFORNIA

Fig. 1

REVISED 7.10.80

C

C

C

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Rio Verde Heights (03)

Location and description: The Rio Verde Heights parcel is adjacent to the east side of the Rio Verde Estates parcel and extends across the north slope of the Guadalupe Hills until it almost reaches the PG&E transmission line. Its southern boundary is on the upslope side and is adjacent to Guadalupe Canyon Parkway (see Figure 1-03 A). On the northern edge it is adjoined by the residential section of Rio Verde, Acacia, Oriente, Scwherwin and Martin Streets and Robertson School. It is located in an area of moist grassland which includes both native species and those characteristic of disturbed sites (See Figures 1-03 B and 1-03 C).

Ownership: The Rio Verde Heights parcel is currently owned by Le-Jo Inc. Its development is being handled by Bay Area Realty.

Project: The proposed use of the Rio Verde Heights parcel is for multi-family housing consisting of 160 condominium units (See Figure 1-03 F). The original proposal was for the construction of 208 units, however, to decrease the impact on the Mission Blue, the developer dropped 48 units which were located at the eastern portion of the site. The elimination of these units decreases the impact on the Mission Blue by about a third (from 2.9% to 1.85% of the population). In addition, it will allow for continuity between the insects found on the Northeast Ridge Parcel and those found in the area north of Guadalupe Canyon Parkway.

Status: This is a planned parcel.

Biological Issues: The central biological concern in this administrative parcel is the presence of Mission Blue and Callippe populations in the existing grassland area (See Figures 1-03 D-E). The 1981 Biological Study indicates that 3.9% of the Mission Blue population inhabits the Rio Verde Heights parcel. For the Callippe, 0.25% of the Mountain population are present. In addition, this area is a continuum of the Northeast Ridge and the butterflies found in each area are considered to be a united colony; therefore, it is important to maintain continuity with the Northeast Ridge parcel.

The Rio Verde Heights parcel is also habitat for various grassland species; during TRA field surveys several bird species and one gray fox were sighted. Other than the butterfly host plants, no plants of concern were located there.

Impacts: The development of the Rio Verde Heights parcel would cause the loss of grassland habitat, including areas of Mission Blue and Callippe larval food plant concentrations. There would be a reduction in butterfly population corresponding to the loss of their habitat.

Development could also restrict the use of the area as a corridor linking the Guadalupe Hills and Saddle butterfly populations, however, because 48 of the originally proposed 200 units were dropped, a large portion of the corridor will remain. In addition, if grading or erosion control measures are not implemented with caution, extreme damage to the remaining grassland habitat may occur.

HCP Objectives -- Specific Conservation Needs: Development of this parcel need not be phased (see Figure 01-03 G). The rate of development elsewhere on the Mountain is sufficiently slow that grading approximately 10 acres on parcel 1-03 in one year will not significantly increase the short-term impact on the species of concern for the San Bruno Mountain Area as a whole.

The tools described in the HCP which will be applicable to the development of the Rio Verde Heights project include both planning assistance and habitat enhancement techniques. For example, revegetating the cut and fill slopes with native grassland species such as the butterfly host plants, introducing management in some of the areas of dense brush and exotic species, landscaping the development with fire resistant vegetation, and providing barriers to discourage heavy human use of the grassland area should be included. Specifics for each management unit are developed below.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated 1-03-02 on Figure 1-03 C. The boundary of area 1-03-02 may be adjusted by the Landowner by not more than thirty (30) feet from the line shown on Figure 1-03 C, provided, however, that the total area increased as a result of such adjustment does not exceed 5% of the total Conserved Habitat in the Administrative Parcel. Outside area 1-03-02 construction and conversion to urban uses may occur subject only to the conditions set forth in Paragraph 2 below.
2. Prior to any construction within Administrative Parcel 1-03, 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 1-03 within area 1-03-02 shown in Figure 1-03 C 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.
 - c. **Construction Provisions.** In accordance with Paragraph 1 above, the Landowner shall not disturb any land in area 1-03-02 except as provided in 2d below. In addition, the Landowner may grade the

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

project in one year (see Figure 1-03 G).

- 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 of Daly City in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, 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 1-03-02 shown on Figure 1-03 C. 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. These buffer areas will be maintained by the Homeowners Association.
- g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 1-03, 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 1-03;
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 1-03;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 1-03 in a timely fashion to avoid delays in the implementation of such Plans;
4. Accept dedications of Conserved Habitat within Administrative Parcel 1-03.

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Management Units:

1. **1-03-01.** This Management Unit will contain all of the proposed development in the Rio Verde Heights and its related landscaping.

2. **1-03-02.** This unit contains all the conserved habitat in the Rio Verde Heights Administrative Parcel.
 - a. Prior to or in conjunction with the ~~phase 1~~ construction eliminate areas of invading exotics and replant them with host plant and other native species as is appropriate to create new butterfly habitat areas and corridors.
 - b. Upon completion of (a) above monitor the area for success of the habitat enhancement.

FIGURE 1-03 A, RIO VERDE HEIGHTS
PARCEL LOCATION

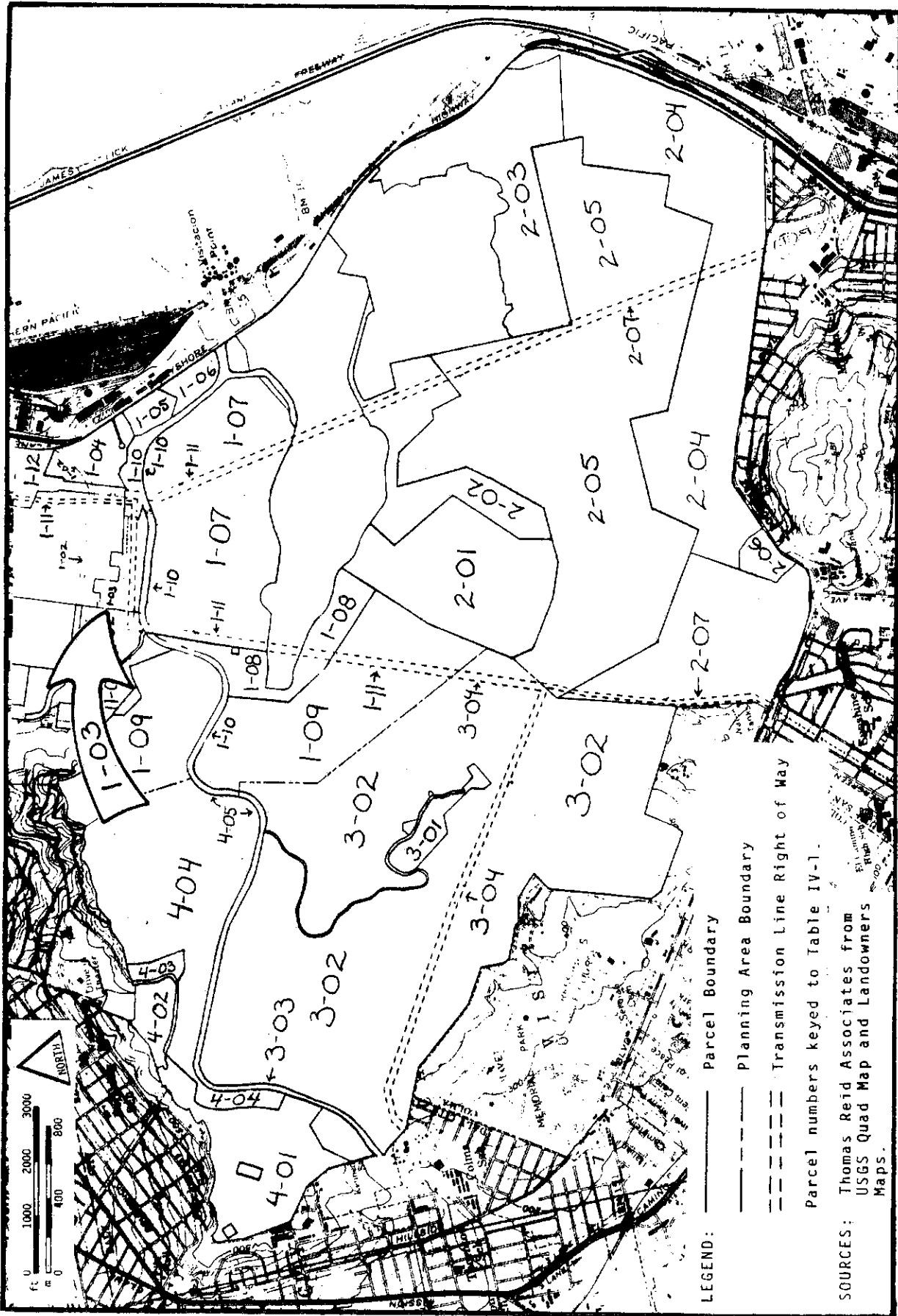


FIGURE 1-03 B, RIO VERDE HEIGHTS
PARCEL TOPOGRAPHY

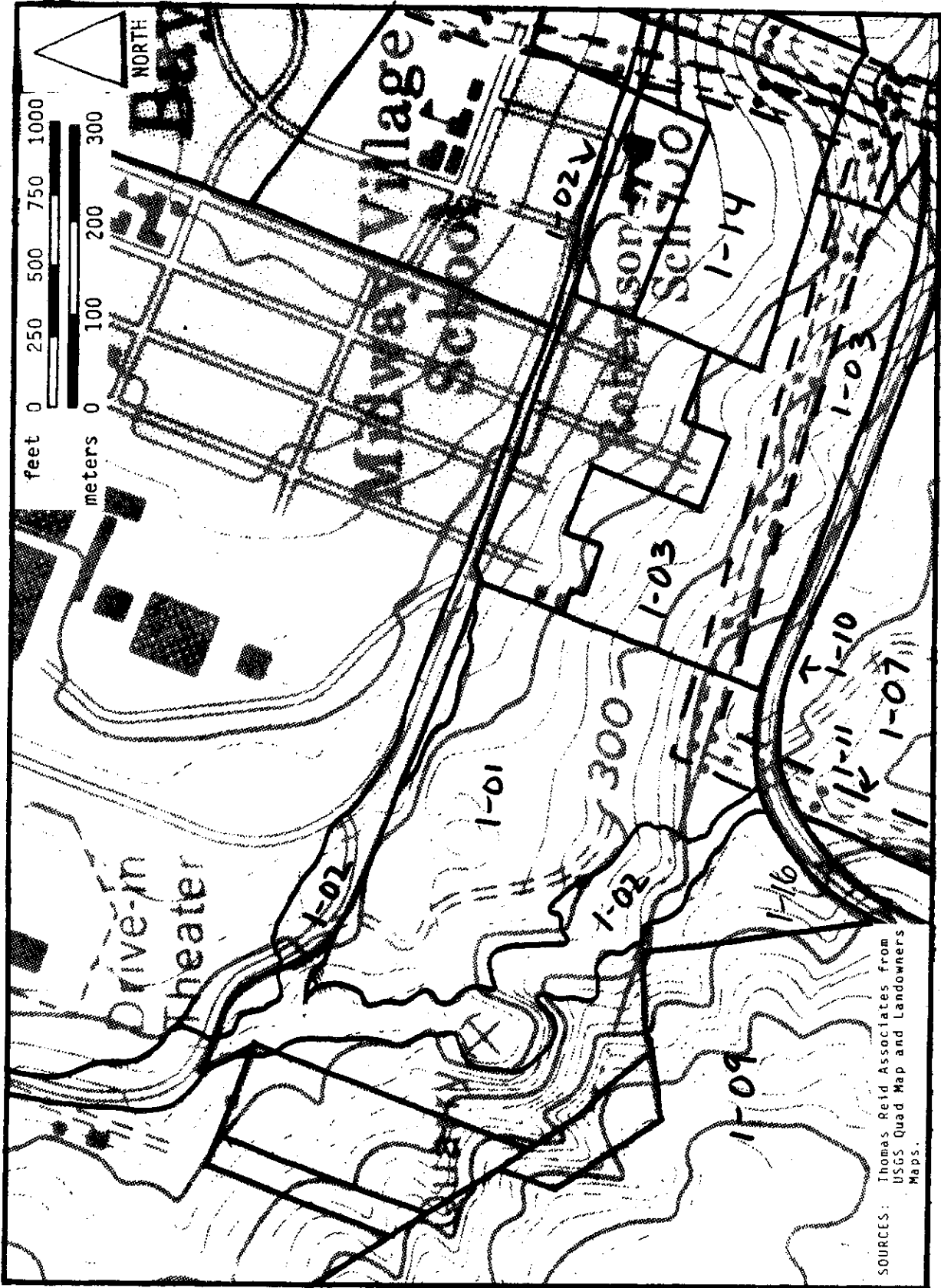


FIGURE 1-03 C, RIO VERDE HEIGHTS
MANAGEMENT UNITS

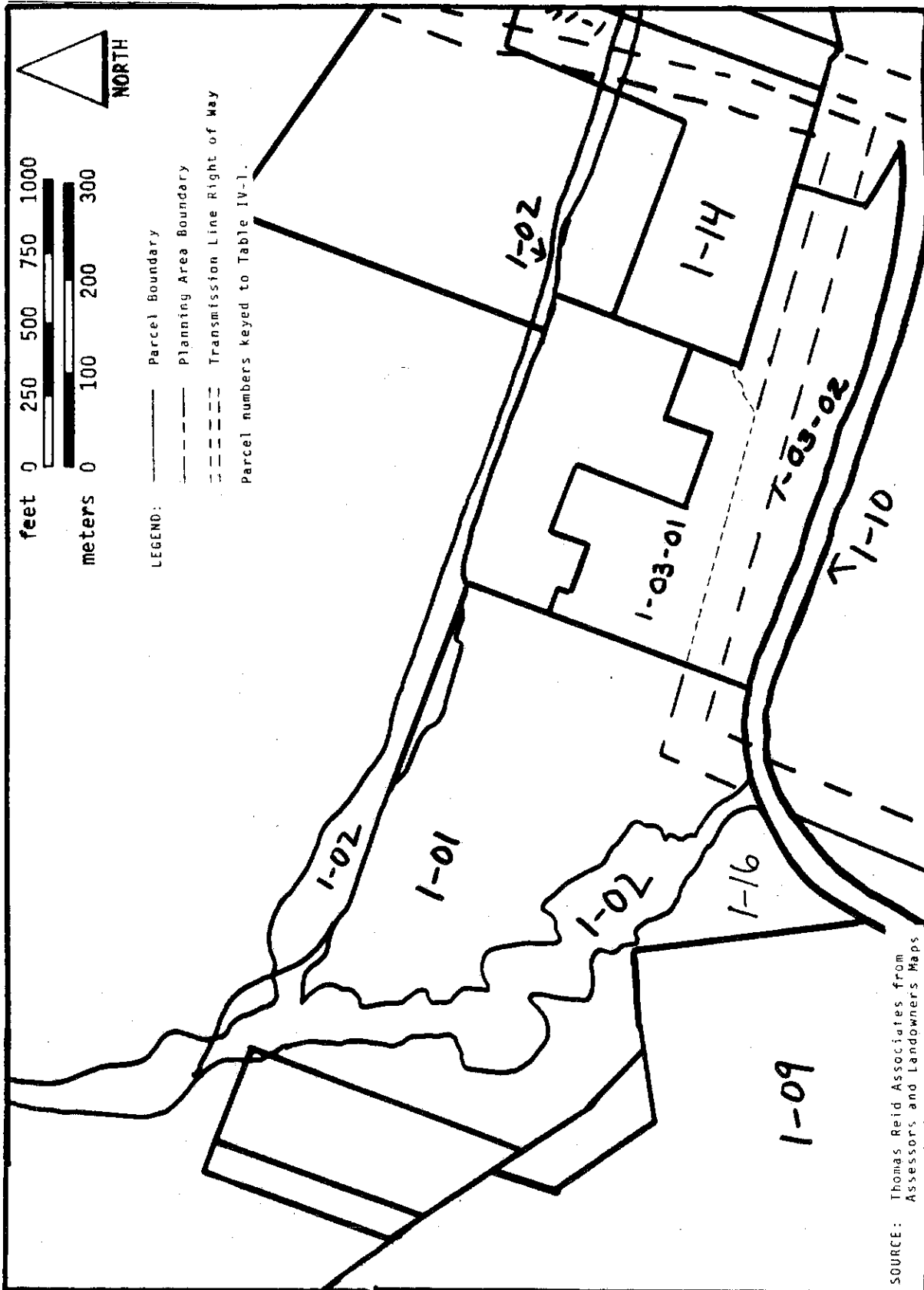


FIGURE 1-03 D, RIO VERDE HEIGHTS
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 1-03 E, RIO VERDE HEIGHTS
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

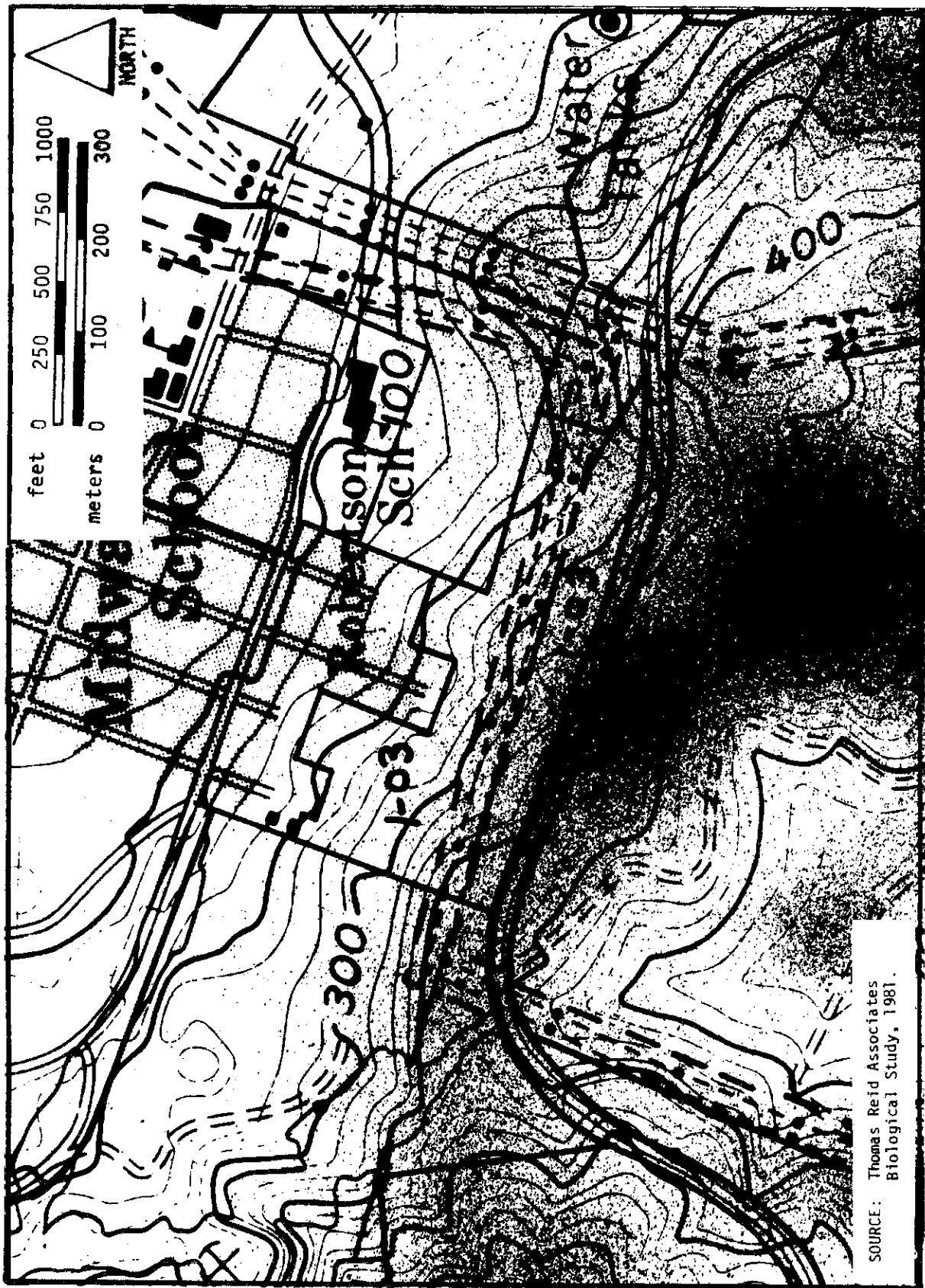
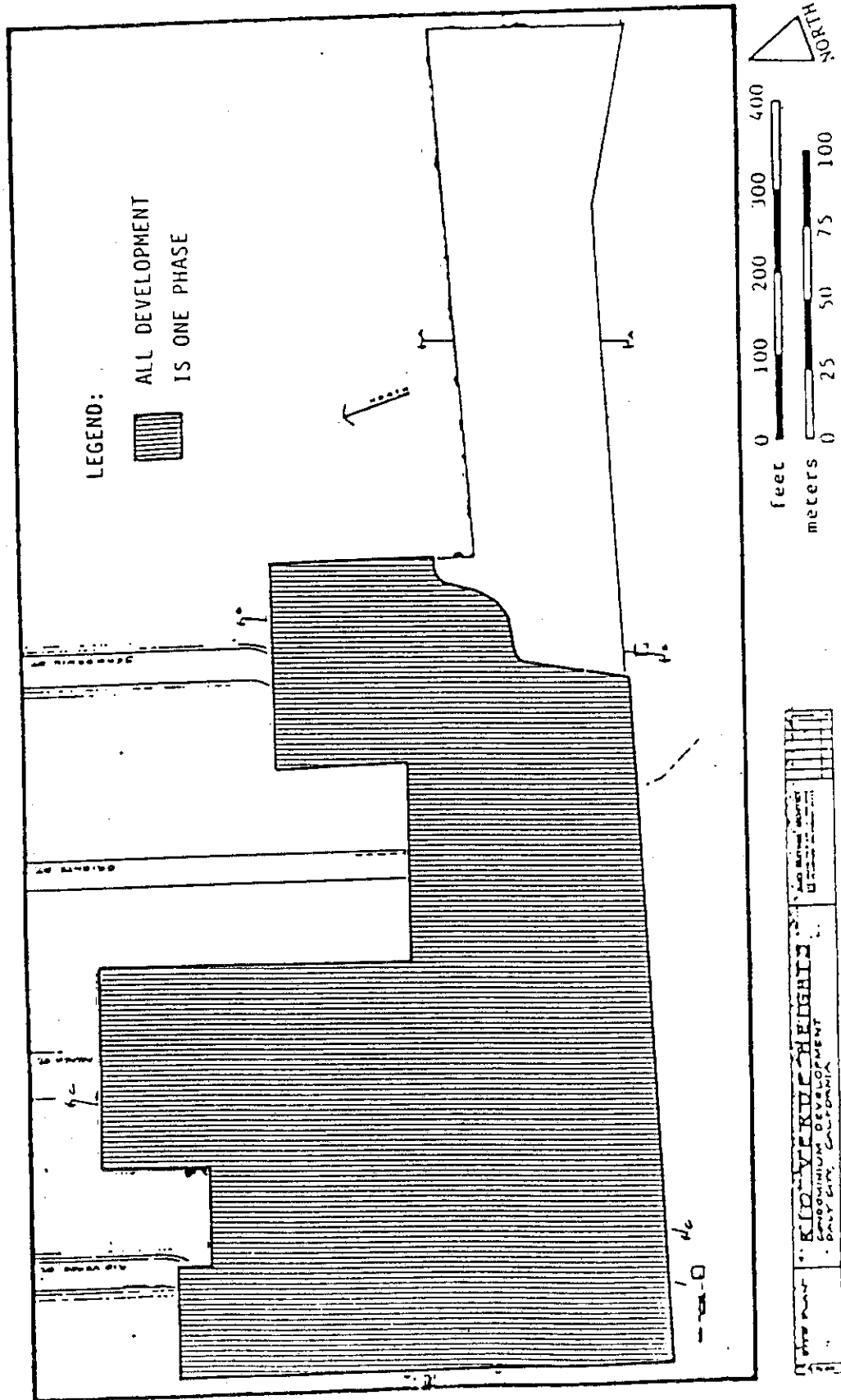
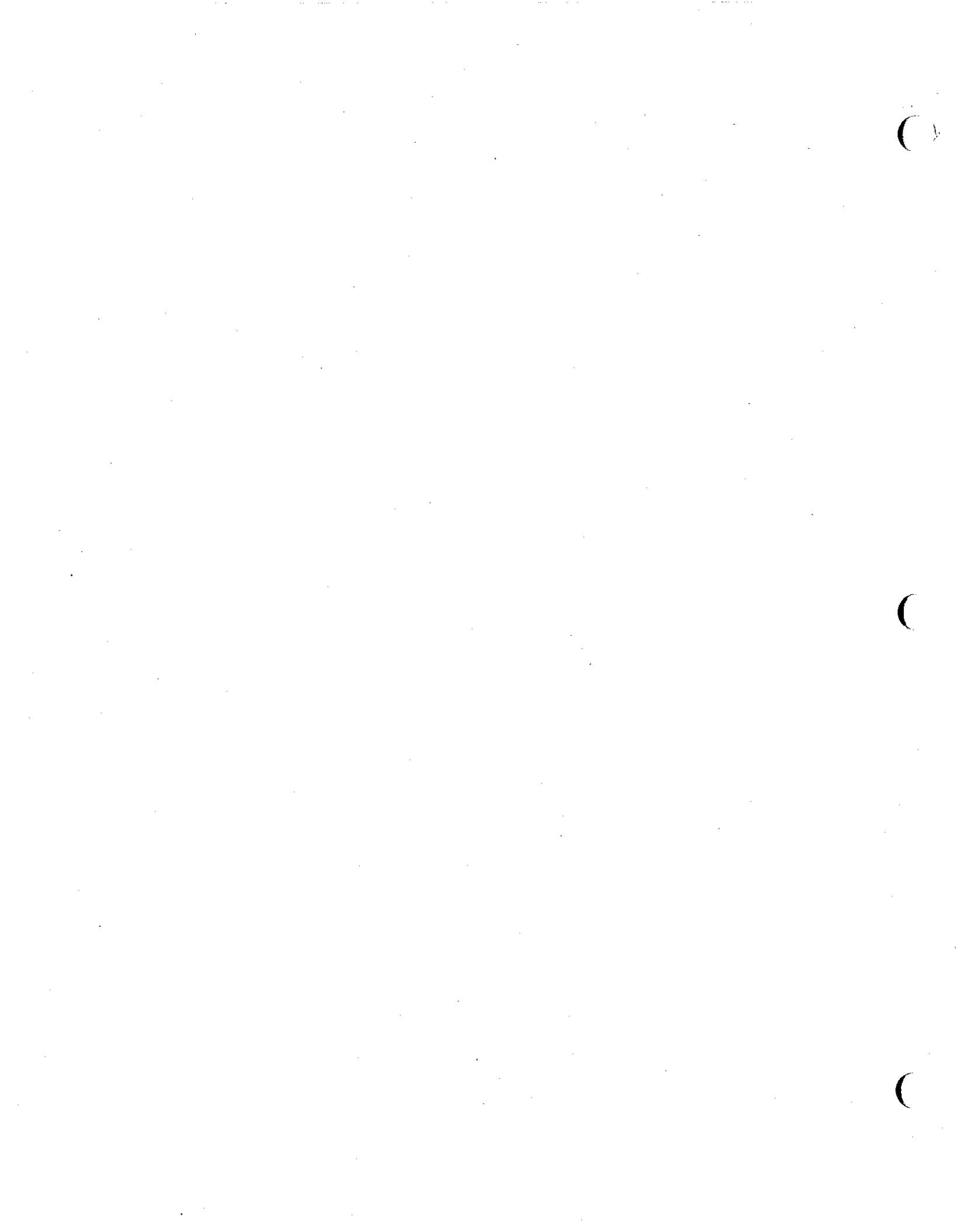


FIGURE 1-03 G, RIO VERDE HEIGHTS
DEVELOPMENT PHASING



SOURCE: Day Area Realty



Planning Area: Guadalupe Hills (1)

Administrative Parcel: Parcel X (04)

Location and description: This 28 acre parcel abuts the Rio Verde Heights project area, Bayshore Blvd., and parcel Y. Because of its easy access from Bayshore Blvd., this parcel is often used as an ORV site. The flora is typical of a disturbed site adjacent to urban development, with several exotic species present. Some lupine and nectar plants are also present on the site and there is a seep area which contains rushes, sedges and standing water. (See Figures 1-04 A-C).

Ownership: This parcel is under the private ownership of Albert and Lilian Levinson.

Project: Unknown

Status: This is an unplanned parcel.

Biological Issues: The site is marginal habitat for both the Mission Blue and Callippe, and does not contain habitat for any other rare plants or animals of concern (See Figures 1-04 D-E). It is thought that a salt water marsh exists on the site, however TRA 1981 field investigations failed to verify this. The seep area, however, is thought to be potential habitat for the San Francisco Garter Snake because of the existence of rushes, sedges and standing water (Ted Papenfuss, pers. comm.)

Impact: Indeterminate because, development plans are not available. However, if neighboring development proceeds, the importance of this site as habitat may increase and its development may result in greater impacts than now perceived. As indicated in Chapter 3 of Volume I, more detailed surveys of this area are required before it can be eliminated as potential habitat of the San Francisco Garter Snake.

HCP Objectives -- Specific Conservation Needs: The Habitat Manager and any Resource Agency personnel should be allowed access to the seep area to conduct searches for the the San Francisco Garter Snake.

Operating Program

Obligations: The landowner has the following obligations:

1. Participate in the regulatory provisions (and funding program, if development takes place) of the HCP.
2. Obtain approvals of any proposed development plans or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).
3. Allow the Habitat Manager and any Resource Agency personnel access to the seep area contained in this parcel in order to search for the San Francisco Garter Snake.

The Plan Operator has the following obligations:

1. Provide a timely response to the needs of the landowner with regard to HCP requirements.

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

2. If development is proposed prepare a habitat conservation operating program for this parcel.

Management Units:

1. 1-04-01. This Management Unit contains the entire parcel.
 - a. Avoid disturbance of the seep area until further searches are made to determine if the San Francisco Garter Snake is present.
 - b. Consider this parcel for upgrading of habitat quality; monitor periodically to assess future needs.

FIGURE 1-04 A, PARCEL X
 PARCEL LOCATION

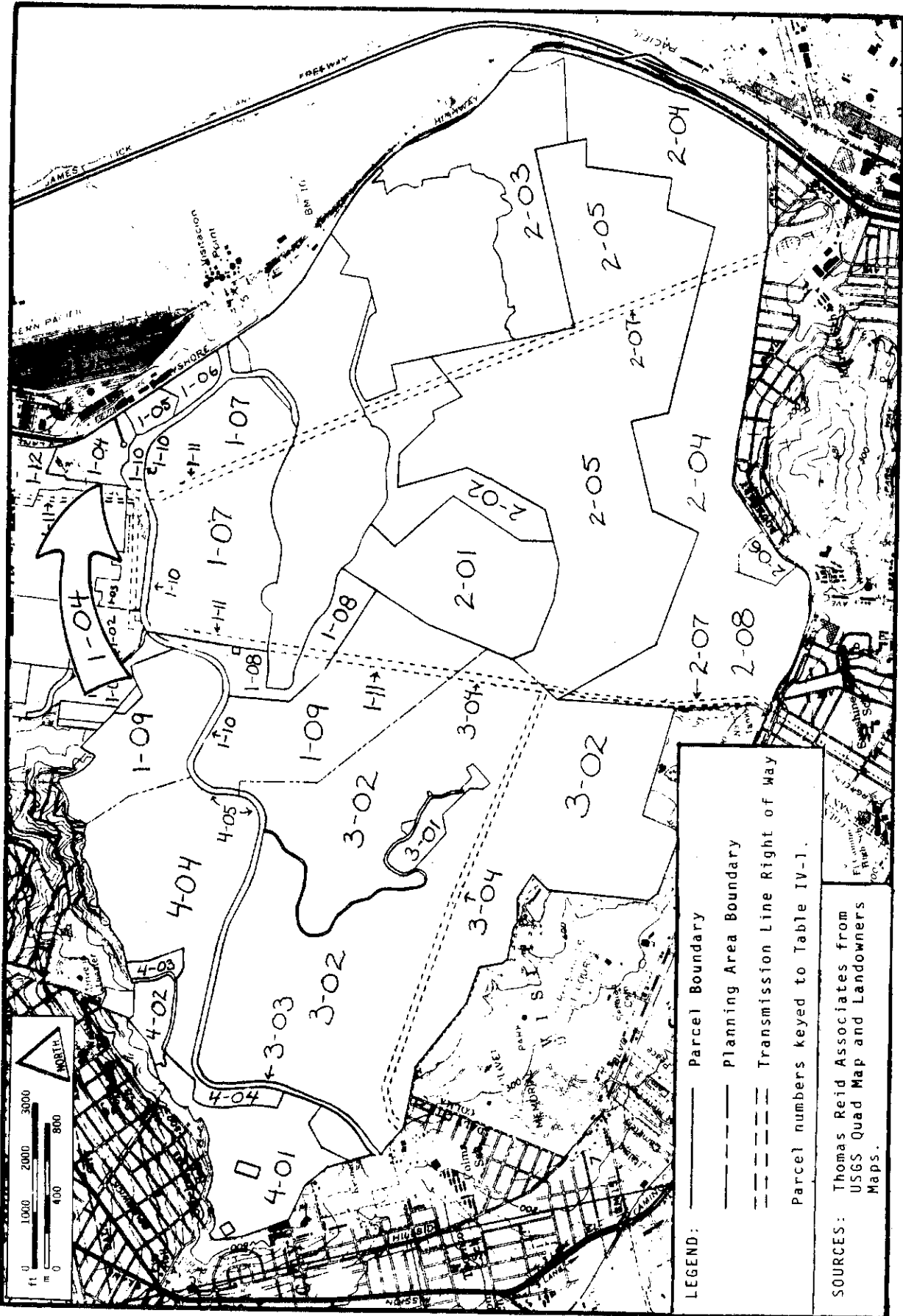
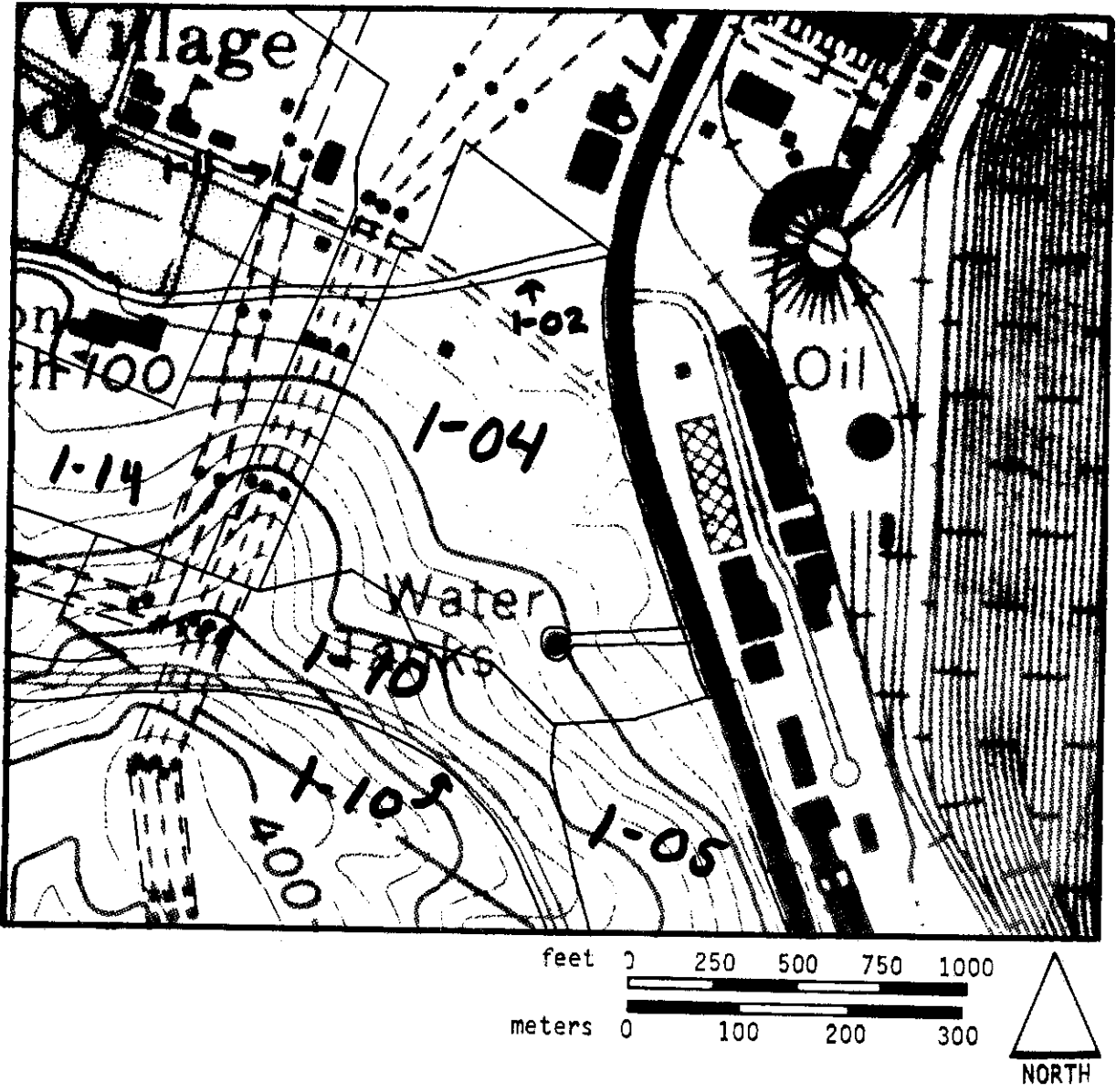
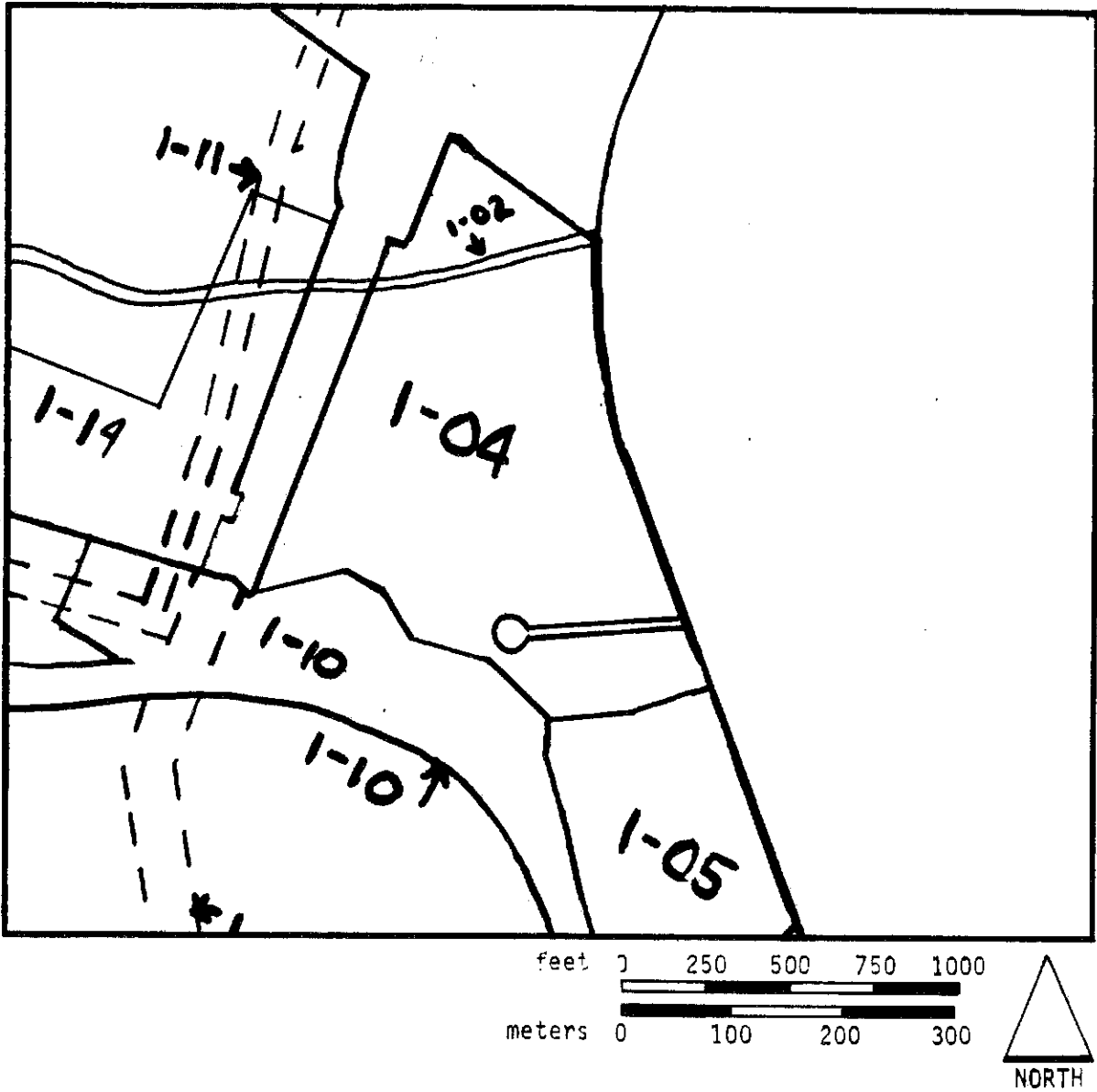


FIGURE 1-04 B, PARCEL X
PARCEL TOPOGRAPHY



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

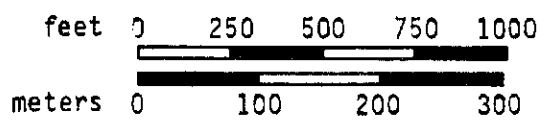
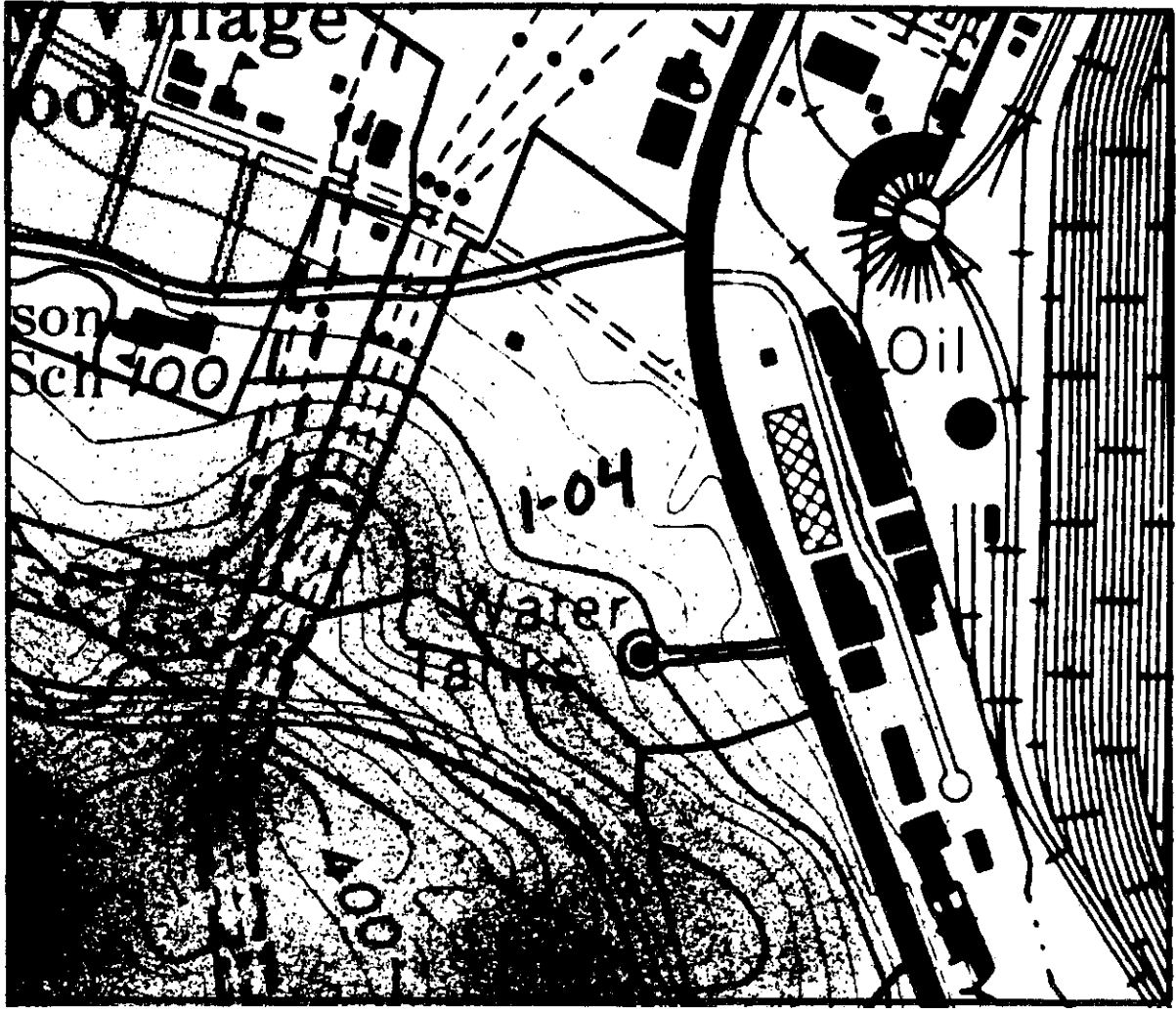
FIGURE 1-04 C, PARCEL X
MANAGEMENT UNITS



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 1-04 E, PARCEL X
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.

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ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Brisbane Office Park (Parcel Y) (05)

Location and Description: This 10 acre parcel is located between Parcel X (1-04) and Z (1-06) and is adjacent to Bayshore Blvd. It consists primarily of annual grassland and vegetative species associated with disturbance (See Figures 1-05 A-C).

Ownership: The parcel is owned by Alisal Land Co.

Project: The construction of a four story 200,000 square foot office complex on a five acre portion of the site. The existing knoll will be graded and the building situated on top.

Status: This is a planned parcel.

Biological Issues: This parcel contains habitat for the Mission Blue and Callippe butterflies, but does not contain the habitat of other rare plants or animals of concern. (See Figures 1-05 D-E). The site represents habitat for less than 0.35% of Mission Blue and less than 0.4% of Callippe on San Bruno Mountain.

Impact: The area of grading comprises a dense stand of violets (larval food plant of the Callippe), and several lupine plants (larval food plant of the Mission Blue). The construction will eliminate a knoll which has significance as a hilltopping area for the Callippe. Development on this parcel will increase the cumulative impact brought about by nearby development within the Guadalupe Hills planning area. These include: the Northeast Ridge and Rio Verde Heights and Estates Projects, and the Carter Martin Street extension.

HCP Objectives -- Specific Conservation Needs: Portions of this site may be appropriate for experimental revegetation techniques after project grading.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated 1-05-02 on Figure 1-05 C. The boundary of area 1-05-02 may be adjusted by the Landowner by not more than thirty (30) feet from the line shown on Figure 1-05 C, provided, however, that the total area increased as a result of such adjustment does not exceed five (5%) percent of the total Conserved Habitat in this Administrative Parcel. Outside area 1-05-02 construction and conversion to urban uses may occur subject only to the conditions set forth in Paragraph 3 below.

2. Prior to any construction within Administrative Parcel 1-05, 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 1-05 within area 1-05-02 shown in Figure 1-05 C and as adjusted by the

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Landowner pursuant to Paragraph 1. Said dedication shall be in phases, as shown on Figure 1-05 I. 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, as shown on Figure 1-05 G.

- 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 tenants, through C C & R's and covenants running with the land to an annual assessment of \$10.00 per 1,000 square feet of non-residential floor area 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.
- c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in area 1-05-02 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 in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, 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 temporarily disturbed areas and undisturbed areas as shown in Figure 1-05 G. 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 Brisbane 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. These buffer areas will be maintained by the Building Owner/Manager.
- g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 1-05, contract for an inspector

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

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.

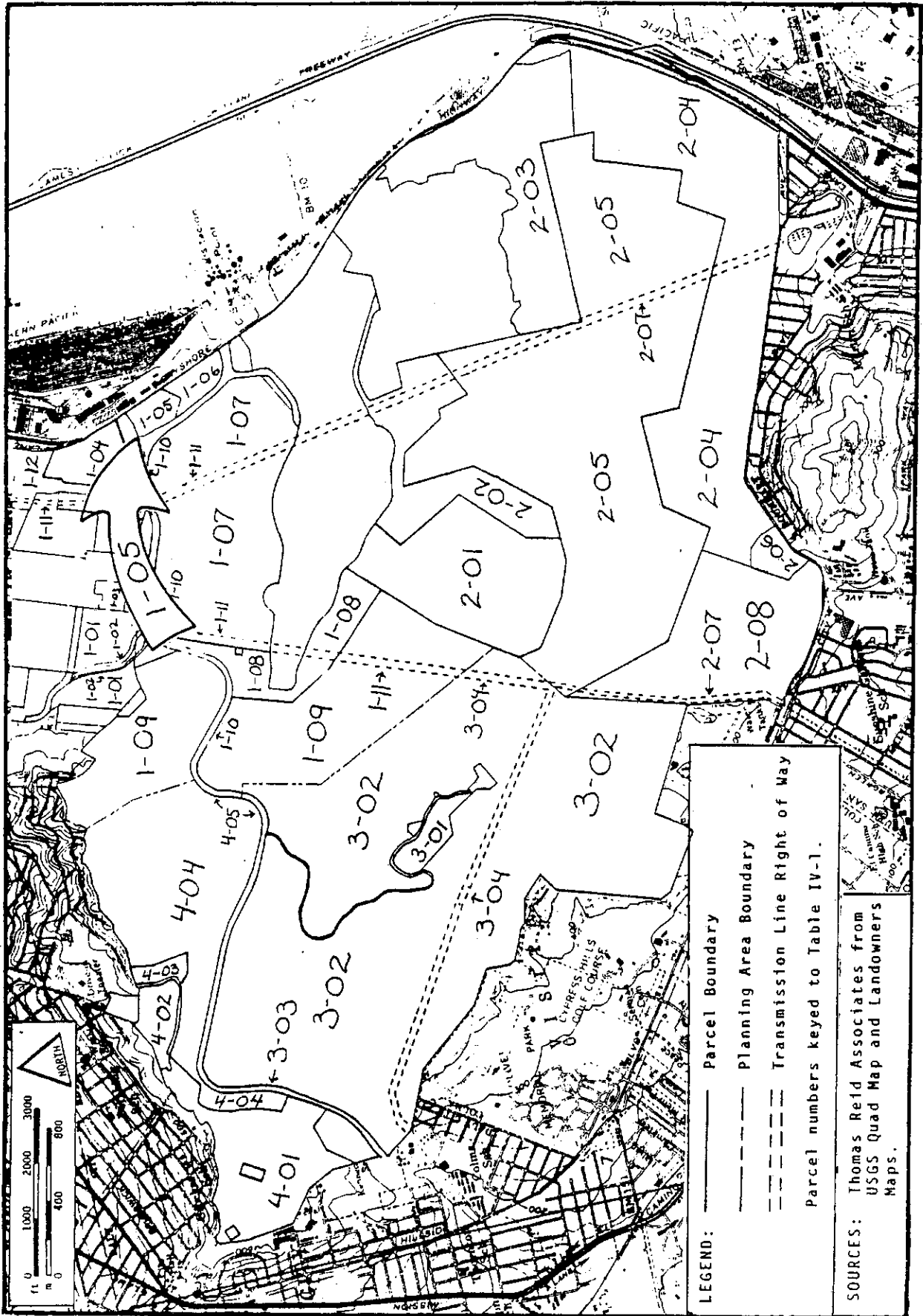
The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 1-05 and comply with mitigation measures set forth for Management Unit 1-05-02;
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 1-05;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 1-05 in a timely fashion to avoid delays in the implementation of such Plans;
4. Accept indications of Conserved Habitat within Administrative Parcel 1-05.

Management Units:

1. **1-05-01.** This unit contains the permanently disturbed areas of the development.
4. **1-05-02.** This unit contains all of the ultimate Conserved Habitat in the parcel. The measures discussed below will be carried out by the Plan Operator in the undisturbed areas and off-site only.
 - a. Prior to construction, enhance habitat corridors with host plant species to attract the butterflies and to facilitate movement to larger areas of Conserved Habitat.
 - b. Prior to or in conjunction with the construction, eliminate or thin dense patches of exotics and brush in order to expand the usable habitat area. Replant with native plant species.
 - c. Upon completion of (a) and (b) monitor the area for success of the habitat enhancement program.

FIGURE 1-05 A, PARCEL Y
PARCEL LOCATION



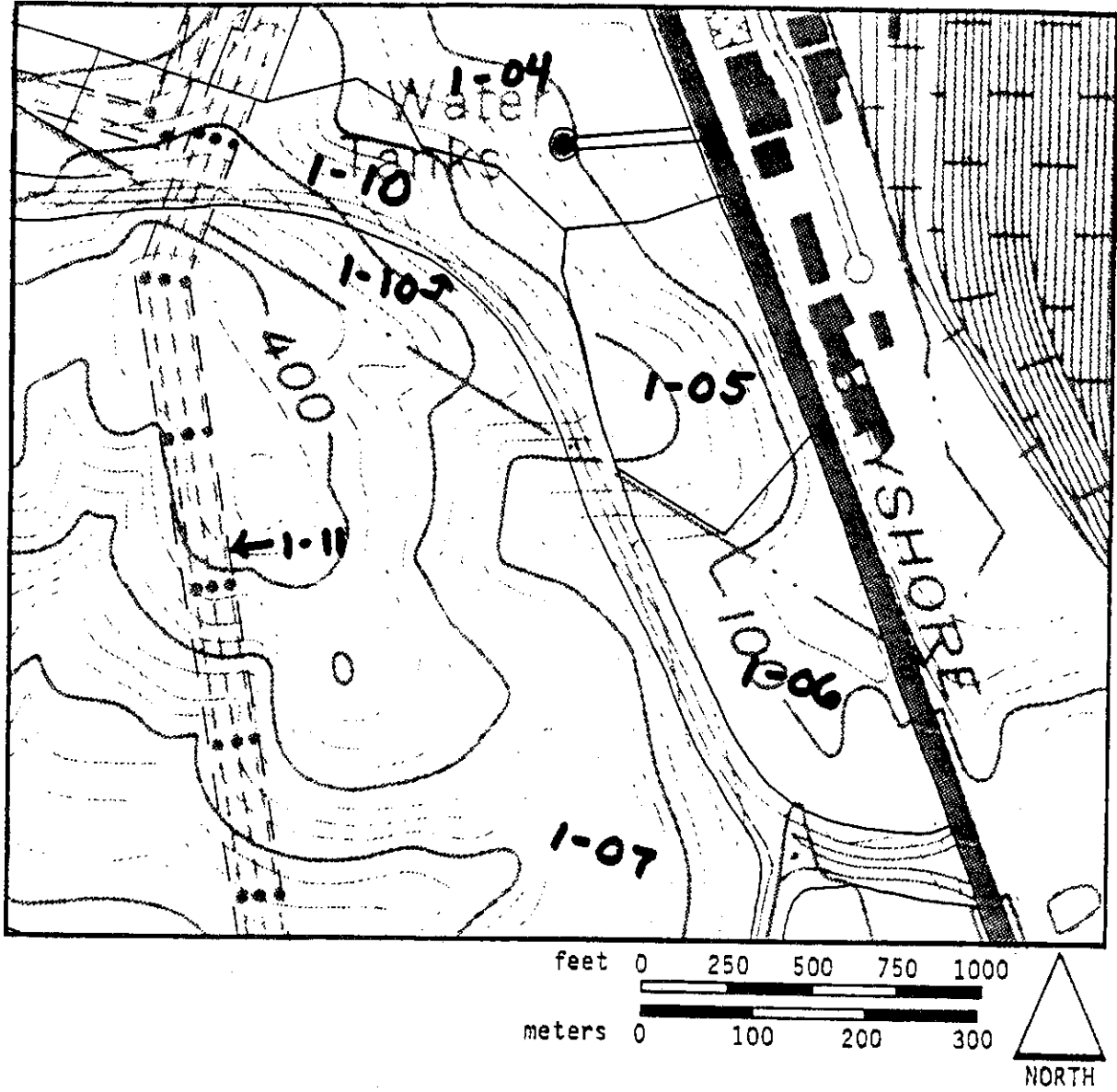
LEGEND:

- Parcel Boundary
- - - - Planning Area Boundary
- - - - Transmission Line Right of Way

Parcel numbers keyed to Table IV-1.

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

FIGURE 1-05 B, PARCEL Y
PARCEL TOPOGRAPHY



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

9/20/83

FIGURE 1-05 C, PARCEL Y
MANAGEMENT UNITS

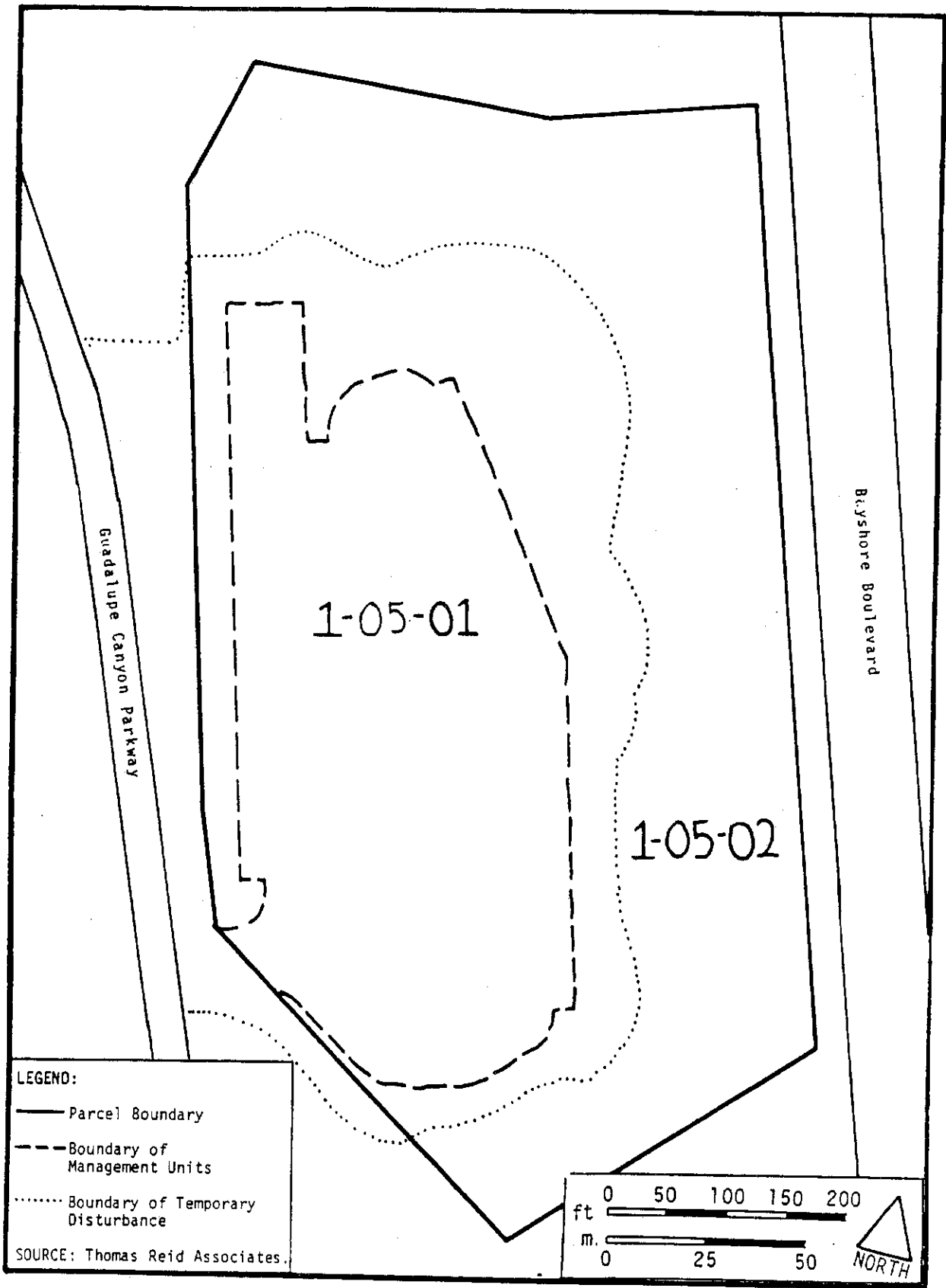
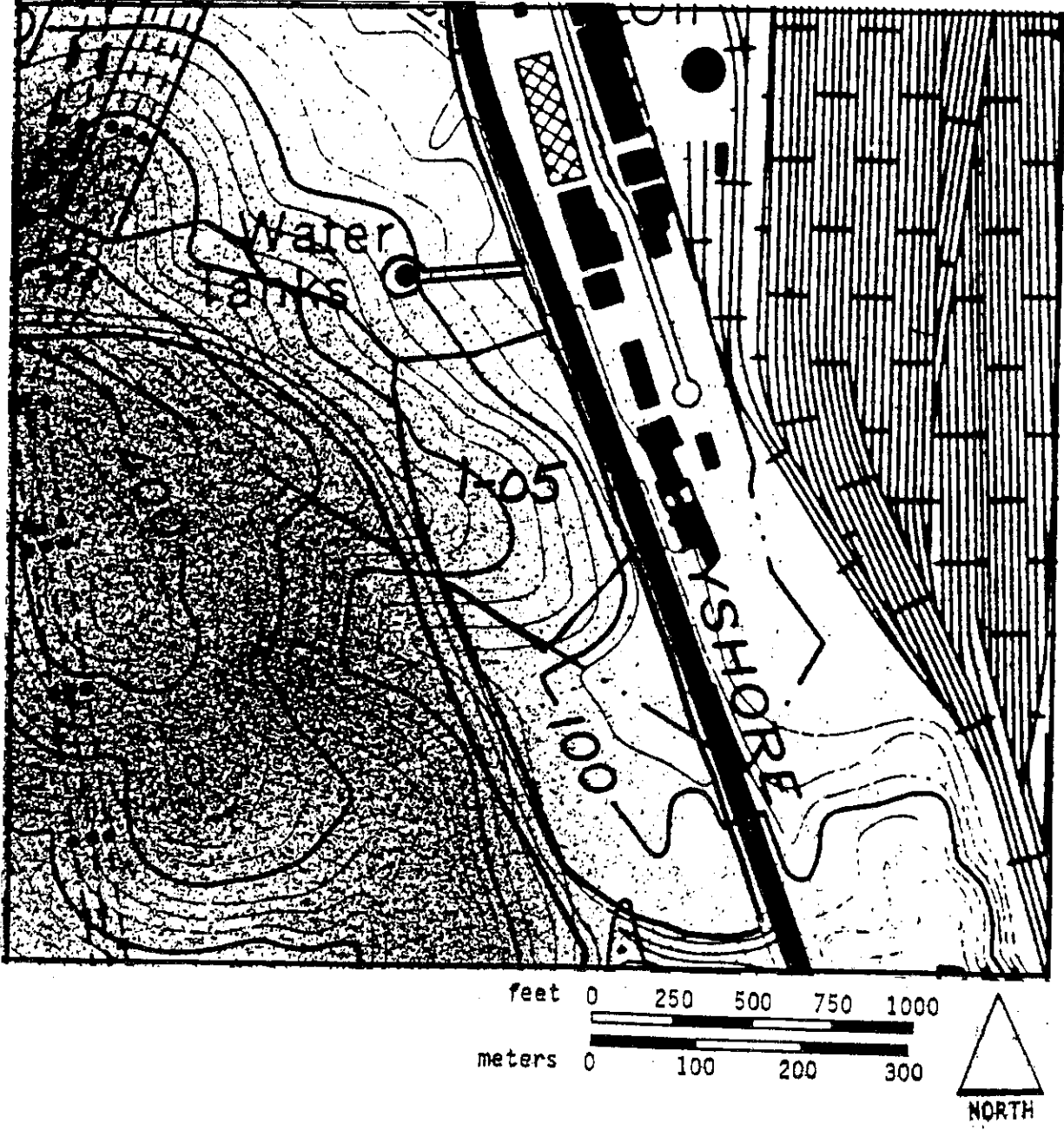
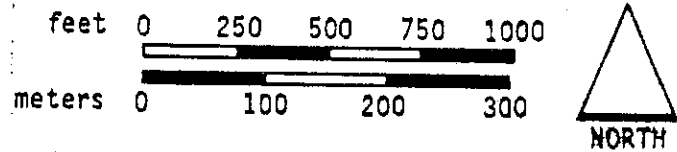
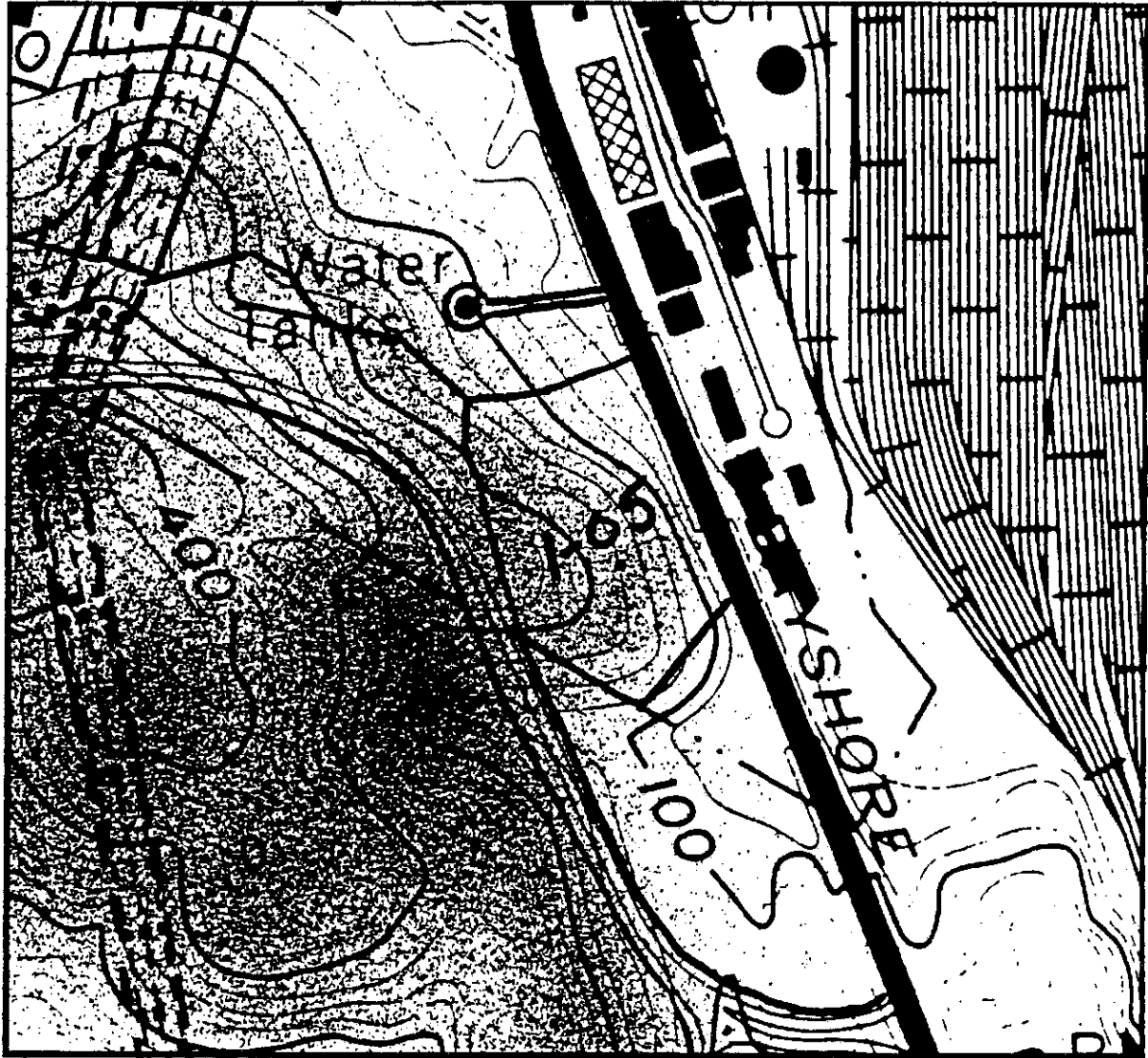


FIGURE 1-05 D, PARCEL Y
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 1-05 E, PARCEL Y
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.

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FIGURE I-05 F, PARCEL Y
SITE PLAN

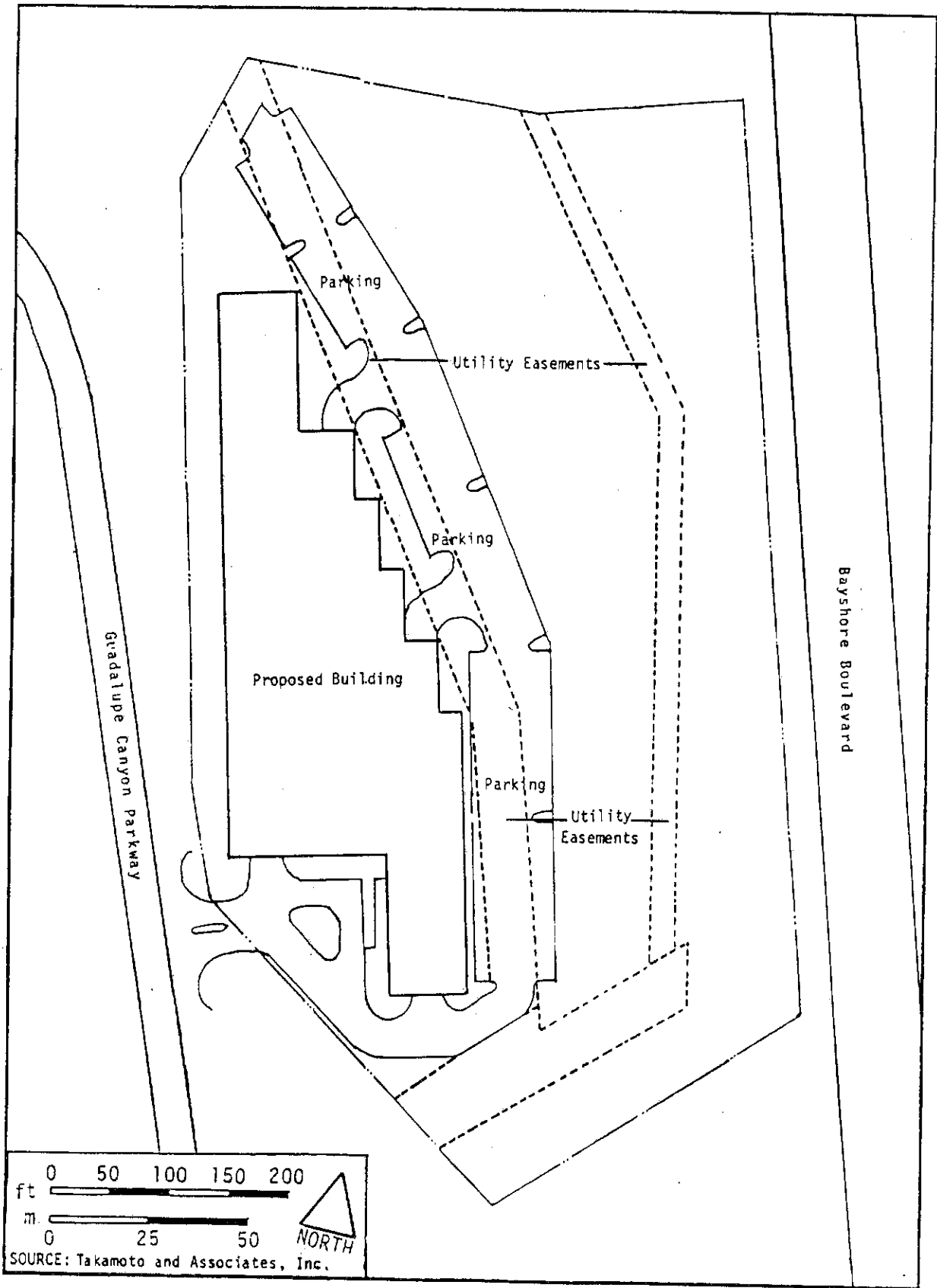
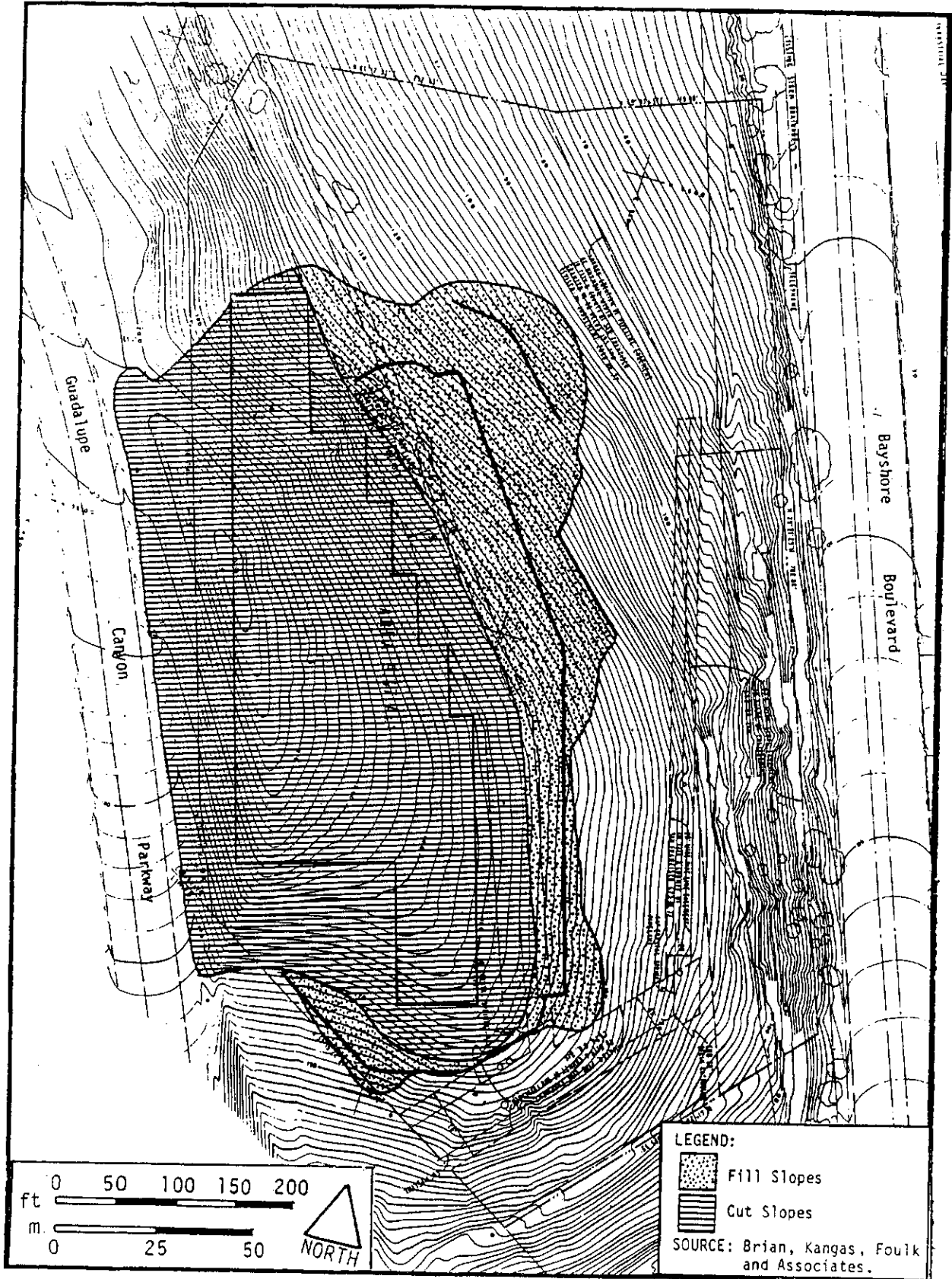


FIGURE I-05 G, PARCEL Y
GRADING PLAN



9/20/83

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ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Parcel Z (06)

Location and description: Parcel Z is a 10 acre site located on the north side of the junction of Bayshore Boulevard and Guadalupe Canyon Parkway. Because it is adjacent to areas of high activity, much of the parcel has been disturbed; its flora consists primarily of annual grasses, scattered brush, and exotic weed species such as fennel. Currently portions of the site are used for holding construction wastes (See Figures 1-06 A-C).

Ownership: The site is owned by Visitacion Associates.

Project: The proposed future use of this site is for commercial development as specified in The Specific Plan for the Northeast Ridge Development, prepared by Cadillac Fairview Homes West, Sept. 1982.

Status: This is a planned parcel. It is being processed in conjunction with the Northeast Ridge Project, of which an EIR was prepared. Joint Planning Commission Hearings are currently taking place on the project. Although specific building plans are undetermined, a preliminary site plan has been submitted by the landowner (see Figure 1-06 F).

Biological Issues: In its present highly disturbed condition, the site has very little biological value (See Figures 1-06 D-E).

Impact: Because of the existing condition of the site, any project would have little impact on the species of concern.

HCP Objectives -- Specific Conservation Needs: Although development of the site would have little impact on the species of concern, habitat enhancement activities are still considered to be important. If habitat is lost in the development of adjoining parcels and the species are displaced, it will be valuable to have habitat available for use in Parcel Z. Therefore, it is recommended that cut and fill slopes should be reclaimed with native and host plant species. In addition, buildings should also be protected from fire on the areas adjoining the grassland.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. Submit a detailed development plan for this parcel to the Plan Operator when it is available. This plan should indicate the extent of grading for the project. No construction or conversion to urban uses shall be permitted outside the graded area (within Conserved Habitat). Construction and conversion to urban uses outside the graded area may occur subject only to the conditions set forth in Paragraph 2 below.

2. Prior to any construction within Administrative Parcel 1-06, the Landowner shall enter into a development agreement with the City of Brisbane (or the County in the event annexation has not occurred) providing for the following:

- a. Dedication of Conserved Habitat. The Landowner shall agree to dedicate to the County all lands within Administrative Parcel 1-06

outside the graded area. 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 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.
- c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land outside the graded area 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 to be accomplished, 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. 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 Brisbane and the County to establish and maintain a buffer area of up to thirty (30) feet in width along the north property line (parcel boundary) 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.
- g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 1-06, 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.

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 1-06;
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 1-06;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 1-06 in a timely fashion to avoid delays in the implementation of such Plans;
4. Accept dedications of Conserved Habitat within Administrative Parcel 1-06.

Management Units:

1. 1-06-01. Because of its biological similarity and small size, the entire parcel is considered to be one management unit.

FIGURE 1-06 A, PARCEL Z
 PARCEL LOCATION

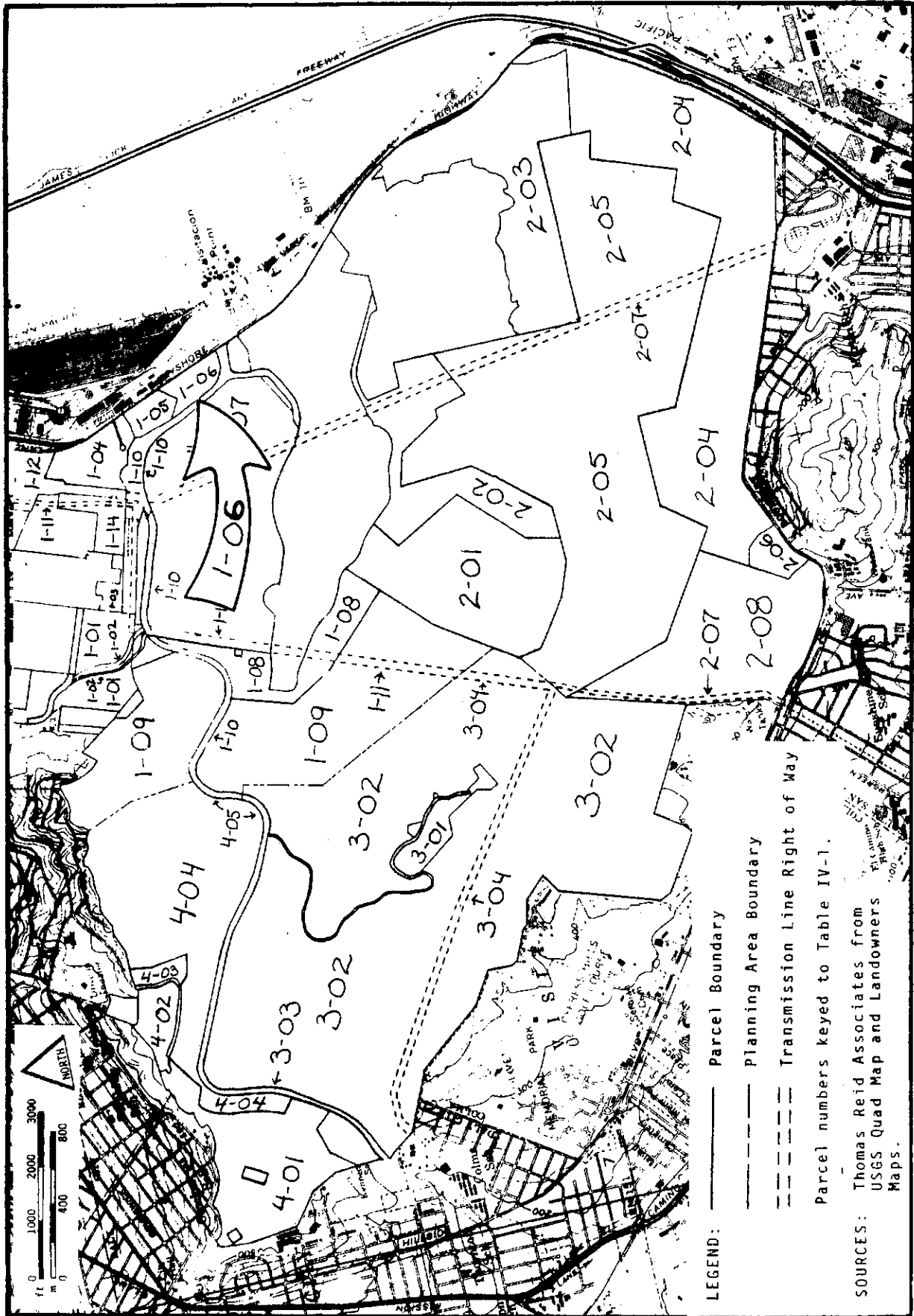
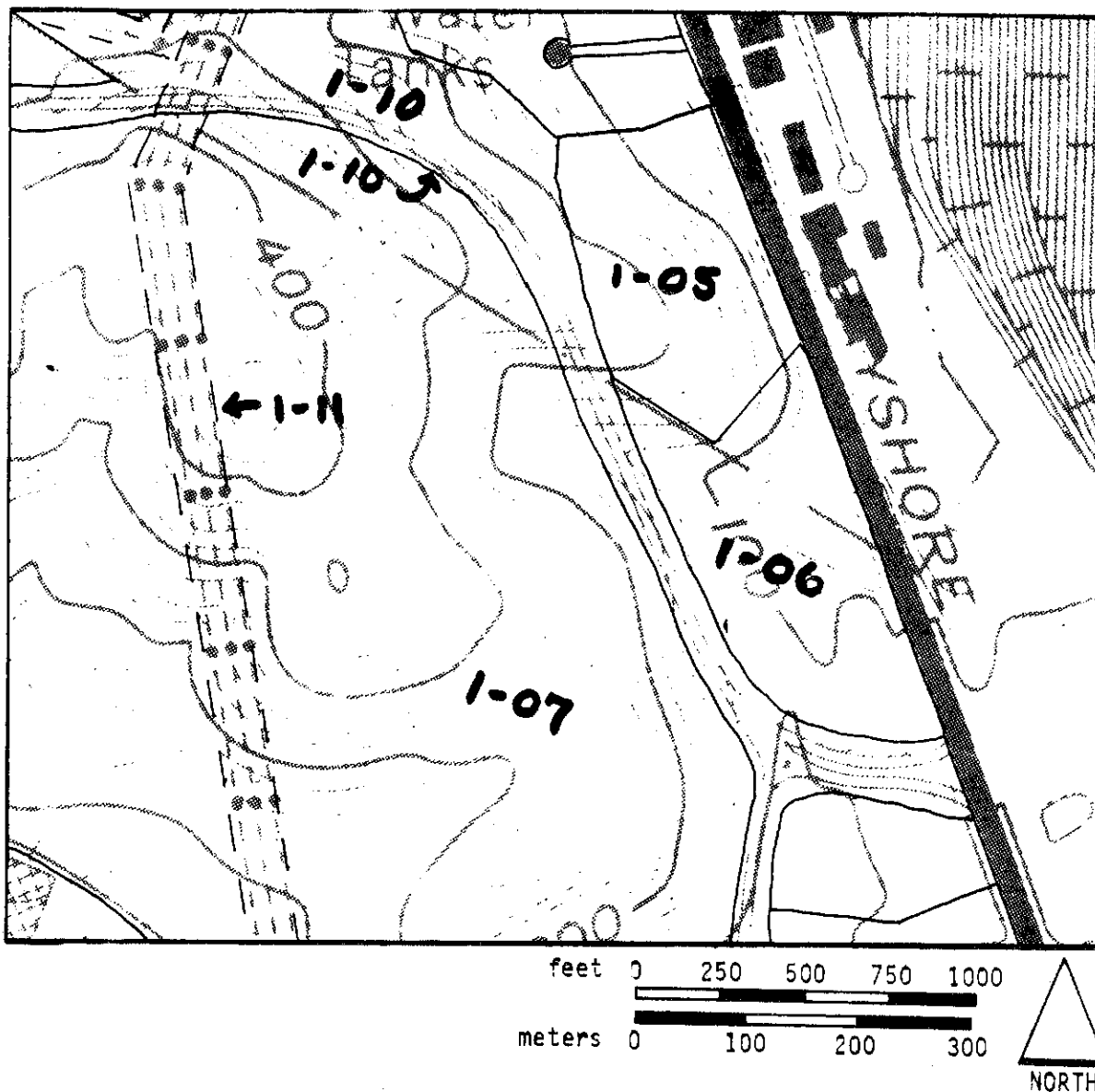
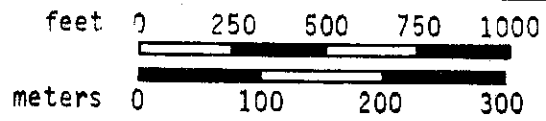
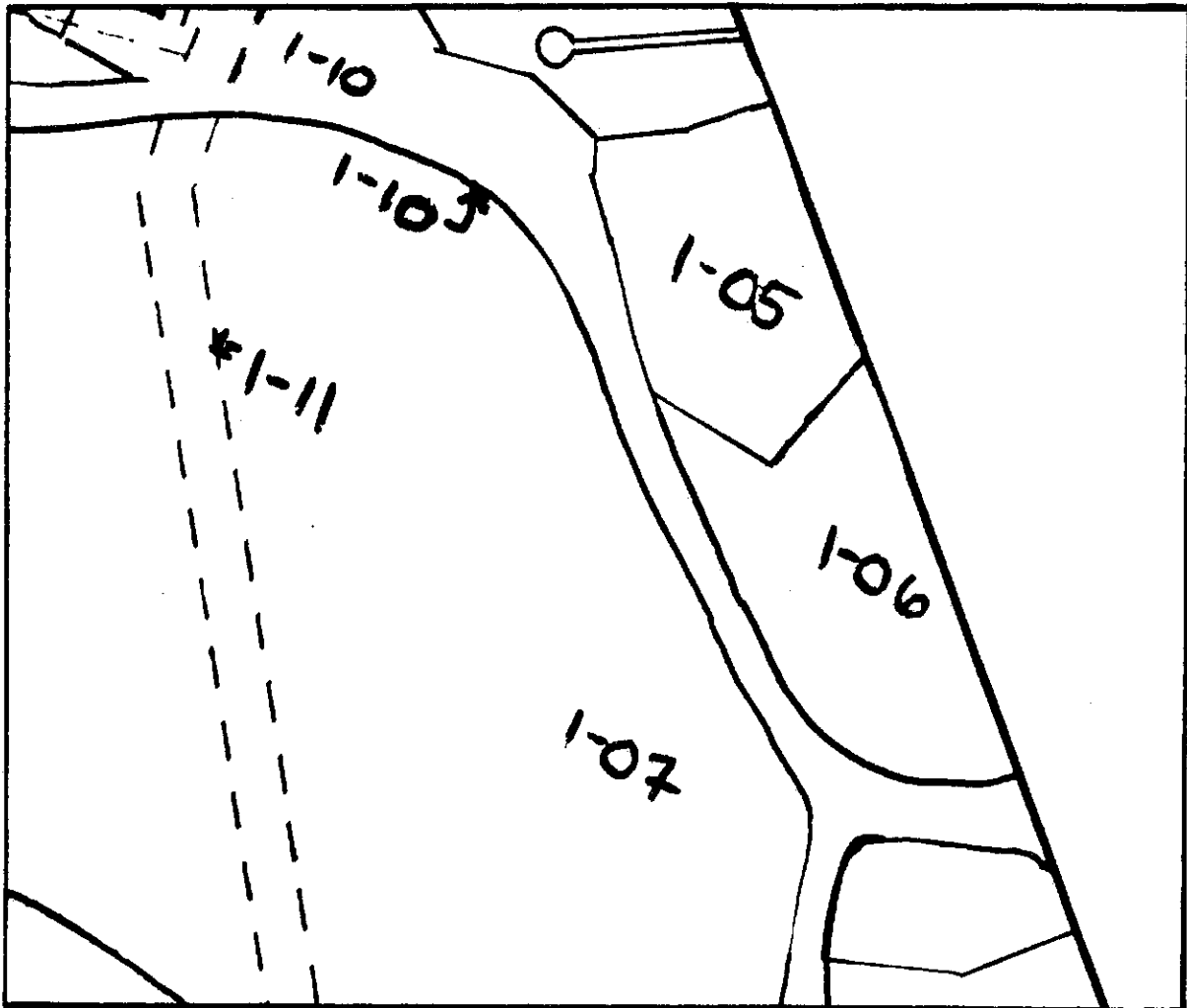


FIGURE 1-06 B, PARCEL Z
PARCEL TOPOGRAPHY



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

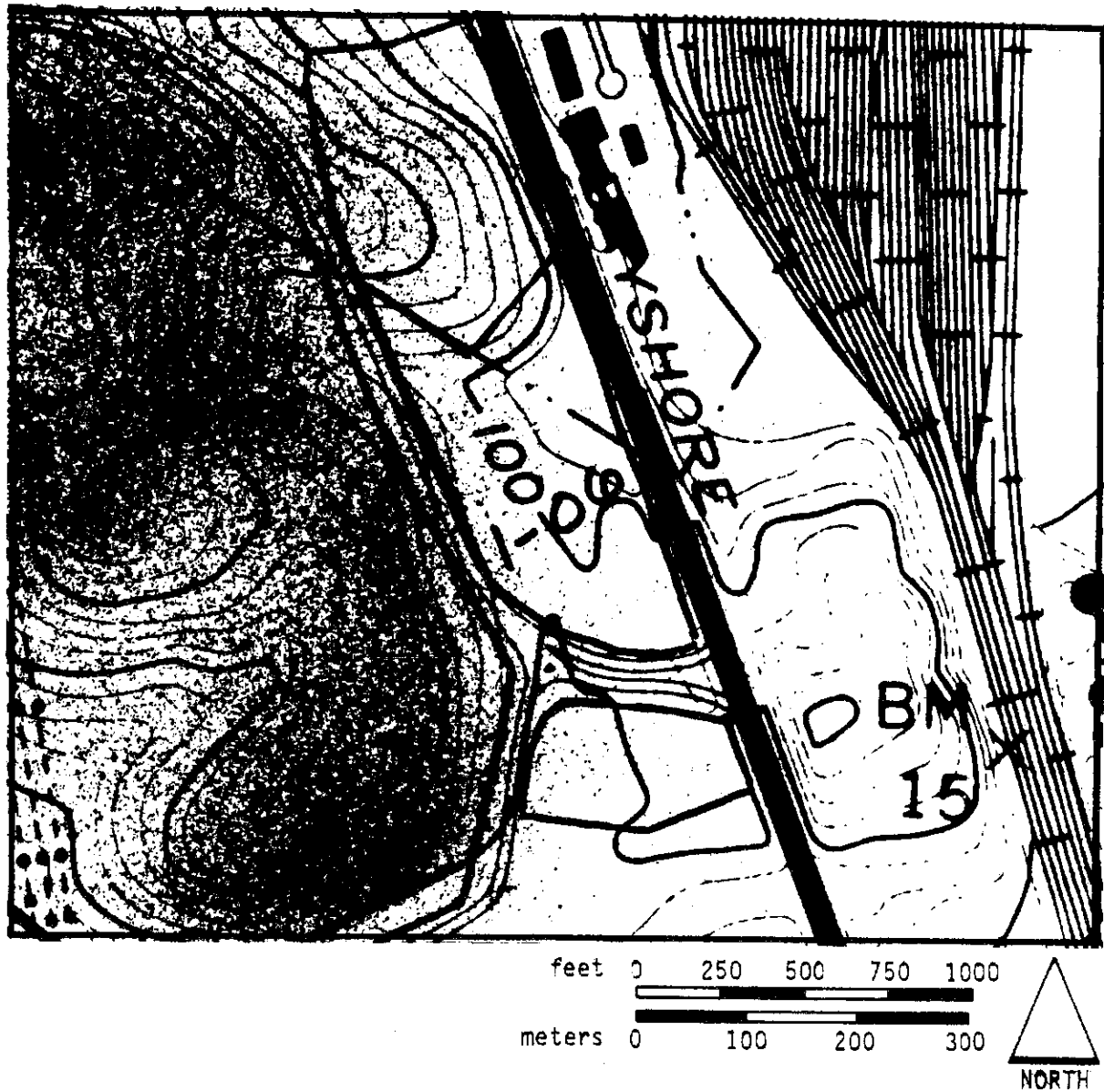
FIGURE 1-06 C, PARCEL Z
MANAGEMENT UNITS



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

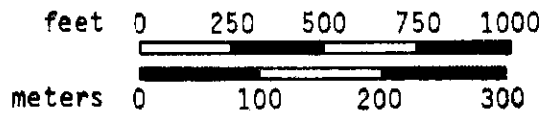
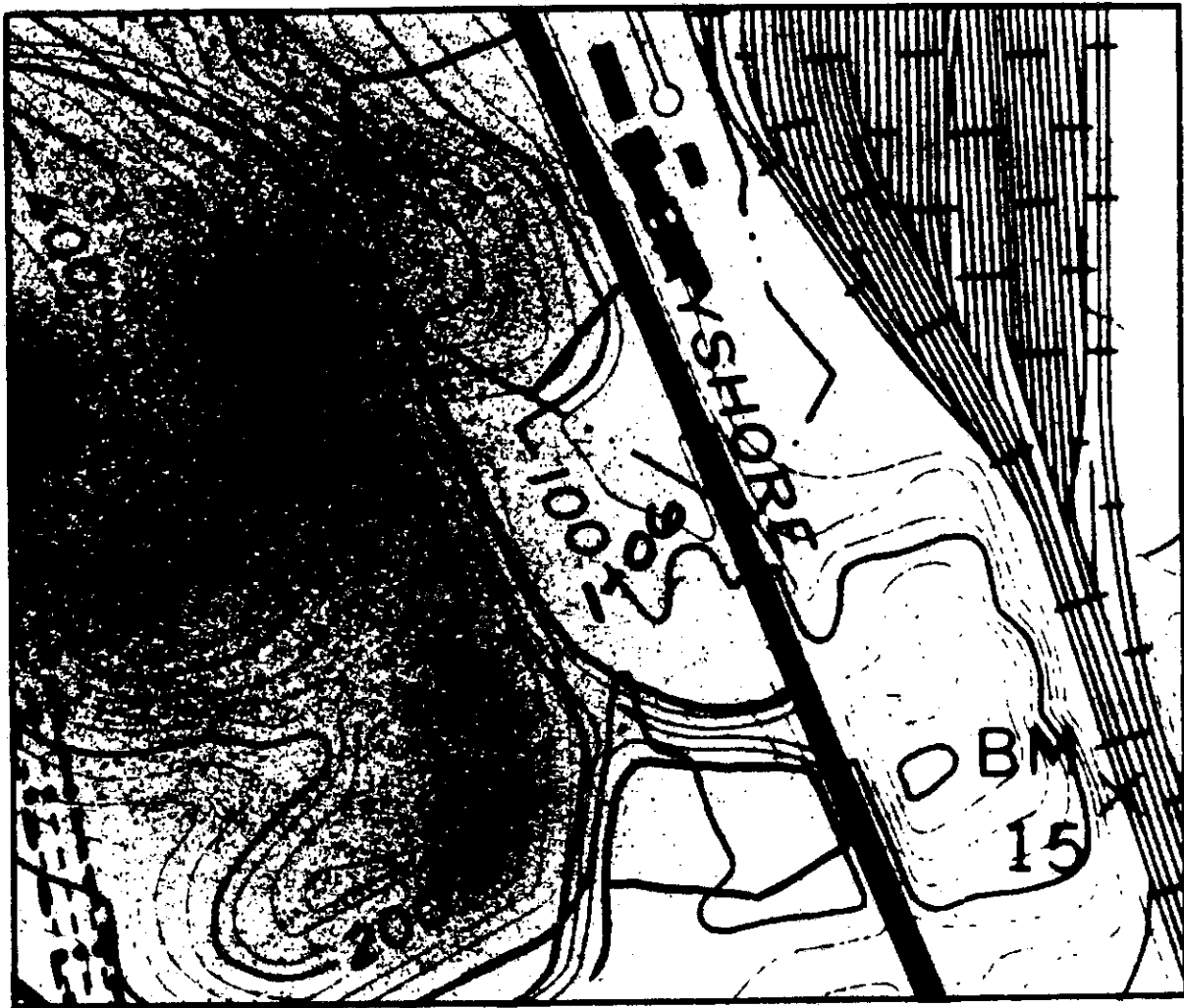
SOURCE: Thomas Reid Associates from
Assessors and Landowners Maps

FIGURE 1-06 D, PARCEL Z
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 1-06 E, PARCEL Z
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.

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REVISED OPERATING PROGRAM FOR THE NORTHEAST RIDGE

Planning Area: Northeast Ridge (1)

Administrative Parcel: Northeast Ridge Project (07)

Location and description: The Northeast Ridge parcel is located in the northeast corner of San Bruno Mountain. It is bounded on the south by the Crocker Industrial Park, on the north and east by Guadalupe Canyon Parkway and on the west by a P G & E transmission line (Figures 1-07 A-C). It has a hilly terrain which supports four vegetation types: annual grassland, coastal scrub, riparian/wetland, and introduced exotics (eucalyptus, gorse). Approximately 90% of the site is annual grassland.

Ownership: The site is owned by Visitacion Associates, and development plans are under the supervision of Southwest Diversified, Inc.

Project: The project, subject to local approvals, consists of approximately 578 residential units on three building sites, a school/community facility site, and a water tank located along Guadalupe Canyon Parkway (see Figures 1- 07 F and J). The developer has been working closely with the City of Brisbane staff, the City's Biological Consultant (Dennis Murphy, PhD), and the County's Biological Consultant for the Habitat Conservation Plan (Thomas Reid Associates) in an attempt to balance the biological constraints with the planning constraints. The 228 acre parcel will contain 135+ acres of Conserved Habitat for the species of concern and 92+ acres of development. As suggested by the consultant, the Conserved Habitat area contains a diversity of habitat types (including prominent hilltops, various slope orientations, etc.), is contiguous with other Conserved Habitat areas off the site, and contains corridors between larger Conserved Habitat areas within the site.

In addition to conserving 135+ acres of open space as Conserved Habitat, the developer has agreed to a phasing plan which will also mitigate some of the impact caused by the development (Figure 1-07 G). The phasing plan is designed to delay grading in the building sites adjacent to the most valuable Conserved habitat. This process allows time for the accomplishment of some enhancement activities which will offset the impact caused by losses of open space in all the development parcels within the Northeast Ridge planning area. The actual timing of the start of construction may change, but timing used for planning purposes is as follows:

Phase	Start
-----	-----
I	Month 1 through Month 12
II	Month 13 through Month 24
III	Month 1 through Month 12

Note: The water tank, which will be located off site, will cover an area of less than 1 acre; this will become part of the permanent disturbance. Visitacion Associates has retained an easement through Park lands for the construction of utility lines from the proposed water tank to the existing water tank located in Guadalupe Valley West. Although the specific areas of temporary disturbance for these lines is not known at this time, the approximate area is shown in Figure 1-07 J. This water tank and utility lines will be part of the Phase Two construction.

Status: This is a planned parcel. The original Concept Plan was submitted and approved by the Task Force and Local Agency at Public Forums in March and April 1982. A Specific Plan was submitted to the City of Brisbane and County of San Mateo in Sept. 1982. An EIR was prepared on the Specific Plan. In November 1989, the Brisbane City Council approved a vesting tentative subdivision map and related applications for a project of 578 dwelling units. In August 1990 the U.S. Fish and Wildlife Service approved the Northeast Ridge Equivalent Exchange Amendment to the HCP. The conditions of the amendment have been incorporated into this Operating Program.

Biological Issues: The Northeast Ridge colonies of Mission Blue and Callippe comprise the second largest on San Bruno Mountain and are under threat of major impact (See Figures 1-07 D-E). In 1982 approximately sixteen percent of the San Bruno Mountain Mission Blue population and twelve percent of the San Bruno Mountain Callippe population utilized this area. In addition to butterfly habitat, the Northeast Ridge supports other vegetative communities which attract other species of animals and insects. During the Biological Study, several bird, rodent, insect and reptile species were observed to use the site. However, no range limit/endemic or rare plants are expected there.

Due to the presence of seep areas on the Northeast Ridge site, it was thought to be potential habitat of the San Francisco Garter Snake. In order to determine if this was the case, Dr. Ted Papenfuss, a Research Herpetologist at U.C. Berkeley, and respected authority on the S.F. Garter Snake, was asked to conduct a field reconnaissance of the seep areas. He completed his field surveys in September 1982. He concluded from his work that the snake does not occur on the site. Please refer to the Northeast Ridge Development EIR for a more detailed discussion of these findings. In 1989, herpetologist Sam McGinnis, Ph.D. conducted a survey of potential San Francisco Garter Snake habitat on the Northeast Ridge. Dr. McGinnis confirmed the earlier findings of Dr. Papenfuss.

Another biological concern with regard to the Northeast Ridge is the invasion of exotic species such as gorse and eucalyptus and the encroachment of brush into the grassland. These species overtake butterfly habitat and eventually make it unusable by the insects. They also create barriers to colony dispersal.

Impact: Although as much as 5.5% of the San Bruno Mountain Mission Blue and 4.5% of the San Bruno Mountain Callippe populations are found in the disturbed area of the parcel and will be destroyed by the proposed development, it appears that

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the careful planning process has greatly reduced the impact which would have been caused if such a process had not taken place. Additional reduction of the impact can be achieved by incorporating habitat enhancement techniques into the mitigation process. Because of the amount of open space conserved the other animals found on the site will not be significantly reduced.

HCP Objectives -- Specific Conservation Needs: Since the Northeast Ridge parcel comprises a major portion of the San Bruno Mountain butterfly population, intensive mitigation and enhancement activities are warranted. However, because development planning was sensitive to the needs of the butterfly populations and the findings of the Biological Study, no specific habitat manipulation is required within the development boundaries (permanently and temporarily disturbed areas), with the exception of reclamation of cut and fill slopes. The enhancement activities will focus on expanding and improving habitat in the Conserved Habitat areas which will eventually be dedicated to the County.

Habitat conservation measures will include: retention of large, contiguous, and diverse areas of Conserved Habitat around the development sites; reclamation of cut and fill slopes with host plant species; phasing of development so that lower grade habitat areas are disturbed first; coordination with other developments in the planning area through the Plan Operator so that the total impact on the species of concern is minimized; both temporary and permanent protection of the Conserved habitat, initially from construction activities and finally from human encroachment; the use of habitat enhancement techniques to improve and expand the Conserved Habitat; and dedication of the Conserved Habitat once development has been assured. Finally, monitoring should take place to assess the effect of the above measures.

The ultimate Conserved Habitat area, which is shown as Management Unit 1-07-04 in Figure 1-07 C, will consist of everything but the permanently disturbed areas, shown as Management Units 1-07-01 to 1-07-03 in the same Figure. The developer will be financially responsible for reclaiming all of the temporarily disturbed areas within the Conserved Habitat area until an offer of dedication is accepted by the County (see Figure 1-07 H). The developer should be allowed to conduct the Operating Program (with funding provided through the HCP) within the Conserved Habitat areas until both the temporarily disturbed and undisturbed areas are dedicated to the County.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated 1-07-04 on Figure 1-07 C. The boundary of area 1-07-04 may be adjusted by the Landowner by not more than thirty (30) feet from the line shown on Figure 1-07 C, provided, however, that the total area increased as a result of such adjustment does not exceed five (5%) percent of the total Conserved Habitat in this Administrative Parcel. Outside area 1-07-04 construction and conversion to urban uses may occur subject only to the conditions set forth in

Paragraph 2 below.

2. 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 Administrative Parcel 1-07 within area 1-07-04 shown in Figure 1-07 C and as adjusted by the Landowner pursuant to Paragraph 1. Said dedication shall be in phases, as shown on Figure 1-07 I. 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, as shown on Figure 1-07 G.

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 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. (Note: as a condition of approval of the 1989 Northeast Ridge project which has less units than th. 1983 project, the City of Brisbane has required an additional assessment, so that the total payments to the HCP trust fund will be \$25,000 annually).

c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in area 1-07-04 except as provided in 2d below. In addition, the Landowner shall not grade more than one phase per year. Phases are shown in Figure 1-07 G.

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 in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, 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 temporarily disturbed areas and undisturbed areas as shown in Figure 1-07 H and J. 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.

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f. Buffer Areas. The Landowner shall covenant in favor of the City of Brisbane 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. These buffer areas will be maintained by the Homeowners Association.

g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 1-07, 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.

3. The median strip at the Carter Street entrance and all suitable roadcuts shall be landscaped with native plants, including butterfly host plants in accordance with the requirements of the Plan Operator.

4. During the initial stages of project development thin the eucalyptus grove in conserved habitat areas to leave open spaces of at least 45 feet between each tree with a diameter at breast height of 25 inches or greater. This will open up the area and allow native species to grow under the trees and allow butterflies to pass through the trees. While thinning maintain the value of the trees for screening development should be maintained as feasible. Native plant species, including host plants of the butterflies of concern should be planted where trees are removed or thinned.

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 1-07 and comply with mitigation measures set forth for Management Unit 1-07-04;

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 1-07;

3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 1-07 in a timely fashion to avoid delays in the implementation of such Plans;

4. Accept dedications of Conserved Habitat within Administrative Parcel 1-07.

5. Thin the eucalyptus trees growing along Guadalupe Canyon Parkway west of the project site to enhance the butterfly dispersal corridor there. Maintain tree spacing in the eucalyptus grove in conserved habitat to leave open spaces of at least 45 feet between each tree with a diameter at breast height of 25 inches or greater. The value of the trees for screening development should be maintained as feasible. Native plant species, including host plants of the butterflies of concern should be maintained where trees are removed or thinned.

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6. Process a status change for Parcel 1-16 (Parcel V) to make the entire parcel planned as conserved habitat. This will help to ameliorate the effects of narrowing the movement corridor between the main mission blue butterfly populations and those butterflies on the Northeast Ridge.

7. Notify the U.S. Fish and Wildlife Service immediately of the finding of any endangered species found dead or injured as a result of activities authorized under the Section 10(a) permit. Notification must include the date, time, and location of the specimen and any other pertinent information. The Service contact persons for this information are Mr. Chris Nagano and Mr. Wayne S. White at (916) 978-4866. Any mission blue butterflies found dead or injured shall be deposited with the California Department of Fish and Game. The Department contact is Dr. Larry Eng at (916) 445-1383.

Management Units:

1. 1-07-01. This unit contains the permanently disturbed areas of the Phase I development.

2. 1-07-02. This unit contains the permanently disturbed areas of the Phase II development.

3. 1-07-03. This unit contains the permanently disturbed areas of the Phase III development.

4. 1-07-04. This unit contains all of the ultimate Conserved Habitat in the parcel. The measures discussed below will be carried out by the Plan Operator in the undisturbed areas only.

a. Prior to or in conjunction with the Phase I construction, enhance corridors with host plant species to attract the butterflies and to facilitate movement to larger areas of Conserved Habitat.

b. Prior to or in conjunction with the Phase I construction, eliminate or thin dense patches of exotics and brush in order to expand the usable habitat area. Replant with native plant species.

c. Upon completion of (a) and (b) monitor the area for success of the habitat enhancement program.

FIGURE 1-07 A, NORTHEAST RIDGE PROJECT
PARCEL LOCATION

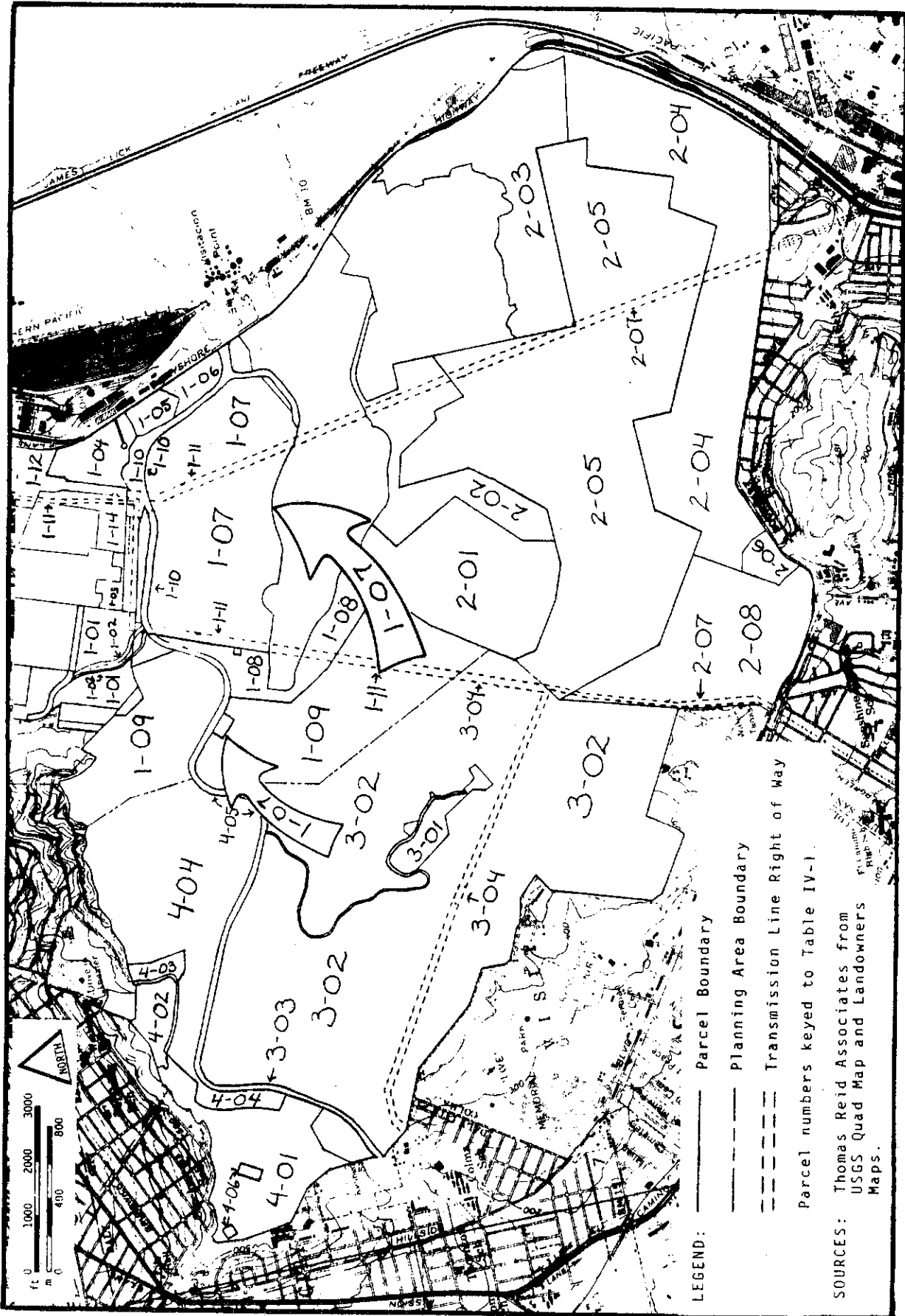


FIGURE 1-07 B, NORTHEAST RIDGE PROJECT
PARCEL TOPOGRAPHY

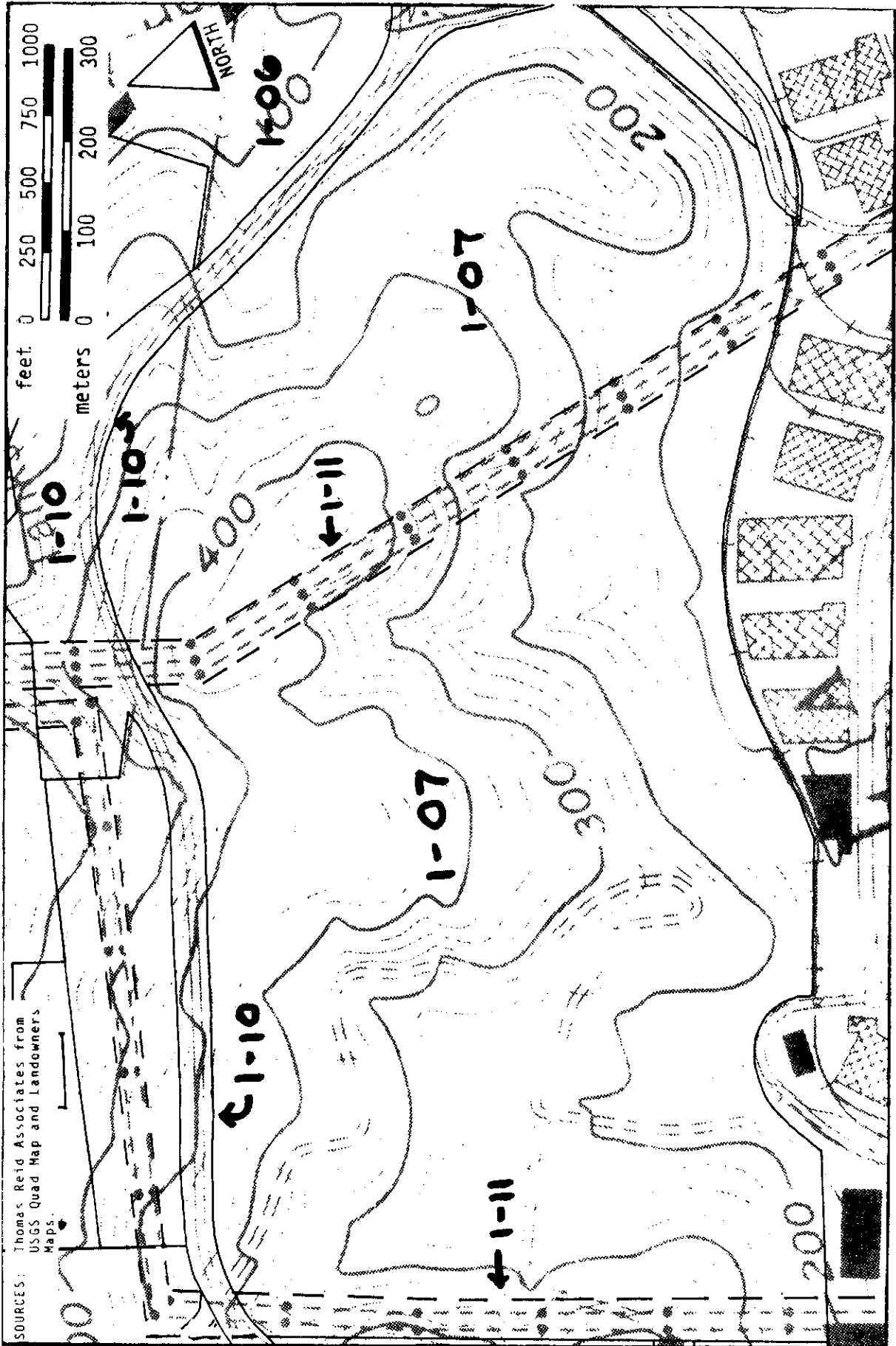
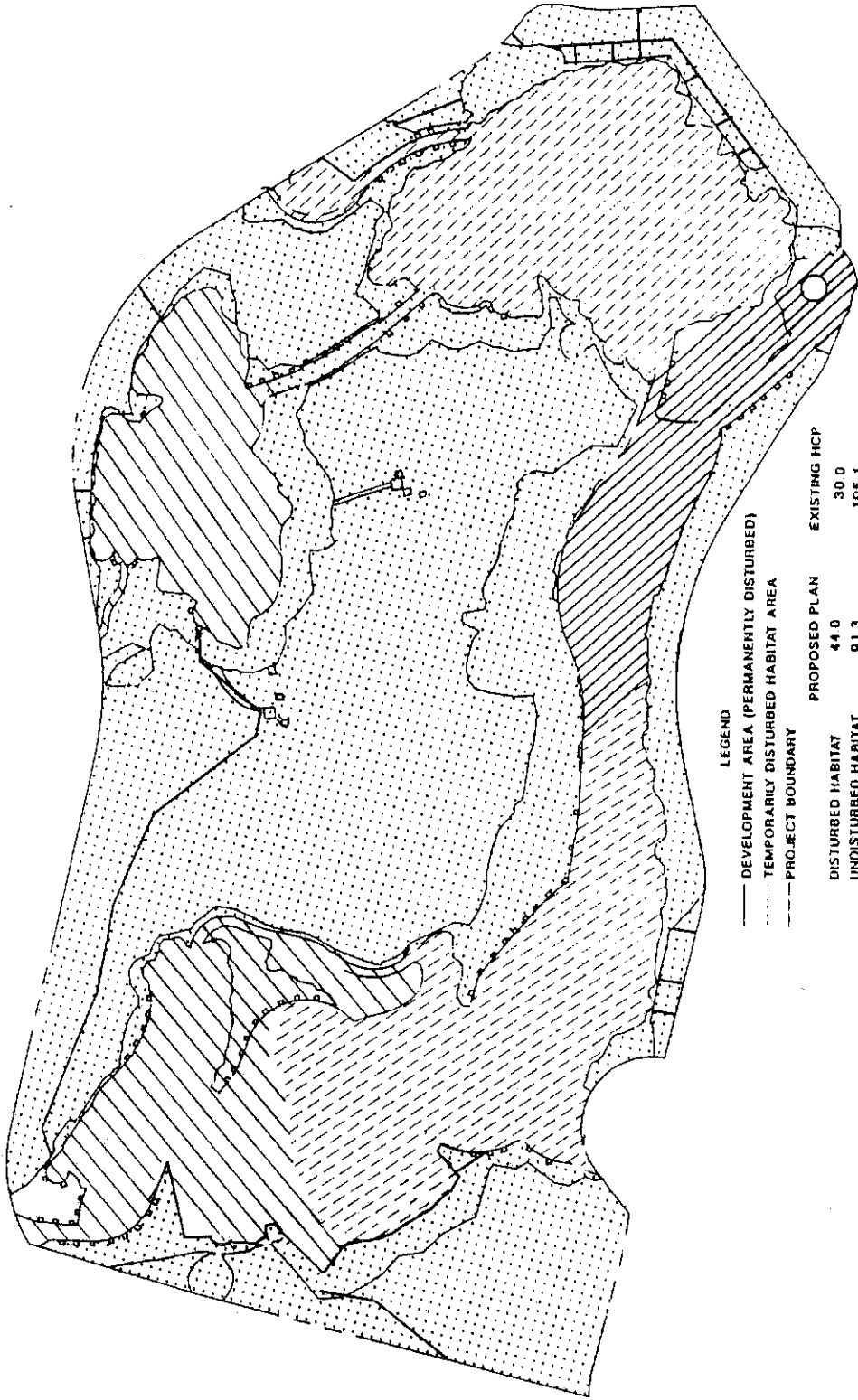


FIGURE I - 07 C
MANAGEMENT UNITS

1-07-C
MANAGEMENT



**NORTHEAST RIDGE
SOUTHWEST DIVERSIFIED**

NOVEMBER 28, 1989

FIGURE 1-07 D, NORTHEAST RIDGE PROJECT
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 1-07 E, NORTHEAST RIDGE PROJECT
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



FIGURE I - 07 G
CONSTRUCTION PHASES

1-07-G
DEVELOPMENT PHASES



LEGEND

- DEVELOPMENT AREA (PERMANENTLY DISTURBED)
- TEMPORARILY DISTURBED HABITAT AREA
- PROJECT BOUNDARY

	PROPOSED PLAN	EXISTING HCP
■ DISTURBED HABITAT	44.0	30.0
□ UNDISTURBED HABITAT	91.3	105.1
TOTAL HABITAT AREA	135.3	135.1

KEY

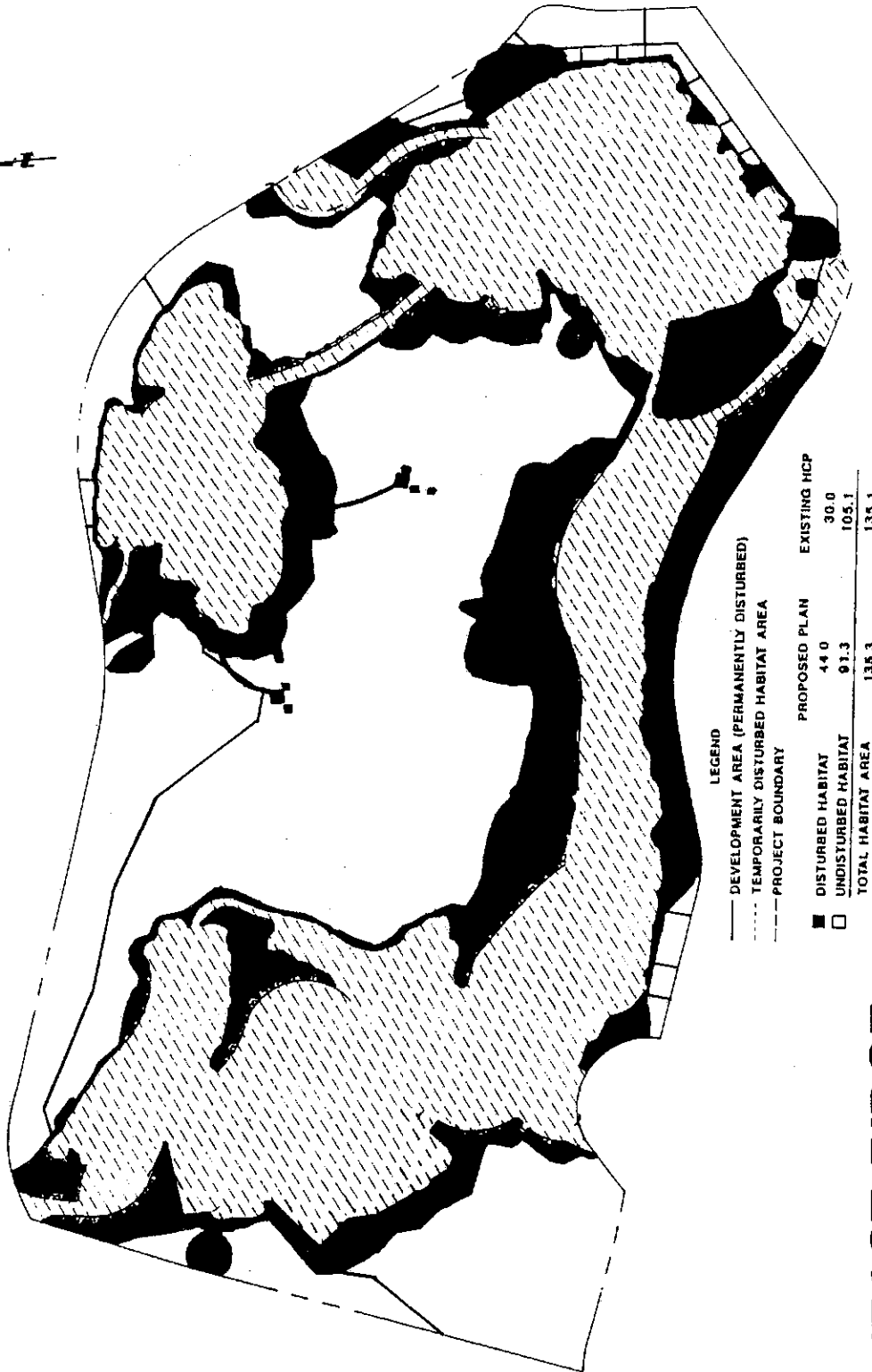
- UNDISTURBED
- PHASE I
- PHASE II
- PHASE III

**NORTHEAST RIDGE
SOUTHWEST DIVERSIFIED**

NOVEMBER 28, 1989

FIGURE I - 07 H
 NORTHEAST RIDGE PLAN -- GRADING LIMIT IN OPEN SPACE

1-07-H
 GRADING LIMIT & OPEN SPACE



LEGEND

- DEVELOPMENT AREA (PERMANENTLY DISTURBED)
- - - TEMPORARILY DISTURBED HABITAT AREA
- - - PROJECT BOUNDARY

	PROPOSED PLAN	EXISTING HCP
■ DISTURBED HABITAT	44.0	30.0
□ UNDISTURBED HABITAT	91.3	105.1
TOTAL HABITAT AREA	135.3	135.1

KEY

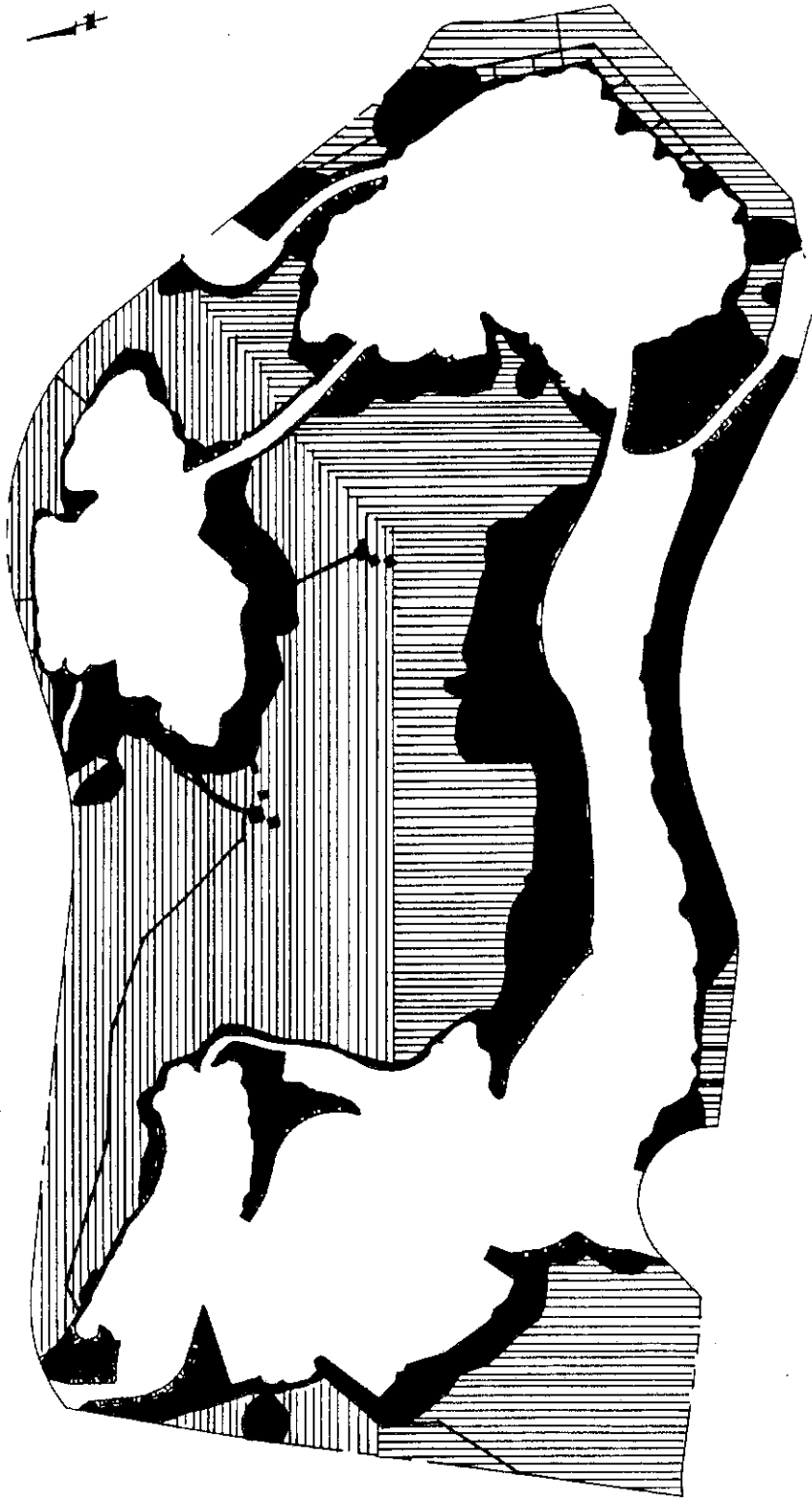
- UNDISTURBED
- TEMPORARY
- DEVELOPED

NORTHEAST RIDGE
SOUTHWEST DIVERSIFIED

NOVEMBER 28, 1989

FIGURE I - 07 I
DEDICATION PHASES

1-07-I
DEDICATION PHASES



LEGEND

- DEVELOPMENT AREA (PERMANENTLY DISTURBED)
- TEMPORARILY DISTURBED HABITAT AREA
- PROJECT BOUNDARY

	PROPOSED PLAN	EXISTING HCP
■ DISTURBED HABITAT	44.0	30.0
□ UNDISTURBED HABITAT	91.3	105.1
TOTAL HABITAT AREA	135.3	135.1

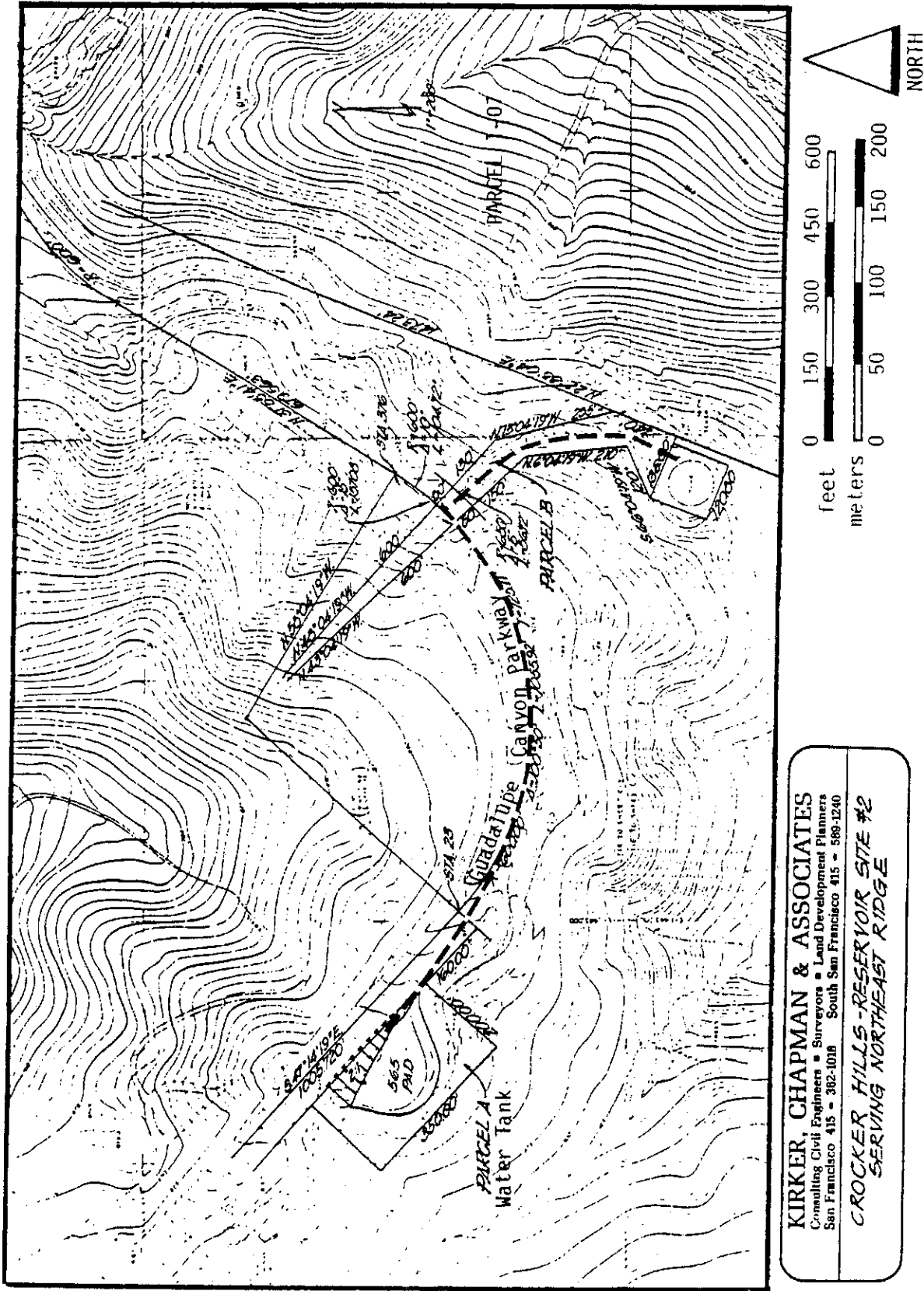
KEY

- DEVELOPED
- PHASE I DEDICATION
- PHASE II DEDICATION

**NORTHEAST RIDGE
SOUTHWEST DIVERSIFIED**

NOVEMBER 28, 1989

FIGURE I - 07 J, NORTHEAST RIDGE PROJECT
 LOCATION OF WATER TANK



KIRKER, CHAPMAN & ASSOCIATES
 Consulting Civil Engineers • Surveyors • Land Development Planners
 San Francisco 415 • 382-1016 South San Francisco 415 • 588-1240

CROCKER HILLS-RESERVOIR SITE #2
 SERVING NORTHEAST RIDGE

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 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

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

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

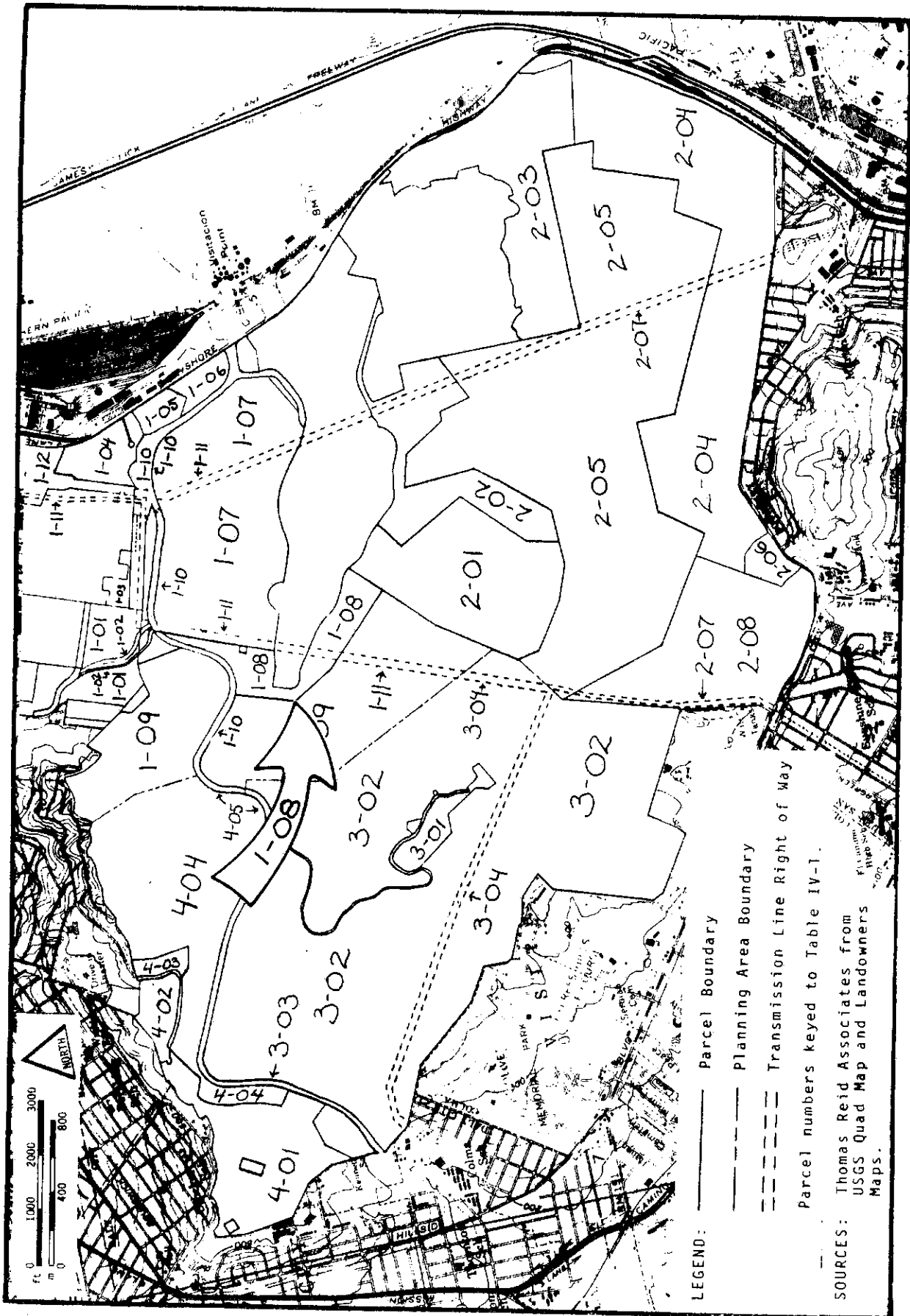


FIGURE 1-08 B, GUADALUPE VALLEY WEST
PARCEL TOPOGRAPHY

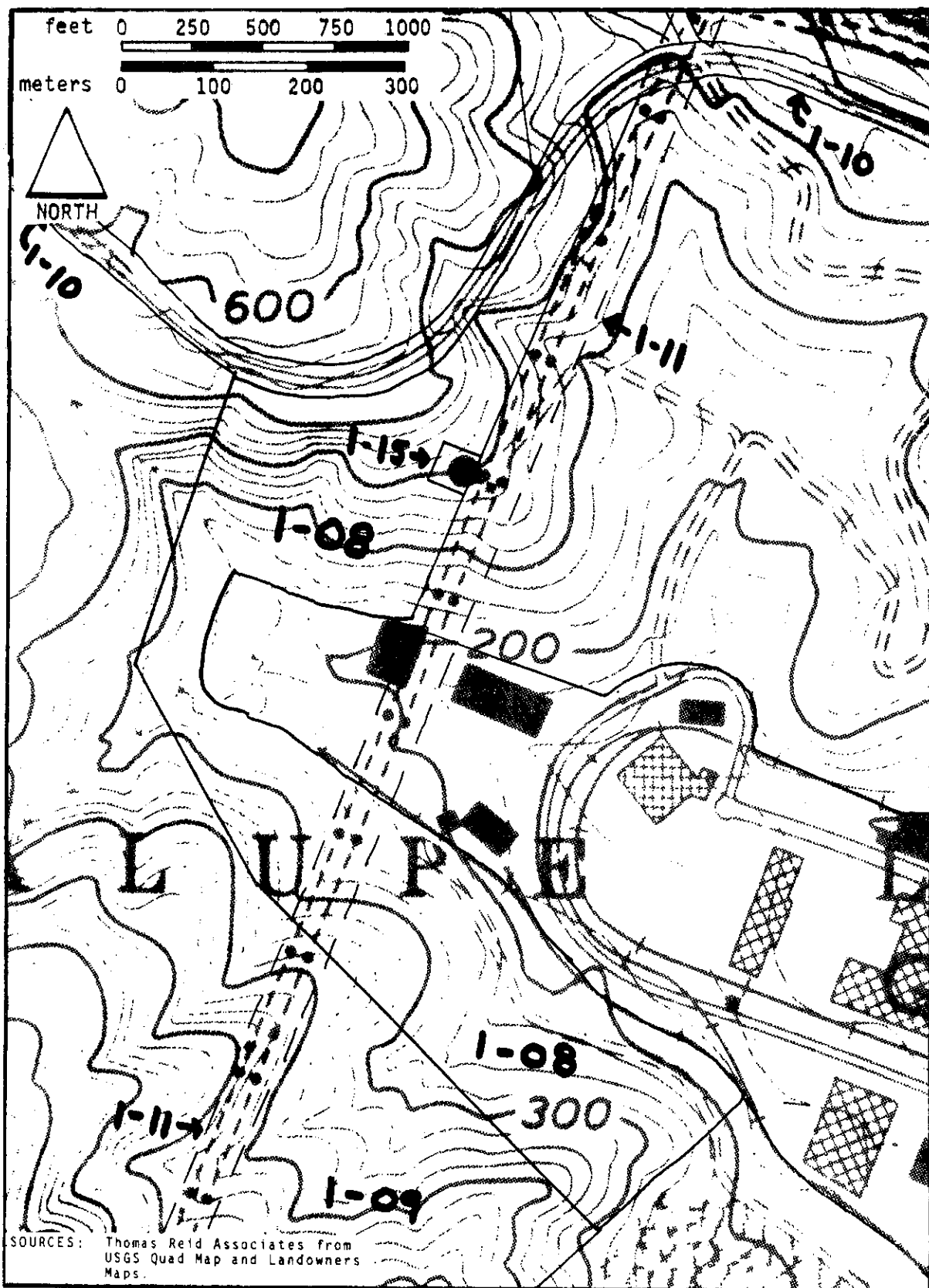


FIGURE 1-08 C, GUADALUPE VALLEY WEST
MANAGEMENT UNITS

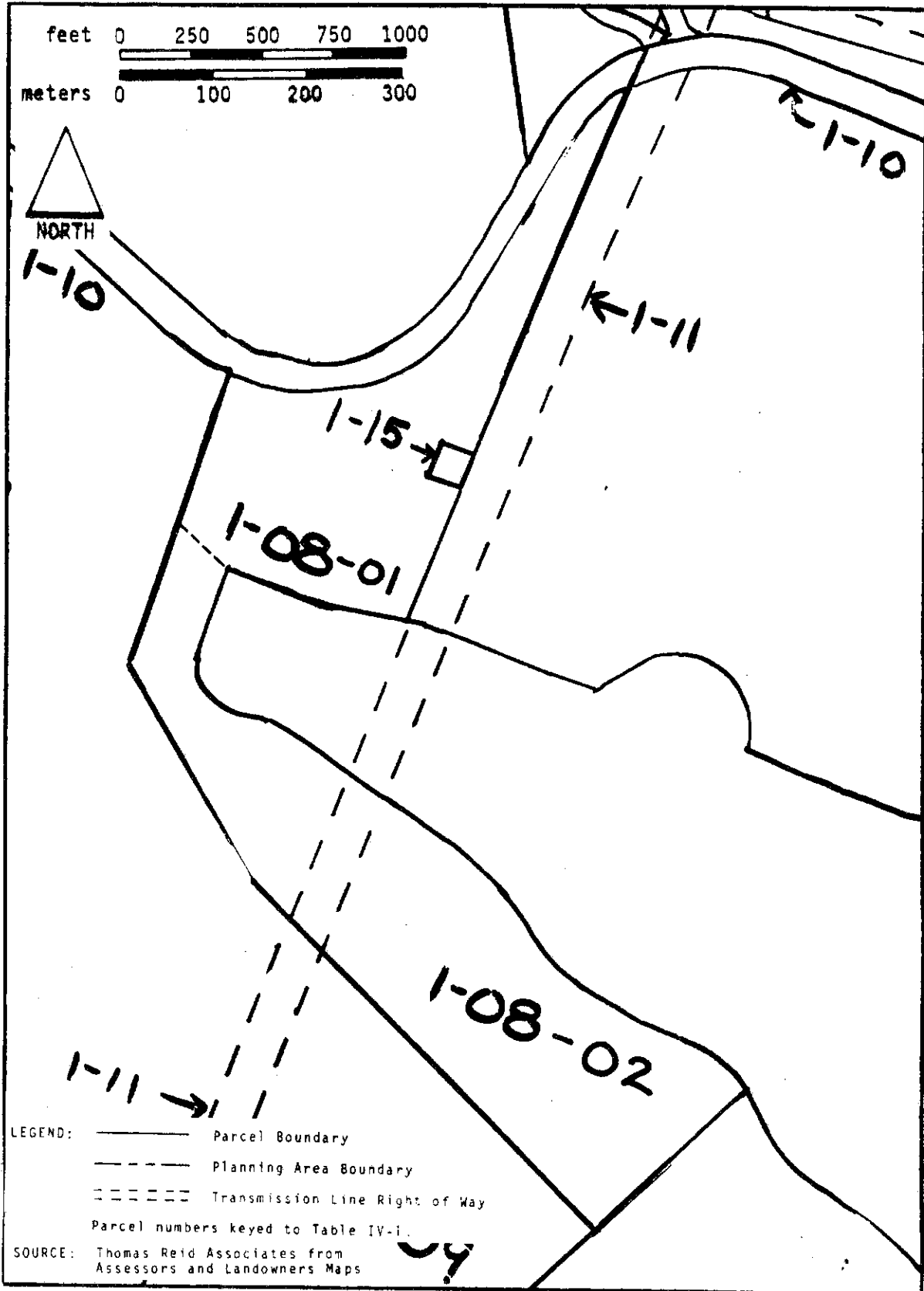


FIGURE 1-08 D, GUADALUPE VALLEY WEST
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

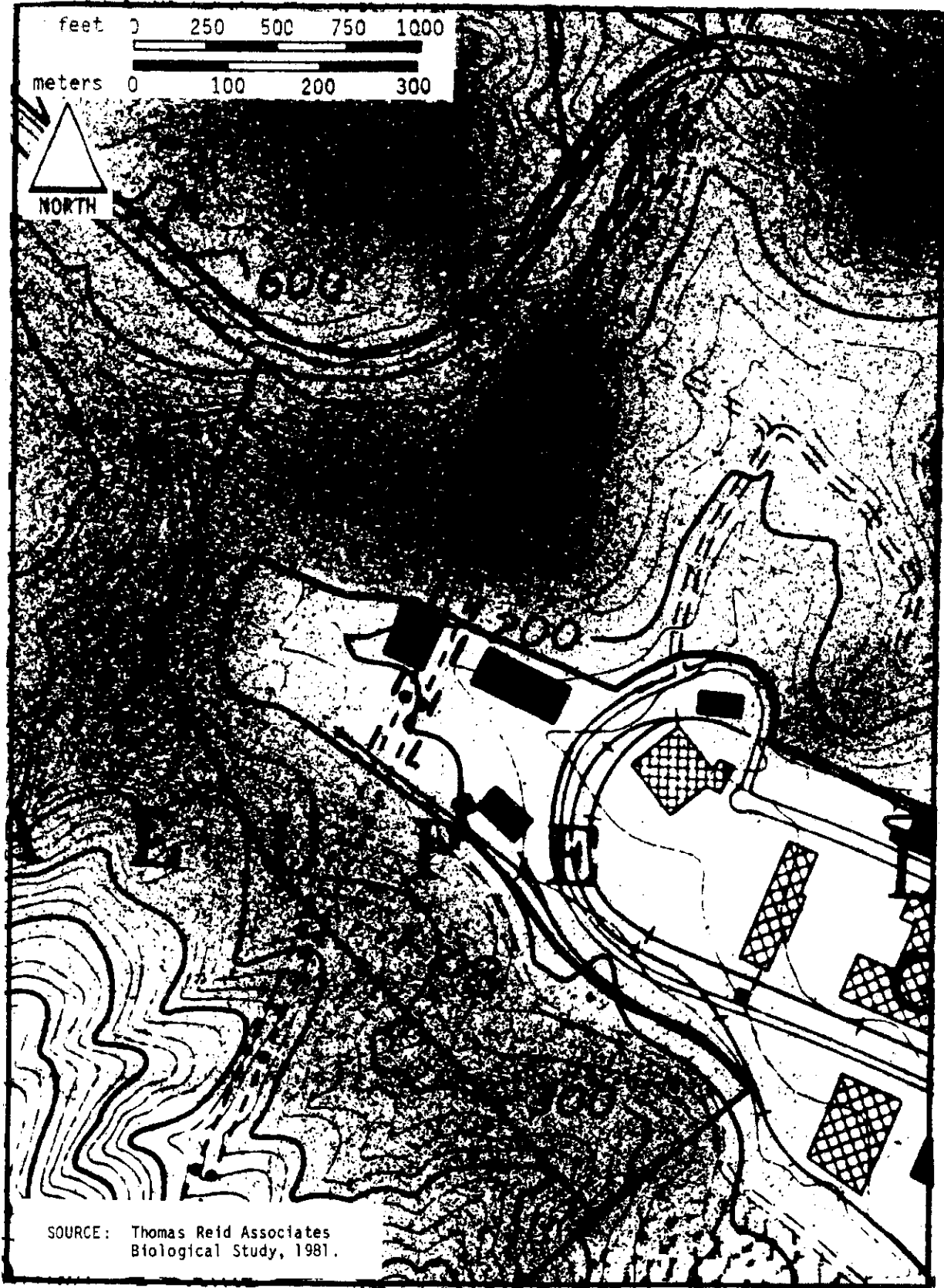


FIGURE 1-08 E, GUADALUPE VALLEY WEST
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



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ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: State and County Park (09)

Location and description: The Guadalupe Hills portion of the County and State Park consists of two large areas separated by Guadalupe Canyon Parkway (Figures 1-09 A-C). The habitat is quite different on either side; the southern side is characterized by steep slopes and extensive brush, while the northern side consists primarily of grassland habitat interspersed with patches of exotic species such as gorse.

Ownership: The portion of the Park south of GCP is owned by San Mateo County (the County) and the portion north of GCP is owned by the State of California. However, since the County is currently managing the planning activities and will manage the physical development of the park, for HCP purposes the entire parcel will be considered as being under County Park administration.

Project: Both areas of the park will contain unpaved hiking and bicycle trails; on the north side of Guadalupe Canyon Parkway there will also be a park maintenance and facilities area. Most of the proposed trails will be created out of existing off road vehicles trails, with some upgrading or realignment as necessary (Harry Dean, pers. comm.). On the southern side of GCP a new trail will be cut through the brush.

Status: This is a planned parcel. A Master Plan for the County Park was recently adopted by the County Board of Supervisors.

Biological Issues: Both portions of the Park within the Guadalupe Hills planning area are important habitat for the Mission Blue and the Callippe (See Figures 1-09 D-E). The northern portion contains host plant species which are used by the insects, while the southern portion is a valuable corridor linking the butterfly colonies. The importance of both areas will be greatly magnified if currently proposed development takes place in the other parcels within the Guadalupe Hills planning area.

Much of the area has been invaded by gorse and other exotics, particularly to the north of GCP. These plants generally remove large areas of native habitat by growing quickly and in large, thick patches. Their control or eradication will be necessary if any habitat is to be reclaimed. It is likely that the State park portion of this parcel contained prime habitat for the butterflies of concern only a few years ago, but has quickly been degraded by the invasion of gorse. For this reason, the state portion of the park is especially targeted for habitat enhancement.

Impact: It appears that trail construction in this area will not have a significant impact on the species of concern. The maintenance area will remove a small portion of potential habitat, but its impact is negligible. Depending on the level of use of the trails in these areas, there may be impacts from human encroachment.

HCP Objectives -- Specific Conservation Needs: The HCP approach with regard to this part of the park lands is to improve the existing habitat using habitat enhancement, brush/exotic control and native grassland reclamation techniques; to conserve areas which contain butterfly habitat; and to improve the corridor quality of this area. In the early years this may be a

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

useful area for experimentation of techniques.

One of the specific needs of this parcel is management of the brush and exotics which have invaded the grassland, decreasing its area and forming barriers across corridors. This may in part be accomplished using habitat modification techniques such as chaining, scraping, and burning followed by the re-introduction of grassland species. Conservation measures will have to be applied to areas which are defined as current butterfly habitat. This means that these areas will be avoided during construction or habitat modification activities. The eradication of exotics in sensitive habitat areas will have to be accomplished by hand.

Operating Program

Obligations: The County has the following obligations:

1. Compliance with mitigation measures set forth in the Operating Program for Management Units 1-09-01 and 1-09-02.
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for Management Units 1-09-01 and 1-09-02.
3. Participation in the regulatory and funding provisions of the HCP.
4. Submit the final grading plan of trails and the maintenance facility, used to obtain a grading permit. The plan shall provide for temporary fencing to protect all Retained Habitat as necessary.
5. Obtain approvals of any changes in plans or other uses which would alter the current state of the parcel as required by Chapter Five (F) (4).

The Plan Operator has the following obligations:

1. Execution of the Operating Program for Management Units 1-09-01 and 1-09-02.
2. Advice and direction to the County in their compliance with the Operating program in Units 1-09-01 and 1-09-02.
3. Timely response to County's submittal of plans which require Operator review and approval.

Management Units:

1. 1-09-01. This Management Unit consists of the State park portion of this parcel, which is on the north side of Guadalupe Canyon Parkway. It is bordered on the west by the Saddle Planning Area portion of the State Park, and on the east by the Rio Verde Estates Parcel. It supports a large concentration of Callippe and Mission Blue, but has also been heavily invaded by gorse.

- a. During Park development and as necessary, initiate measures to eradicate exotics in entire unit; those in more sensitive habitat areas will be eradicated by hand.
- b. At the appropriate time, re-introduce native species into grassland areas to be enhanced.
- c. During construction of trails, post signs indicating that park patrons must remain on trails, explaining that the area is habitat for the butterflies of concern and is undergoing enhancement activities.
- d. Patrol park areas to insure users are staying on trails, and in

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

problem areas use stronger measures to deter encroachment into the grassland (e.g., fencing, heavier patrols).

- e. During the appropriate time of year, monitor plant and butterfly populations for major changes in distribution or size.

2. 1-09-02. This Management Unit comprises the County park area south of Guadalupe Canyon Parkway, bordered on the west by the County park parcel in the Radio Ridge Planning Area, and on the east by the Guadalupe Valley West parcel. This portion of the park is characterized by heavy brush, and is a valuable corridor area.

- a. Implement brush control measures along border of the Guadalupe Valley West Administrative Parcel and GCP; eradicate by hand, if necessary, in order to widen the corridor now used by the butterflies of concern, and increase the amount of habitat available to them. Maintenance of the corridor will also be required.
- b. Introduce native grassland species, including host plants, into areas where brush has been removed.
- c. Eradicate gorse, and any other expansive exotics, as much as possible from entire unit and introduce host plants in their place as appropriate. Immediately begin by removing small pioneering stands.
- d. During trail construction, install signs asking patrons to remain on trails.
- e. During appropriate seasons, monitor area for changes in plant distribution and butterfly use.

FIGURE 1-09 A, STATE PARK
PARCEL LOCATION

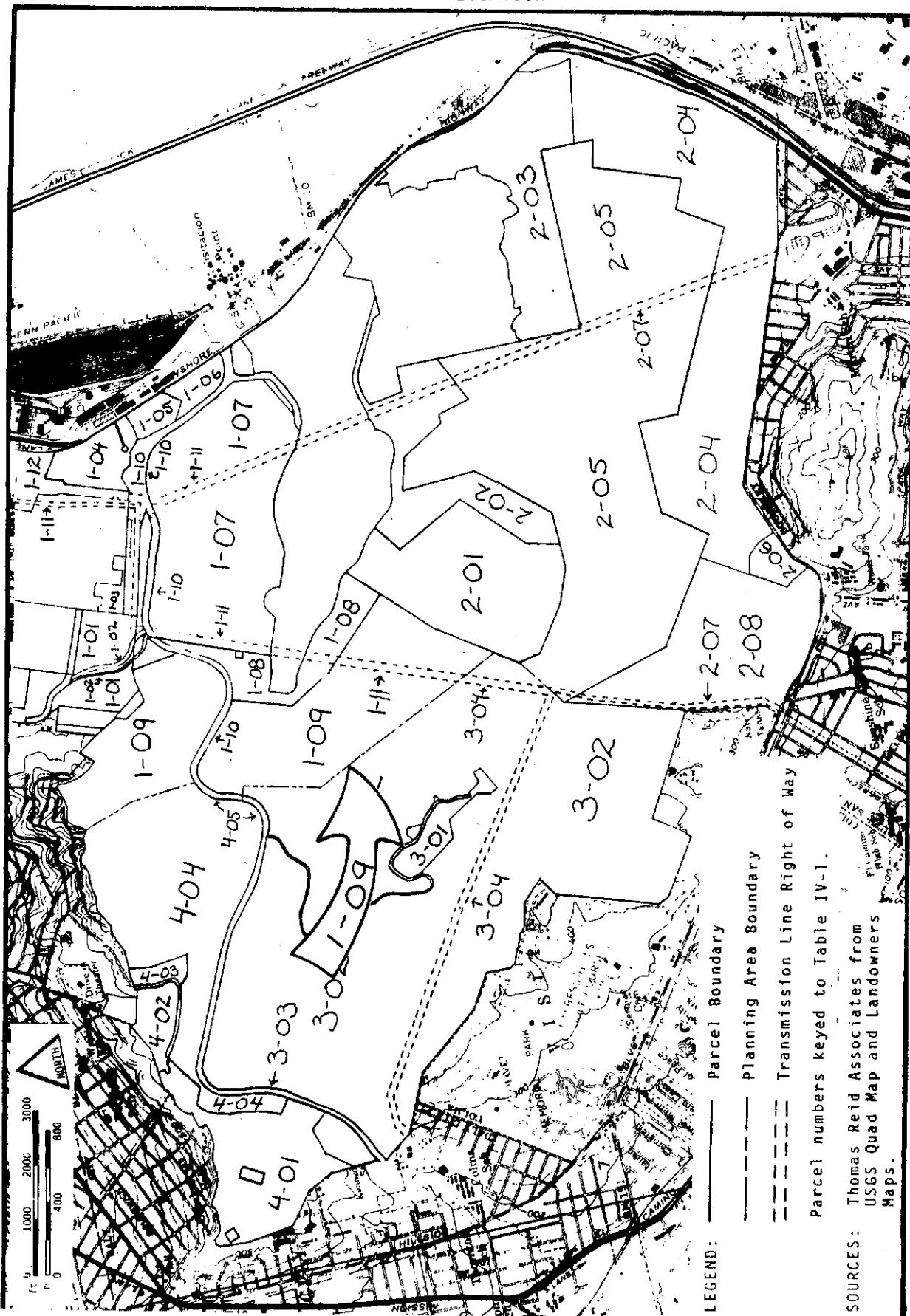


FIGURE 1-09 B, STATE PARK
PARCEL TOPOGRAPHY



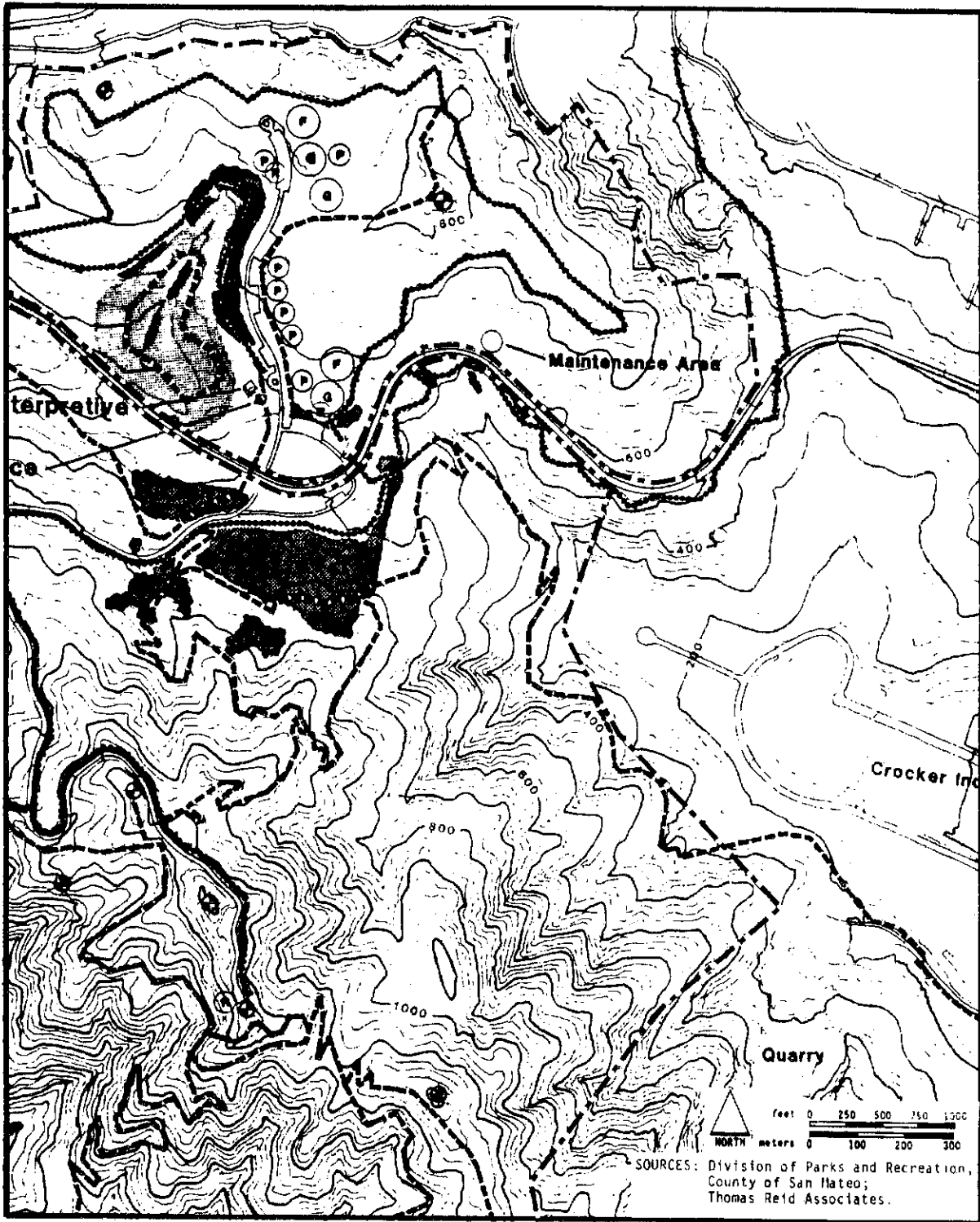
FIGURE 1-09 D, STATE PARK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 1-09 E, STATE PARK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



FIGURE 1-09 F, STATE PARK
DEVELOPMENT PLAN



SOURCES: Division of Parks and Recreation,
County of San Mateo;
Thomas Reid Associates.

LEGEND:

- | | | |
|--------------------------------|--------------------------|---------------|
| Building Facilities | Rest Rooms | Bicycle Trail |
| Group Picnic Area | Vista Point | Hiking Trail |
| Family Picnic Area - 20 Tables | Nature Interpretive Area | Road |
| Irrigated Field | Existing Trees | Park boundary |



ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Guadalupe Canyon Parkway (10)

Location and description: Guadalupe Canyon Parkway is a major road which bisects the San Bruno Mountain area. It begins at Bayshore Boulevard in Brisbane and continues to Mission Boulevard in Daly City. Within the Guadalupe Hills planning area it divides the Rio Verde parcels from the Northeast Ridge parcel and the State Park portion of the park from the County Park portion (Figures 1-20 A-C). The cut and fill slopes have been invaded by several plant species including annual grasses, lupines, gorse, eucalyptus pampas grass, baccharis, and fennel.

Ownership: The road is under the ownership of San Mateo County and is maintained by the San Mateo County Department of Public Works.

Project: Maintenance of drainage and existing slopes are done when needed. In addition, re-surfacing is done every 10-15 years (Bob Sans, pers. comm.).

Status: This is an planned parcel.

Biological Issues: Many of the cut and fill slopes which have been invaded by lupines and other butterfly host plants are used by both the Mission Blue and the Callippe (See Figures 1-10 D-E). The invasion of exotics into the roadcuts is a concern as they serve as barriers to this corridor use. Where possible, the slopes should be planted with native species, including the butterfly host plants as this would enhance the corridors, increase habitat area and help prevent excessive erosion.

Impact: Current maintenance practices will have little impact on the species of concern, unless slope maintenance destroys major habitat areas.

HCP Objectives -- Specific Conservation Needs: The HCP approach to Guadalupe Canyon Parkway is to improve the quality of the habitat on the cut and fill slopes in order to expand the habitat area and increase their corridor value.

In order to make the road more useful as habitat for both butterflies, invading exotics on the cut and fill slopes should be eliminated and the slopes replanted with host plants and other low growing native species. This may have to be accomplished in phases so that large slope areas are not left open to erosion.

Operating Program

Obligations: The San Mateo County Department of Public Works has the following obligations:

1. Participation in the regulatory provisions of the HCP.
2. Notify the Plan Operator of any changes in maintenance practices or proposed upgrading of the road.
3. Obtain approvals of any proposed changes in plans or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

The Plan Operator has the following obligations:

1. Execution of the Operating Program for Management Unit 1-10-01.
2. Timely response to the Public Works Department's submittal of plans which require Operator review and approval.

Management Units:

1. 1-10-01. This unit contains the entire length of Guadalupe Canyon Parkway in the Guadalupe Hills Planning Area, and includes the cut and fill areas on both sides of the road.

- a. Eliminate or thin patches of exotics in order to open up corridors to other habitat areas.
- b. Replant the areas in (a) and existing slopes which lack host plant species, with native species, particularly host plants.
- c. Upon completion of (a) and (b) above monitor the area for success of the habitat enhancement.

FIGURE 1-10 A, GUADALUPE CANYON PARKWAY
PARCEL LOCATION

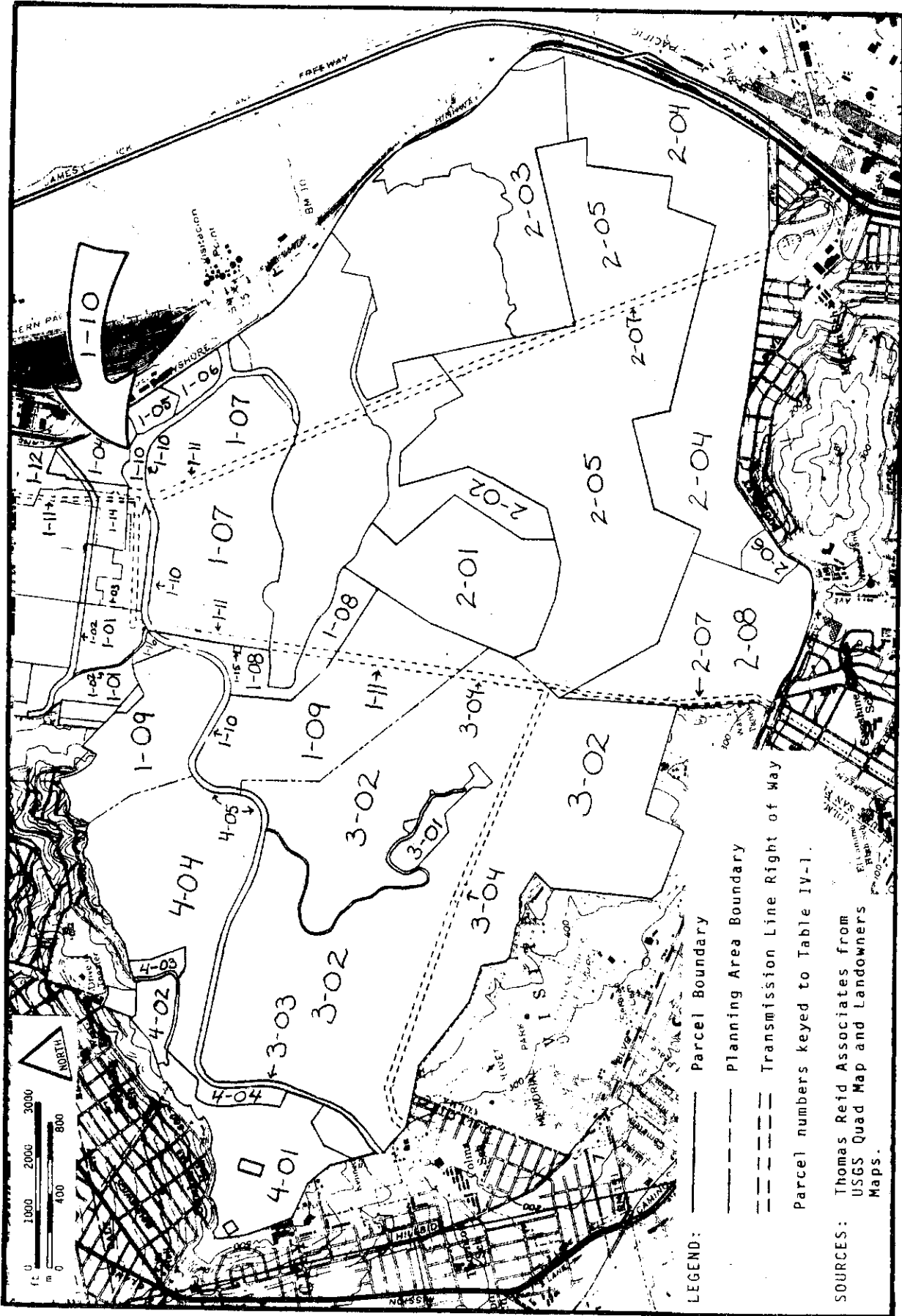


FIGURE 1-10 B, GUADALUPE CANYON PARKWAY
PARCEL TOPOGRAPHY

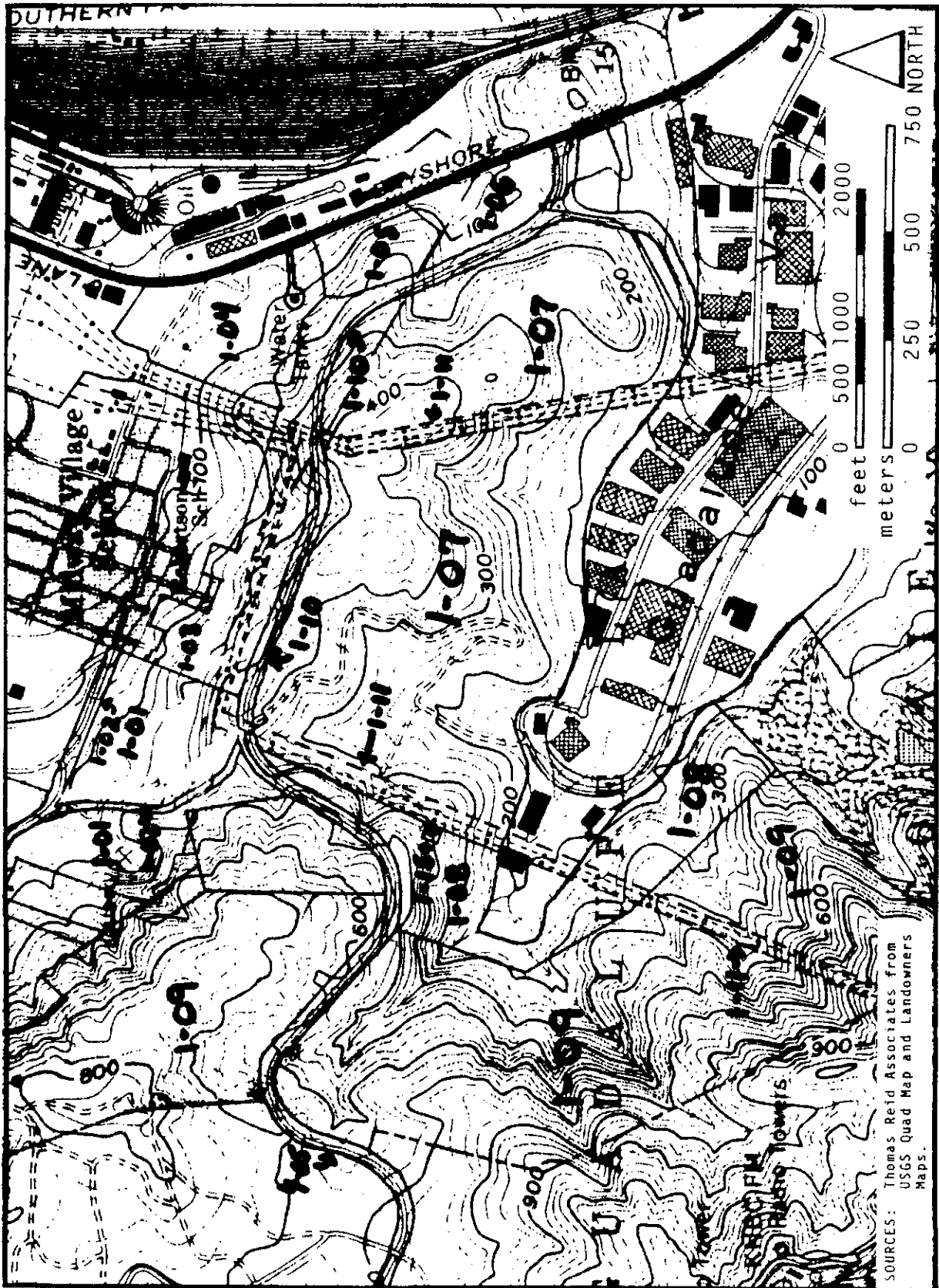


FIGURE 1-10 C, GUADALUPE CANYON PARKWAY
MANAGEMENT UNITS

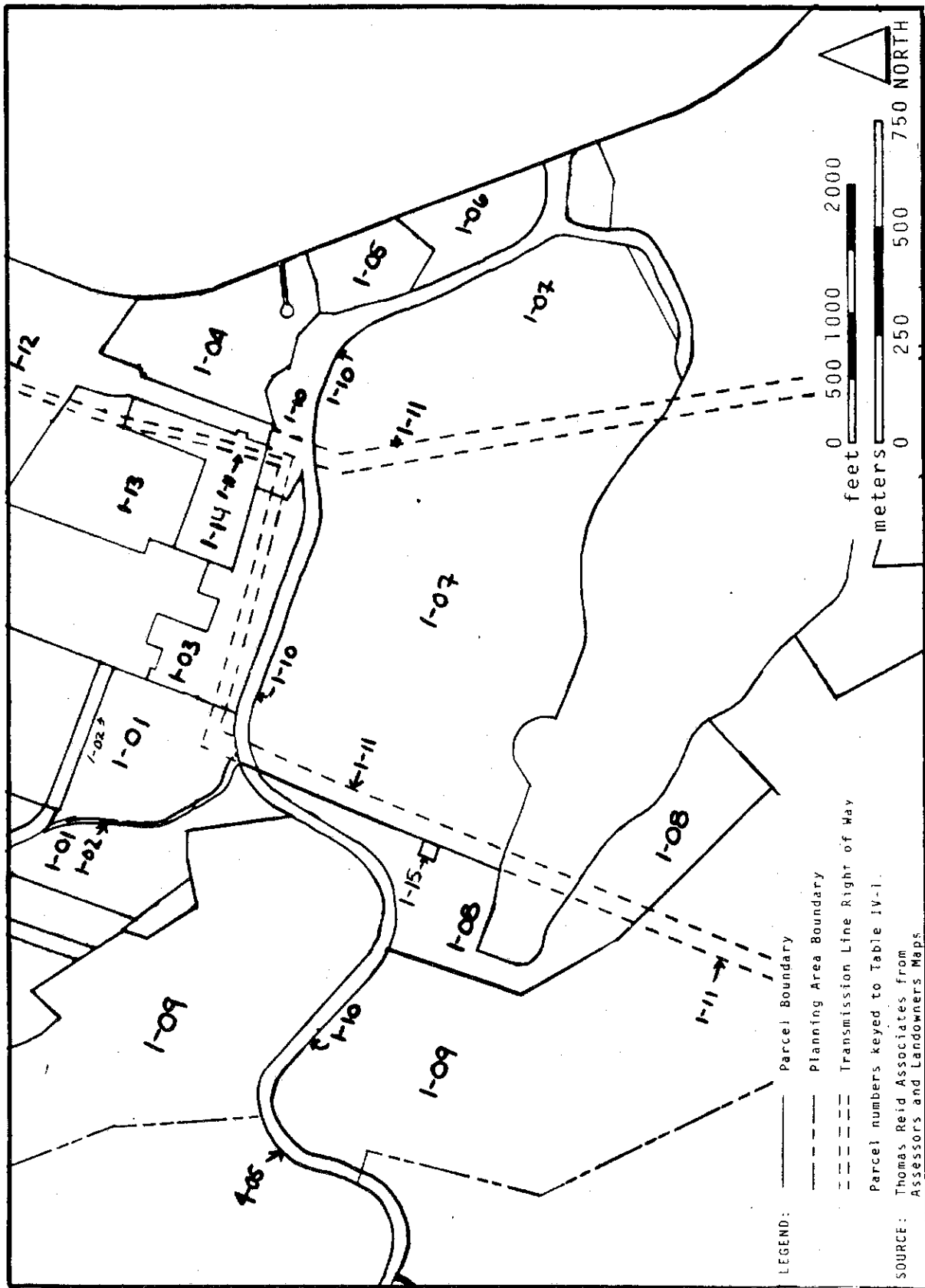


FIGURE 1-10 D, GUADALUPE CANYON PARKWAY
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 1-10 E, GUADALUPE CANYON PARKWAY
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT





Planning Area: Guadalupe Hills (1)

Administrative Parcel: Transmission and Gas Lines (11)

Location and description: There are two transmission line utility corridors in the Guadalupe Hills Planning Area. One, which PG&E calls the eastern utility corridor, begins at the PG&E Martin Substation, located off of Bayshore Boulevard; it runs along the eastern border of Rio Verde Heights up to Guadalupe Canyon Parkway, and proceeds through the Northeast Ridge Development parcel into the Industrial Park. It then continues up and over the Southeast Ridge Planning area. This corridor contains all of the lines which supply electricity to San Francisco except for one; they are called the Standard 60 kV, Sierra 115 kV and San Francisco 115 kV lines. In addition, the eastern corridor contains a gas pipeline (line 101). See Figures 1-11 A-C and F

The other transmission utility corridor, known as the western corridor, also begins at the PG&E Martin Substation and follows the Rio Verde Heights border until it reaches Guadalupe Canyon Parkway (GCP); it then follows the southern boundary of the Rio Verde Heights project to where the proposed Carter-Martin road extension connects with GCP, makes a sharp turn south, follows the western boundary of the Northeast Ridge Project, and continues into the Industrial Park, Guadalupe Valley West and the County Park. Electric lines within this corridor are the Jefferson-Martin 60 kV and the Martin-Daly City 115 kV. Gas transmission line 132 is also included in this corridor.

Ownership: Pacific Gas and Electric (PG&E) has a utility easement through the parcels that the transmission and gas lines cross.

Project: According to PG&E "the electric line facilities on San Bruno Mountain are a vital link between PG&E's generating stations and other sources of electric energy and the 650,000 residents of San Francisco. The Company's generating stations in the City lack the capacity to serve the City's peak loads. Thus, these lines are needed to bring electric power from other areas during peak periods to supplement the generation units in the city. In addition to serving its own customers, PG&E's transmission lines across San Bruno Mountain carry power from the City and County of San Francisco's Hetch Hetchy System. Thus, the City's police and Fire departments, traffic signals, emergency medical facilities and its Municipal Railway are dependent on these facilities for their operation" (PG&E comm. 6/28/82). Gas lines on the Mountain have similar importance. During emergency situations PG&E may be allowed to act without a Section 10(a) permit as authorized by federal regulations.

Currently the primary activity which takes place along the utility corridors is routine maintenance of the existing lines. According to PG&E "routine maintenance of these (the eastern) lines consists of tower painting by hand when needed and patrolling by vehicle on an annual basis. Emergency unscheduled maintenance includes inspection after line failures and repairing damage to tower lines. The most frequent repair activity is replacing insulators. Other activities include replacing or repairing conductors and controlling erosion around tower footings". Towers within the western corridor "are routinely scheduled for insulator washing and wiping. Washing is done from vehicles using clear water. Wiping is done by crews on foot.

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Other scheduled maintenance includes an annual inspection by vehicle and repainting towers where necessary. Emergency unscheduled maintenance is the same as for the eastern corridor" (PG&E, corr. 6/28/82).

Future activities taking place within both utility corridors include upgrading the existing lines to meet additional demands. Upgrading "includes stringing conductors on the vacant position of the Jefferson-Martin 60 kV tower line, converting existing 60 kV circuits to 115 kV, and reconductoring and rebuilding existing lines. These activities will occur within existing rights of way and require the use of existing roads. The actual area of construction will be limited to tower sites for the most part" (PG&E, corr. 6/28/82).

According to PG&E the gas lines require routine monthly inspection. This activity is done on foot. Every three to five years the lines have to be cleared of brush overgrowth so that foot inspections can proceed unhindered. This activity will be done under the supervision of the Plan Operator so that disturbance to species of concern is avoided.

Eventually both gas lines will require replacement; timing of this is dependent on development along the right of way. The process of replacing the lines is as follows: a trench 30 to 40 foot across is dug, the pipe is replaced, the trench is filled, and the disturbed area is revegetated.

Electric distribution lines will need to be expanded into the area when development of residential units, such as will occur under the plan, takes place.

In addition to the above activities there are often unforeseen requirements for adding new gas and electric distribution facilities to some areas on the Mountain. In such cases, PG&E must notify the Plan Operator of its proposed activity (i.e., give the Habitat Manager detailed drawings of the areas where the activities will take place). The Plan Operator can then review the proposed project and suggest modifications if necessary. The Plan Operator should review the project within 30 days.

Status: This parcel is planned.

Biological Issues: In the Guadalupe Hills area, butterfly habitat exists in and adjacent to both transmission and gas line corridor easements (See Figures 1-11 D-E).

Impact: Current maintenance practices do not appear to pose a significant impact to the species of concern. Minor disturbance to existing habitat may take place during routine maintenance or future upgrading activities on the electrical transmission lines. Major disturbance to existing habitat would take place when the gas pipeline is replaced.

The only other known activity which PG&E is aware of, which may have had an impact on the species of concern, is the upgrading of a gas pipe within the Northeast Ridge development area (Administrative Parcel 1-07). Fortunately, the portion of pipe which requires replacement is within the area already designated as being disturbed in the Northeast Ridge project. Therefore, no additional impact is foreseen.

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

HCP Objectives — Specific Conservation Needs: Transmission Line corridors currently provide suitable habitat for the butterflies of concern, therefore no habitat modification techniques are necessary at the present time. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails). Human or mechanical encroachment in habitat areas during PG&E utility maintenance activities should be minimized. If new disturbance is foreseen, PG&E maintenance personnel should consult with the Habitat Manager to avoid particularly sensitive areas. During emergency situations (i.e. power failures) this may not be possible. Disturbed areas should be revegetated with Plan Operator approved species. PG&E will be advised as where to obtain the recommended species.

Operating Program

Obligations: PG&E has the following obligations:

1. Compliance with the mitigation measures set forth for Management Unit 1-11-01.
2. Participation in the regulatory provisions of the HCP.
3. Obtain approvals of any changes in land use or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).
4. Under non-emergency situations notify the Plan Operator of all maintenance activities which may encroach into the conserved habitat area. Routine line patrols which will not impact conserved habitat are excluded from this notification requirement.
5. If unforeseen requirements for adding new gas and electric distribution facilities arise, notify the Plan Operator of the proposed activity and give the Habitat Manager a detailed drawing of the areas where the activities will take place. Incorporate Plan Operator suggested design changes into proposed project.

The Plan Operator has the following obligations:

1. Respond to PG&E's submittal of information which require Operator review and approval within 10 working days.
2. Advise PG&E where to obtain recommended species for revegetation of disturbed areas.
3. Work with PG&E's Northern San Mateo County District Office to determine the appropriate habitat treatment for the utility corridors.
4. Contact PG&E's San Francisco Division Land Supervisor each January to obtain a schedule of their gas and electric operation and maintenance activities for the upcoming year.
5. Review detailed drawings for unforeseen activities relating to the addition of new gas and electric distribution facilities within 30 days. If necessary suggest modifications to reduce impacts on conserved habitat.

Management Units:

1. 1-11-01. This unit contains all of the Transmission and Gas Line corridors in the Guadalupe Hills Planning Area.
 - a. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails).

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

- b. New disturbance to conserved habitat should be minimized.
- c. PG&E maintenance personnel should consult with the Habitat Manager so that any new disturbance can avoid particularly sensitive habitat areas. During emergency situations (i.e. power failures) this may not be possible.
- d. Disturbed areas should be revegetated with plant species approved by the Plan Operator.

FIGURE 1-11 B, TRANSMISSION AND GAS LINES
PARCEL TOPOGRAPHY

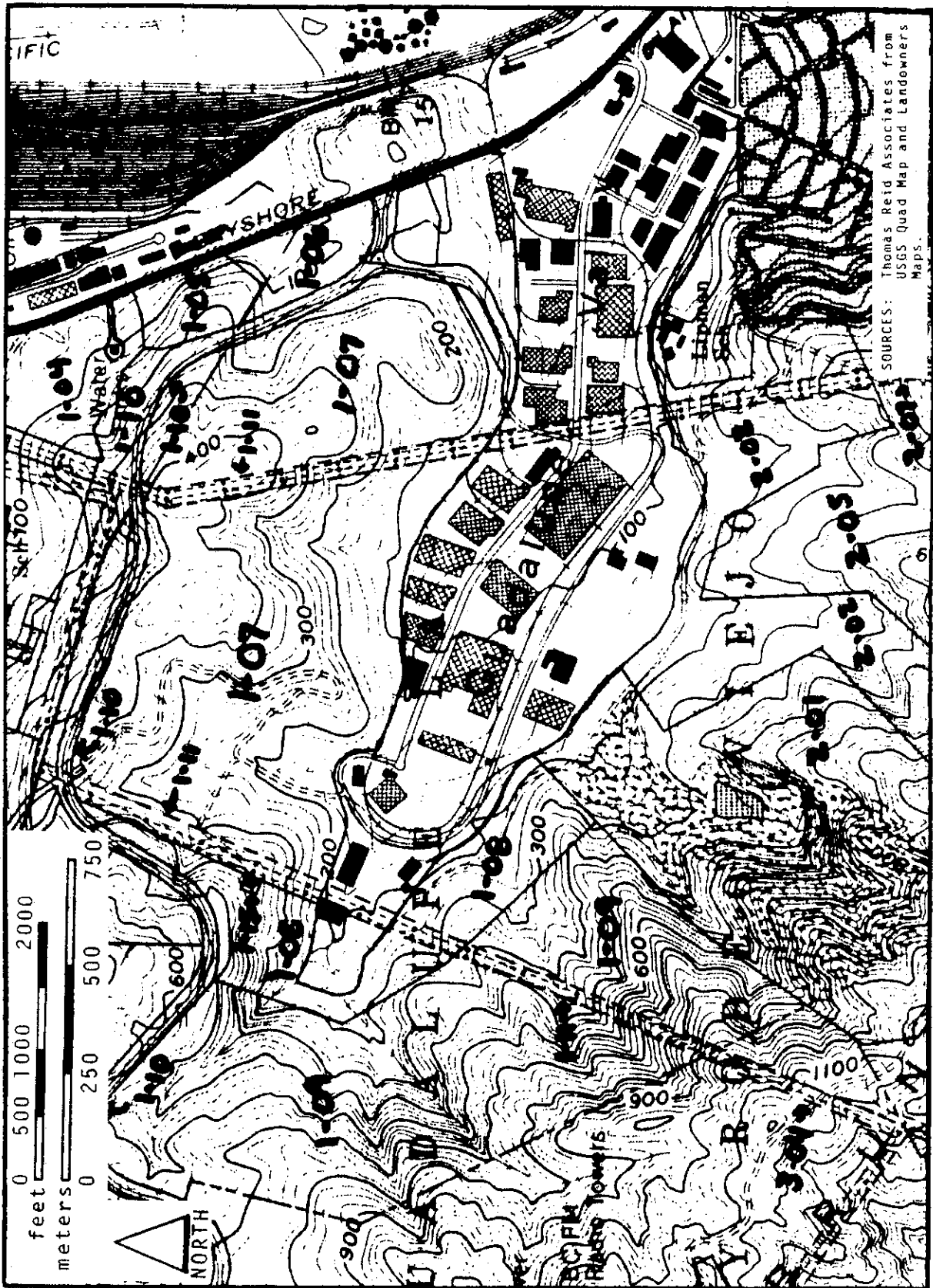


FIGURE 1-11 C, TRANSMISSION AND GAS LINES
MANAGEMENT UNITS

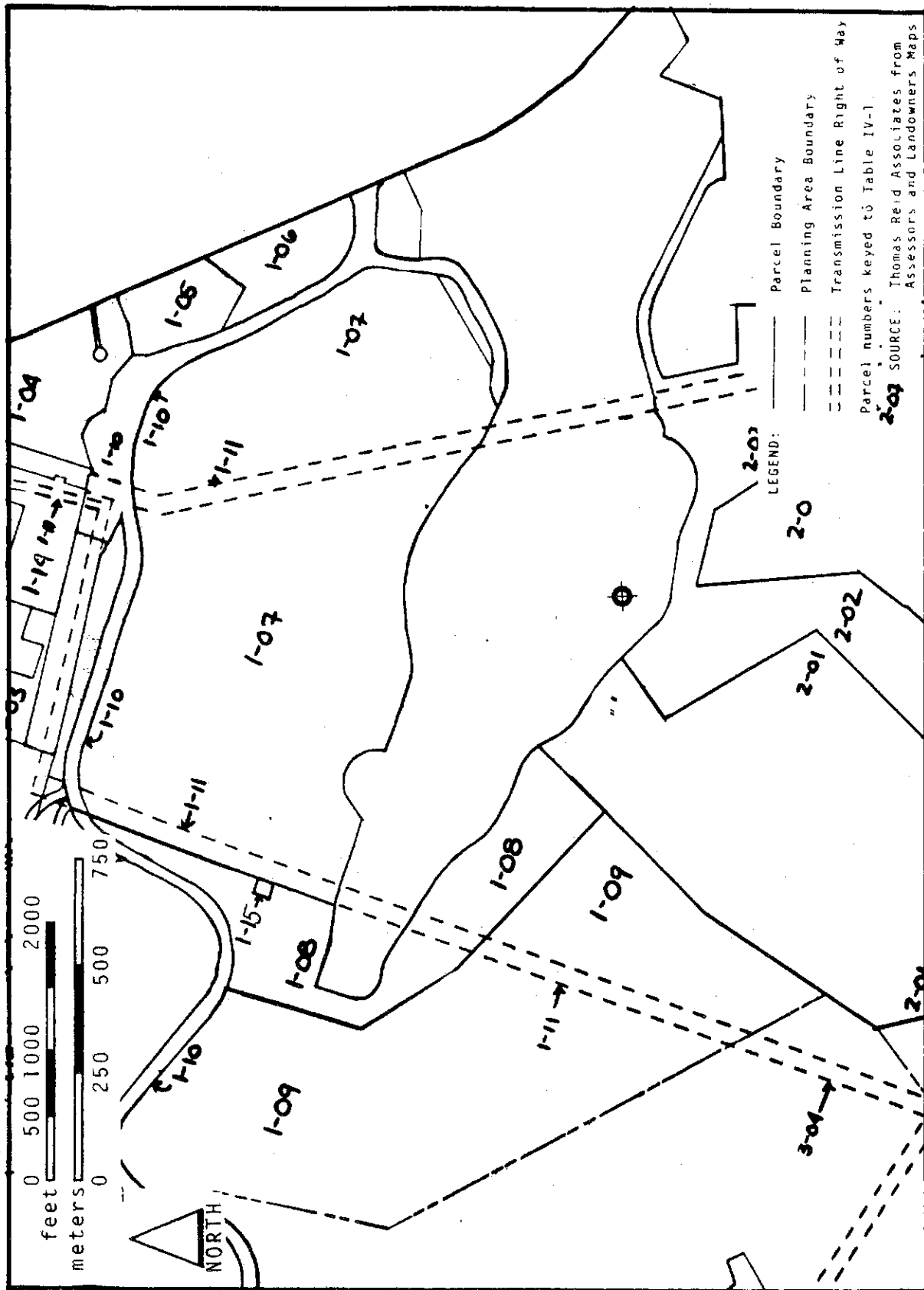


FIGURE 1-11 D, TRANSMISSION AND GAS LINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 1-11 E, TRANSMISSION AND GAS LINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

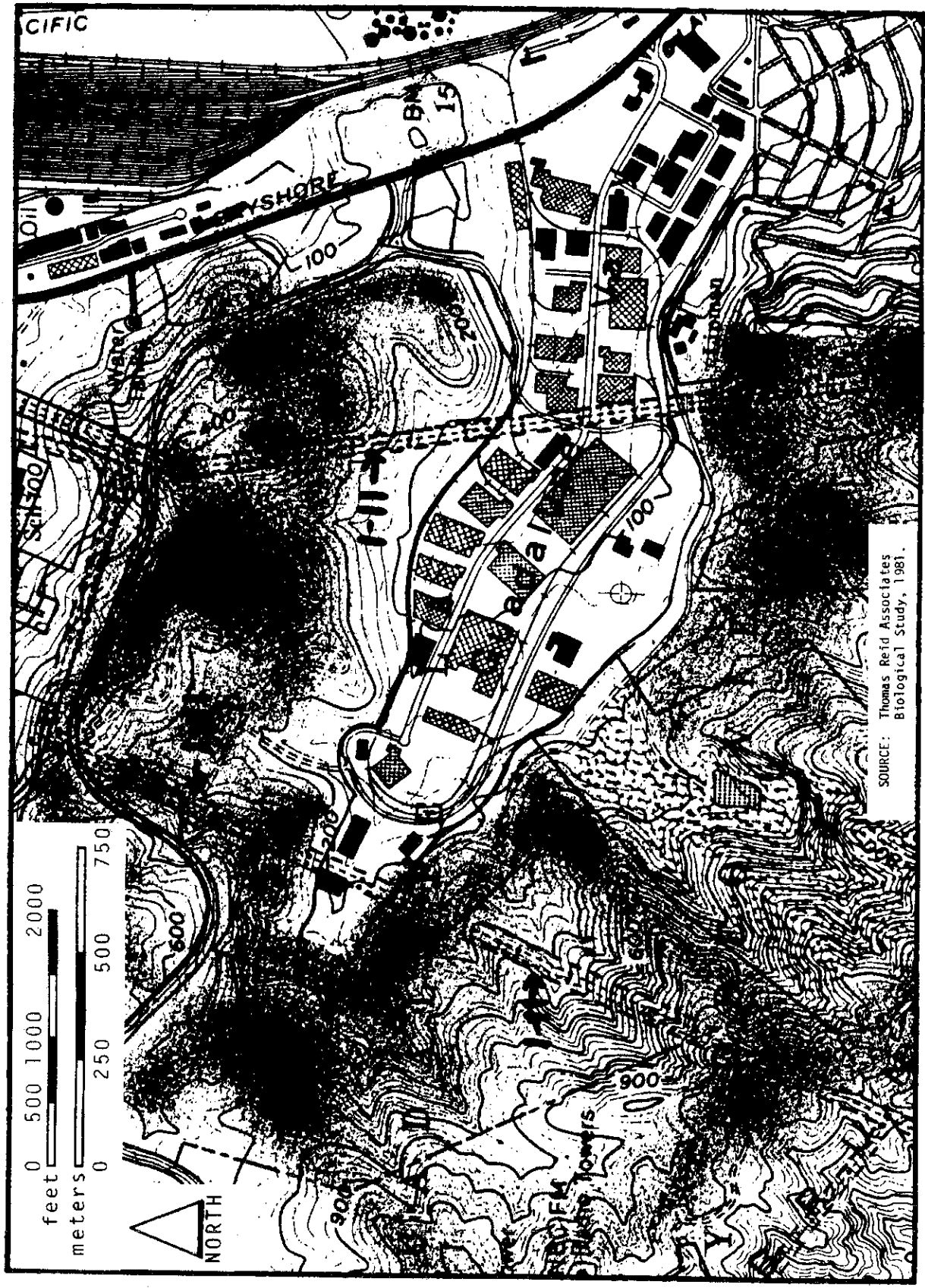
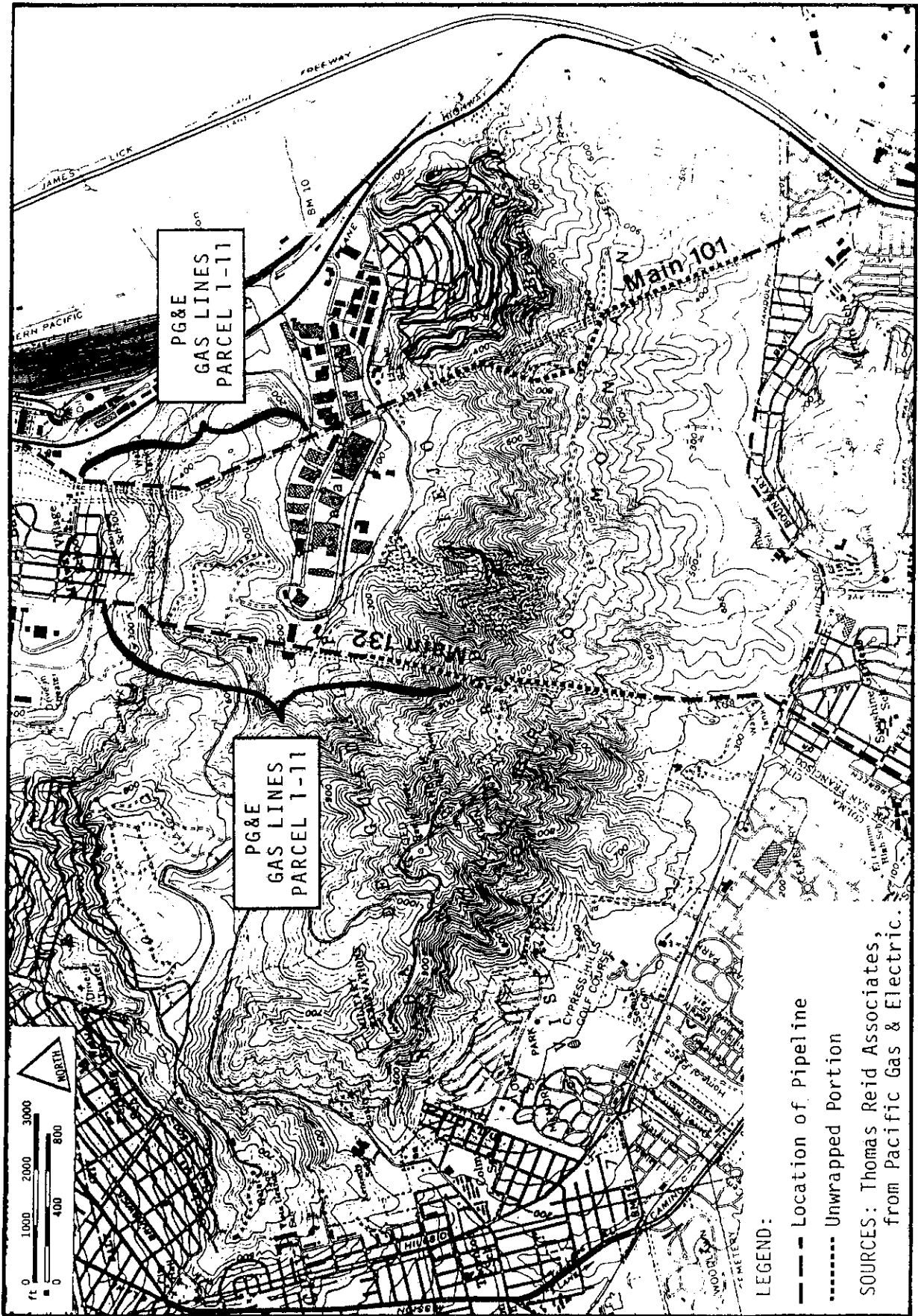


FIGURE 1-11 F, TRANSMISSION AND GAS LINES
 GAS LINES



ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: PG&E Fee (12)

Location and description: The open space portion of PG&E fee is south of Martin Street. Everything north of this is the power generation plant (Martin Substation). The parcel (open space area only) is contained in the transmission and gas line corridor which is adjacent to the Rio Verde Heights Area (See Figures 1-12 A-C).

Ownership: This parcel is owned by PG&E in fee.

Project: Proposed changes in current land use are not known at this time. Maintenance practices as explained in Management Unit 1-11-01 will be continued in Management Unit 1-12-02.

Status: This parcel is planned.

Biological Issues: Management Unit 1-12-02, the open space area within the transmission and gas line corridor, is grassland which contains butterfly habitat (See Figures 1-12 D-E).

Impact: The existing use of the open space has no significant impact to the species of concern.

HCP Objectives -- Specific Conservation Needs: The transmission and gas line corridor in this parcel currently provides suitable habitat for the butterflies of concern; therefore, no treatment is necessary at the present time. Objectives discussed for Parcel 1-11 are applicable to this parcel if no change in land use is proposed. The importance of this habitat will increase as the adjoining parcels are developed. Therefore, no change in land use is recommended.

Operating Program

Obligations: PG&E has the following obligations:

1. Participation in the regulatory provisions of the HCP.
2. Obtain approvals of any changes in land use or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).

The Plan Operator has the following obligations:

1. Respond to PG&E's submittal of information which require Operator review and approval within 10 working days.
2. Work with PG&E's Northern San Mateo County District Office to determine the appropriate habitat treatment for this parcel.

Management Units:

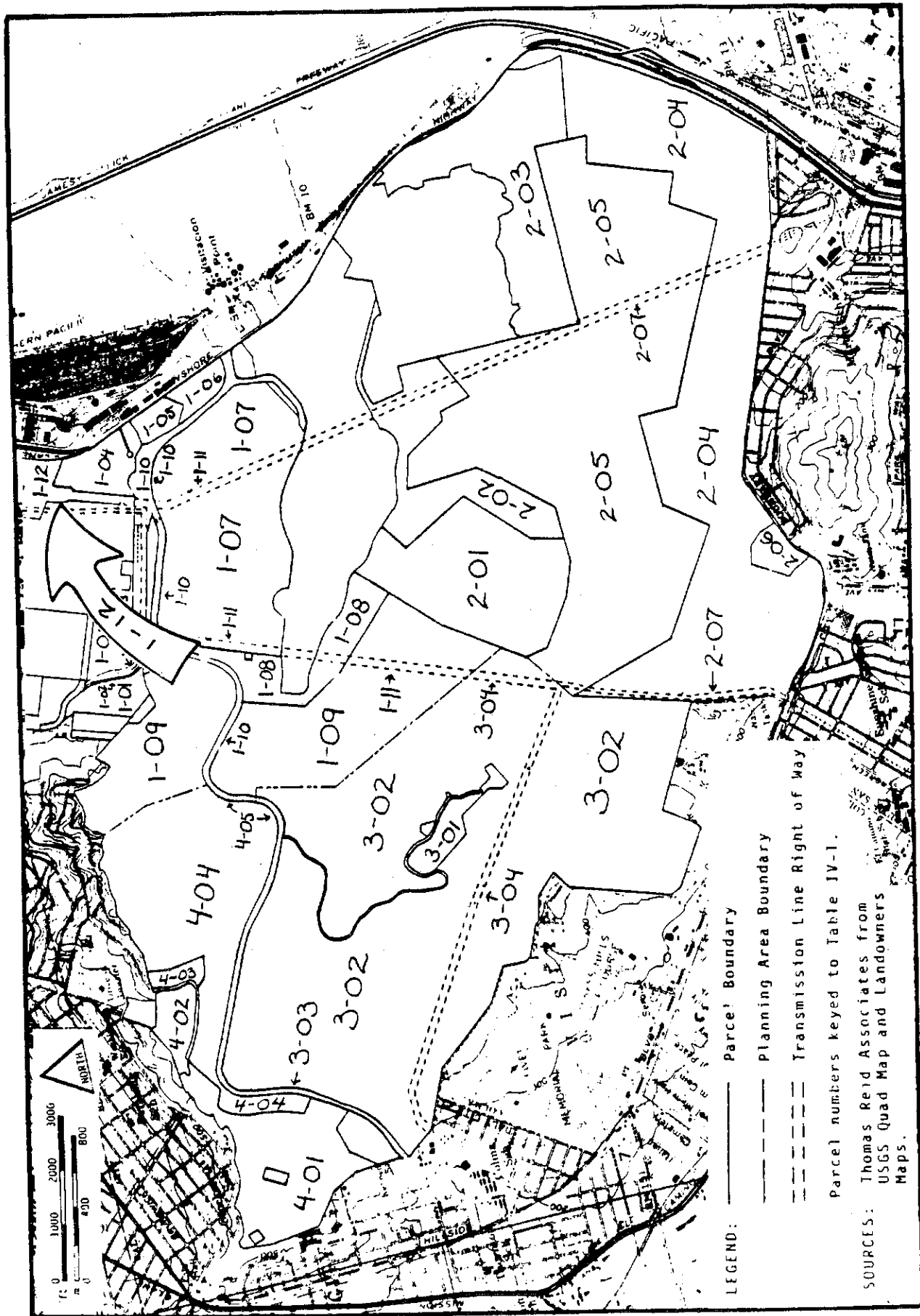
1. 1-12-01. This Management Unit contains the power generation plant (Martin Substation).
2. 1-12-02. This parcel (open space area only) is contained in the

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

transmission and gas line corridor which is adjacent to the Rio Verde Heights Area (See Figures 1-12 A-C). It contains the open space portion of PG&E fee south of Martin Street.

- a. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails).
- b. New disturbance to conserved habitat should be minimized.
- c. PG&E maintenance personnel should consult with the Habitat Manager so that any new disturbance can avoid particularly sensitive habitat areas. During emergency situations (i.e. power failures) this may not be possible.
- d. Disturbed areas should be revegetated with plant species approved by the Plan Operator.

FIGURE 1-12 A, PG&E FEE
PARCEL LOCATION

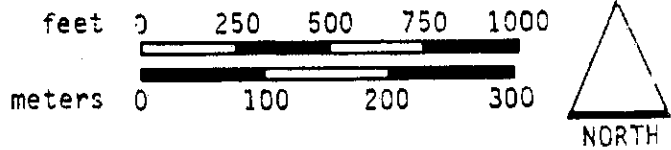
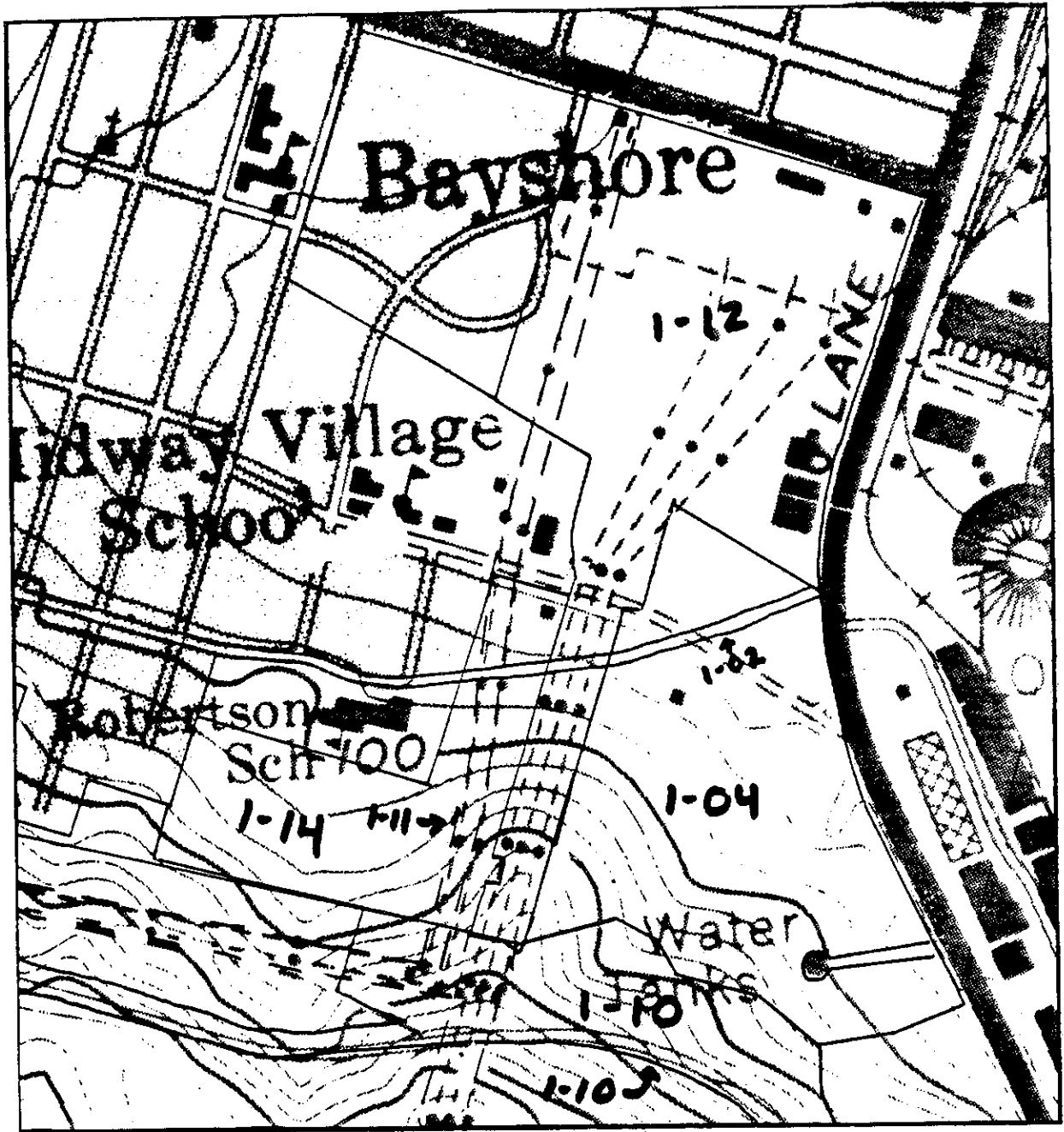


LEGEND: — Parcel Boundary
 - - - Planning Area Boundary
 - · - · Transmission Line Right of Way

Parcel numbers keyed to Table IV-1.

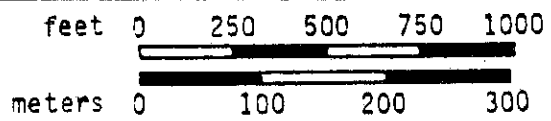
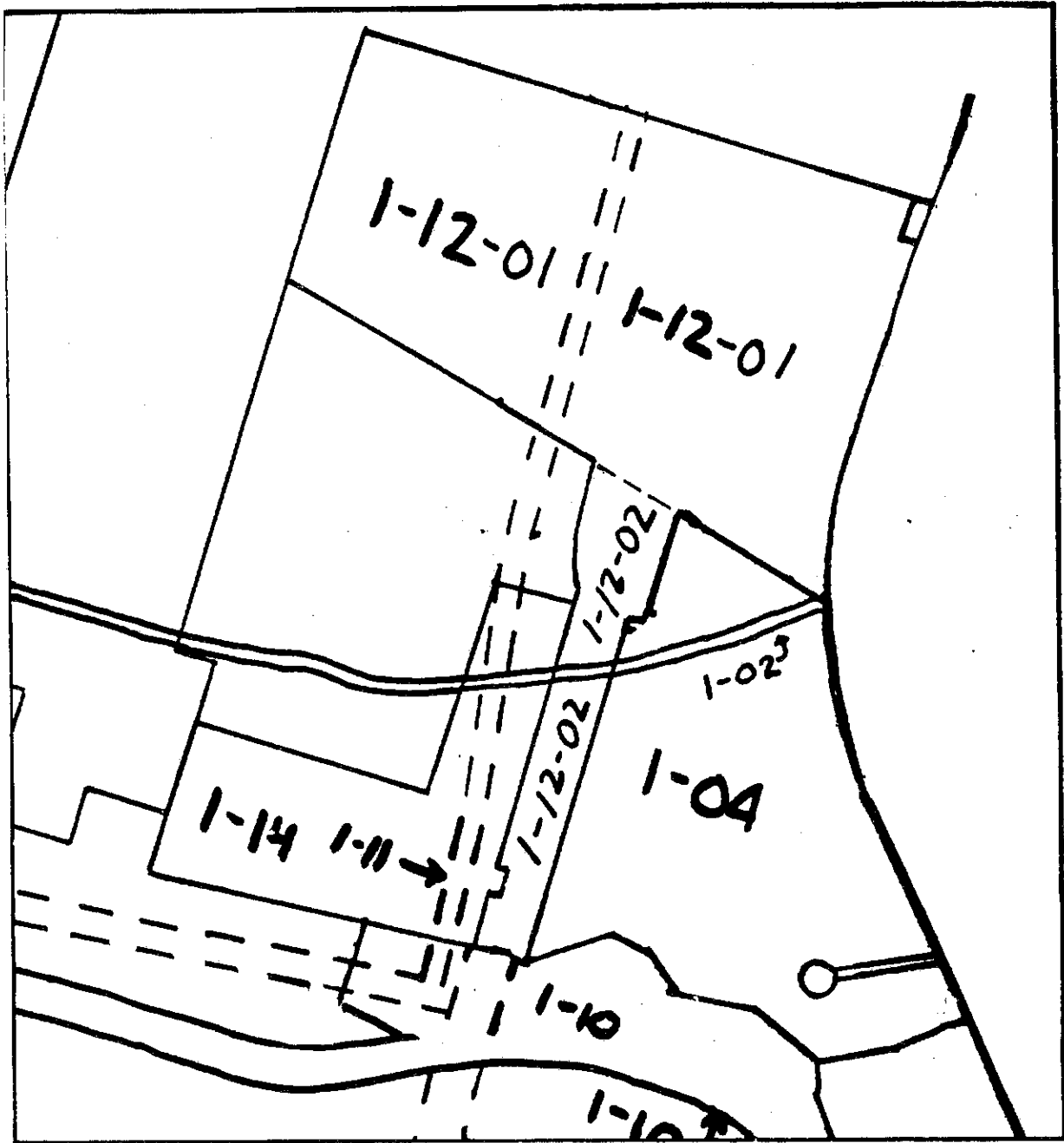
SOURCES: Thomas Reid Associates from
 USGS Quad Map and Landowners
 Maps.

FIGURE 1-12 B, PG&E FEE
PARCEL TOPOGRAPHY



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

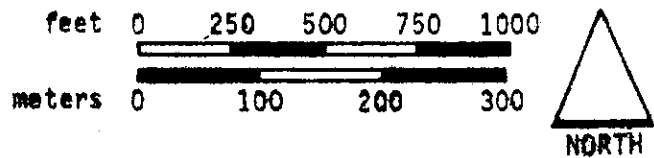
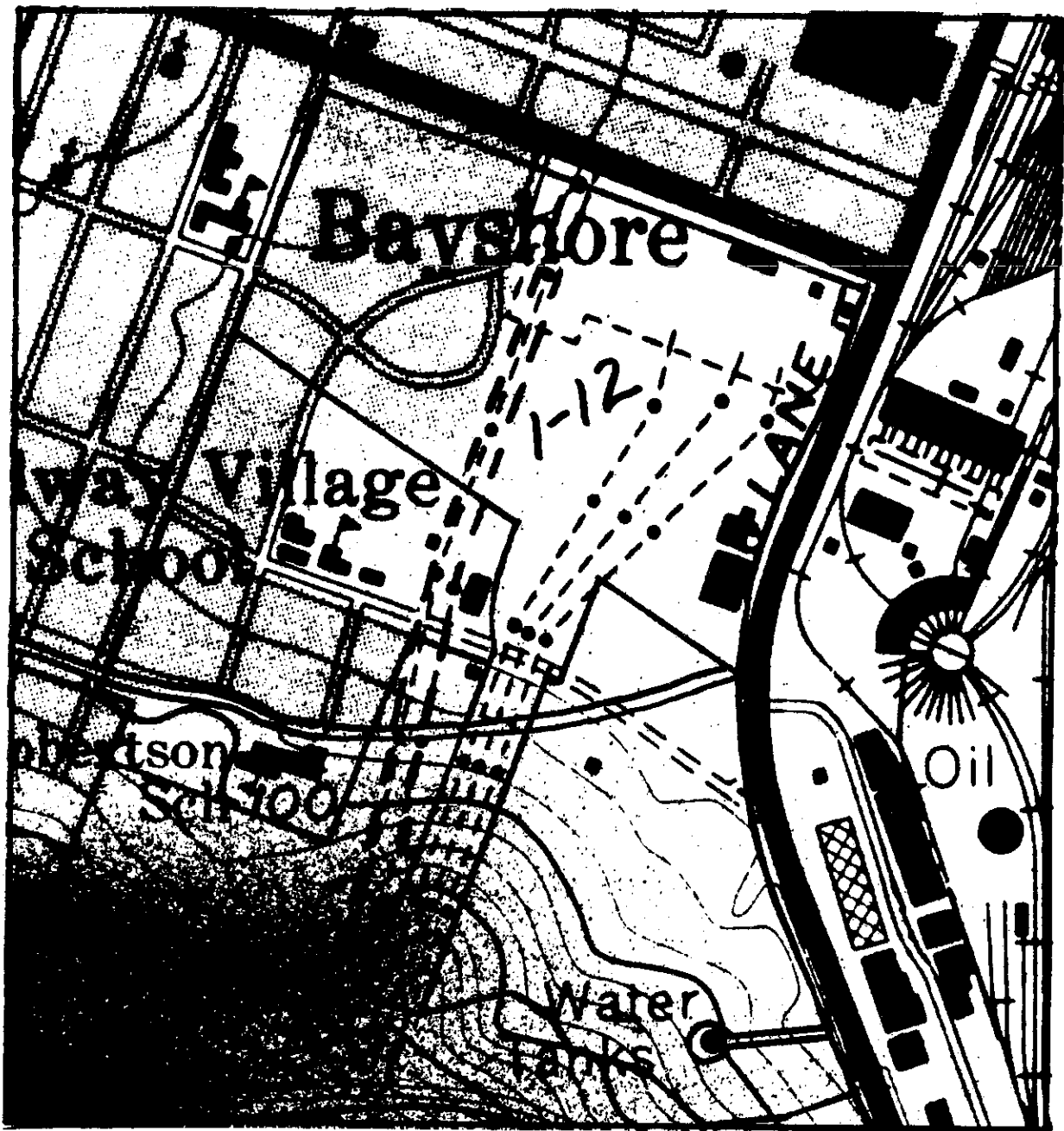
FIGURE 1-12 C, PG&E FEE
MANAGEMENT UNITS



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

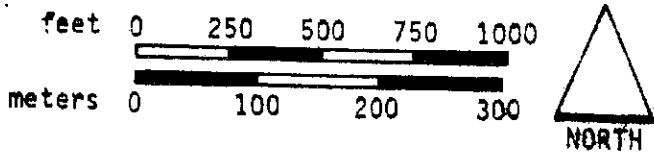
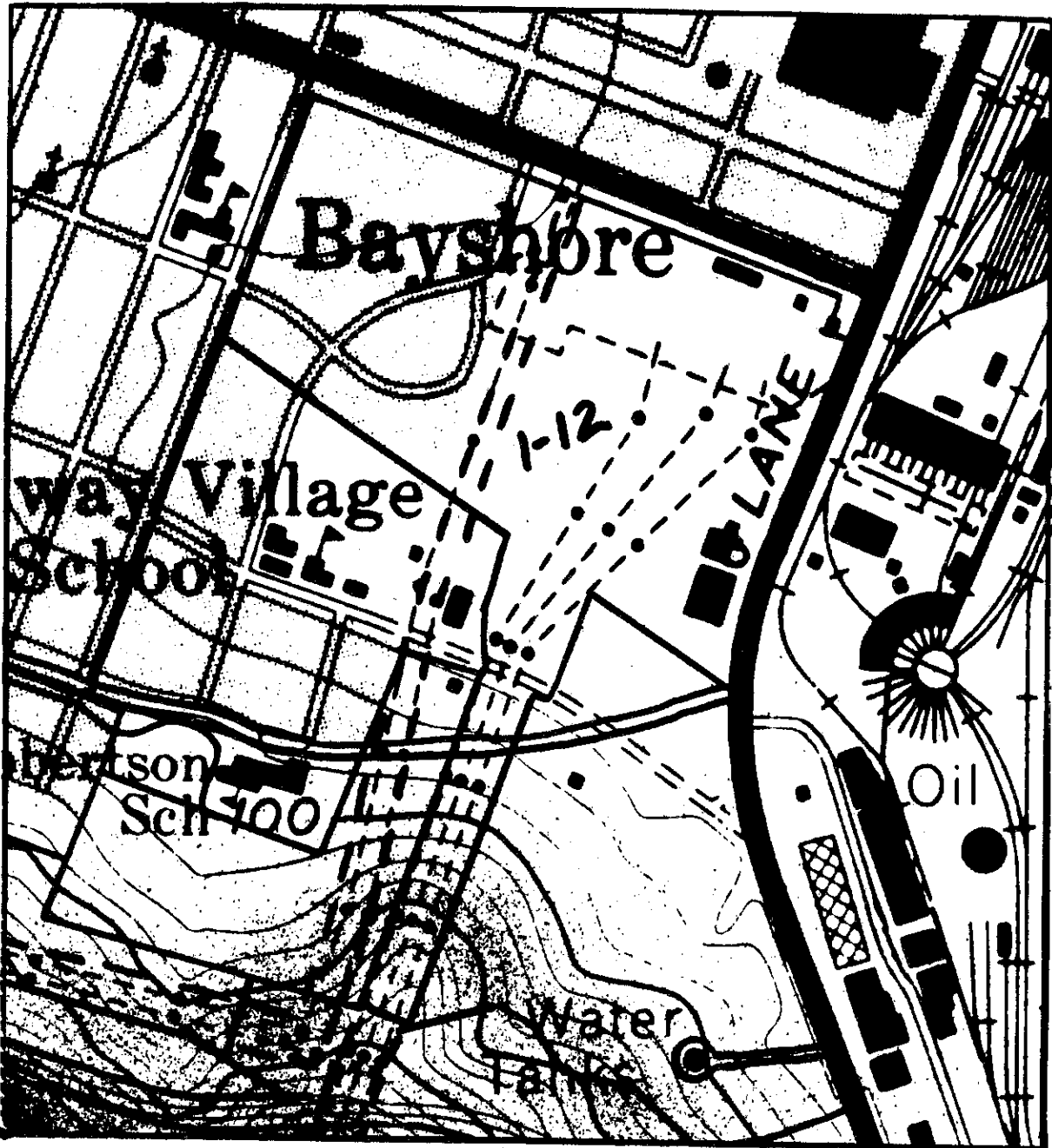
SOURCE: Thomas Peid Associates from
 Assessors and Landowners Maps

FIGURE 1-12 D, PG&E FEE
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 1-12 E, PG&E FEE
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.



ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Water Pipelines (13)

Location and description: The San Francisco Water Department operates and maintains two water pipelines on San Bruno Mountain; these are the Crystal Springs Pipe Lines, numbers 1 and 2. Within the Guadalupe Hills Planning Area, they pass through Parcels W, X, Y, Z, Robertson School, and PG&E Fee administrative parcels. The lines are buried underground within a utility right-of-way. In addition, there are air valves protruding above ground in various places along the lines. See Figures 1-13 A-C.

Ownership: San Francisco Water Department (SFWD)

Project: According to Gilbert Bendix, Manager of Suburban Operations, the waterpipes require a minimal amount of maintenance; in fact, except in the case of an emergency, there may not be major maintenance work required for 10 years or more.

Status: This parcel is unplanned.

Biological Issues: Rare and endangered species habitat is found on and around areas within the water pipeline rights-of-way (Figures 1-13 D-E). Within this planning area, the pipeline area comprises approximately 9 acres and contains habitat for .06% of the Callippe Silverspot and less than .01% of the Mission Blue population.

Impact: Impacts on rare and endangered species will vary depending on location and type of activity taking place. Since activities arise due to a specific problem, they are unknown at this time, and as such can not be evaluated. However, an estimate of total impact in the event the entire pipeline area has to be unearthed, can be made. Within the area of both Crystal Springs Lines 1 and 2, the estimated destruction of habitat on the endangered Mission Blue butterfly brought about by unearthing the entire stretch of pipeline (at a 35 foot width) is less than .01%, while the impact on the Callippe habitat is estimated to be .02% of the population for Pipeline #1 and .04% for #2. The SFWD has no plans to unearth any portions of the pipeline at this time or in the near future. Any emergency repairs would have a significantly lower impact than that stated above.

HCP Objectives — Specific Conservation Needs: With Habitat Manager supervision impacts on the species of concern can be avoided or minimized depending on the type of activity. The primary objective for this administrative parcel is to gain the SFWD's cooperation in informing the Plan Operator of activities taking place within conserved habitat areas of the Mountain. Mr. Bendix has indicated that the SFWD would cooperate with the Plan Operator.

Operating Program

Obligations: San Francisco Water Department has the following obligations:

1. Compliance with the mitigation measures set forth for Management Unit 1-13-01.
2. Participation in the regulatory provisions of the HCP.

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

3. Submit a detailed access and maintenance plan to the Plan Operator.
4. Obtain approvals of any changes in land use or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).
5. Under non-emergency situations notify the Plan Operator of all maintenance activities which may encroach into the conserved habitat area. Routine line patrols which will not impact conserved habitat are excluded from this notification requirement.
6. If unforeseen requirements for adding new water lines or facilities arise, notify the Plan Operator of the proposed activity and give the Habitat Manager a detailed drawing of the areas where the activities will take place. Incorporate Plan Operator suggested design changes into proposed project.

The Plan Operator has the following obligations:

1. Respond to SFWD's submittal of information which require Operator review and approval within 10 working days.
2. Advise SFWD where to obtain recommended species for revegetation of disturbed areas.
3. Work with SFWD's Millbrae Office to determine the appropriate habitat treatment for the utility corridors.
4. Review detailed drawings for unforeseen activities relating to the addition of water lines or facilities within 30 days. If necessary suggest modifications to reduce impacts on conserved habitat.

Management Unit:

1. 1-13-01. This unit contains the entire length of both pipelines in the Guadalupe Hills Planning Area.
 - a. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails).
 - b. New disturbance to conserved habitat should be avoided or minimized.
 - c. SFWD maintenance personnel should consult with the Habitat Manager so that any new disturbance can avoid particularly sensitive habitat areas. During emergency situations (i.e. leakages) this may not be possible.
 - d. Disturbed areas should be revegetated with plant species approved by the Plan Operator.

FIGURE 1-13 A, WATER PIPELINES
PARCEL LOCATION

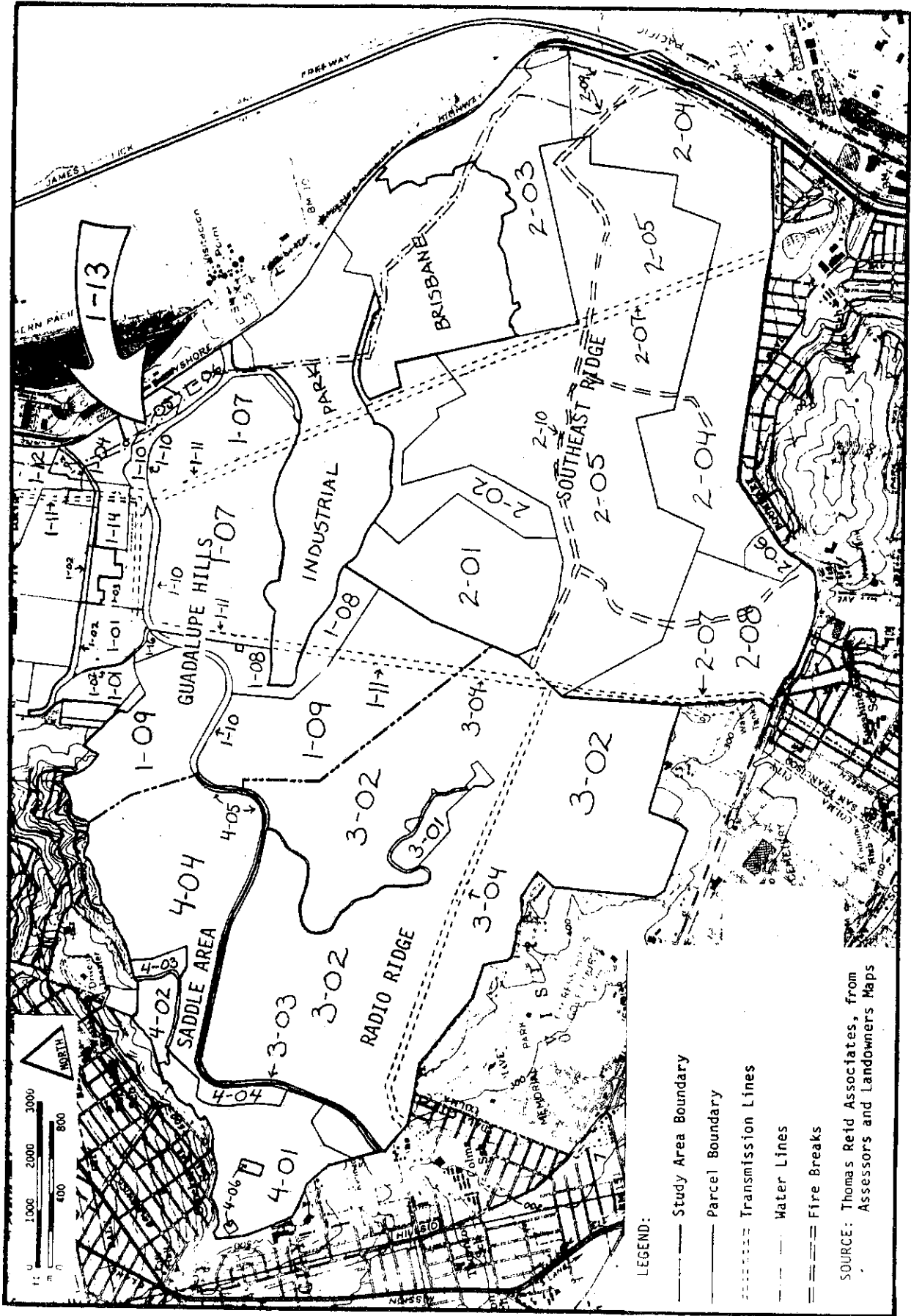
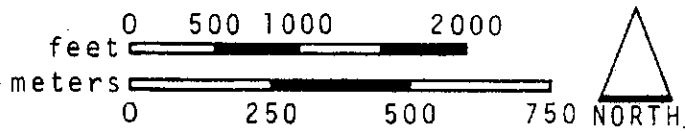
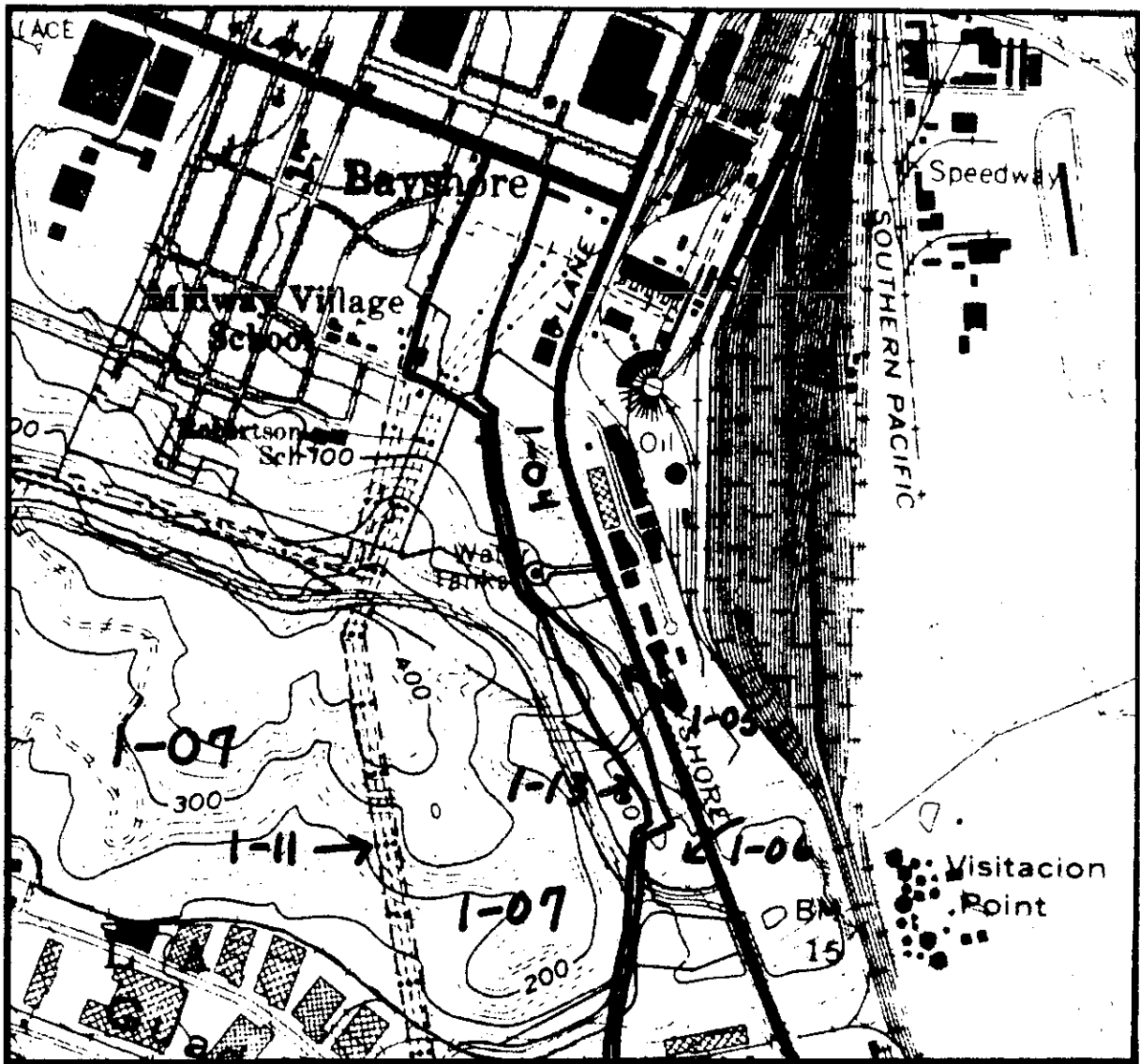
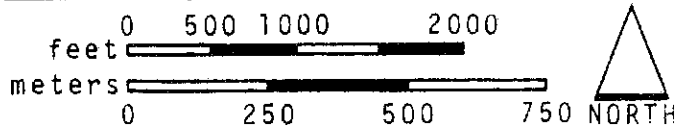
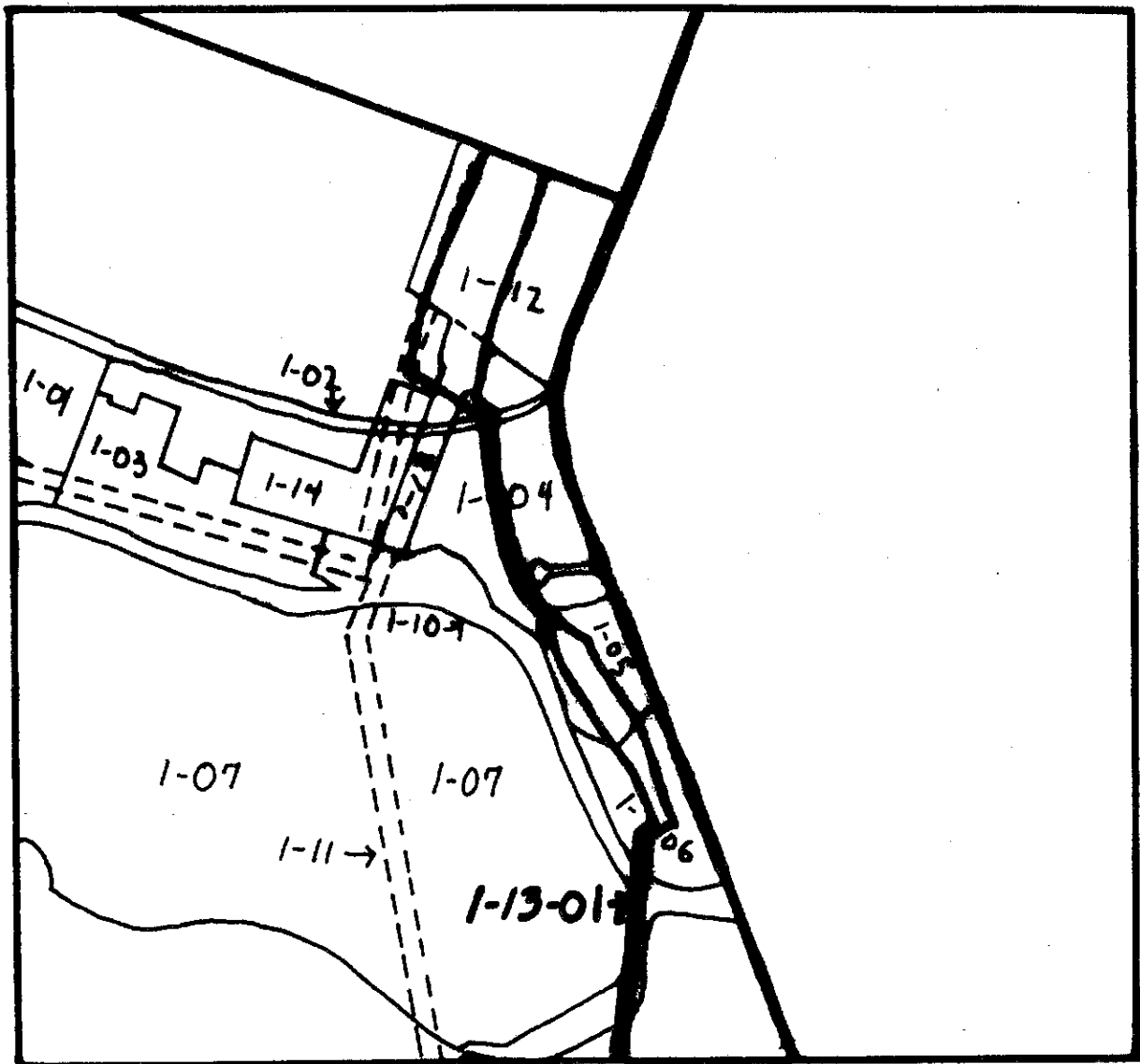


FIGURE 1-13 B, WATER PIPELINES
PARCEL TOPOGRAPHY



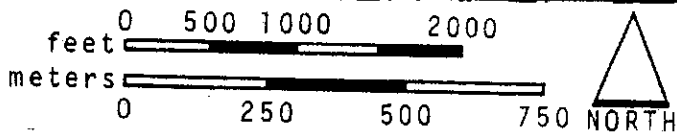
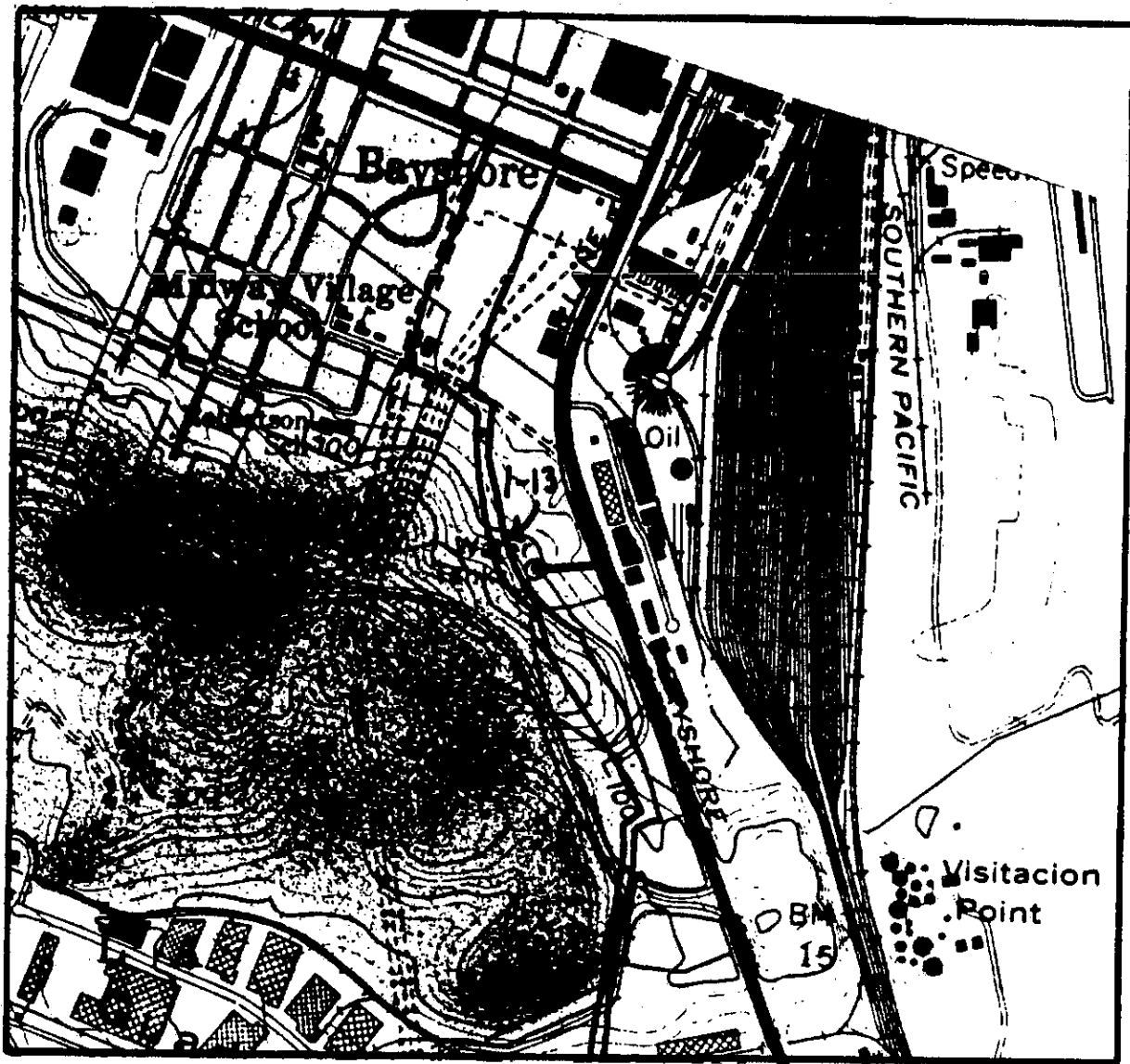
SOURCES: Thomas Reid Associates from
USGS Quad Maps and Landowners Maps.

FIGURE 1-13 C, WATER PIPELINES
MANAGEMENT UNITS



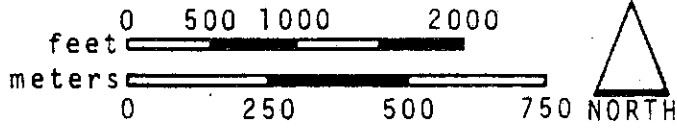
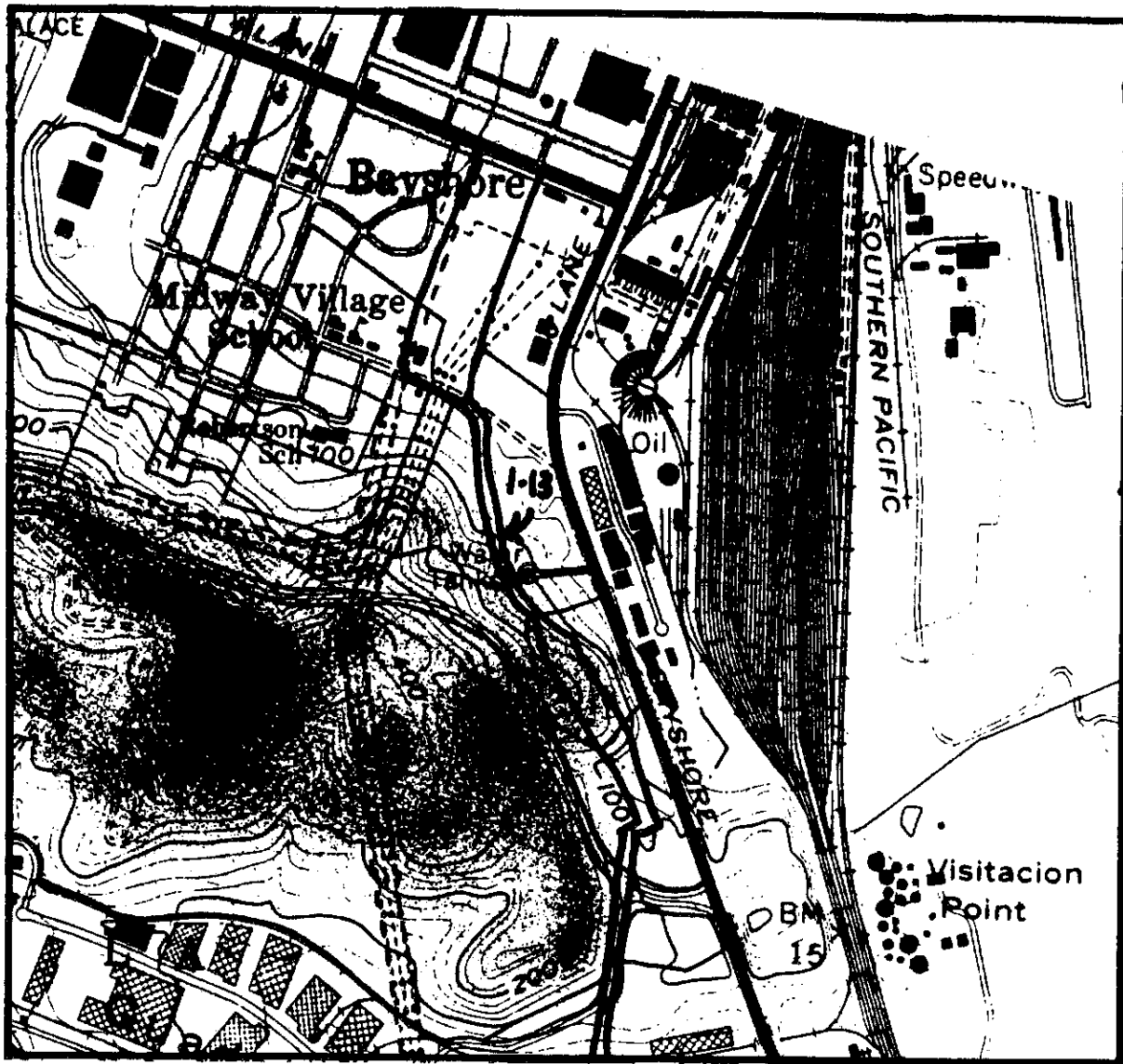
SOURCES: Thomas Reid Associates, from
USGS Quad Maps and Landowners Maps.

FIGURE 1-13 D, WATER PIPELINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



SOURCE: Thomas Reid Associates,
Biological Study, 1981.

FIGURE 1-13 E, WATER PIPELINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates,
Biological Study, 1981.

C

C

C

REVISED OPERATING PROGRAM FOR PARCEL 1-14

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Parcel W (14)

Location and Description: This parcel is located Bwtween Robertson School and the Rio Verde Heights project area. It consists of disturbed grassland (See Figures 1-14 A-C).

Ownership: The parcel is being held in trust by the Bank of America.

Project: The construction of 107 single family dwelling units (Figure 1-14 F).

Status: This is a planned parcel.

Biological Issues: A biological survey of the site was performed in the spring of 1987. The site primarily consists of disturbed grassland vegetation and has marginal value for the species of concern. (See Figures 1-14 D-E).

Impact: Development of this parcel would result in the elimination of marginal habitat for the Mission blue and Callippe Silverspot butterflies.

HCP Objectives -- Specific Conservation Needs: Revegetate a portion of the with host plant of the Mission blue and Callippe after project grading and dedicate the area as conserved habitat. Participate in the HCP funding program.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated 1-14-02 on Figure 1-14 C. The boundary of area 1-14-02 may be adjusted by the Landowner by not more than thirty (30) feet from the line shown on Figure 1-14 C, provided, however, that the total area increased as a result of such adjustment does not exceed five (5%) percent of the total Conserved Habitat in this Administrative Parcel. Outside area 1-14-02 construction and conversion to urban uses may occur subject only to the conditions set forth in Paragraph 3 below.

2. Prior to any construction within Administrative Parcel 1-14, 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 1-14 within area 1-14-02 shown in Figure 1-14 C 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.

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 tenants, through C C & R's and covenants

running with the land to an annual assessment of \$23.00 per dwelling unit (1987 dollars adjusted annually for inflation). 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 area 1-14-02 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 in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, 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 temporarily disturbed areas and undisturbed areas. 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 Brisbane 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. These buffer areas will be maintained by the Building Owner/Manager.

g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 1-14, 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 1-14 and comply with mitigation measures set forth for Management Unit 1-14-02;
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 1-14;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 1-14 in a timely fashion to avoid delays in the implementation of such Plans;

4. Accept dedications of Conserved Habitat within Administrative Parcel 1-14.

Management Units:

1. 1-14-01. This unit contains the permanently disturbed areas of the development.

4. 1-14-02. This unit contains all of the ultimate Conserved Habitat in the parcel.

FIGURE 1-14 A, PARCEL W
PARCEL LOCATION

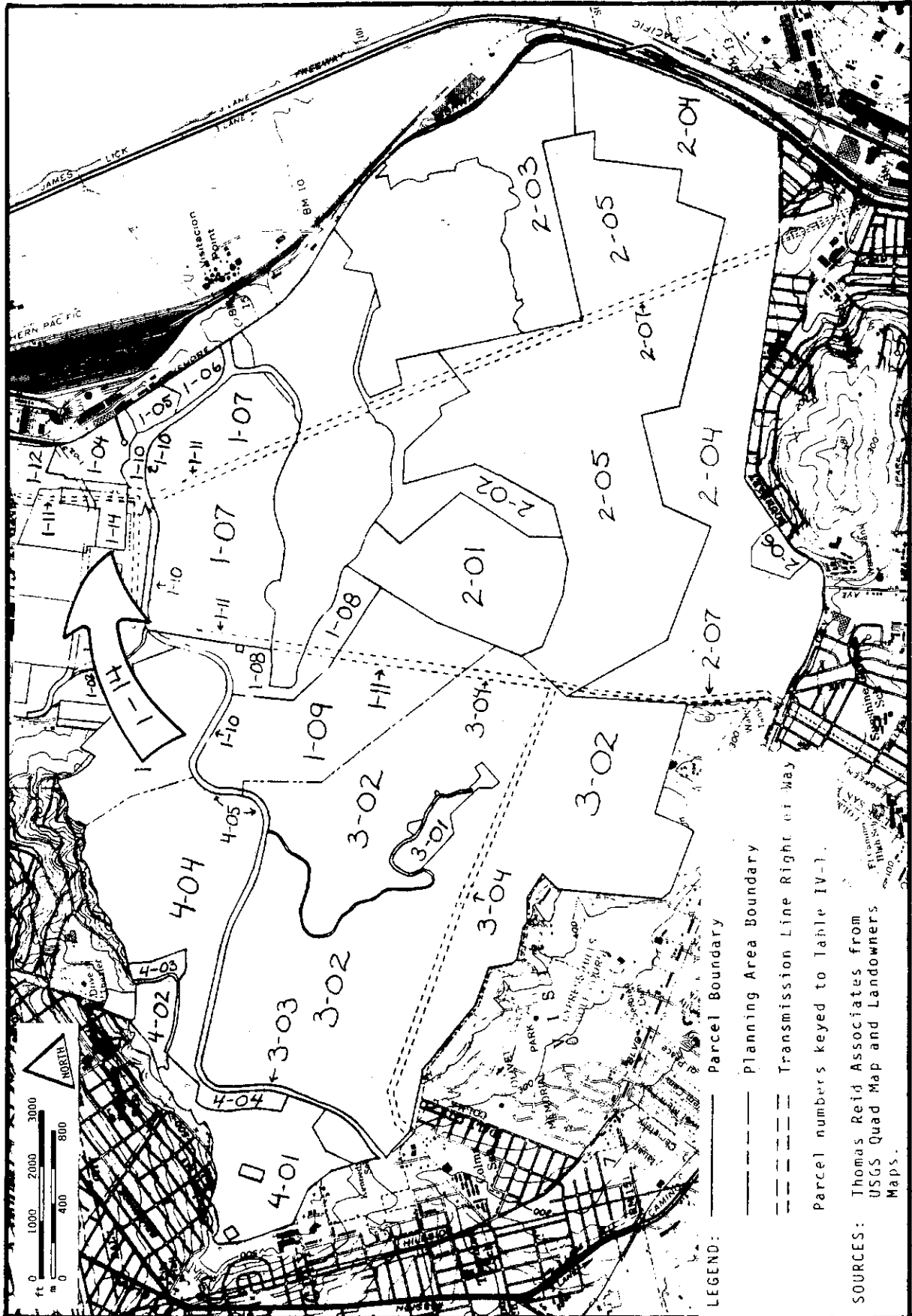
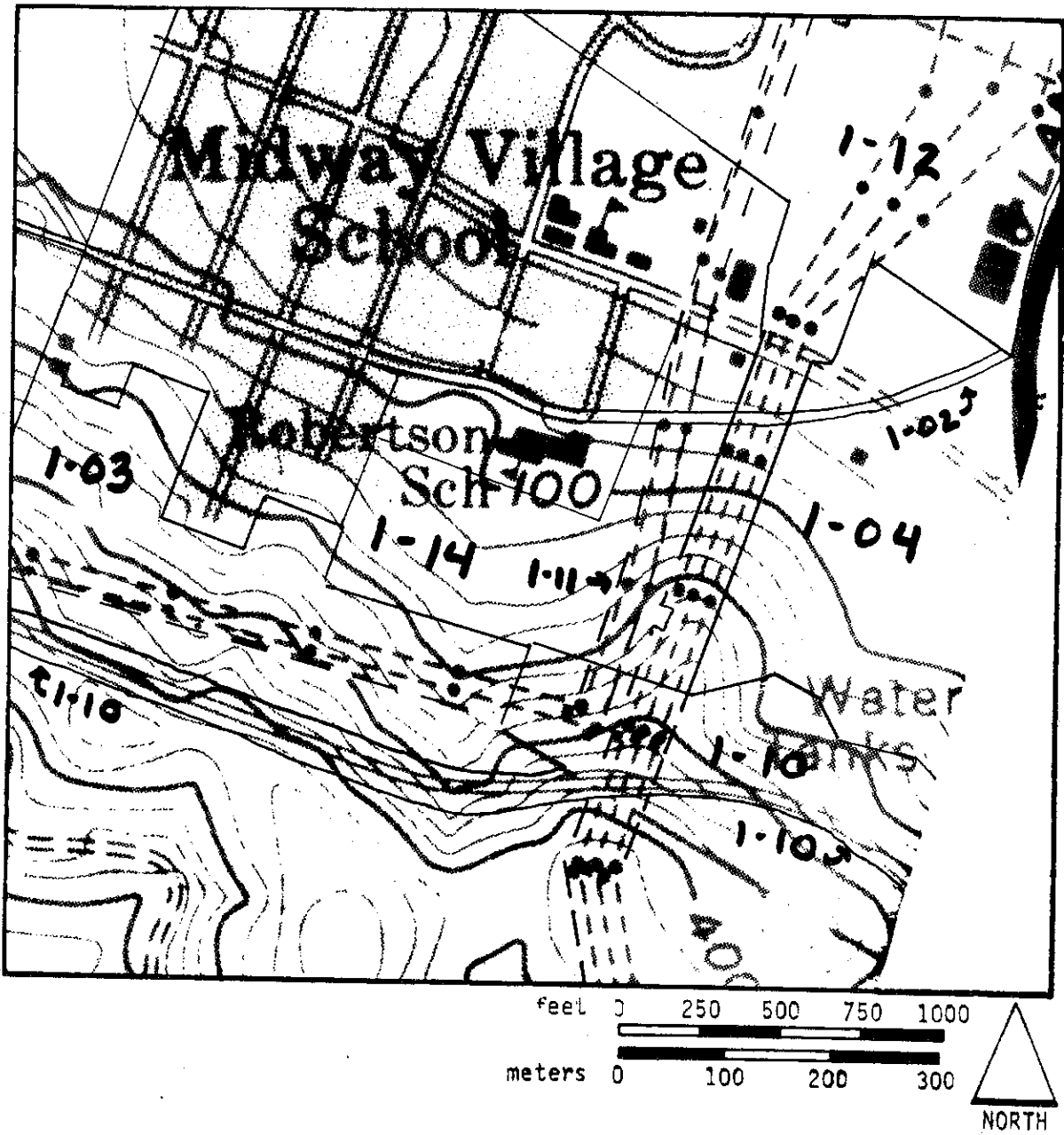
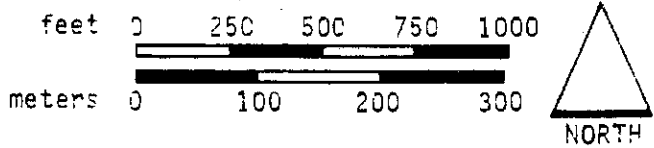
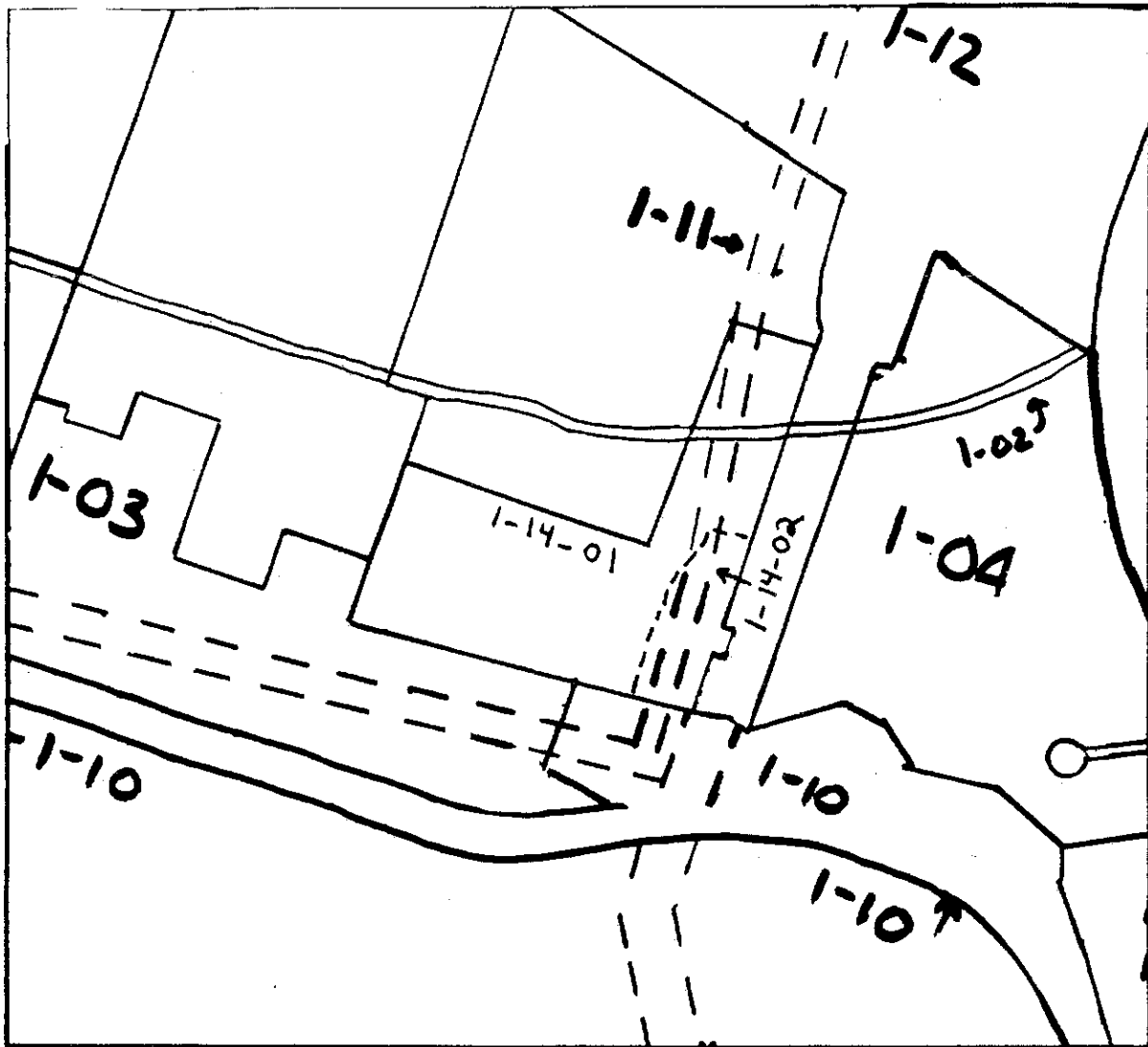


FIGURE 1-14 B, PARCEL W
PARCEL TOPOGRAPHY



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

FIGURE 1-14 C, PARCEL W
MANAGEMENT UNITS

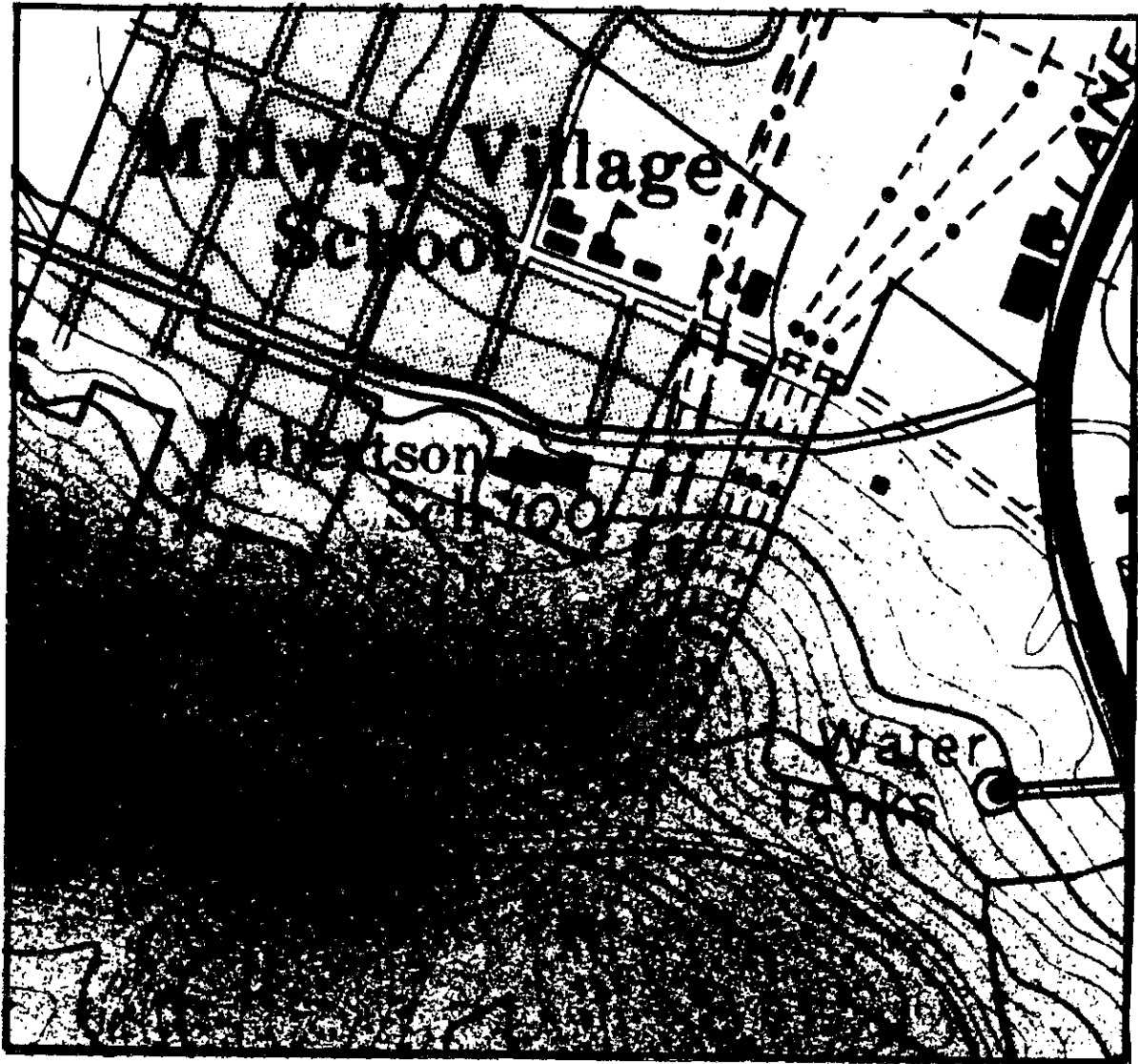


LEGEND: ————— Parcel Boundary
 - - - - - Planning Area Boundary
 = = = = = Transmission Line Right of Way
 Parcel numbers keyed to Table IV-1.

SOURCE: Thomas Reid Associates from
 Assessors and Landowners Maps

10/1/87

FIGURE 1-14 D, PARCEL W
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



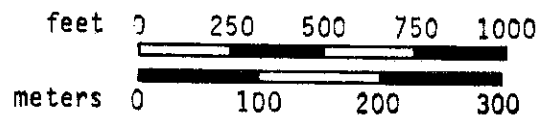
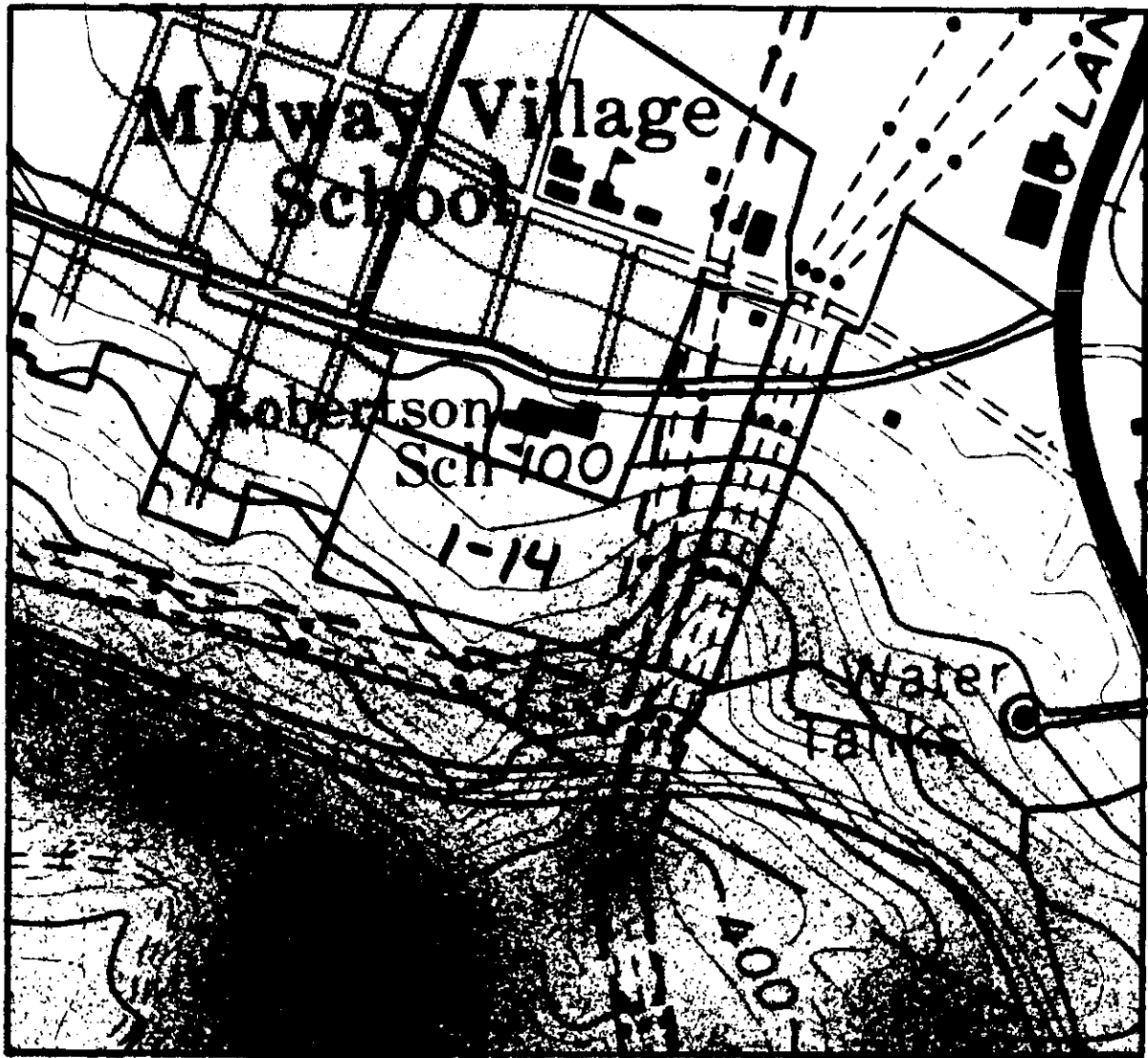
feet 0 250 500 750 1000

meters 0 100 200 300



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 1-14 E, PARCEL W
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.



ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Guadalupe Valley West Water Tank (15)

Location and description: The water tank is adjacent to the transmission line on the western boundary of the proposed Northeast Ridge development project (See Figures 1-15 A-C). The parcel consists of the water tank and a small surrounding access area. The adjoining habitat is primarily brush invaded grassland; on the north side of the tank is a grove of eucalyptus trees.

Ownership: The Water Tank is owned by Guadalupe Valley Municipal Improvement District.

Project: Ongoing operation of the water tank.

Status: This is an unplanned parcel.

Biological Issues: The area below the water tank is prime Mission Blue and Callippe habitat, and serves as part of the corridor around the west end of the Industrial Park (See Figures 1-15 D-E). The area included in this parcel, however, is immediately adjacent to the water tank and has been disturbed by construction and maintenance activities; it no longer contains butterfly habitat.

Impact: The existing use of the parcel has no significant impact on the species of concern.

HCP Objectives -- Specific Conservation Needs: Since the small disturbed area around the water tank is used for access, it may be fruitless to attempt enhancement activities. Therefore, no treatment is recommended at this time; however, maintenance activities should remain confined to the already disturbed area so that more habitat is not lost.

Operating Program

Obligations: The Guadalupe Valley Municipal Improvement District has the following obligations:

1. Compliance with mitigation measures set forth for Management Unit 1-15-01.
2. Participation in the regulatory provisions of the HCP.
3. Obtain approvals of any proposed changes which would alter the current state of the parcel as required by Chapter Five (F)(4).

The Plan Operator has the following obligations:

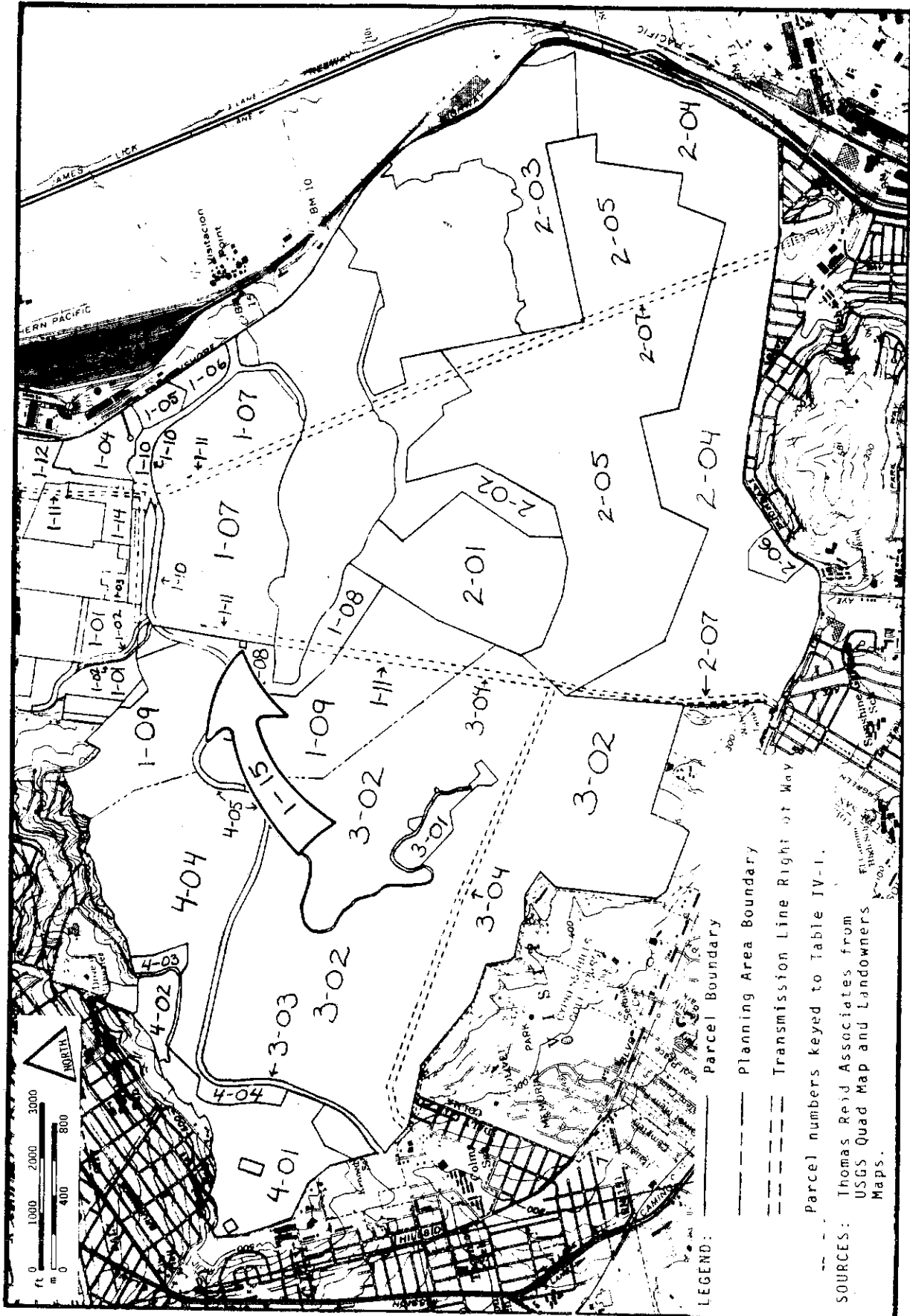
1. Timely response to the submittal of information which requires Operator review and approval.
2. Direction to the landowner in compliance with the operating program.
3. Monitoring of the parcel for changes in habitat quality, butterfly use and for impacts to adjoining areas from maintenance activities.

ADMINISTRATIVE PARCELS -- GUADALUPE HILLS

Management Units:

1. 1-15-01. This unit contains the entire parcel.
 - a. Minimize human and mechanical encroachment into adjoining habitat and enhancement areas.

FIGURE 1-15 A, GUADALUPE VALLEY WEST WATERTANK
PARCEL LOCATION

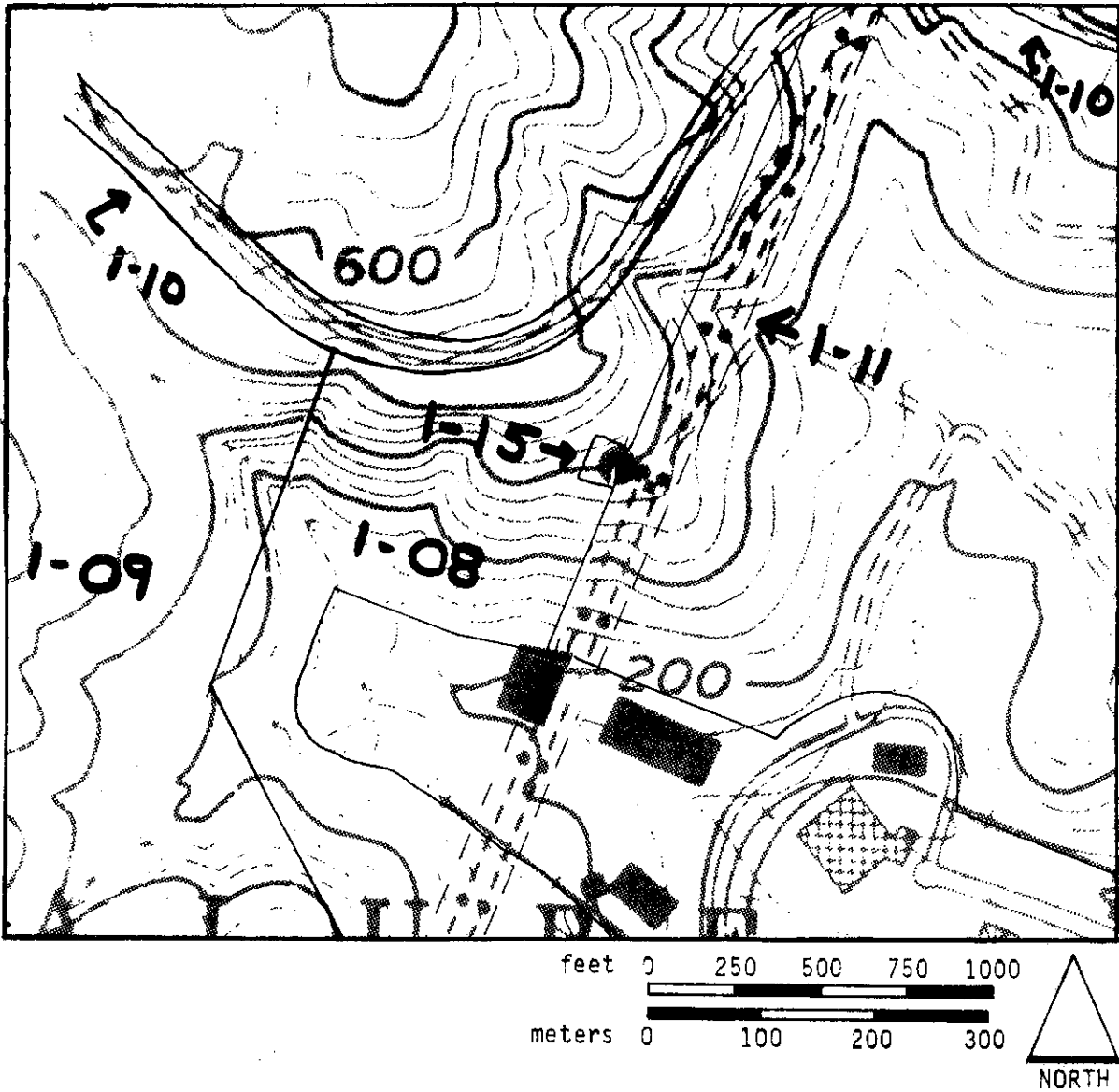


LEGEND:
 Parcel Boundary
 Planning Area Boundary
 Transmission Line Right of Way

Parcel numbers keyed to Table IV-1.

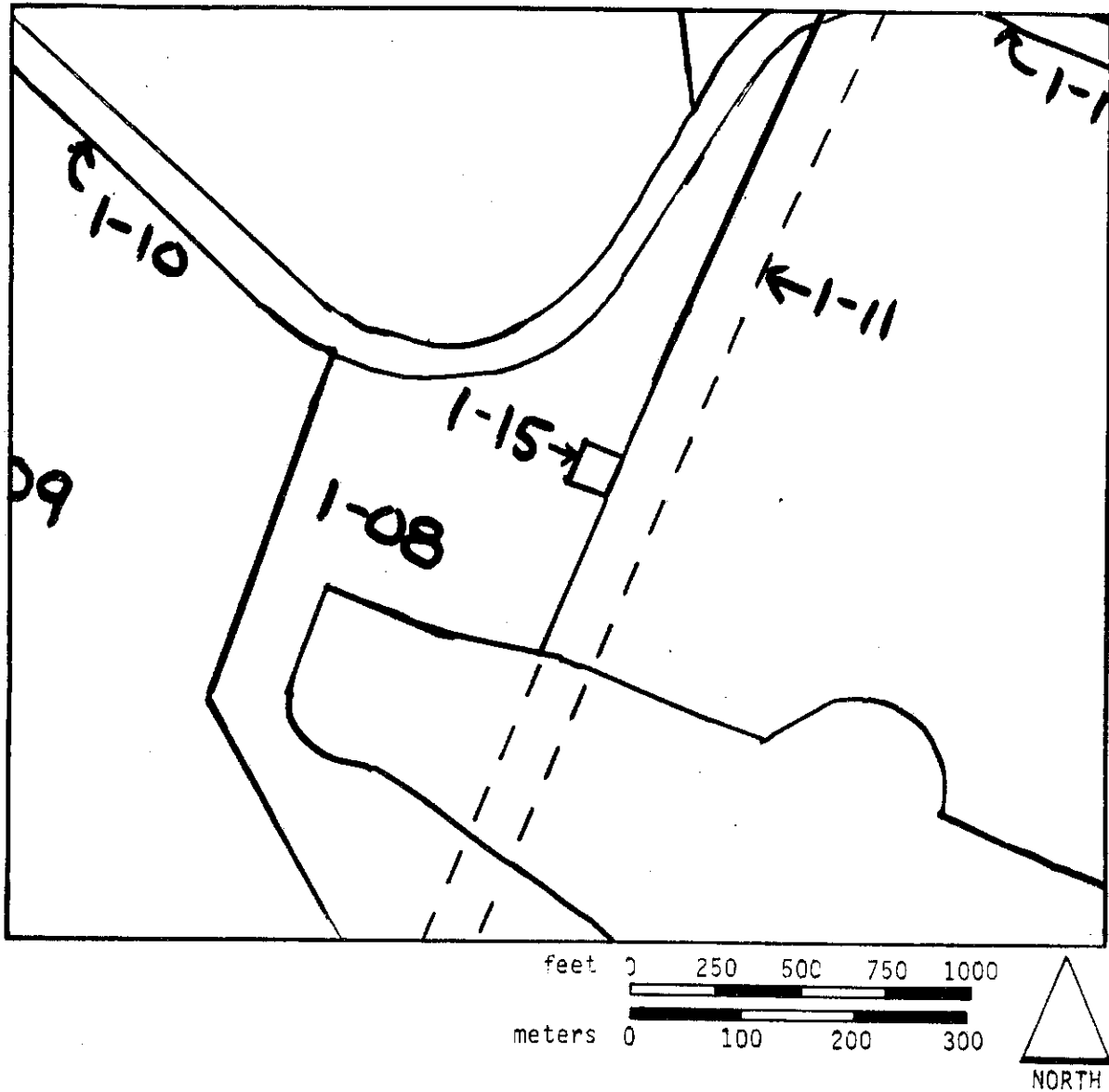
SOURCES:
 Thomas Reid Associates from
 USGS Quad Map and Landowners
 Maps.

FIGURE 1-15 B, GUADALUPE VALLEY WEST WATERTANK
PARCEL TOPOGRAPHY



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

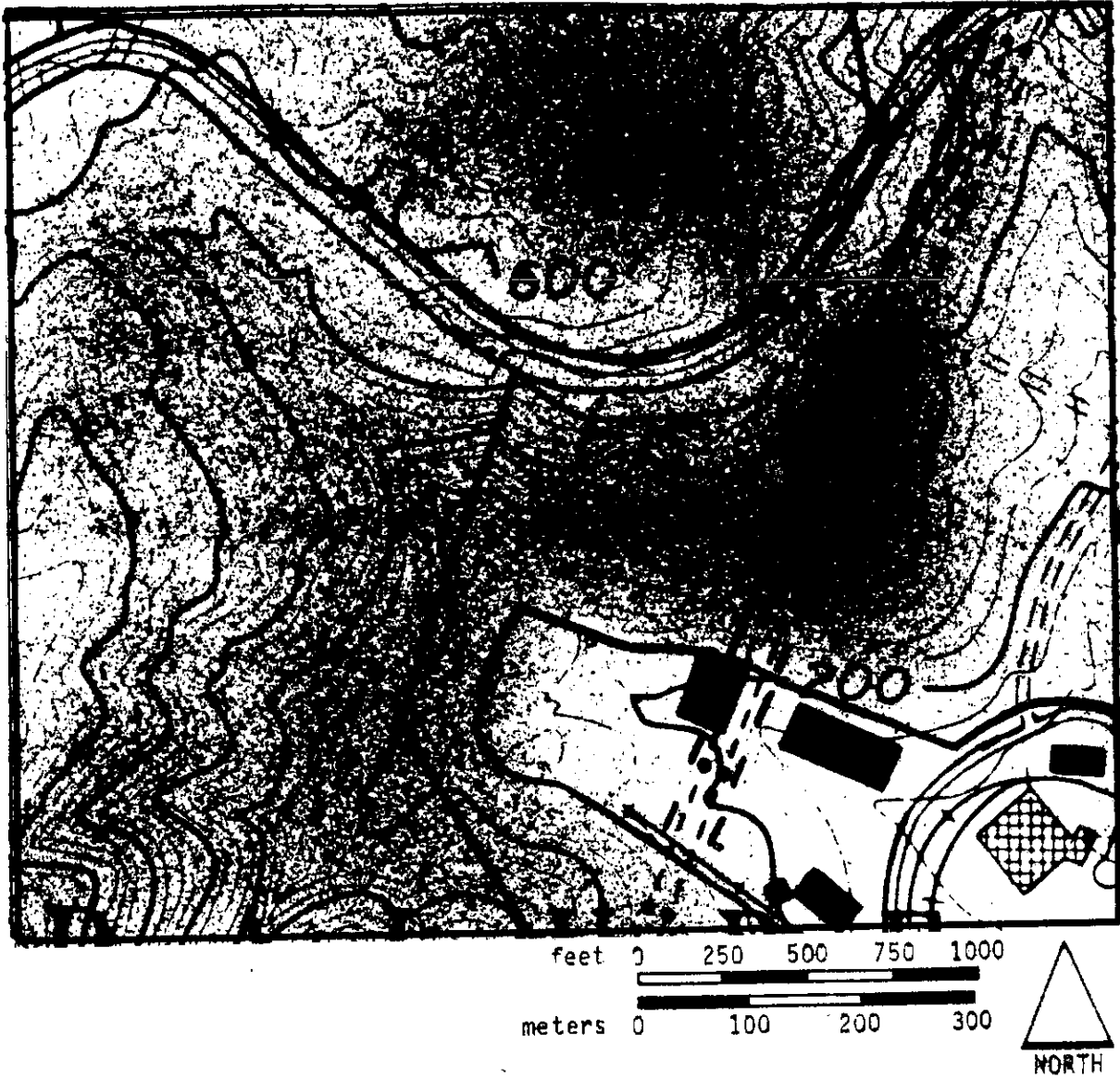
FIGURE 1-15 C, GUADALUPE VALLEY WEST WATERTANK
MANAGEMENT UNITS



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

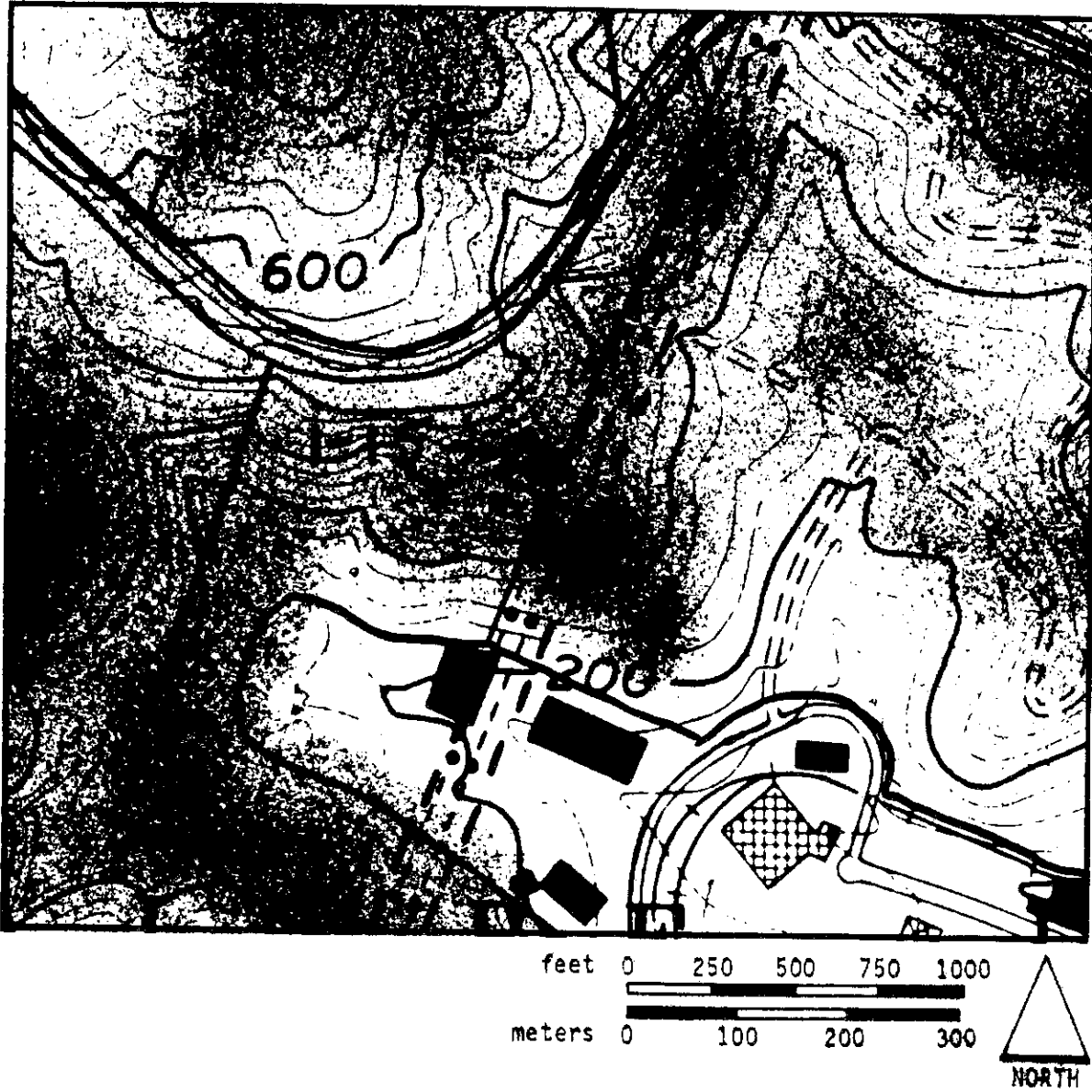
SOURCE: Thomas Reid Associates from
 Assessors and Landowners Maps

FIGURE 1-15 D, GUADALUPE VALLEY WEST WATERTANK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 1-15 E, GUADALUPE VALLEY WEST WATERTANK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.



PROPOSED REVISED OPERATING PROGRAM FOR PARCEL V

Planning Area: Guadalupe Hills (1)

Administrative Parcel: Parcel V (16)

Location and description: This three acre parcel is surrounded on all sides by Guadalupe Canyon Parkway, the Rio Verde Estates parcel, and State park lands. (See Figure 1-16 A-C).

Ownership: Parcel V is owned by Visitacion Associates.

Project: As a condition of the Northeast Ridge Equivalent Exchange Amendment to the HCP approved by the U.S. Fish and Wildlife Service in August 1990, this parcel must be designated as Conserved Habitat. This will help ameliorate the effects of narrowing the movement corridor between the main mission blue butterfly populations and those butterflies on the Northeast Ridge.

Status: This is an planned parcel.

Biological Issues: This parcel contains important habitat for the Mission Blue and Callippe Silverspot. (See Figures 1-16 D-E).

Impact: None.

HCP Objectives -- Specific Conservation Needs: Designate this parcel as Conserved Habitat to maintain a habitat corridor along Guadalupe Canyon Parkway at the Carter Street intersection.

Operating Program

Obligations: Visitacion Associates has the following obligations:

1. Dedicate the entire parcel to the County for Conserved Habitat.

The Plan Operator has the following obligations:

1. Provide a timely response to the needs of the landowner with regard to HCP requirements.

Management Units:

1. 1-16-01. This unit contains the entire parcel.
 - a. Control the spread of exotic species on this parcel as necessary.

FIGURE 1-16 A, PARCEL V
 PARCEL LOCATION

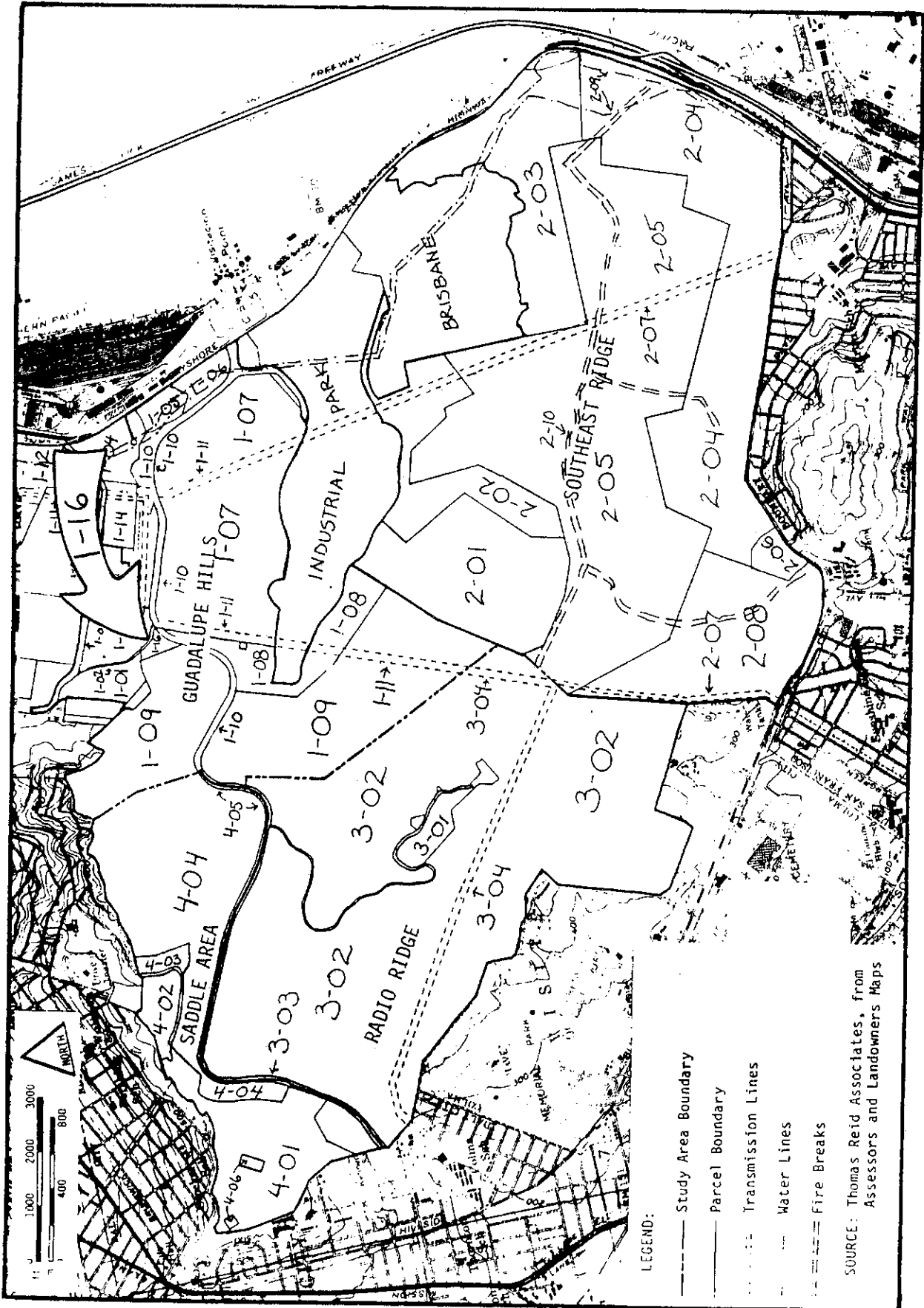


FIGURE 1-16 B, PARCEL V
PARCEL TOPOGRAPHY

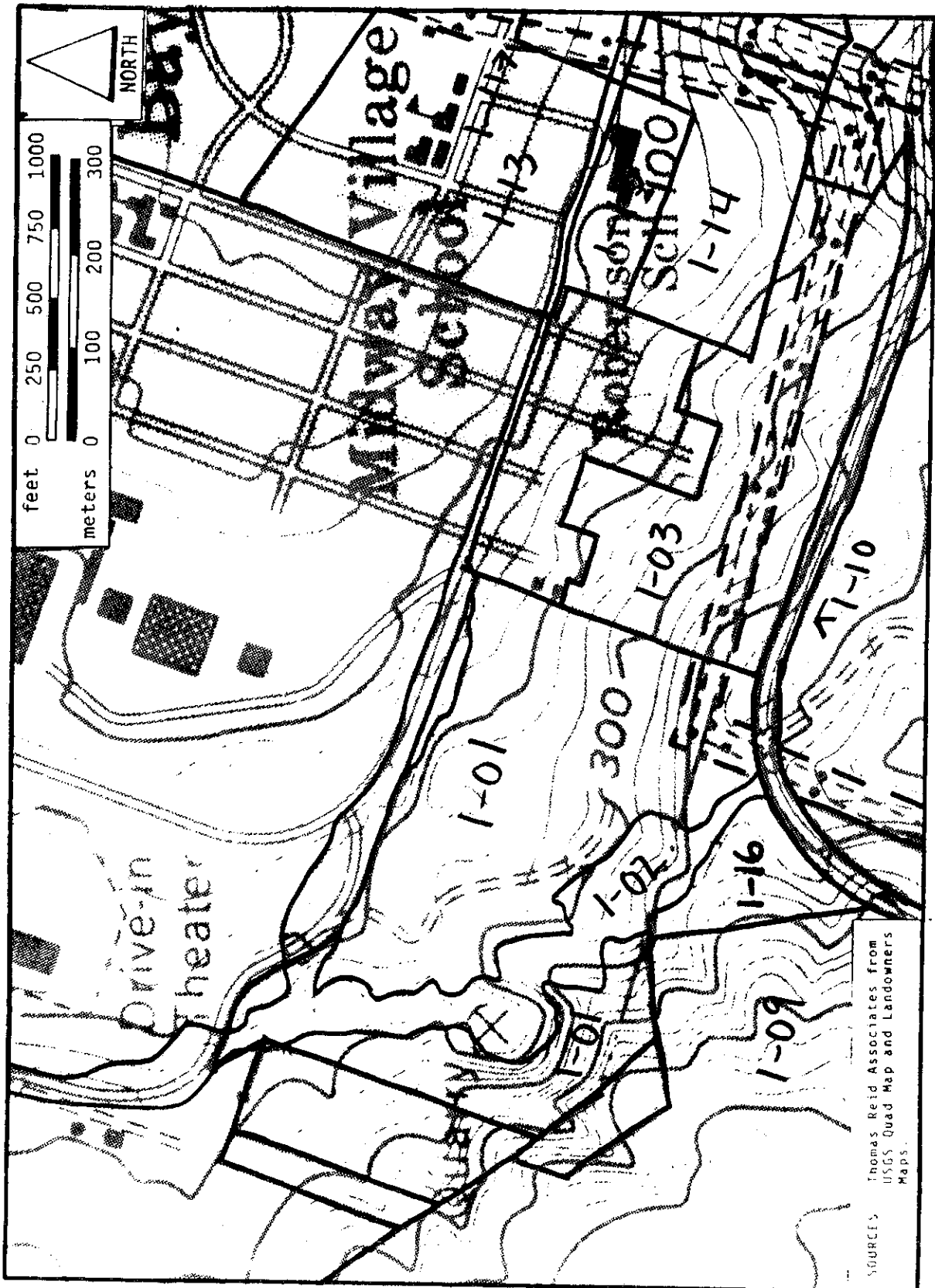


FIGURE 1-16 C, PARCEL V
MANAGEMENT UNITS

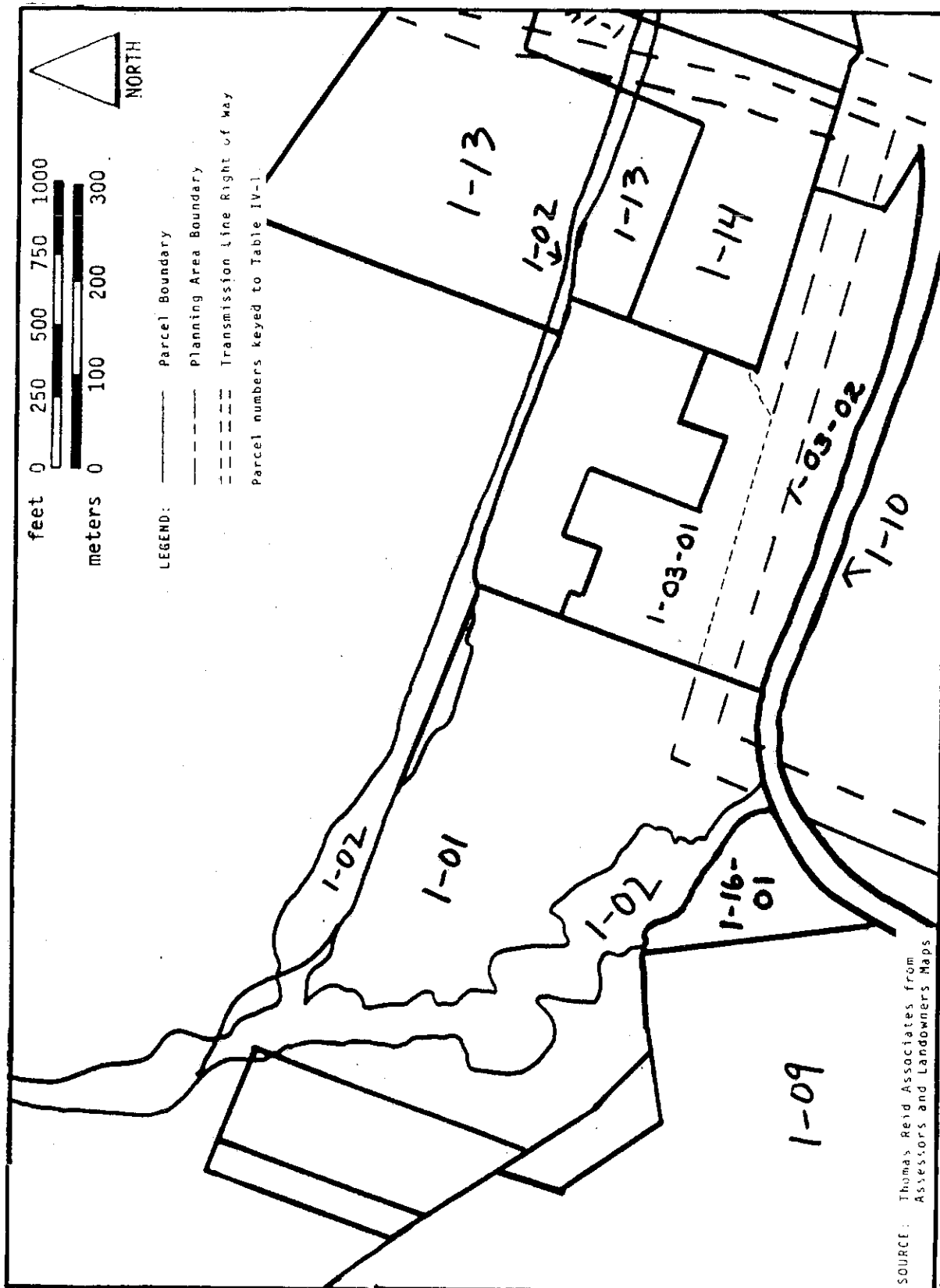


FIGURE 1-16 D, PARCEL V
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

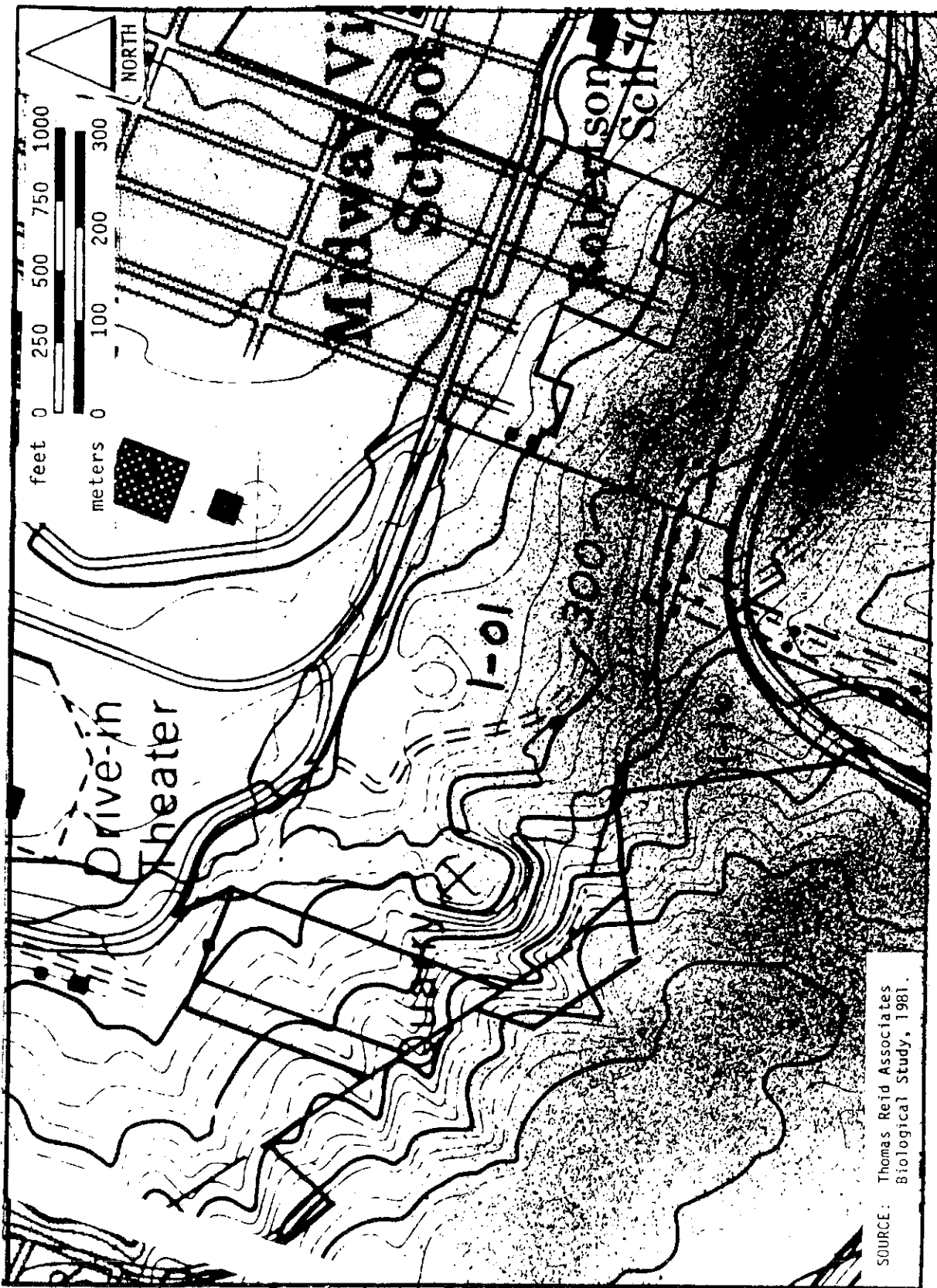
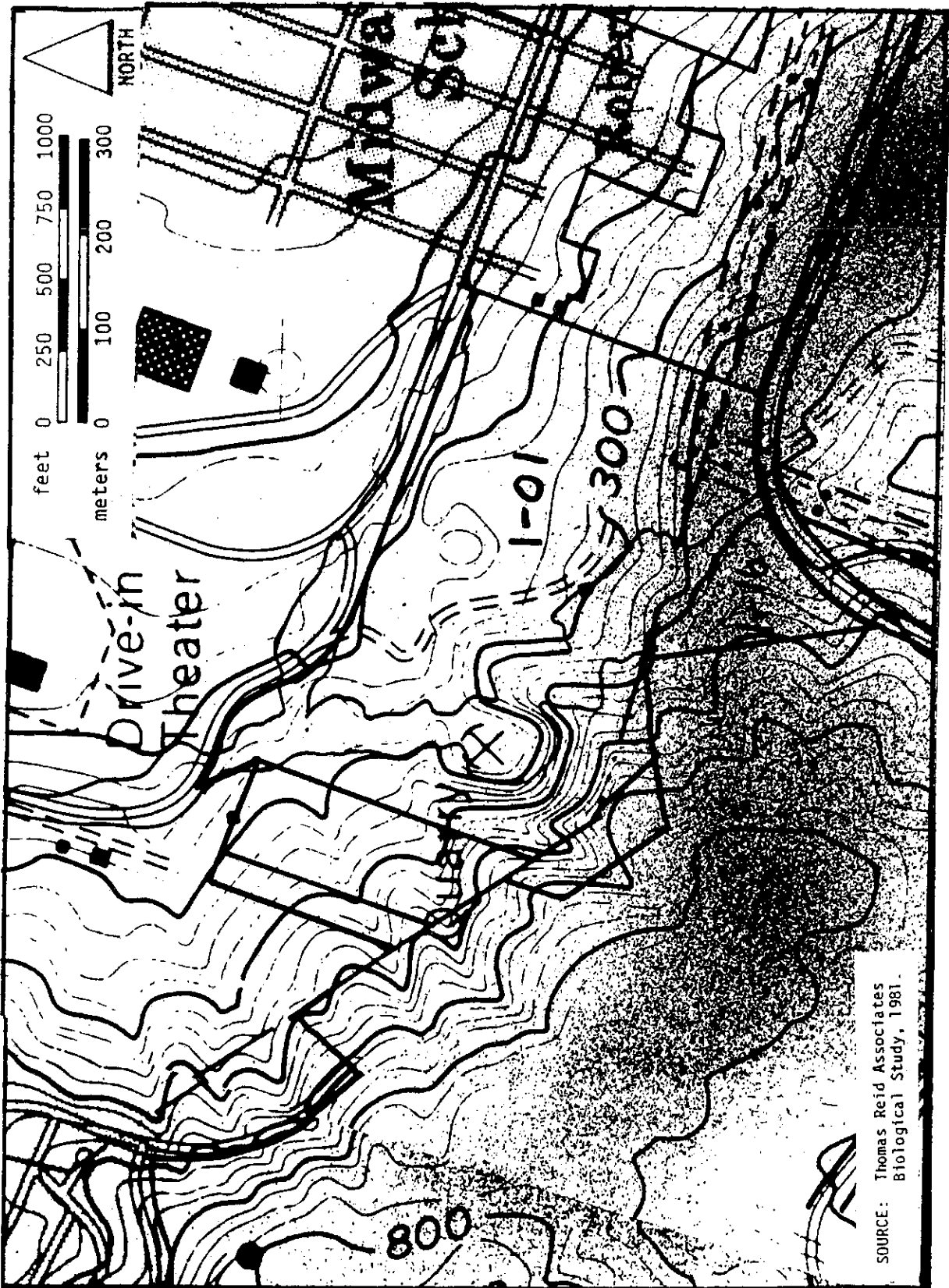


FIGURE 1-16 E, PARCEL V
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

Planning Area: Southeast Ridge (2)

Administrative Parcel: Quarry (01)

Location and description: The quarry is located on the north-facing slope of the Southeast Ridge. It comprises approximately 145 acres of land, of which about 85 acres are in actual quarry operation. The remaining 60 acres are principally grassland and brush (See Figures 2-01 A-C).

Ownership: The quarry property is owned by Richmond Transfer and Storage Company and the quarry is operated by Quarry Products, Inc.

Project: Within the existing operation area, the Quarry proposes to continue its extraction activities for another 33 years. Shipping would cease one year later; equipment removal and reclamation planting would be completed two years later. According to the proposed 1981 Reclamation Plan the ultimate physical condition of the site will be as follows: "The finger ridge will be removed and the slopes benched, the quarry floor will be lowered to a uniform elevation, all quarry machinery and structures will be removed and all areas within the work boundary replanted. The final quarry floor will be graded to a gradually sloping pad having an area of approximately 20 acres. The final quarried slopes, comprising some 65 acres in area, will form a bowl surrounding the quarry floor on the east, south and west sides. Native and compatible plant species will be established on the final quarried and benched slopes lying above the quarry floor" (See Figure 2-01 F).

There are 5 proposed revegetation phases: Phase 1 is years 1-5, Phase 2 years 6-11, phase 3 years 12-22, phase 4 years 23-32, and phase 5 years 34 and 35. See Figure 2-01 G for an illustration of each phase. Under the supervision of Dr. Richard Arnold, the quarry has recently begun the first revegetation phase which includes reclaiming portions of existing operating with the host plants of the San Bruno Elfin Butterfly, which lives in the brushy areas above the Quarry.

Status: This is an unplanned parcel. In December 1981 the Quarry Reclamation Plan was submitted to San Mateo County.

Biological Issues: The existing quarry excavation area has no biological value. The grassland and brush areas within the Quarry property is habitat for the San Bruno Elfin, Mission Blue, and the Callippe, as well as several other animals and range limit or endemic plants (see Biological Study). Historically, the quarry already had a major impact on the butterflies as it has cut out a large part of their existing habitat and created a barrier which hinders movement between the SBM colonies (See Figures 2-01 D-E).

Impact: Because the Quarry does not plan to expand their excavation beyond its existing boundary, no impact (other than the current barrier impact) is foreseen. Their reclamation plan can be beneficial to the insects if proper revegetation is done. This may help to mitigate the Quarry's current barrier quality. Since the 60 acres of existing grassland and brush surrounding the excavation area will not be affected by future Quarry operation, no impact from it is foreseen.

HCP Objectives -- Specific Conservation Needs: The open space which borders the Quarry is suitable habitat for the Mission Blue, the Callippe and the San Bruno

Elfin butterflies and several range limit or endemic plants. Because of this, no habitat enhancement treatment is recommended at this time. The reclamation plan for the Quarry excavation area will include the use of butterfly host plant species and will be under the direction of a Plan approved biologist.

Operating Program

Obligations: The Quarry landowner has the following obligations:

1. Compliance with mitigation measures set forth in the Operating Program for Management Unit 2-01-03.
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for Management Unit 2-01-03.
3. Participation in the regulatory provisions of the HCP.
4. Grant a Habitat Easement or Dedicate to the County Units 2-01-01 and 2-01-02, which correspond to the undeveloped land within the parcel.
5. Require through CC&R's that future owners observe general provisions regarding protection of Conserved Habitat.
6. Submit the final reclamation plan to the Plan Operator for approval.
7. Clear any changes in current plan status with the Plan Operator.

The Plan Operator has the following obligations:

1. Execution of the Operating Program for Management Units 2-01-01 and 2-01-02.
2. Advice and direction to the landowner in his compliance with the Operating program in Unit 2-01-03.
3. Timely response to landowner's submittal of plans which require Operator review and approval.

Management Units:

1. **2-01-01.** Management Unit 2-01-01 consists of the brush surrounding the Quarry on the south and west sides. Its primary importance is currently as habitat for the San Bruno Elfin butterfly.
 - a. Continue with efforts to revegetate the area with Elfin host plants as prescribed by the Quarry Reclamation Plan.
2. **2-01-02.** This unit consists of the ridge on the eastern side of the Quarry. It is a semi-brushy slope with intermittent patches of grassland, and provides habitat for the Mission Blue, Callippe and range limit or endemic plants.
 - a. Unless there is a change in development plans, this area should be left untreated.
3. **2-01-03.** This Management Unit comprises the area which has been quarried.
 - a. A reclamation plan is currently being prepared; upon approval by the Plan Operator, the reclamation measures outlined in the plan should be taken.

FIGURE 2-01 A, GUADALUPE VALLEY QUARRY
 PARCEL LOCATION

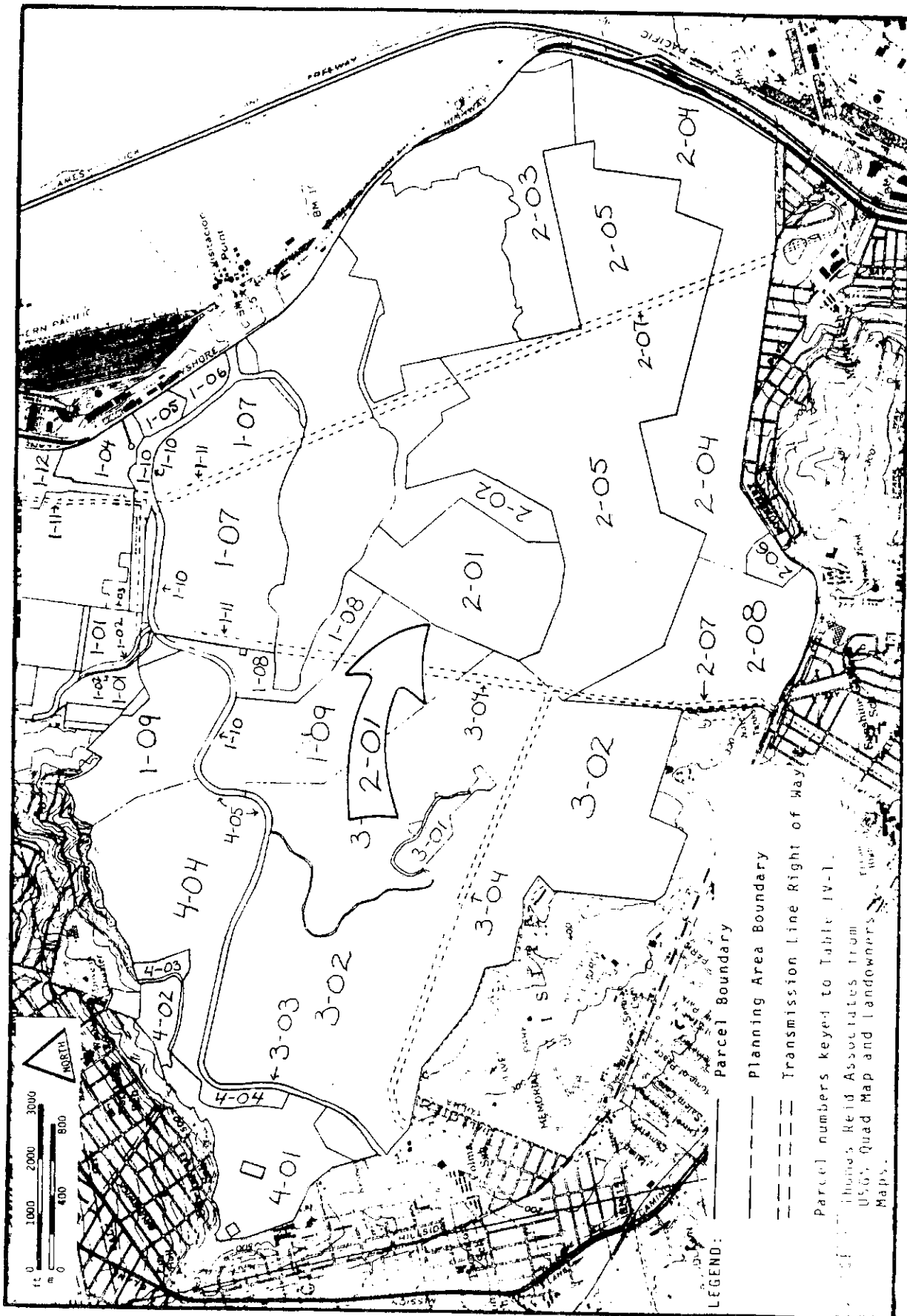


FIGURE 2-01 B, GUADALUPE VALLEY QUARRY
PARCEL TOPOGRAPHY

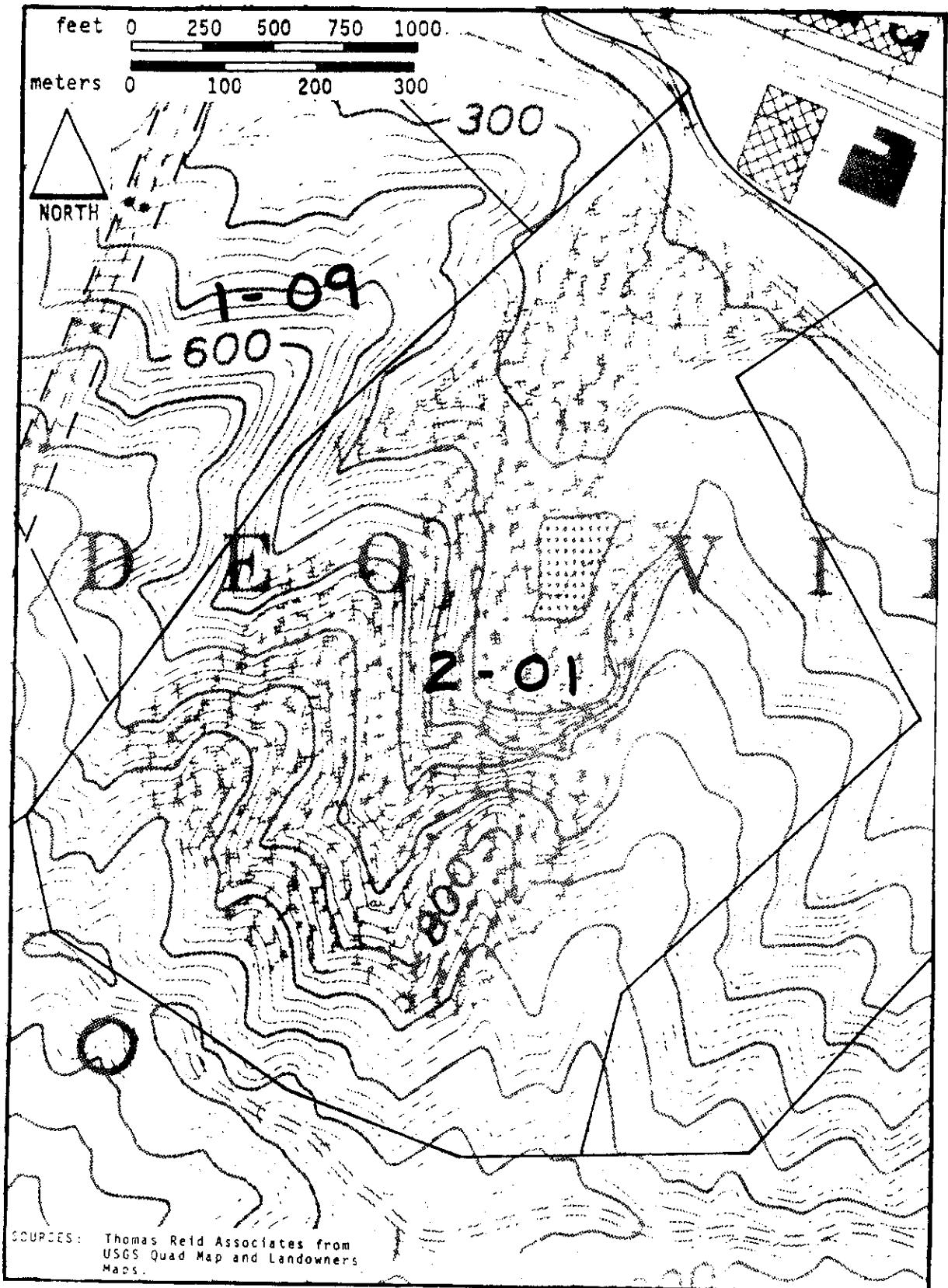


FIGURE 2-01 C, GUADALUPE VALLEY QUARRY
MANAGEMENT UNITS

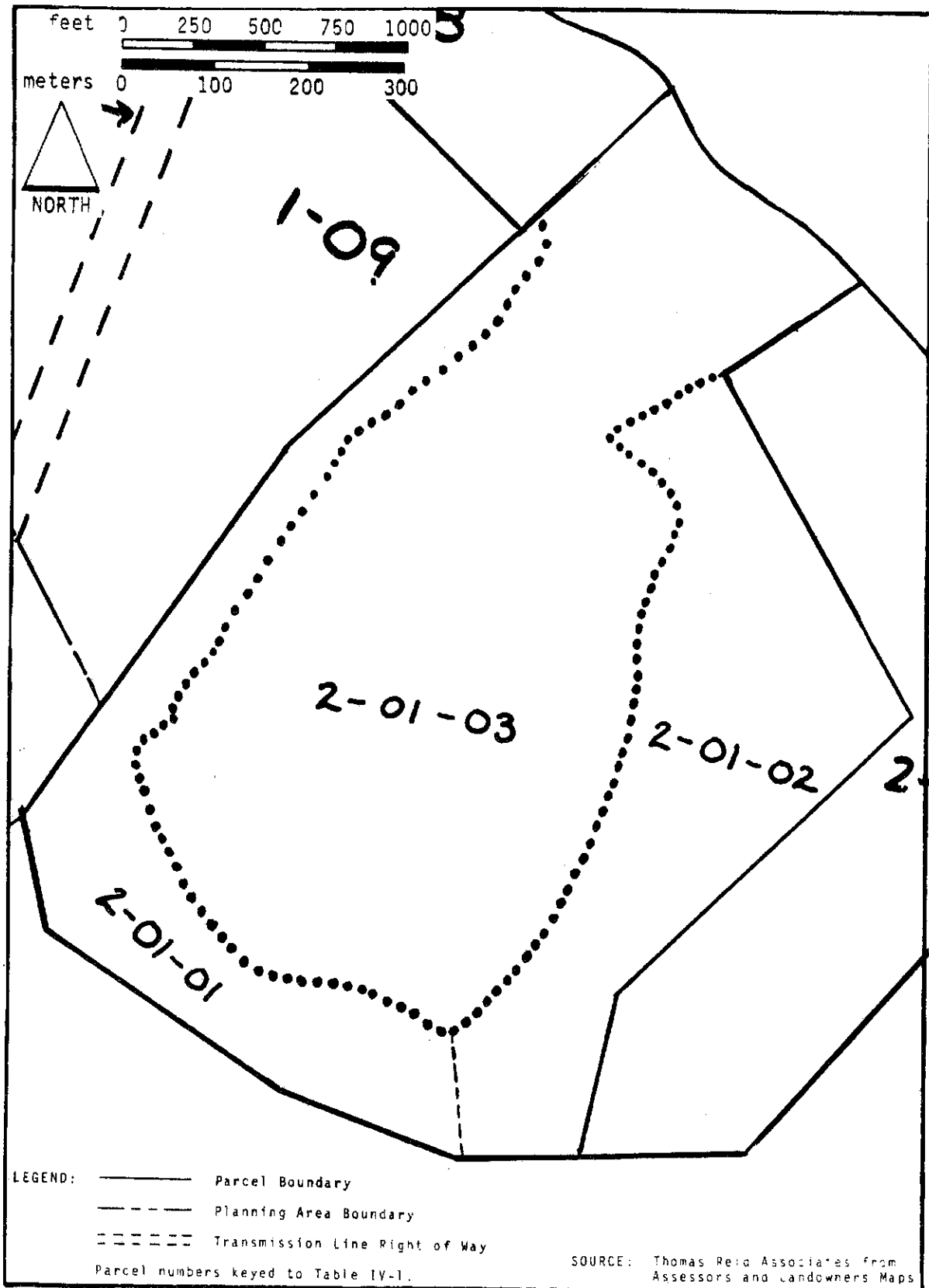


FIGURE 2-01 D, GUADALUPE VALLEY QUARRY
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

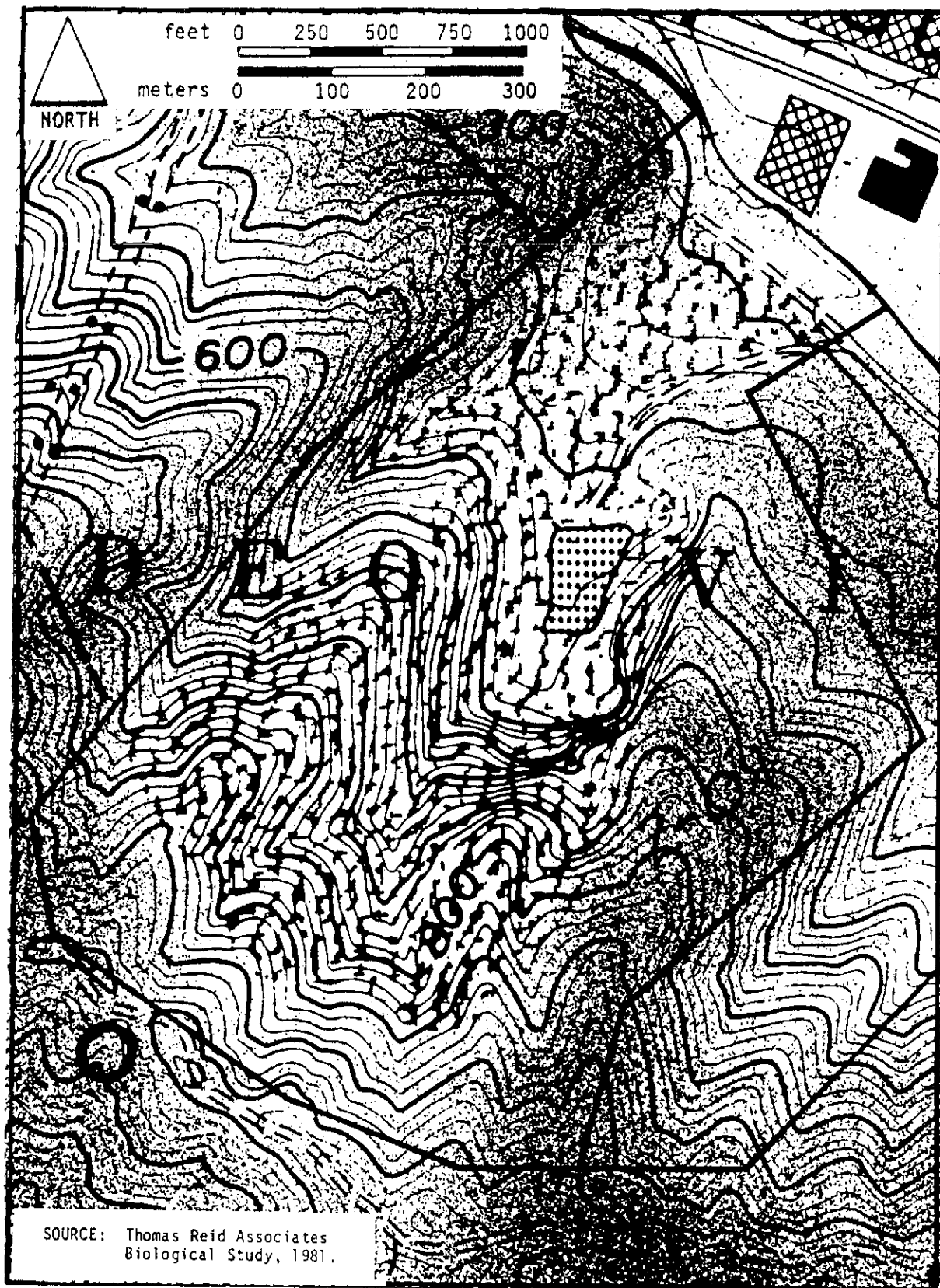


FIGURE 2-01 E, GUADALUPE VALLEY QUARRY
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

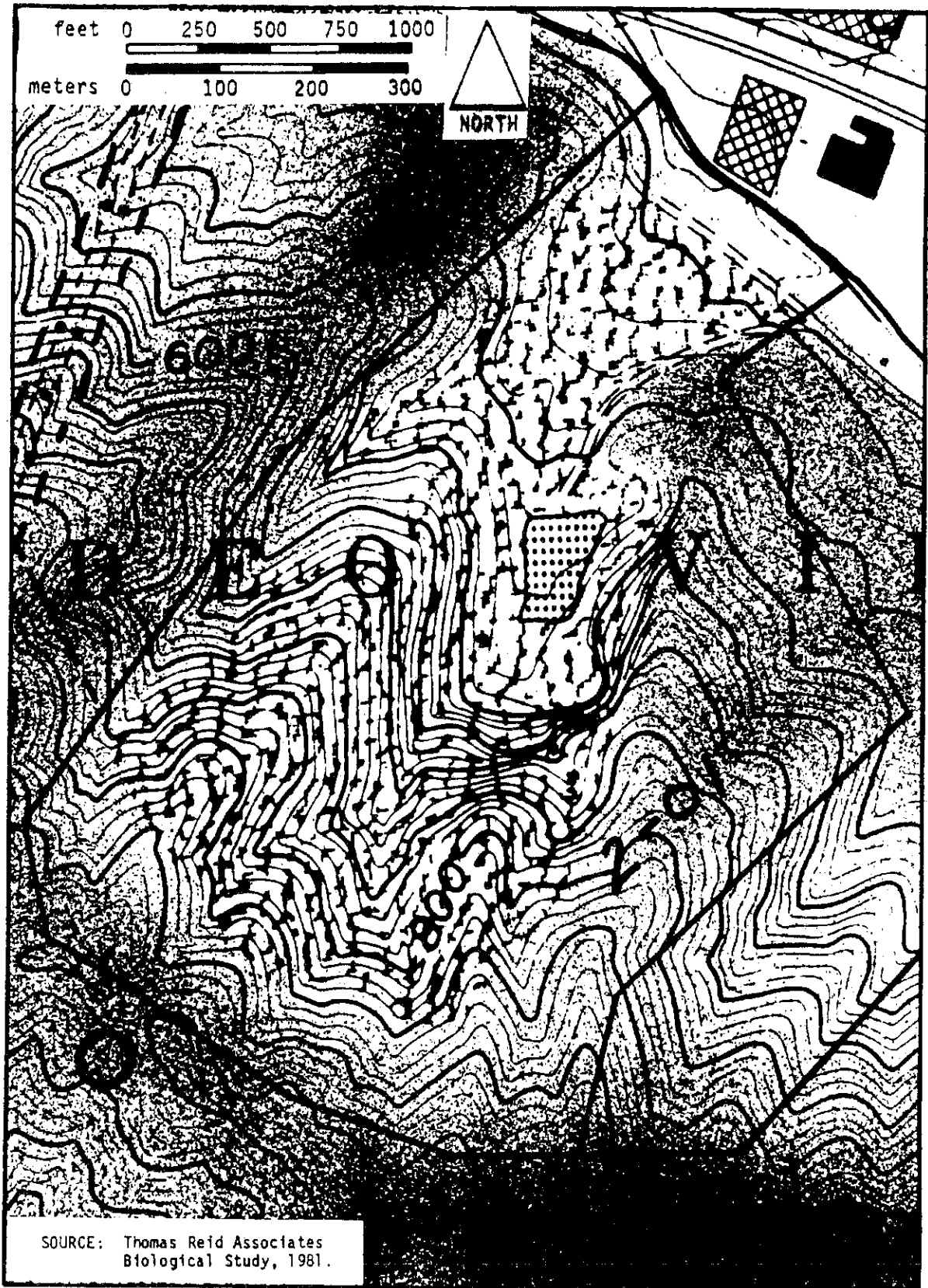
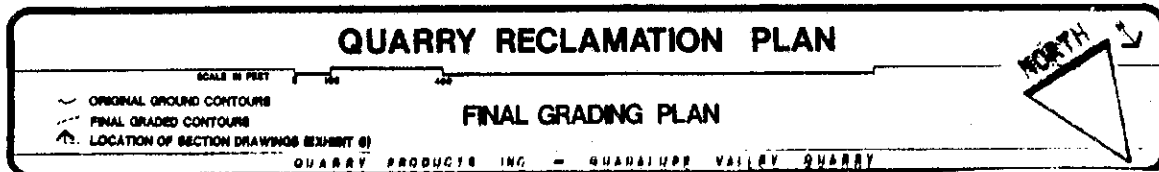
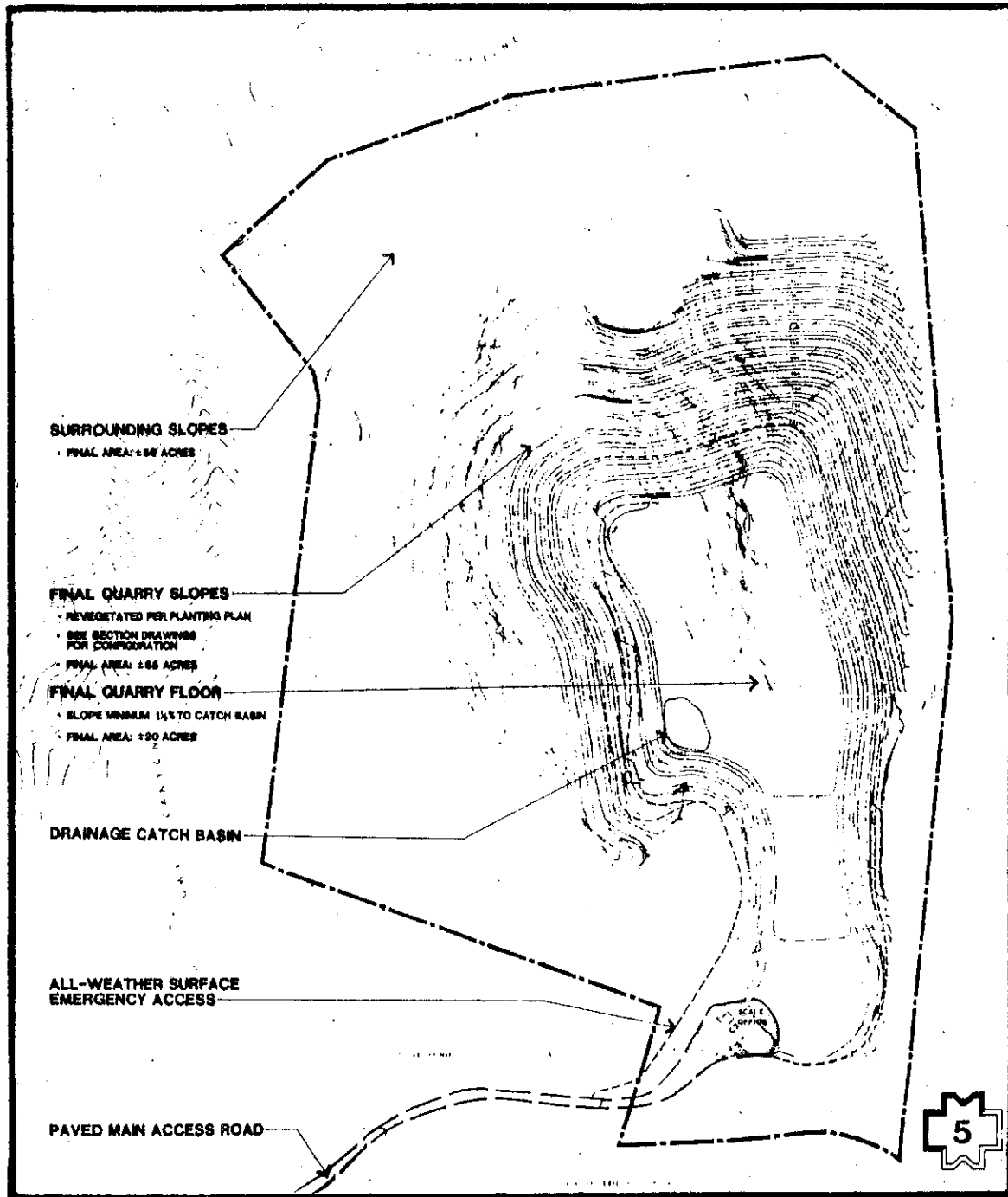


FIGURE 2-01 F, GUADALUPE VALLEY QUARRY
FINAL GRADING PLAN



SOURCE: MARTIN CARPENTER ASSOCIATES.

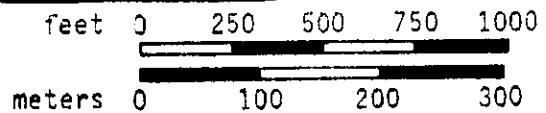
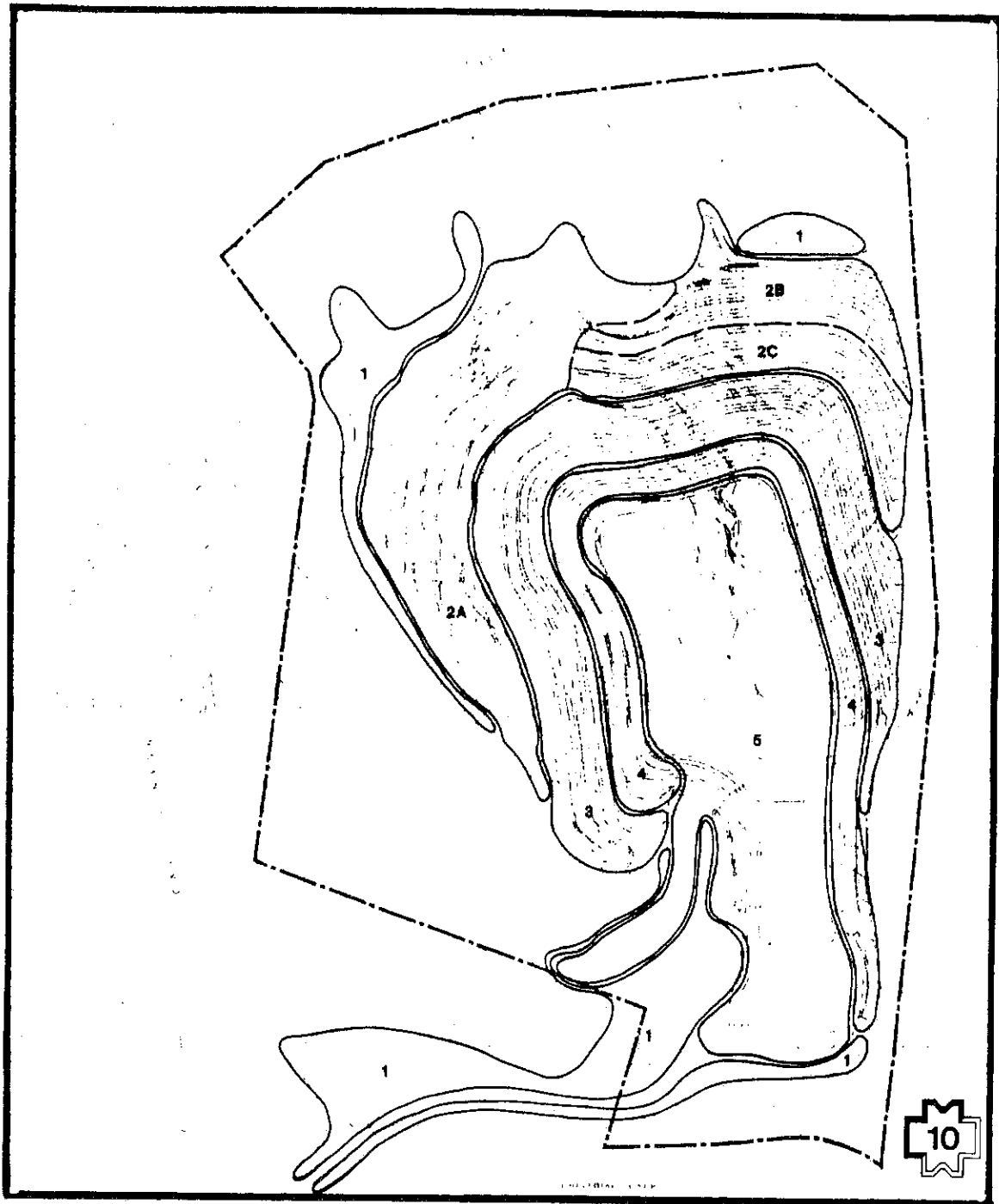


FIGURE 2-01 G, GUADALUPE VALLEY QUARRY
REVEGETATION PHASES



QUARRY RECLAMATION PLAN

REVEGETATION PHASING

SCALE IN FEET 0 250 500

NOTES:
 1. NUMBERS REFER TO PLANTING SEQUENCE; PHASE 1 REFERS TO IMMEDIATE PLANTING, FIVE YEAR PLAN INCLUDES AREAS 1, 2A AND 2B.
 2. SEE VEGETATION PLAN FOR PLANT SPECIES

QUARRY PRODUCTS, INC. - GUADALUPE VALLEY QUARRY

SOURCE: MARTIN CARPENTER ASSOCIATES.

feet 0 250 500 750 1000
 meters 0 100 200 300

()

()

()

Planning Area: Southeast Ridge (2)

Administrative Parcel: Owl and Buckeye Canyons (02)

Location and description: Owl and Buckeye Canyons are located between the City of Brisbane and the Quarry. They support grassland, brushland and woodland habitat; the grassland exists primarily on the lower slopes, the brush on the upper slopes and the woodland in the canyon bottoms. The woodland in Buckeye Canyon (the easternmost canyon) is the best established, with mature California Buckeye and oak trees present (See Figures 2-02 A-C).

Ownership: This Parcel is owned by Bottoms and Johnson.

Project: There are 2 distinct projects contemplated for this parcel:

1) An alternate haul road for the Quarry is proposed to allow trucks to exit through the Crocker Industrial Park. The alternate haul road would affect management unit 2-02-04;

2) Commercial/light industrial development is being planned for the mouth of each of the canyons. Under current plans, a total of 3.5 acres in each canyon would be permanently developed. Temporary disturbance will take place on four acres in each canyon. A total of 15 acres will be disturbed in both canyons (Figure 2-02 F). Buckeye Canyon will be developed after receipt of the necessary building permits. Owl Canyon will not be built until after the quarry development has been completed (around year 2000). Within Owl Canyon an additional 1-2 acres of temporary disturbance may result from the repair of a landslide located directly above the development area.

Status: Management Unit 2-02-04 (approximately 2.0 acres) is planned. Management units 2-02-01, 2-02-02, and 2-02-03 are unplanned.

Biological Issues: Both canyons are habitat for the Mission Blue and the Callippe Silverspot as well as other plants and animals. (See Figures 2-02 D-E). Because of their steep slopes and northern exposure, these canyons offer woodland habitat which is unique to the Mountain and as such may support animals which are not abundant anywhere else on SBM.

Impact: The proposed development of the two canyons and the alternative Quarry haul road will result in the destruction of 1.14% of the population of the Mission Blue and 0.90% of the Callippe Silverspot population.

HCP Objectives — Specific Conservation Needs: Compliance with the HCP requirements set forth below. Phasing the development of the canyons will offset butterfly corridor impacts and decrease the short-term impact on the butterflies.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. Management Unit 2-02-04 comprising approximately 2.0 acres is planned as a development area according to the definitions of the HCP. Within

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

management unit 2-02-04 construction and conversion to urban uses may occur subject only to the conditions set forth in Paragraph 2 below. The boundary of area 2-02-04 may be adjusted by the Landowner by not more than thirty (30) feet from the line shown on the approved Reclamation Plan described in Paragraph 2(d) below. No construction or conversion to urban uses shall be permitted in the areas designated as 2-02-01, 2-02-02 and 2-02-03 on Figure 2-02 C until these management units become planned.

2. Prior to any construction within Management unit 2-02-04, the Landowner shall provide for the following:

- a. Grant a Right of Entry. The Landowner shall agree to grant a right of entry to the County to all lands within Management Unit 2-02-04 in Administrative Parcel 2-02 as shown in Figure 2-02 C and as adjusted by the Landowner pursuant to Paragraph 1. The right of entry will allow the habitat manager to perform monitoring and habitat enhancement activities on the slopes above and below the haul road.
- b. HCP Funding Program. The landowner/developer shall pay the Plan Operator costs associated with monitoring development activities and for providing HCP consultation. The costs shall be paid in accordance with the schedule set forth in paragraph VI (a)(5) of the HCP Agreement. After road construction the Landowner shall pay an annual assessment of \$500 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 areas 2-02-01, 2-02-02 or 2-02-03. The landowner shall not disturb any land in areas 2-02-04 except as provided in 2d below.
- d. Reclamation Provisions. With respect to any areas which are to be graded or disturbed, the Landowner shall prepare a Reclamation Plan for approval by the County in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, 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 the area to be temporarily disturbed (2-02-04) and the undisturbed areas (2-02-01 to 2-02-03). At the time of approval of the reclamation plan(s), those plans shall substitute for the more generalized maps referenced in this section, but the total area within the SBM HCP subject to disturbance shall not exceed 2.0 acres.
- 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.

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

- f. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 2-02, 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.
 - g. Grant a Habitat Easement. The Landowner shall agree to grant in perpetuity a habitat easement to the County over a six acre portion of Administrative Parcel 2-02. The six acre portion shall be selected on the basis of high biological value for species of concern and low potential for future development.
 - h. Control Priority Exotic Species. The Landowner shall agree to fund a one-time control effort for priority exotic species on Administrative Parcel 2-02. The control effort shall be conducted under the auspices of the Habitat Manager and may be accomplished either by the Landowner's own efforts under the supervision of the Habitat Manager, or by a single contribution of \$3,000 to the HCP Trust Fund.
3. At such time as the remainder of Administrative Parcel 2-02 undergoes the planning process, the development area of management unit 2-02-04 and the habitat easement portion described in paragraph 2(g) shall be incorporated into the plan for the entire parcel which shows development areas and conserved habitat areas and which designates the permanent Landowner and Habitat Manager obligations.

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 2-02.
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 2-02;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 2-02 in a timely fashion to avoid delays in the implementation of such Plans;
4. Accept dedications of Conserved Habitat within Administrative Parcel 2-02.

Management Units:

1. **2-02-01.** This unit consists of the area which would be permanently disturbed with the possible future development in the base of Owl and Buckeye Canyons. This unit remains unplanned and is not subject to development until a status change is approved by the Plan Operator, San Mateo County, the USFWS and CDFG.
2. **2-02-02.** This management unit comprises the area of possible future development which would be temporarily disturbed by grading activities, reclaimed with native plants, and dedicated as conserved habitat. This unit

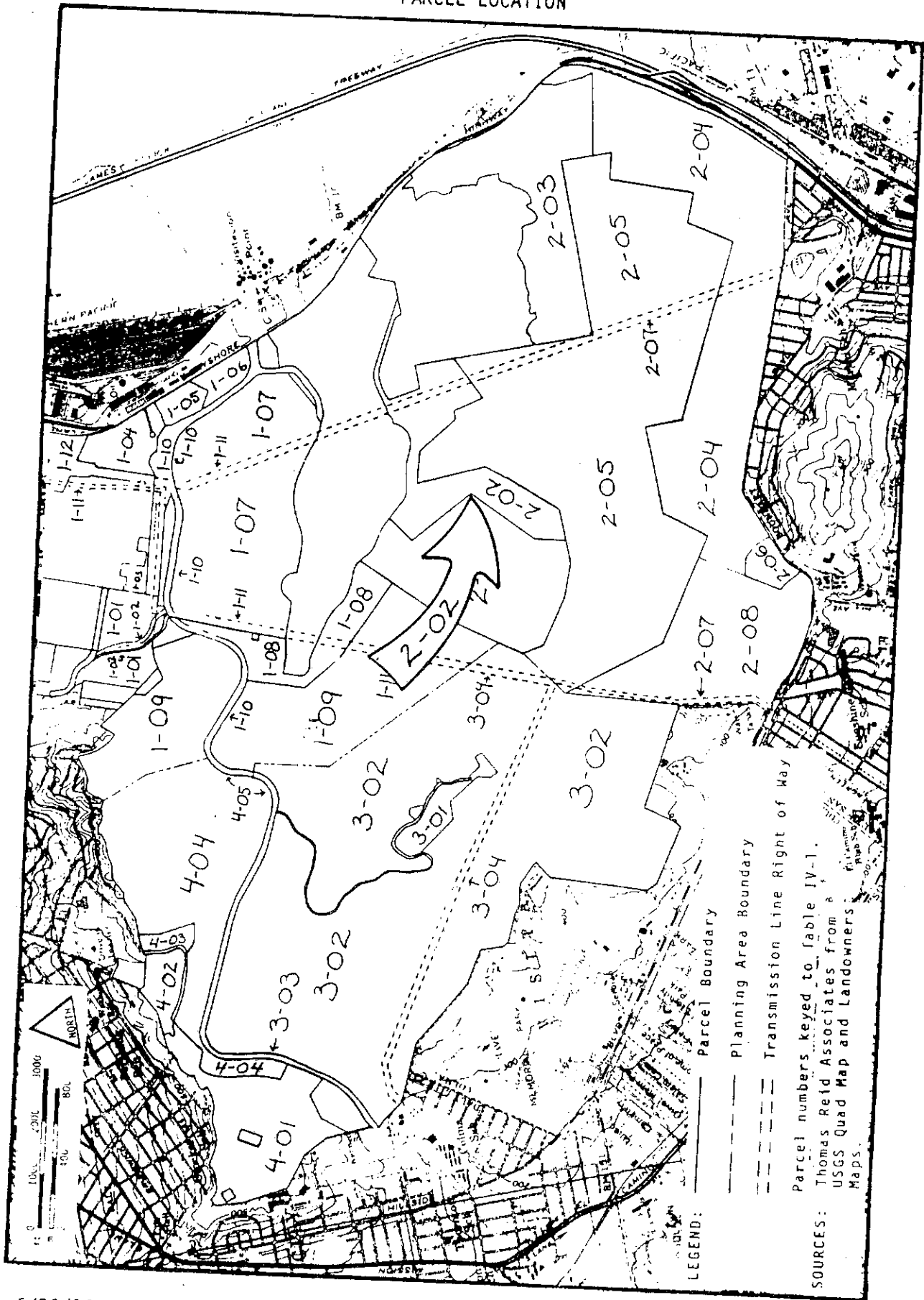
ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

remains unplanned and is not subject to development until a status change is approved by the Plan Operator, San Mateo County, the USFWS and CDFG.

3. **2-02-03.** Management Unit 2-02-03 comprises the open space above the proposed boundary of development in Unit 2-02-02. It consists of part of the lower half of the transmission line ridge, and contains mostly grassland with some brush. The habitat easement described in paragraph 2(g) above will be located in management unit 2-02-03. This unit remains unplanned and is not subject to development until a status change is approved by the Plan Operator, San Mateo County, the USFWS and CDFG.

4. **2-02-04.** This unit comprises the paved area of the alternate quarry haul road and the areas of temporary disturbance above and below the road. The temporarily disturbed areas will be reclaimed using San Bruno Mountain native plant species and a right of entry will be granted to San Mateo County which will allow the habitat manager to perform annual species monitoring and habitat enhancement activities on the site.

FIGURE 2-02 A, OWL AND BUCKEYE CANYONS
PARCEL LOCATION



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FIGURE 2-02 B, OWL AND BUCKEYE CANYONS
PARCEL TOPOGRAPHY

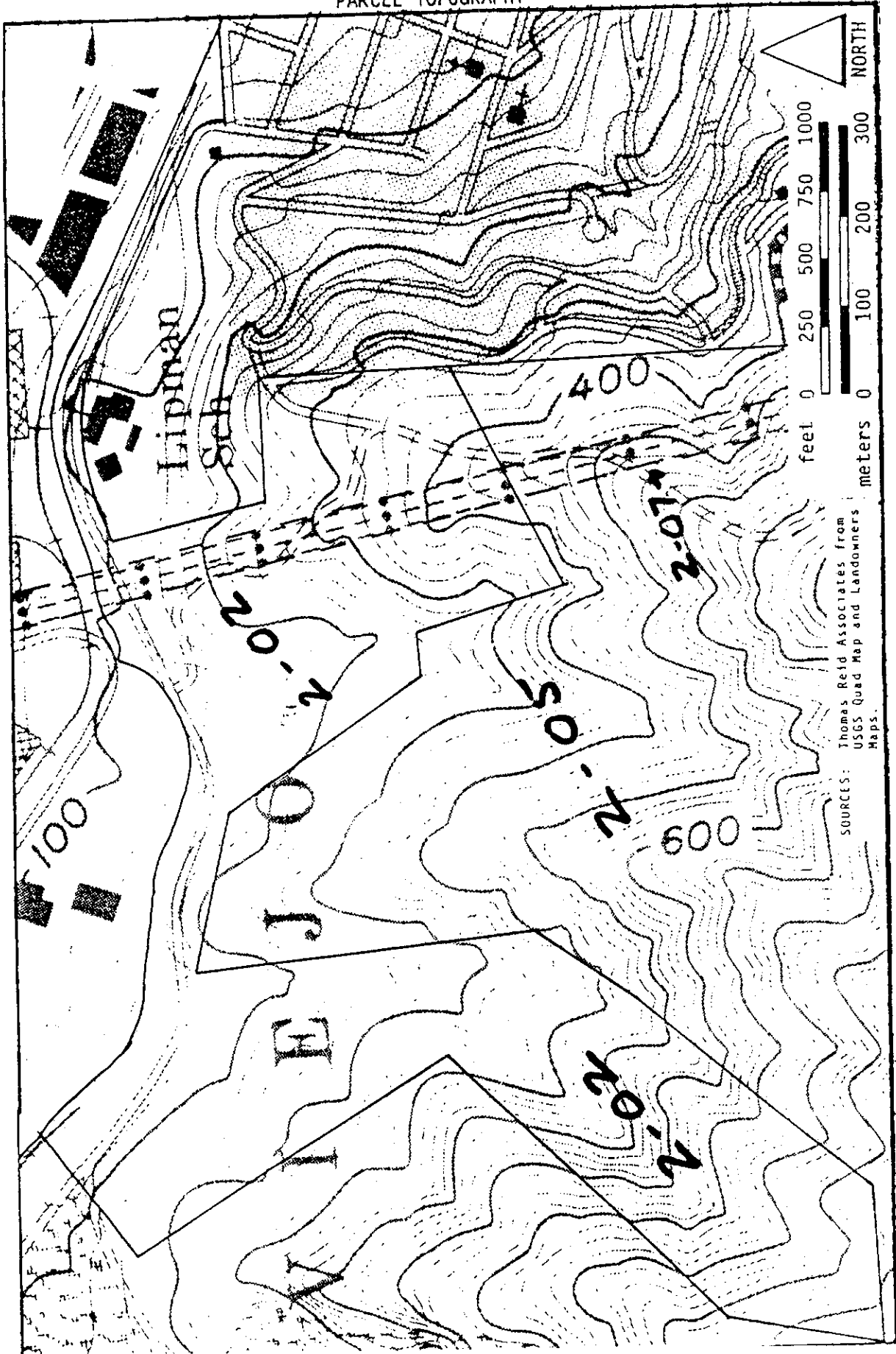


FIGURE 2-02 C, OWL AND BUCKEYE CANYONS
MANAGEMENT UNITS

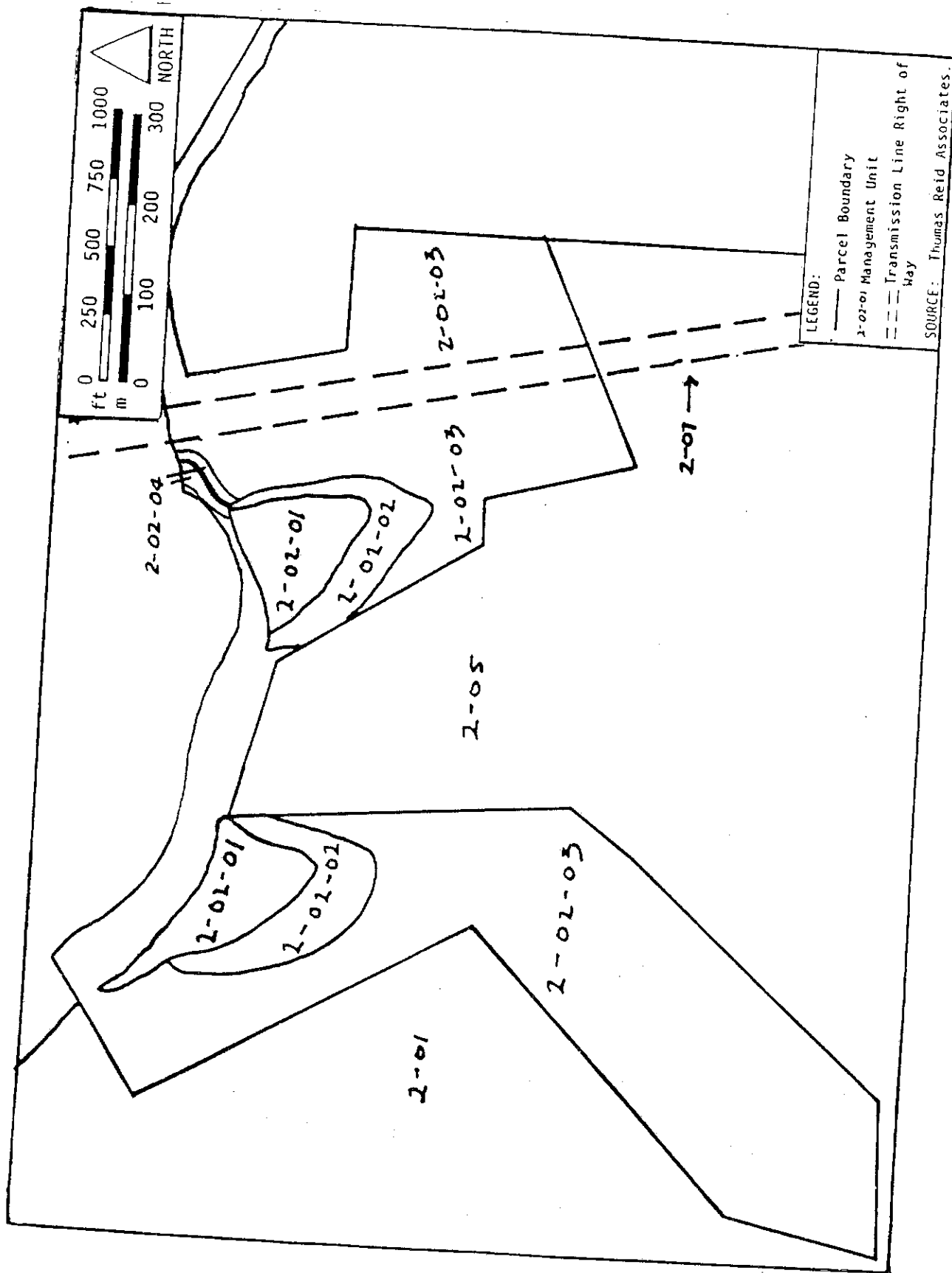
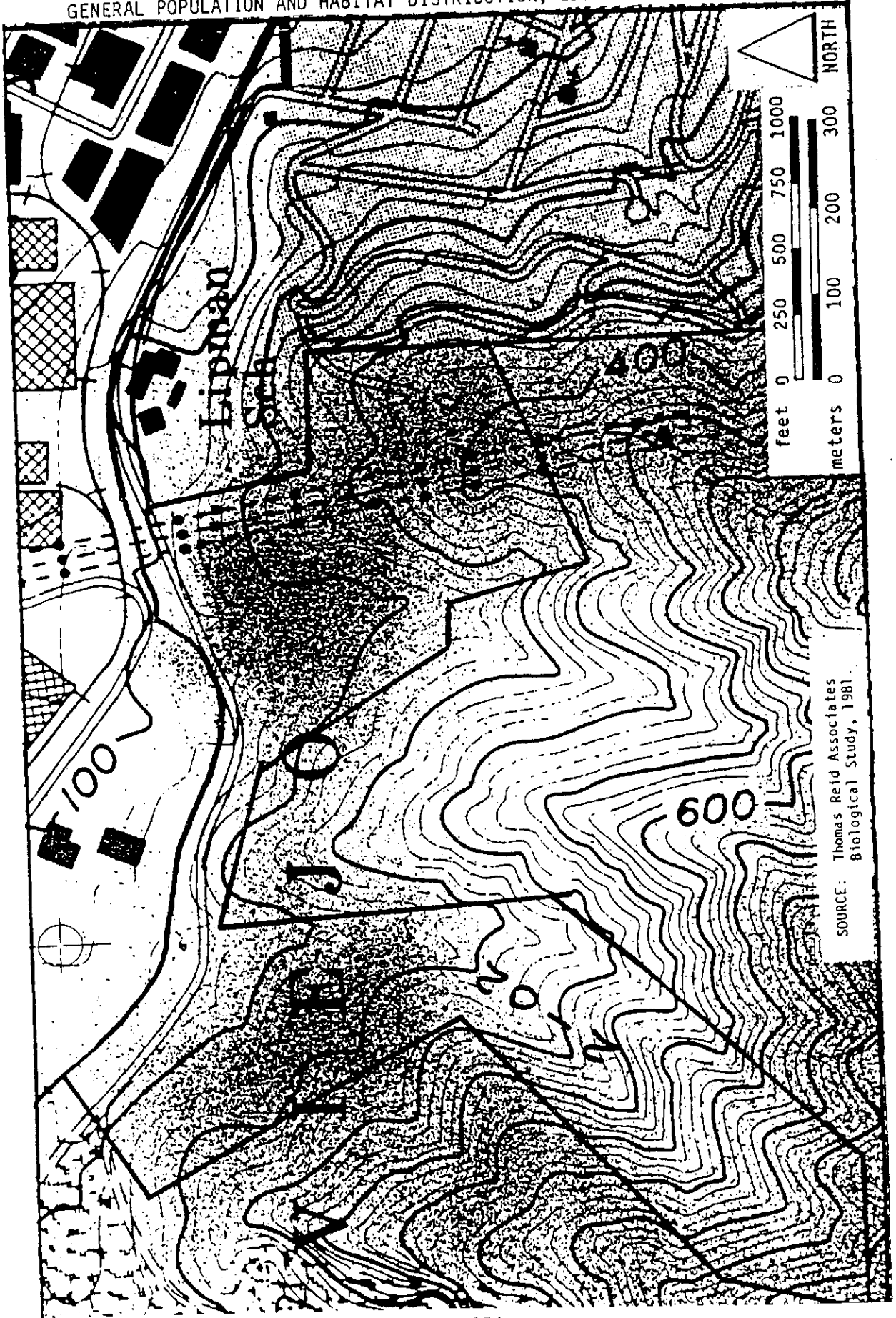
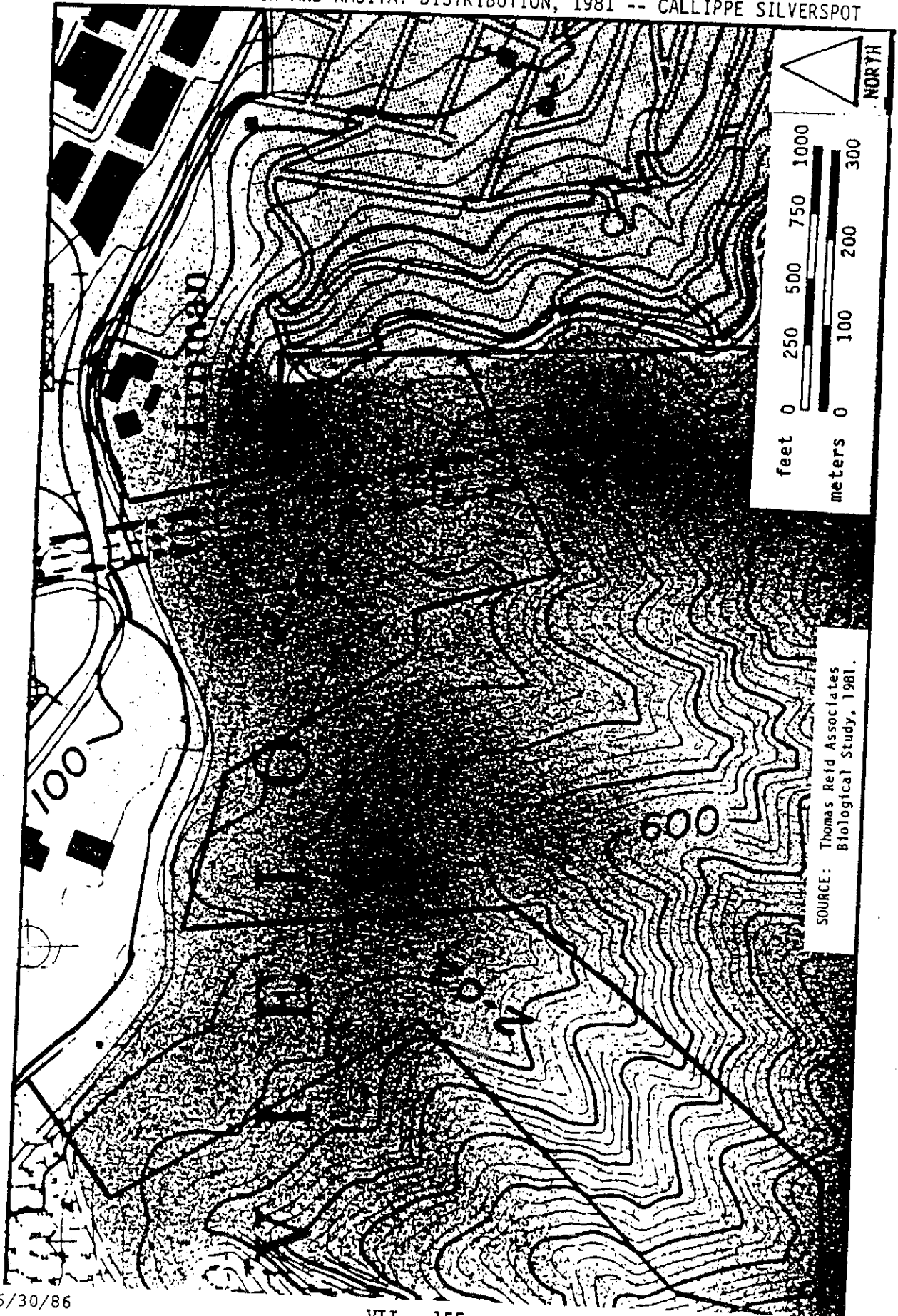


FIGURE 2-02 D, OWL AND BUCKEYE CANYONS
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



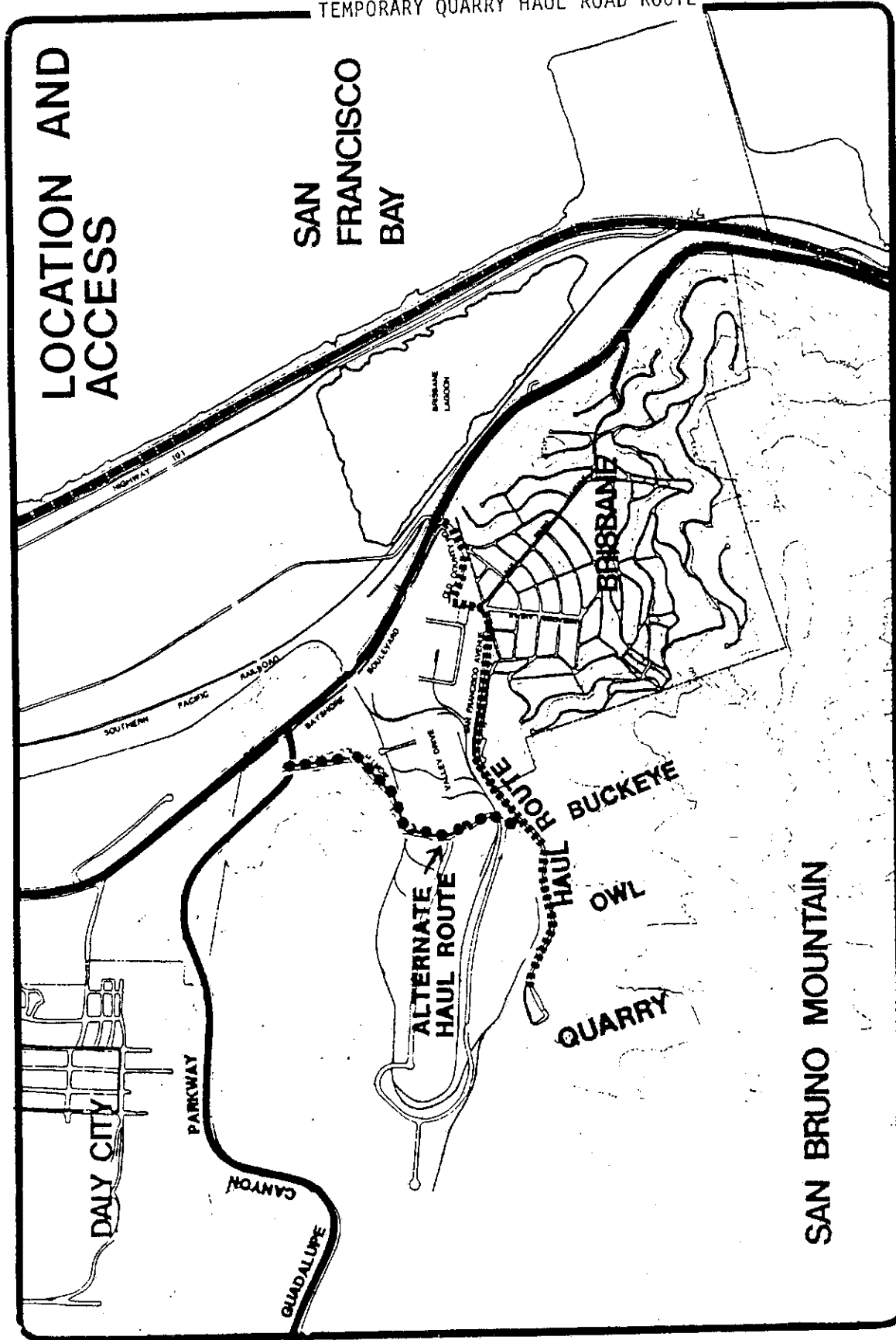
SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 2-02 E, OWL AND BUCKEYE CANYONS
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



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FIGURE 2-02 F, OWL AND BUCKEYE CANYONS
 TEMPORARY QUARRY HAUL ROAD ROUTE



LOCATION AND ACCESS

NORTH

0 400 800 FEET

FREEWAY
ARTERIAL
COLLECTOR
LOCAL STREETS

MAP BY: TUDOR, BRISBANE DALY CITY, CA

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. Sub- Management Units developed are shown in Figures 2-03-03 A to 2-03-16 A.

Ownership: The area consists of more than one hundred single lots which are owned by numerous individuals as well as the City of Brisbane. Many of the individual parcels in the Brisbane Acres are not legal lots of record because they were not created in conformance with the requirements of the Subdivision Map Act. Use of the term "lot" or "lots" is not meant to indicate legal lots of record. In 1998 the City of Brisbane began buying lots in the upper Acres (Management Unit 2-03-02) for permanent open space/conserved habitat. As of September 20, 2006, the City has acquired 36 lots. In addition to these 36 lots, the City also owns several sites used or reserved for water storage facilities.

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 and lack of infrastructure, many portions of Brisbane Acres face severe development constraints (Figure 2-03 F). As of September 2006, 58 of the 154 parcels have been planned in 16 Management Units. Twenty-one of these are development parcels which are primarily located within the lower Brisbane Acres (Management Unit 2-03-01) and are adjacent to existing development in Brisbane. The thirty-six open space parcels comprising approximately 42 acres are mostly located in the upper Acres.

The 36 lots that the City of Brisbane has acquired are planned units and are contained in Management Unit 2-03-18. The intention of the City is to protect and maintain native habitats on these parcels through the use of an adaptive vegetation management program that would include use of grazing, burning, herbicides, and manual and mechanical control methods. As the City acquires more parcels for open space, they intend to add them to planned Management Unit 2-03-18. The process of adding newly acquired open space parcels to Management Unit 2-03-18 will not require formal approval by the County, the USFWS or CDFG, but does require formal notification to these agencies.

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, 2-03-11, 2-03-12 and 2-03-17 are planned for single-family residences. Management Unit 2-03-06 is planned for City operated Water Storage Facilities. Management Unit 2-03-07 is planned for a office/light industrial building. Management Unit 2-03-10 is planned for a remodel and addition to an existing residence. Management Unit 2-03-13 was planned for an 8-unit townhouse project, however the project was denied by the City. Management Units 2-03-07 and 2-03-14 are planned for a 30-unit condominium project. Management Unit 2-03-15 is planned for three single-family homes, and Management Unit 2-03-16 is planned as permanent open space to be dedicated to the City of Brisbane. Management Unit 2-03-18 is planned and contains parcels acquired by the City of Brisbane for permanent open space/conserved habitat.

Biological Issues: Many portions of Brisbane Acres are habitat for the both the
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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 certain parcels within the Brisbane Acres could destroy habitat now supporting the Callippe, Mission blue and range limit/endemic plants, and habitat where a rare plant, *Helianthella castanea*, may occur.

Habitat management activities carried out on the City of Brisbane parcels may result in take of Mission blue and callippe silverspot butterflies through trampling by grazing animals, through use of controlled burns to reduce weedy vegetation, or through potential drift of herbicides used to manage invasive pest plants. Such impacts are expected to be short-term and minor. Implementation of these activities is expected to improve the value of the habitat over the long-term.

HCP Objectives -- Specific Conservation Needs: The HCP objectives for the Brisbane Acres reflects the City's Open Space Plan (OSP) which was drafted by the City of Brisbane Open Space and Ecology Committee and adopted by the Brisbane City Council in 2001. The overall objectives of the OSP are to:

- Identify and prioritize significant natural and open space resources within the City of Brisbane;
- Conduct a thorough inventory of existing open space resources;
- Prepare a map identifying existing open space resources and highlight important resource lands;
- Identify a means for preserving and acquiring open space areas;
- Develop recommendations for the City Council to adopt and implement an overall open space land preservation program.

The OSP includes the Brisbane Acres as a specific subarea with defined recommendations for preserving open space in the Acres. The following is a list of the recommended selection criteria for acquiring open space parcels in the Brisbane Acres:

- Parcels that are either not adjacent to existing development or are only adjacent on one side of the parcel
- Parcels are contiguous to San Bruno Mountain County Park
- Parcels contain intact native vegetation
- Parcels contain significant watercourses or wetlands
- Parcels contain habitat for the endangered butterflies
- Parcels would be appropriate locations for trail corridors

The OSP includes maps that show what parcels in the Acres contain one or more of the significant resources identified in the selection criteria. The OSP relies on private property owners: 1) donate land to the City as a tax write-offs; 2) dedicate land as mitigation for development, 3) willingly selling the land to the City at fair market value or at a "bargain sale" which provide the landowners with a tax write-off; or 4) use the City's Density Transfer Ordinance to transfer development rights to property owners/parcels in areas of the City that are not constrained for development.

The OSP recommends that the City 1) review development parcels in the Acres for the presence of significant natural resources and guide development plans to protect the resources; 2) require the dedication of open space easements to protect critical resources on parcels that are granted for development approvals; 3) pursue purchasing open space lands from willing sellers; 4) accept dedications of open space lands; 4) actively seek state, federal and private grants for acquisition of parcels with high resource values, and 5) to work with the HCP operator to preserve butterfly habitat in the Acres.

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

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.

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.

Obligations: Landowners have the following obligations:

1. Unless development is proposed, this area should be left in its natural state and protected from vandalism as necessary.
2. If development is planned for property within this area, a new Management Unit shall be designated, for which a separate Operating Program shall be approved. That Operating Program shall comply with mitigation measures set forth in Section 4, below.
3. As applicable, landowners shall participate 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 (properties acquired by the City of Brisbane as open space within this management unit may be added to Management Unit ~~2-03-17~~ 2-03-18 subject only to the approval of 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.

(1) All Landowners shall demonstrate consistency through all of the following mitigation measures:

(a) imposition of landscaping restrictions on undeveloped portions of sites to require removal of invasive species and to retain natural vegetation and to prohibit the planting of invasive species on portions to be developed

(b) reclamation plans for temporarily disturbed areas.

(c) payment of a mitigation fee to the City for habitat acquisition. The fee shall be computed by multiplying the "Mitigation Fee Land Area" by the "Mitigation Fee Market Value." As used herein, the "Mitigation Fee Land Area" shall mean 40% of the square footage of the entire property, reduced by the square footage of any land, on or off site, having demonstrated value as habitat for species of concern, which is permanently protected by the Landowner as habitat. Any off site land should be within one of the two management units (2-03-01 and 2-03-02). As used herein, the term "Mitigation Fee Market Value" shall mean the highest or most recent per square foot sales price, whichever is greater, of land within Administrative Parcel 2-03-2 purchased by the City of Brisbane or sold through private transactions, as adjusted for inflation since the date of purchase using the same index applied to the per unit HCP assessment)

(2) For lands on which endangered species' larval habitat or any
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rare plant exists, the Landowners shall further demonstrate consistency through the use of the following additional mitigation measures:

(a) dedication of permanent open space easements or transfer of fee title, covering an area not less than 40% of the property, for the purpose of protecting existing habitat.

(b) grading plans designed to minimize habitat destruction to the greatest extent possible, except in no event shall Callippe silverspot habitat be destroyed unless replacement habitat has first been created elsewhere.

(c) development siting, which may include clustering of development, in order to protect the habitat buffer areas (as defined on page G-1 of the HCP) between habitat and development and to provide broad corridors (as defined on page G-2 of the HCP).

(3) To further encourage habitat protection, off-site parcels may be acquired for dedication as permanent habitat in order to transfer the allowed density to other parcels in the Brisbane Acres, consistent with the City of Brisbane's zoning regulations.

5. Require through CC&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.

The Plan Operator and/or the City of Brisbane have the following obligations:

1. Monitor the effect on adjacent Conserved Habitat of all activities within development areas and provide advice and direction to the Landowners to assist in compliance with the obligations described above.
2. 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;
3. Accept dedications of Conserved Habitat within Administrative Parcel 2-03.
4. Prepare a specific habitat management plan for the City-owned open space parcels that is consistent with HCP goals and objectives regarding the protection and maintenance of endangered species habitat. Alternatively, include the City-owned open space parcels in the HCP's Five-year Strategic Plan which is a document prepared by the Habitat Manager which provides strategic implementation guidelines for managing specific conserved habitat areas on the Mountain. The strategic plan must be prepared at five year intervals.

Operating Program for Management Unit 2-03-03

2-03-03. This Management Unit comprises a quarter acre parcel (Lot 14, APN# 007-555-150, 200. **NOTE FIX MAP TO SHOW LOT 14 AND NOT LOT 33**)

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

2-03-04. This Management Unit comprises a half-acre parcel (Parcel 2 of Lot 29,

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APN #007-570-230, 600 Harold Road) that is planned for development of a single-family residence

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 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 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

2-03-05. This Management Unit comprises a one half-acre parcel (Parcel 1 of Lot 15, APN #007-555-160, 254 Annis Road) that is planned for development of a single-family residence (Figure 2-03-05 B).

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

2-03-06. This Management Unit contains parcels owned by the City of Brisbane that contain water storage facilities (tanks) or could support such facilities in the future. Existing water tanks are located on Lot 62, APN# 007-530-090, and Lot 95 (a portion), APN# 007-502-140. Future water storage facilities could be developed on ptn.Lot 71, ptn. Lot 72 and Lot 71A, and Lot 94A (APNs 007-490-020, 007-490-010, and 007-502-080)

Obligations: The City of Brisbane has the following obligations:

1. Prior to any construction of new water storage facilities 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 designated limits of grading as demarcated by a habitat fence (to be determined for each tank site).

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 run-off 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.

c. Pesticide Control. The City 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 water tanks to protect them from fire. The buffer area must be approved by the City Fire Marshall.

e. Inspection. The City shall, while developing any water storage facilities within 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.

2. Any lots not used for water storage facilities shall be maintain as open space and managed to support appropriate native habitats in accordance with the City's Open Space Plan.

Operating Program for Management Unit 2-03-07

2-03-07. This parcel is part of Management Unit 2-03-14 (see below).

Operating Program for Management Unit 2-03-08

2-03-08. This Management Unit comprises a one-acre parcel (Lot 93, APN #007-502-060, 930 Humboldt Road) that is planned for development of single-family residence.

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.
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

2-03-09. This Management Unit comprises a one-acre parcel (Lot 9, APN #007-553-140, Northeast corner of Joy Avenue and San Bruno Avenue) that is planned for development of two single-family residences.

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.

Operating Program for Management Unit 2-03-10

2-03-10. This Management Unit comprises a ¼ acre parcel (APN 007-560-210) at 3900 Bayshore Blvd. The original plan was to create a contractor's storage yard. At such time that a use is proposed to replace the storage yard, the developer will return with revised plans to further amend the Management Unit. Because the City of Brisbane's approval anticipated some other future use of the parcel, there will not be any requirements to do a special amendment at such time. A reassessment, however, shall be required to take into account the proposed development in order to fulfill the funding requirements of Section VI, A of the Agreement.

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 \$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.

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Operating Program for Management Unit 2-03-11

2-03-11. This Management Unit comprises a parcel located at 4050 Bayshore Boulevard (unrecorded Highway Lot 44; APN 007-560-040) that is planned for development of a single-family residence. (Figures 2-03-11 A and B)

Obligations: The landowner/developer has the following obligations:

1. HCP Funding Program. Upon occupancy of the single-family home, the 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.

Operating Program for Management Unit 2-03-12

2-03-12. This Management Unit comprises a parcel located at 488 Kings Road (Lot 90; APN 007-502-020) that is planned for development of a single-family residence. (Figures 2-03-12 A and B)

Obligations: The landowner/developer has the following obligations:

1. HCP Funding Program. Upon occupancy of the single-family home, the 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.

Operating Program for Management Unit 2-03-13

2-03-13. The operating program for this Management Unit APN 007-502-020, -240, and -250) was not approved.

Operating Program for Management Unit 2-03-14

2-03-14. This Management Unit comprises six parcels (APN 007-350-040, -050, 060, 070, 080, and -090) located at 3710-3760 Bayshore Boulevard that is planned for a 30-unit condominium development (Figures 2-03-14 A, B and C).

Obligations: The landowner/developer has the following obligations:

1. Reclamation Provisions. With respect to any areas which are to be graded or disturbed and thereafter maintained as open space, the developer shall prepare a Reclamation Plan for approval by the County in accordance with HCP standards. These provide for erosion and run-off controls, removal of exotic pest plants (in particular broom) and revegetation with native grassland species approved by the Plan Operator. The Reclamation Plan shall also include the following elements:
 - 1) All French broom, Striatus broom, fennel, oxalis, bristly ox-tongue, Italian thistle, weedy grasses, Eucalyptus seedlings and saplings, and other invasive plants that pose a threat to butterfly habitat must be controlled to the satisfaction of the HCP Manager.
 - 2) Three to five habitat islands totaling 0.5 acre in size shall be installed to provide Mission blue and callippe silverspot habitat.
 - 3) The restoration site shall be managed for a period of five years after installation with continued plant replacement and weed control conducted throughout the restoration site as needed to maintain the restoration standards identified in the Reclamation Plan.

4) During the 5-year maintenance period, the professional landscaping crew in charge of the restoration site shall arrange site inspections with the HCP Manager at least once a year and provide annual reports on the status of the restoration work. Recommendations provided by the HCP Manager shall be incorporated into the restoration program.

In addition, the Applicant 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 HCP. Where feasible, avoid removal of native oak trees and shrubs. The fencing shall be erected at the boundary between the undisturbed area and the permanently disturbed area of the project.

2. Creation of a Habitat Easement over Remaining Open Space. The Landowner shall agree to create a habitat easement over the upper portion of the site that is not developed and which has been restored as per the Reclamation Plan. The easement shall be created by the Landowner at the time of receipt of a grading permit from the City of Brisbane. The landowner shall maintain the easement free of exotic pest plants.
3. HCP Funding Program. Upon occupancy of each of the 30 condominiums, homeowners shall pay an annual assessment of \$20.00 per unit 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 2-03-15

2-03-15. This Management Unit comprises a parcel on Humboldt Court (Lot 24; APN 007-554-030) that is planned for development of three single-family residences. (Figures 2-03-15 A)

Obligations: The landowner/developer has the following obligations:

1. HCP Funding Program. Upon occupancy of the three single-family homes, the homeowners 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 2-03-16

2-03-16. This Management Unit comprises a parcel (Lot 49; APN 007-570-190) this is planned as permanent open space as part of a density transfer to Management Unit 2-03-15. (Figure 2-03-16 A)

Obligations: The landowner/developer has the following obligations:

1. Dedication of Open Space. Humboldt Partners has offered to dedicate Lot 49 to the City of Brisbane as permanent open space. The dedication shall take place in accordance with conditions of the City of Brisbane for development of Management Unit 2-03-15.

Operating Program for Management Unit 2-03-17

2-03-17. This Management Unit comprises a 0.5 acre parcel located at 8 Thomas Avenue (Lot 5-B; APN 007-350-210) that is planned for development of a single-family residence (Figures 2-03-17 A and B).

Obligations: The landowner/developer has the following obligations:

1. HCP Funding Program. Upon occupancy of the single-family home, the homeowner shall pay an annual assessment based upon the amount in

effect at that time required to be paid by new developments (not to exceed \$800.00), adjusted for inflation each year thereafter. The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V.B for details of funding and timing.

2. All French broom, Striatus broom, fennel, oxalis, bristly ox-tongue, Italian thistle, weedy grasses, Eucalyptus seedlings and saplings, and other invasive plants that pose a threat to butterfly habitat on San Bruno Mountain must be controlled to the satisfaction of the HCP Manager.

Operating Program for Management Unit 2-03-18

2-03-18. This Management Unit contains all of the parcels that have been acquired by the City of Brisbane for permanent open space/conserved habitat. A list of the parcels acquired by the City as of September 2006 is contained below. The parcels will be subject to vegetation management and enhancement activities that maintain or increase utilization by the Callippe silverspot and Mission blue butterflies and promote native species diversity. Additional parcels shall be added to this Management Units as they are acquired by the City. (Figures 2-03-17 A and B)

BRISBANE ACRES ACQUIRED BY THE CITY OF BRISBANE AS OF SEPTEMBER 2006

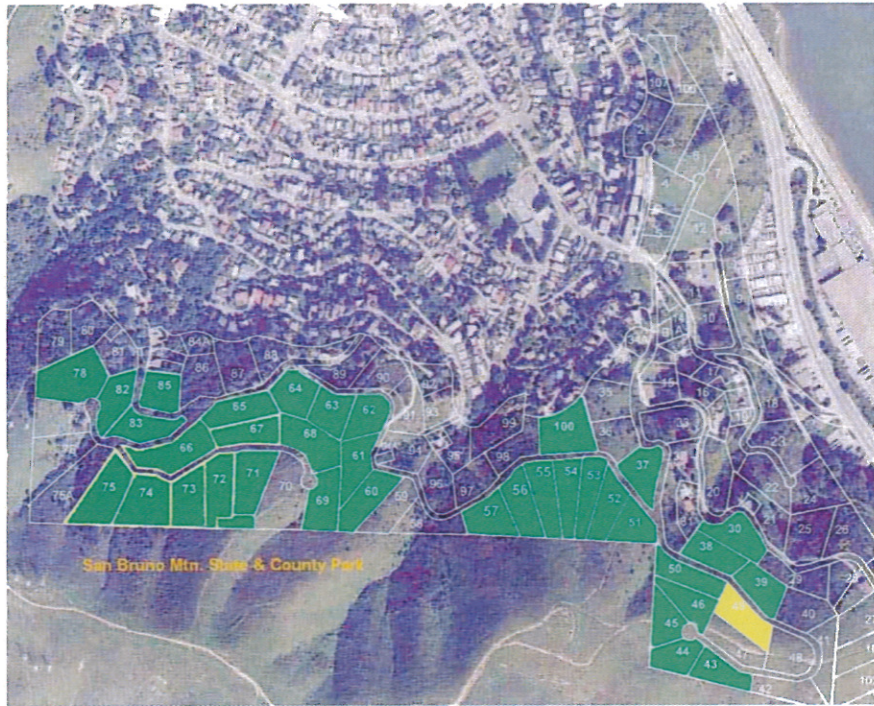
ASSESSOR'S PARCEL NUMBER	UNRECORDED BRISBANE ACRES LOT NUMBER	ACRES (+/-)
007-481-010	83	1.11
007-481-110	78	1.91
007-481-120	82	1.21
007-482-040	85	0.97
007-483-040	64	1.06
007-483-050	63	1.03
007-483-060	68	1.01
007-490-040	71	1.35
007-530-060	60	1.25
007-530-070	69	1.24
007-530-080	61	1.01
007-541-030	37	1.09
007-541-040	100	1.40
007-542-040	30	1.01
007-542-050	38	1.01
007-570-100	39	1.06
007-570-150	44	1.01
007-570-160	45	1.02

Updated to September 2006

007-570-170	46	1.02
007-570-180	50	1.05
007-483-030	65	1.08
007-570-140	43	0.96
007-483-010	66	1.50
007-483-020	67	1.02
007-490-050	72	1.38
007-490-060	73	1.20
007-490-070	74	1.68
007-490-080	75	1.80
007-543-010	51	1.00
007-543-020	52	1.01
007-543-030	53	1.03
007-543-040	54	1.01
007-530-010	55	1.12
007-530-020	56	1.01
007-530-030	57	1.02
007-570-190	49	1.03

Obligations: The City of Brisbane has the following obligations:

1. Protect and Maintain Conserved Habitat. The parcels acquired by the City of Brisbane will be protected and managed as conserved habitat for the species of concern. The City shall coordinate habitat management activities with the HCP Habitat Manager.



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. Sub-Management 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 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.

5. Require through CC&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 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 the 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.
 - 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.

Operating Program for Management Unit 2-03-07

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 2-03-08

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.
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.

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 was 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.

April 2, 1991

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

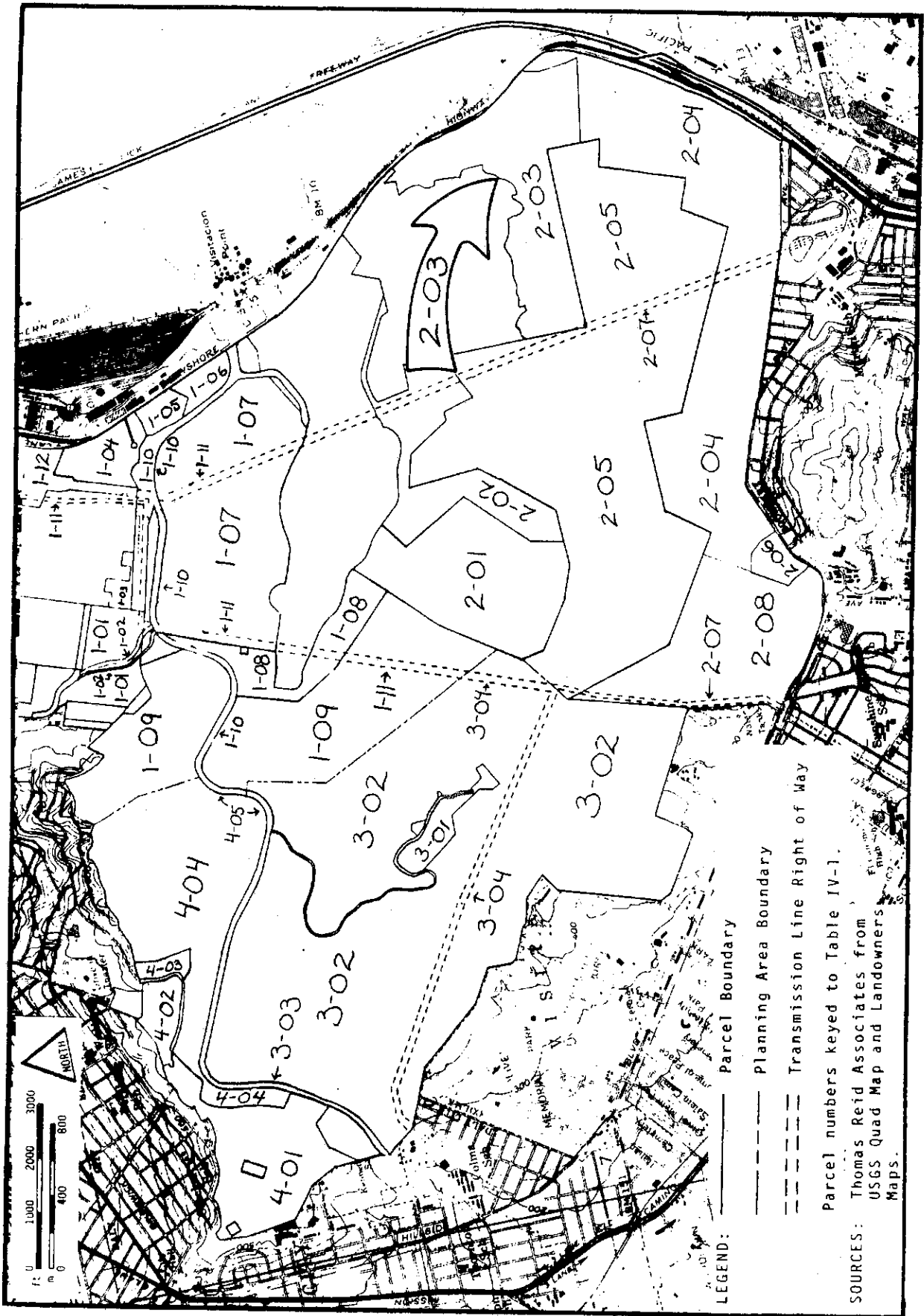
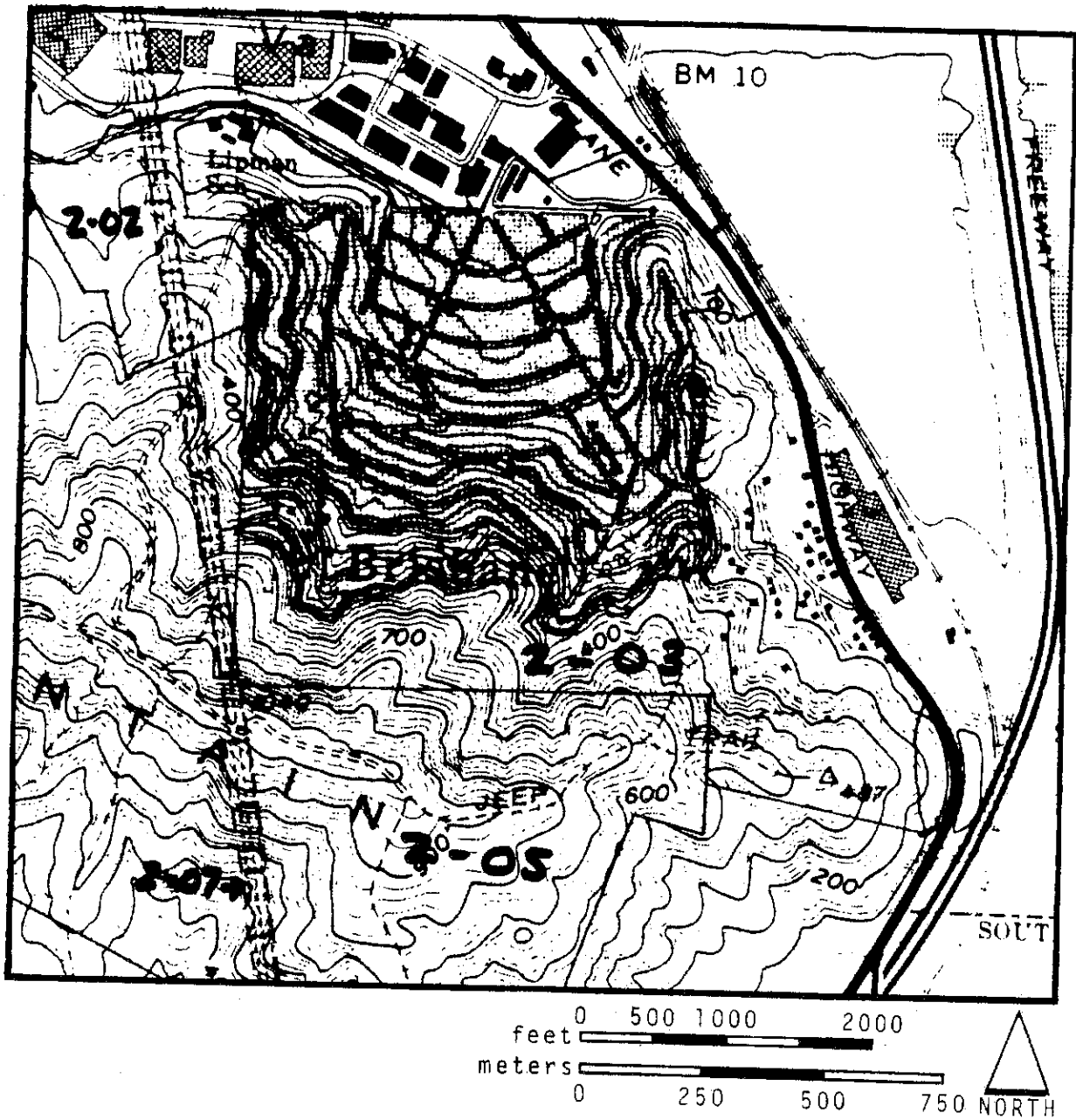
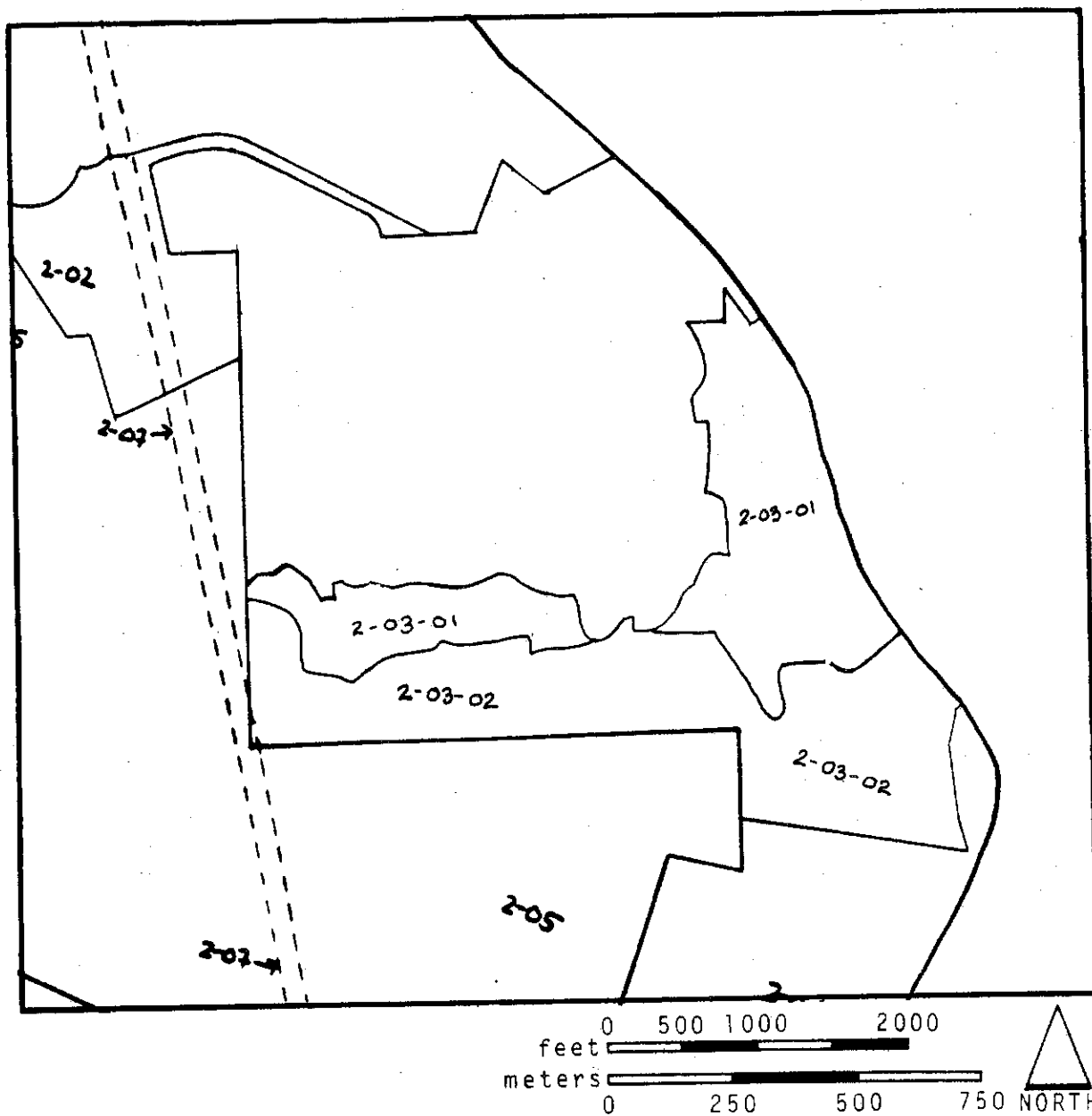


FIGURE 2-03 B, BRISBANE ACRES
PARCEL TOPOGRAPHY



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

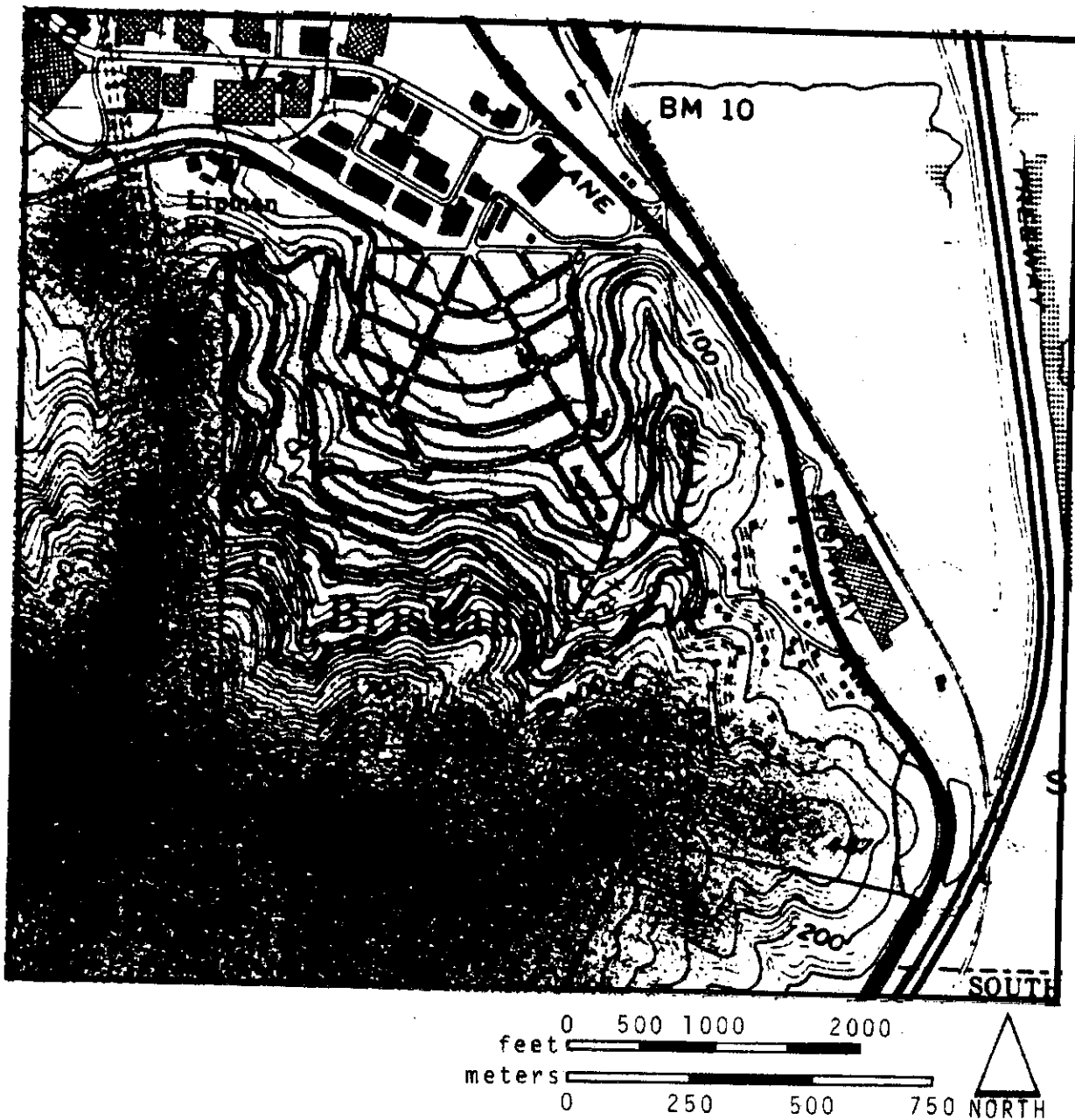
FIGURE 2-03 C, BRISBANE ACRES
MANAGEMENT UNITS



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

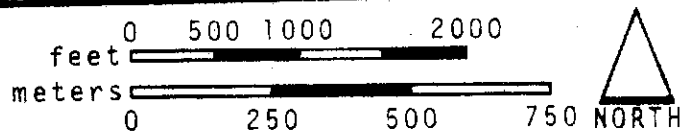
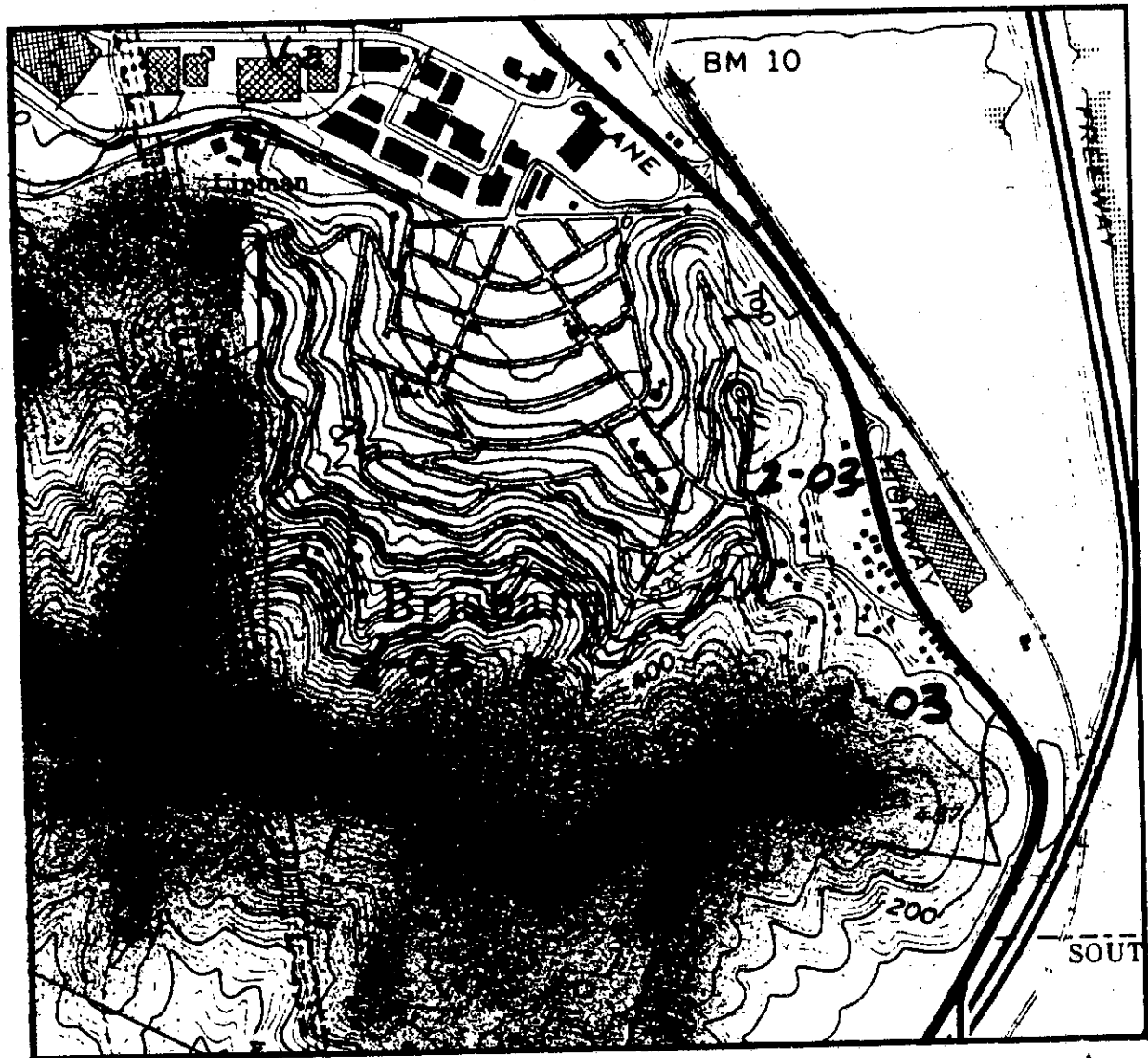
SOURCE: Thomas Reid Associates from
Assessors and Landowners Maps

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



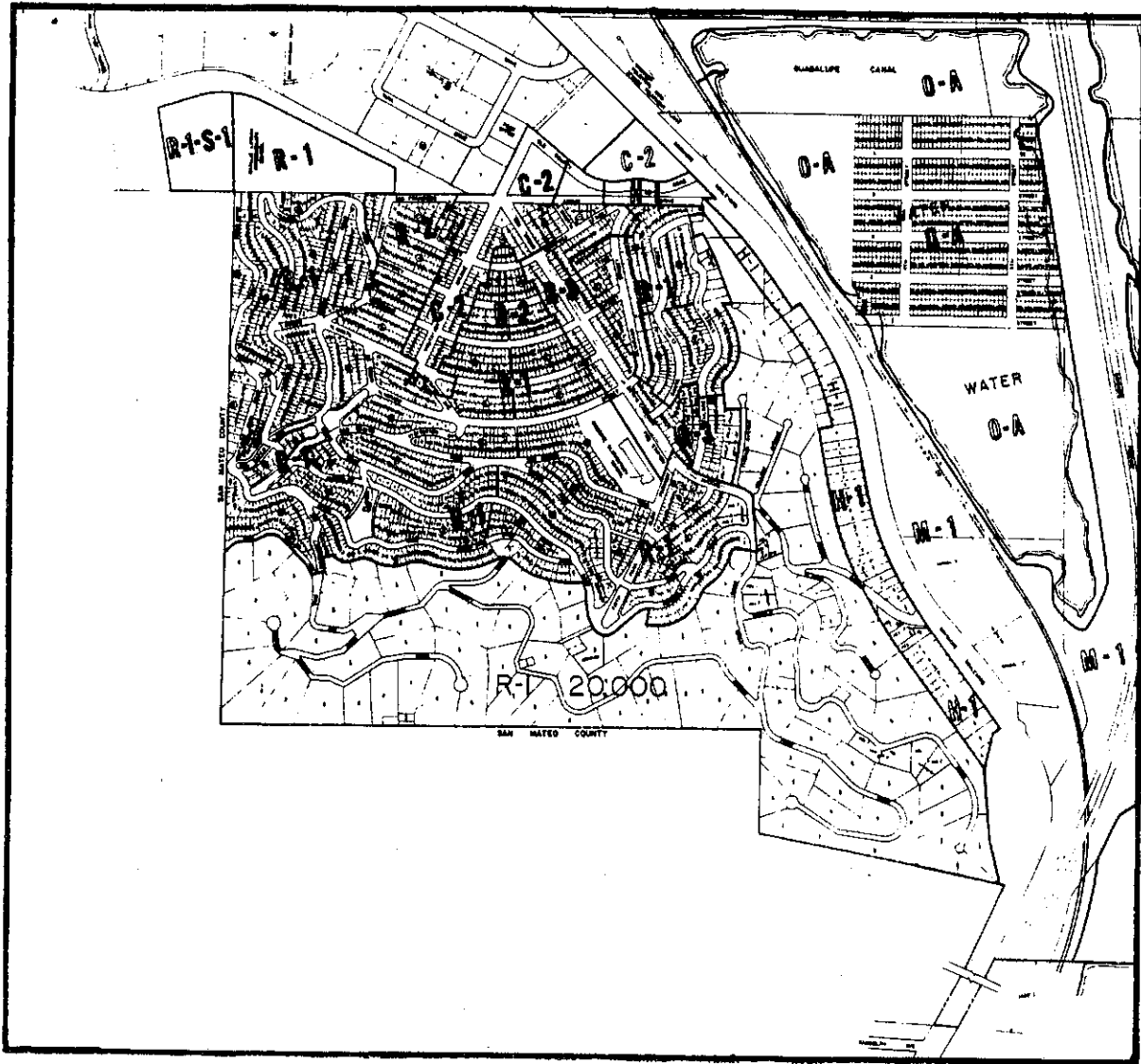
SOURCE: Thomas Reid Associates
Biological Study, 1981.

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.

11/08/82

FIGURE 2-03-03 A

CITY OF BRISBANE

SAN MATEO COUNTY, CALIFORNIA

LEGEND

SYMBOL	DISTRICT	SYMBOL	DISTRICT
R-1	Single Family Residential	M-1	Manufacturing
R-2	Duplex Residential	M-2	Heavy Industrial
R-3	Multiple Residential	P-D	Planned Development
R-4	Residential - Professional	A-P	Combining Airport
H-1	Highway Commercial	S-1	6,000 sq ft Building Site Area
C-1	Neighborhood Commercial	S-2	10,000 sq ft Building Site Area
C-2	Retail Business	S-3	20,000 sq ft Building Site Area
A-R	Administrative Research	S-4	Designated Building Site Area



Danielle Lot

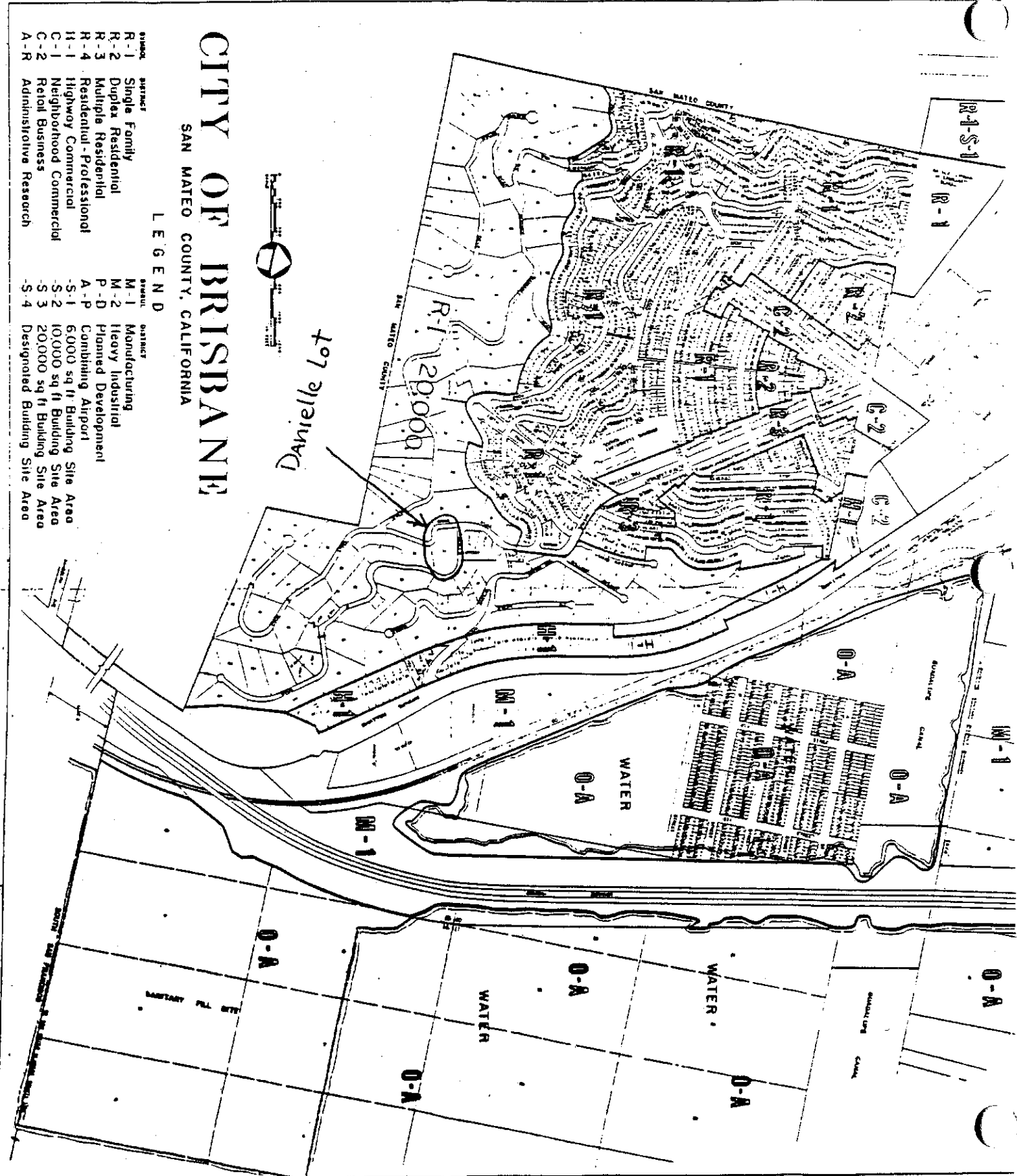


FIGURE 2-03-04 A

CITY OF BRISBANE

SAN MATEO COUNTY, CALIFORNIA

LEGEND

SYMBOL	DISTRICT	SYMBOL	DISTRICT
R-1	Single Family	M-1	Manufacturing
R-2	Duplex Residential	M-2	Heavy Industrial
R-3	Multiple Residential	P-D	Planned Development
R-4	Residential-Professional	A-P	Combining Airport
H-1	Highway Commercial	S-1	6000 sq ft Building Site Area
C-1	Neighborhood Commercial	S-2	10,000 sq ft Building Site Area
C-2	Retail Business	S-3	20,000 sq ft Building Site Area
A-R	Administrative Research	S-4	Designated Building Site Area



LOT 27 N143

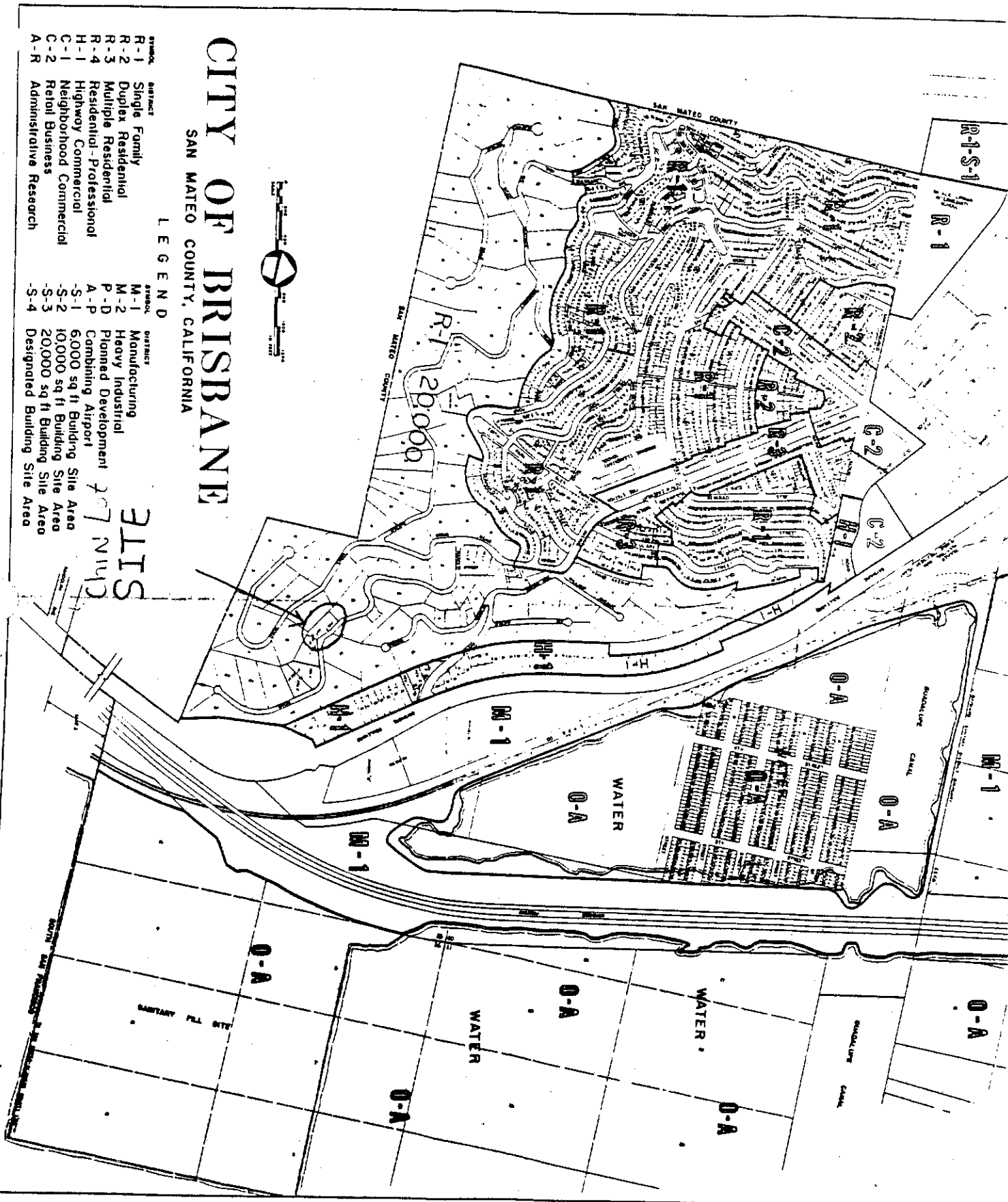
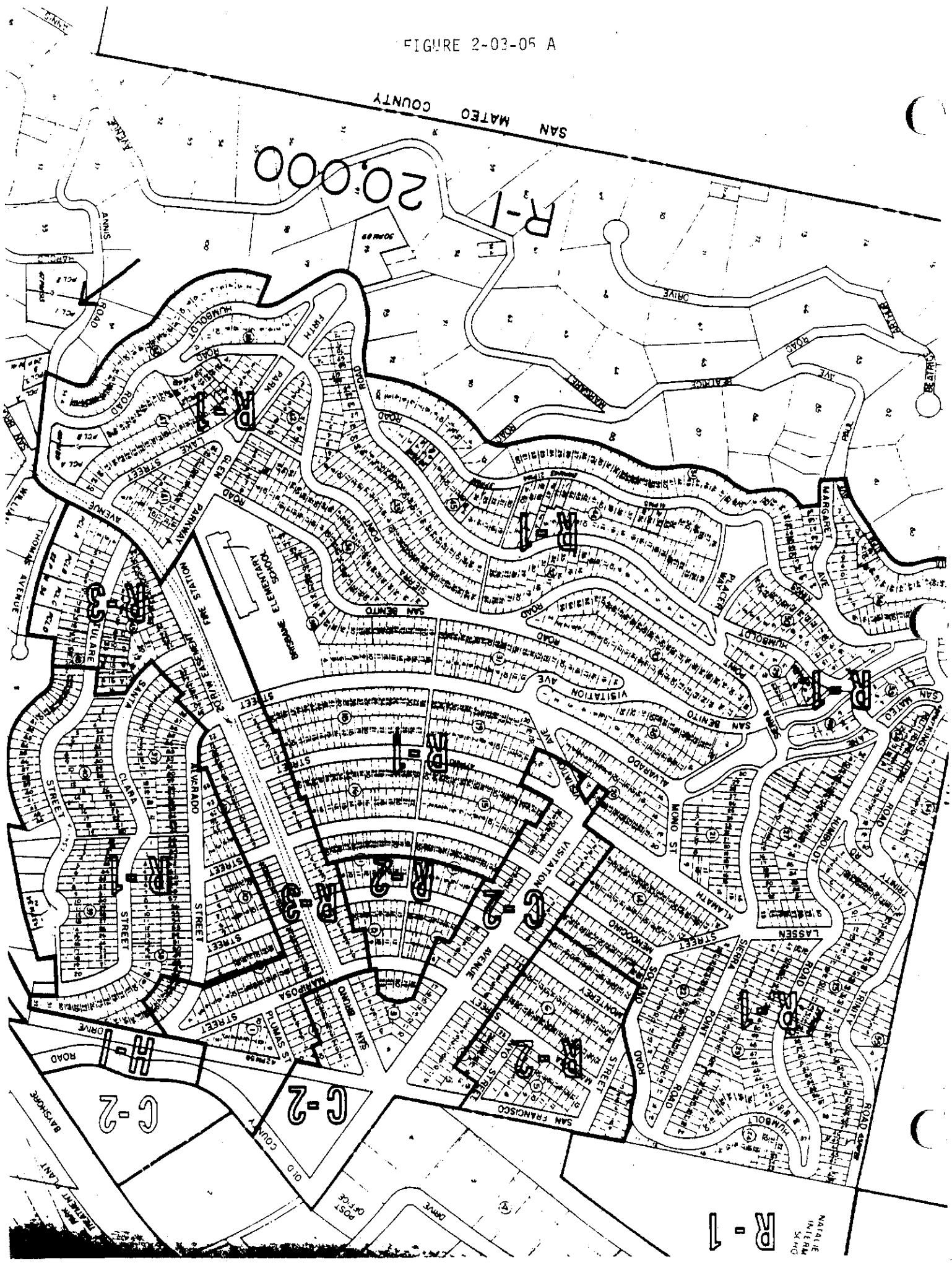
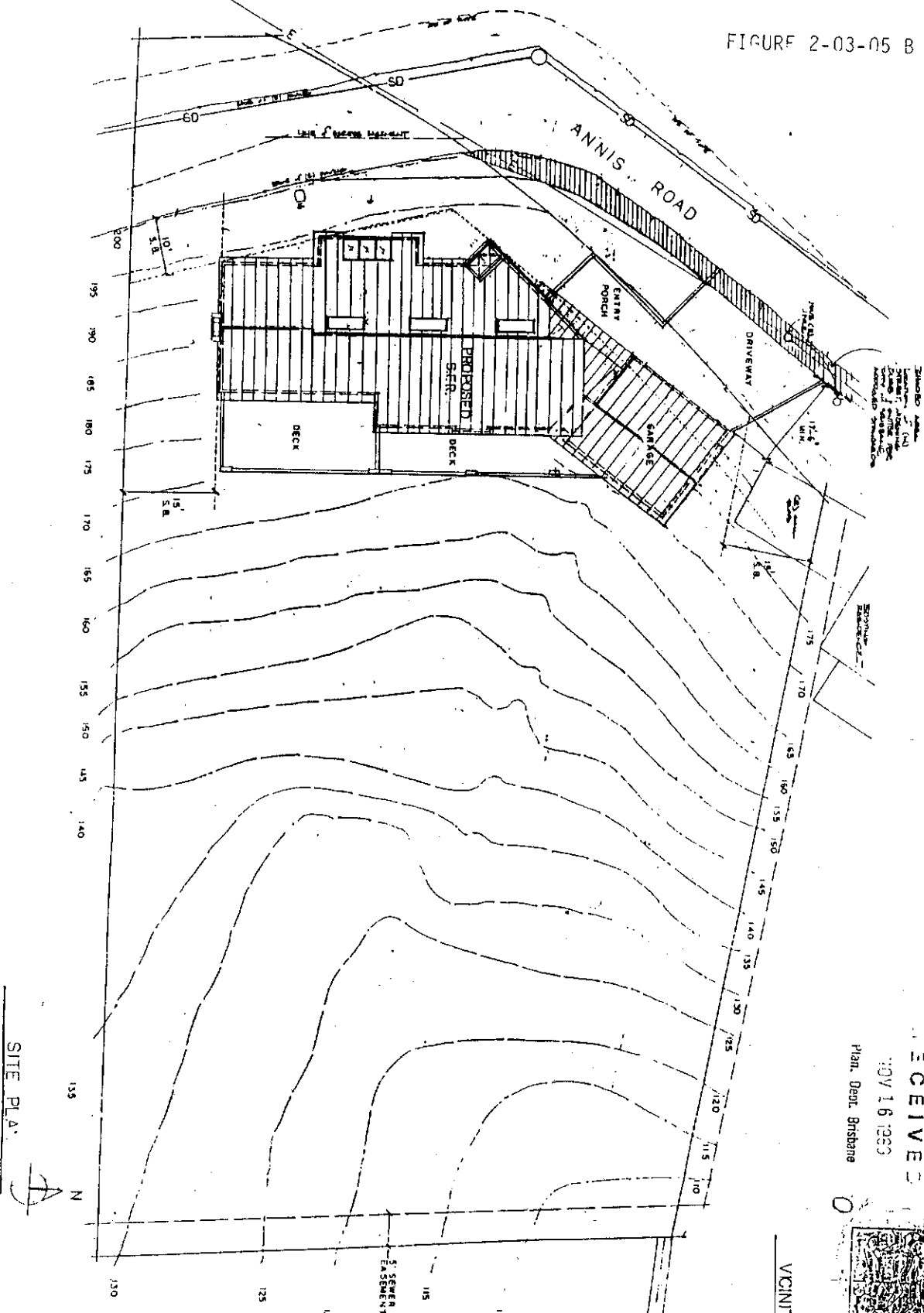


FIGURE 2-03-05 A



R-1
NATIVE
INTERM
5/1/10

FIGURE 2-03-05 B



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 Plan. Dept. Brisbane

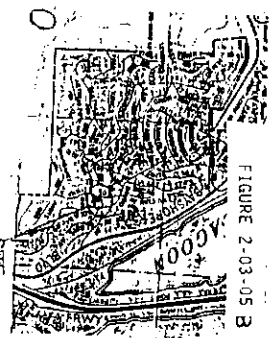


FIGURE 2-03-05 B

RESIDENCE FOR JOIN ANAGNOSTOU
 254 ANNIS ROAD
 BRISBANE, CA
 COUNTY OF SAN MATEO

SITE PLAN
 APN: 007-555-16

JAMES THOMAS
 A.R.C.H.I.T.E.C.T.
 3015 JEFFERSON AVE. #2
 FORT MONTE
 204 981-0122

FIGURE 2-03-06 A

- BOL** DISTRICT
1 Single Family
2 Duplex Residential

- SYMBOL** DISTRICT
M-1 Manufacturing
M-2 Heavy Industrial

LEGEND

CITY OF BRISBANE
SAN MATEO COUNTY, CALIFORNIA

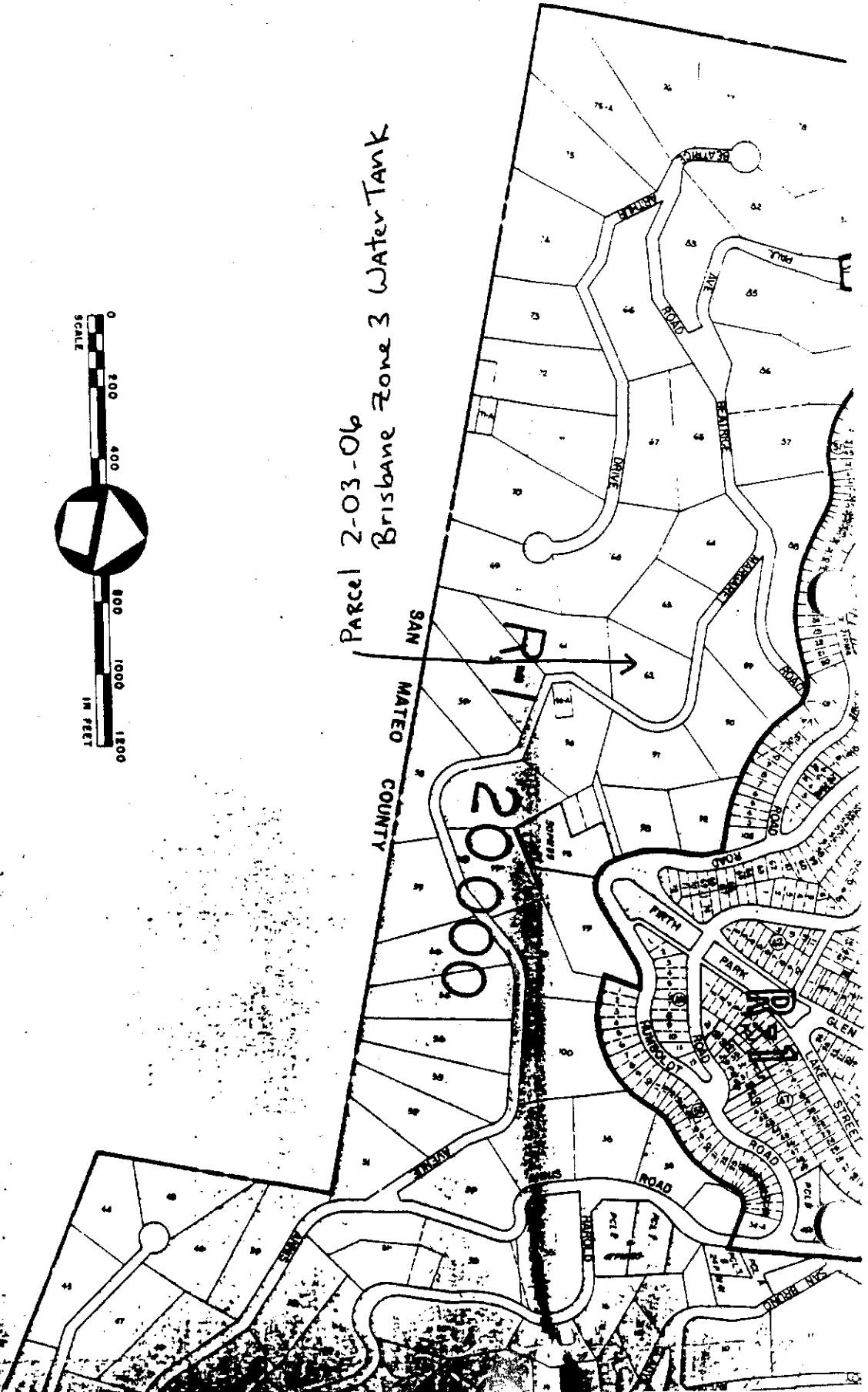


FIGURE 2-03-07 A

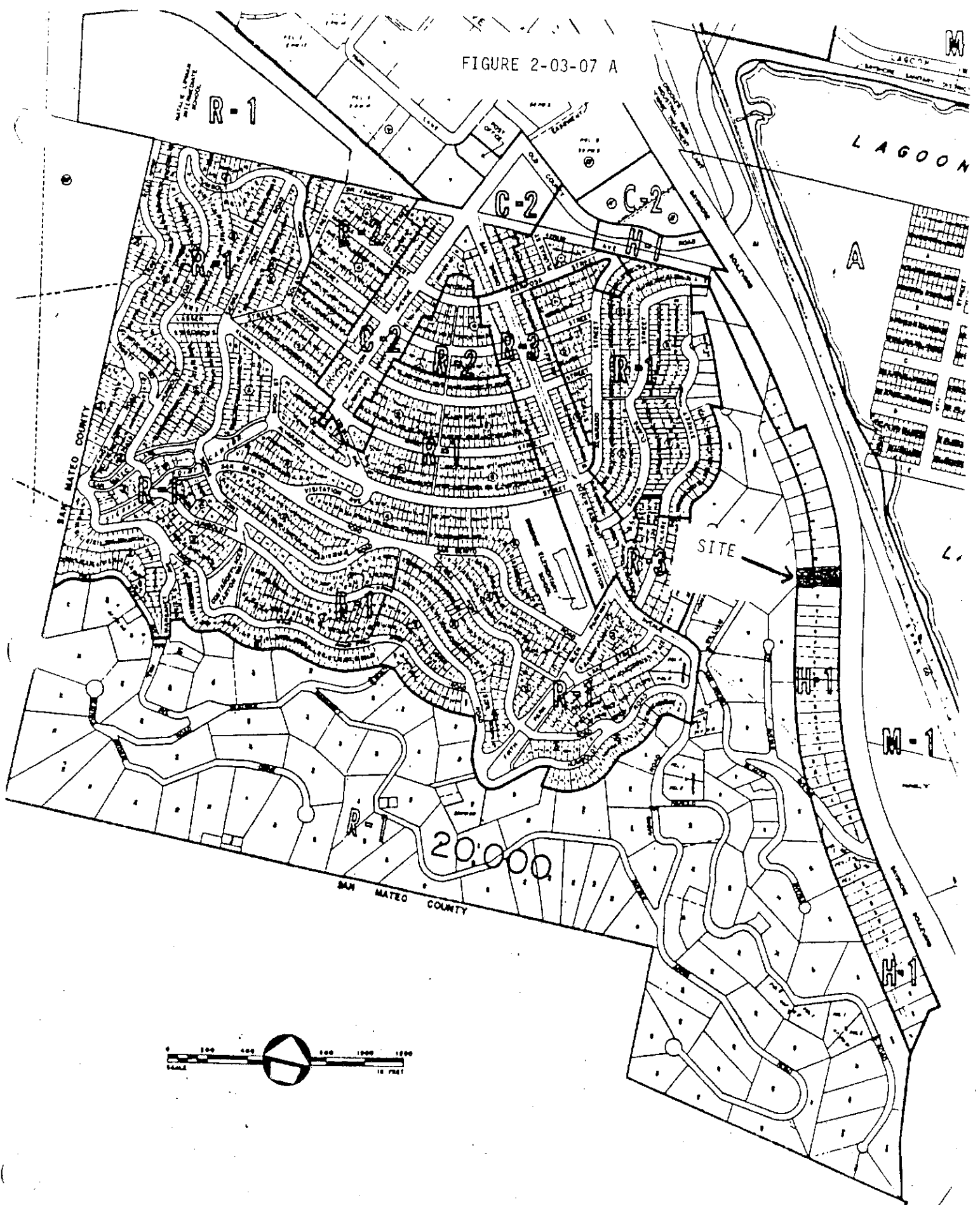


Figure 2-03-08 A

Ch 207

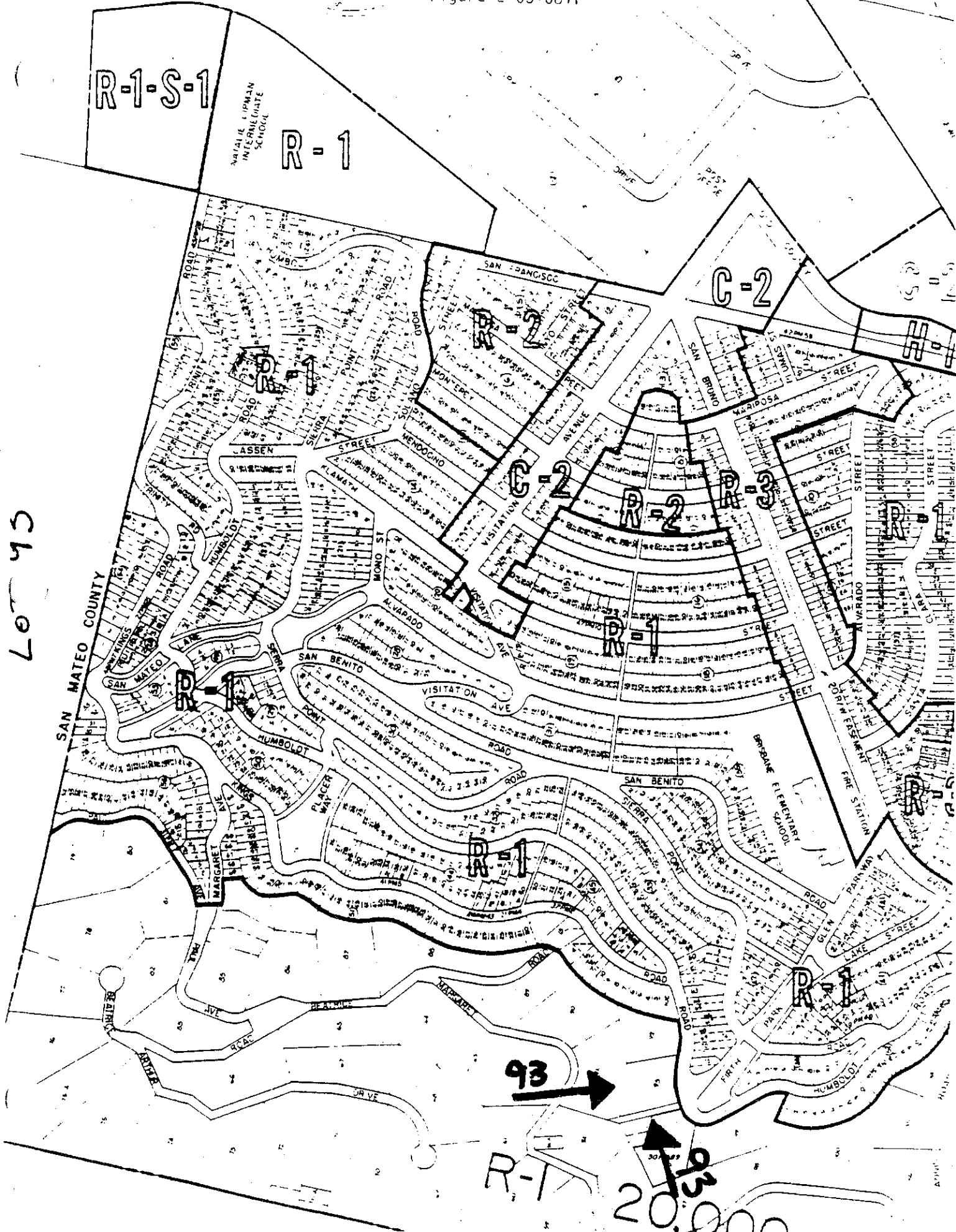
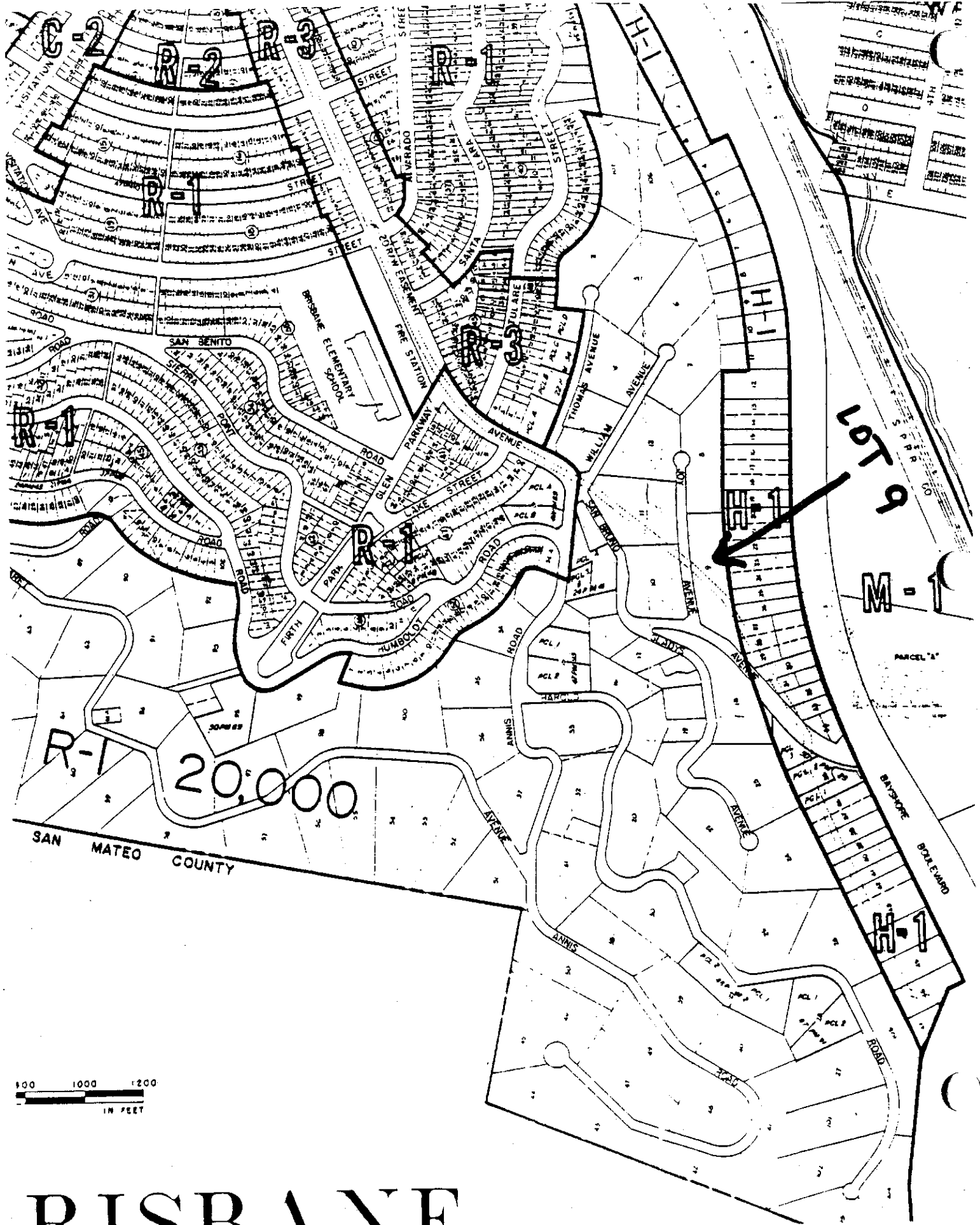


FIGURE 02-03-09 A



20,000

Lot 9

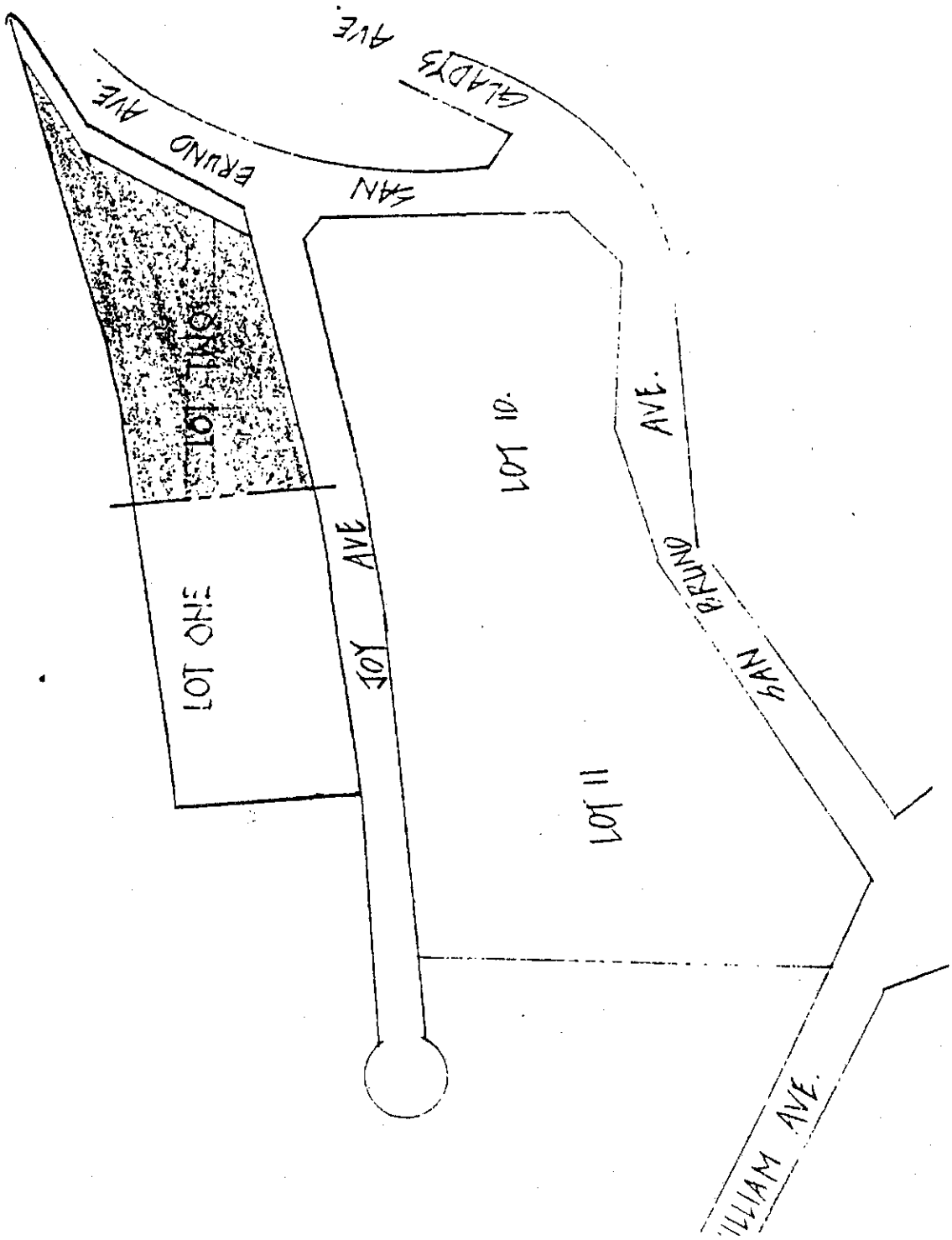
M-1

H-1

0 100 200
IN FEET

RISBR AVE

FIGURE 02-03-09 B



VICINITY MAP

NO SCALE

C

C

C

Planning Area: Southeast Ridge (2)

Administrative Parcel: South Slope Project (04)

Location and description: The South Slope Project is located on the southeast corner of San Bruno Mountain, and is bordered by Randolph Avenue, Bayshore Boulevard, County park and Hillside School. It comprises 337 acres of european annual grassland and contains low-grade habitat for the Mission Blue and Callippe Silverspot butterflies (See Figures 2-04 A-C).

Ownership: The South Slope Project is owned by Visitacion Associates and is under the planning responsibility of W. W. Dean and Associates.

Project: The South Slope project will comprise 702 to 745 dwelling units and a 25 acre commercial site. The commercial site is proposed for part of the area adjacent to Bayshore Boulevard, at the eastern end of the project site (Figure 2-04 F). The project will result in permanent disturbance of 135 acres of land and temporary disturbance of 68 acres which will be reclaimed (see Figure 2-04 G). The reclamation of temporarily disturbed areas will initially be the responsibility of the developer but will eventually be turned over to the Plan Operator along with the undisturbed area and become part of the Conserved Habitat. See Figures 2-04 H to J.

Status: This is a planned parcel. Amendments to the HCP resulted in the addition of 25 acres of temporary disturbance and a reduction of 5 acres of permanent disturbance from that anticipated in the Concept Plan.

Biological Issues: The site of the South Slope Project is grassland dominated by european annual grasses and contains host plants of the both the Mission Blue and the Callippe Silverspot butterflies. While the main populations of the butterflies are on the upper slopes, they were found to utilize the lower area to some degree. Of the two insects, more Mission Blue were found in the South Slope area during the 1981 field season (See Figures 2-04 D-E). This area is also habitat for three range limit or endemic plants, and the rare plant, Orthocarpus floribundus is expected in the ravines; however, it was not located during the 1981 field study, or subsequent field surveys done in 1982, 1983 and 1984. Finally, the grassland also supports general grassland species, and during the course of the biological study Mule deer, jack rabbits and assorted grassland birds were observed.

Impact: Development of the South Slope as specified in the Precise Plan will destroy 3.22% of the population of the Mission Blue butterfly and 0.46% of the population of the Callippe Silverspot butterfly. It will also remove habitat now used by the butterflies of concern and other grassland species, and will destroy any range limit or endemic plants on the site.

HCP Objectives -- Specific Conservation Needs: The HCP approach to the South Slope is to prevent sudden loss of habitat all at once by phasing the project so that reclamation of cut and fill slopes with host plant species can begin in the first phase before the final phase of development takes place.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated 2-04-02 on Figure 2-04 C. The boundary of area 2-04-02 may be adjusted by the Landowner by not more than fifty (50) feet from the line shown on Figure 2-04 C, provided, however, that the total area increased as a result of such adjustment does not exceed ten (10) acres. Outside area 2-04-02 construction and conversion to urban uses may occur subject only to the conditions set forth in Paragraph 2 below.

2. Prior to any construction within Administrative Parcel 2-04, 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 2-04 within area 2-04-02 shown in Figure 2-04 C 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, (see Figure 2-04 J).
- 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 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.
- c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in area 2-04-02 except as provided in 2d below. In addition, the Landowner shall not grade more than one phase per year. Grading phases are shown in Figure 2-04 I.
- 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 the temporarily disturbed areas and the permanently disturbed areas as

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

shown in Figure 2-04 G. 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 South San Francisco 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. These buffer areas will be maintained by the Homeowners Association.
- g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 2-04, 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.

3. Fund an off-site enhancement program (described below) which is prescribed to mitigate impacts caused by additional habitat disturbance from geotechnical problems within the South Slope project. The enhancement program will take place on a thirty acre area located in the eastern saddle. It is within the San Bruno Mountain State and County Park and is part of Administrative Parcel 1-09. See Figures 2-04-K and L.

The off-site enhancement area consists of grassland habitat, rocky outcroppings, scattered areas of brush (mainly gorse), and eucalyptus trees. The particular site was chosen for enhancement because it contains good habitat for the Mission Blue and Callippe Silverspot butterflies. However, the area has recently become subject to gorse and eucalyptus invasion. There are many scattered bunches of gorse (approximately 10 acres) in and among the larval host plants of both the Mission Blue and Callippe. Without control the gorse will eventually out compete the butterfly host plants. The eucalyptus, which are mainly along Guadalupe Canyon Parkway act as a barrier to butterfly dispersal. Thinning of these trees can help eliminate the barrier affect.

Work Program Specifications:

Exotic Species Removal. Generally this task involves hand removal of invading patches of gorse, follow up herbicide application of stumps, and thinning of eucalyptus trees as appropriate. The following specific measures must be followed by the shrub removal contractor.

- a) Prior to the start of the exotic species removal process the boundaries of the site will be staked by the Habitat Manager.
- b) The field supervisor will consult with the Habitat Manager as to the priority of gorse patches to be removed.

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

- c) Access to each patch will be clearly understood and marked in the field.
- d) No heavy equipment will be allowed on the site without prior permission by the Habitat Manager.
- e) All cut brush will be piled up for later burning by the California Department of Forestry. The Habitat Manager should be consulted as to the best area for placing the burn piles.
- f) All personnel will be made aware of sensitive habitat areas near the gorse patches.
- g) All removal work is to be done using hand equipment (i.e. chain saws, axes, loppers, etc) unless otherwise instructed by the habitat manager.
- h) The Habitat Manager will make periodic visits to the site to assure the work is being done properly and to answer any questions which may arise.
- i) Remove eucalyptus trees within the designated area.
- j) At least one spray application of an approved herbicide will be applied to the gorse stumps. Follow up control will be done by the Habitat Manager.

Container Planting and Direct Seeding of Host Plants. This should be done upon successful control of exotic species. To be done under the supervision of Clyde Robin Seed Company with plants and seeds supplied by them.

Follow up Work as Needed. Continued control of resprouting or reseeded gorse and eucalyptus. Monitoring the growth and butterfly utilization of the container plants and seedlings. This task will be performed by the Habitat Manager as part of the overall HCP work program.

* * * * *

The enhancement planting will take place when the Plan Operator has been assured that the gorse will not require further herbicide treatment (within five years after the removal has taken place). The plants and seed needed for the enhancement can be obtained during these five years.

The supervision is required to assure no habitat damage takes place during the exotic species removal process. Every hour spent on supervision will be billed to the developer.

The developer must also provide for the on-site reclamation of any slide repair disturbance as specified in the HCP for temporarily disturbed areas. Full costs to be borne by developer as specified in the HCP; a reclamation plan for these areas must be approved by Plan Operator.

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 2-04;

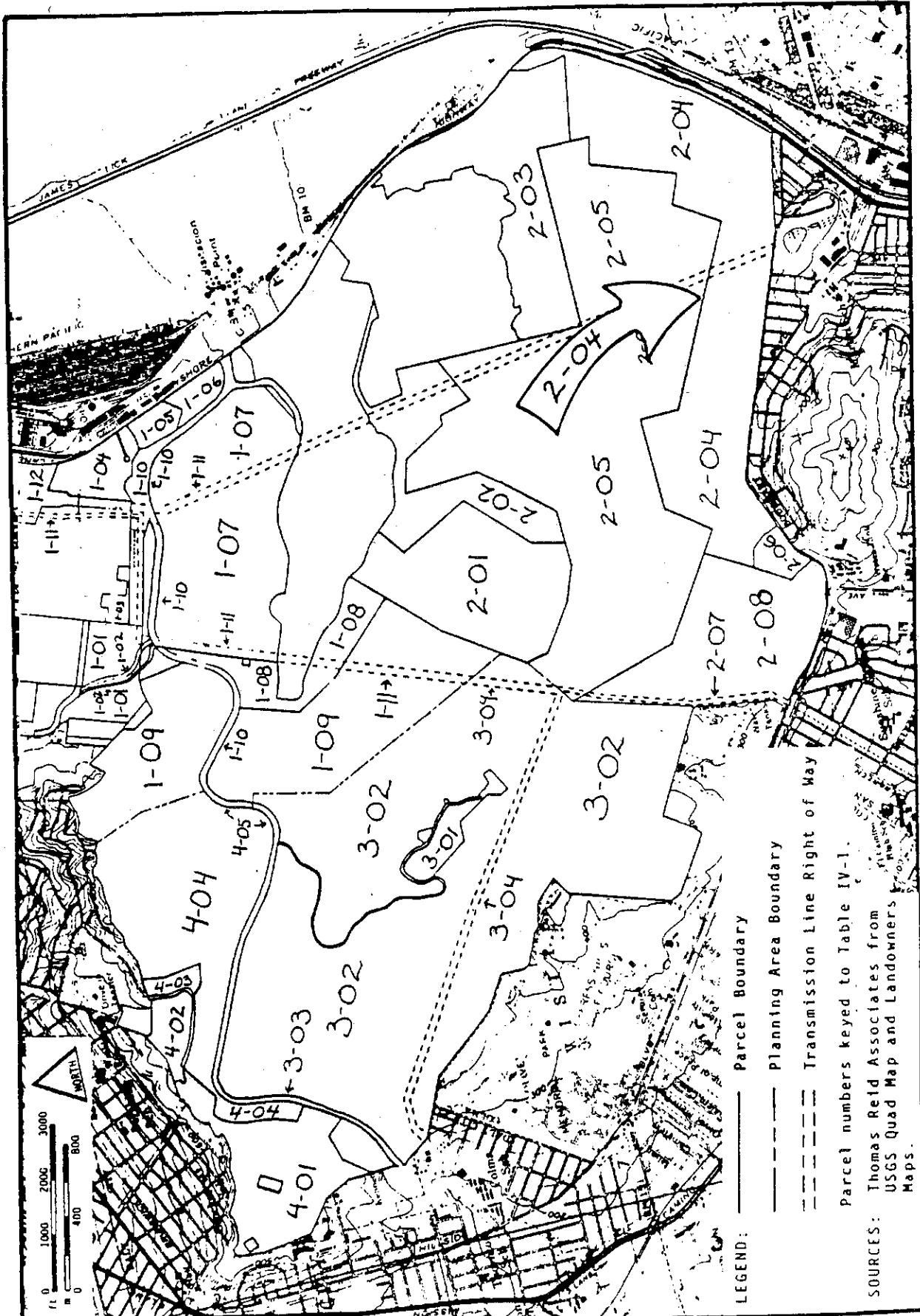
ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

2. Monitor the effect of all activities within Development Areas on adjacent Conserved Habitat and within the off-site enhancement area and provide advice and direction to the Landowner to assist his compliance with the obligations described above with respect to Administrative Parcel 2-04;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 2-04 in a timely fashion to avoid delays in the implementation of such Plans;
4. Accept dedications of Conserved Habitat within Administrative Parcel 2-04.

Management Units:

1. **2-04-01.** This Management Unit comprises the areas of permanent disturbance in the South Slope Parcel.
2. **2-04-02.** This Management Unit comprises the temporary and undisturbed areas in the Administrative Parcel.

FIGURE 2-04 A. SOUTH SLOPE PROJECT
PARCEL LOCATION



10/05/84

FIGURE 2-04 B, SOUTH SLOPE PROJECT
PARCEL TOPOGRAPHY

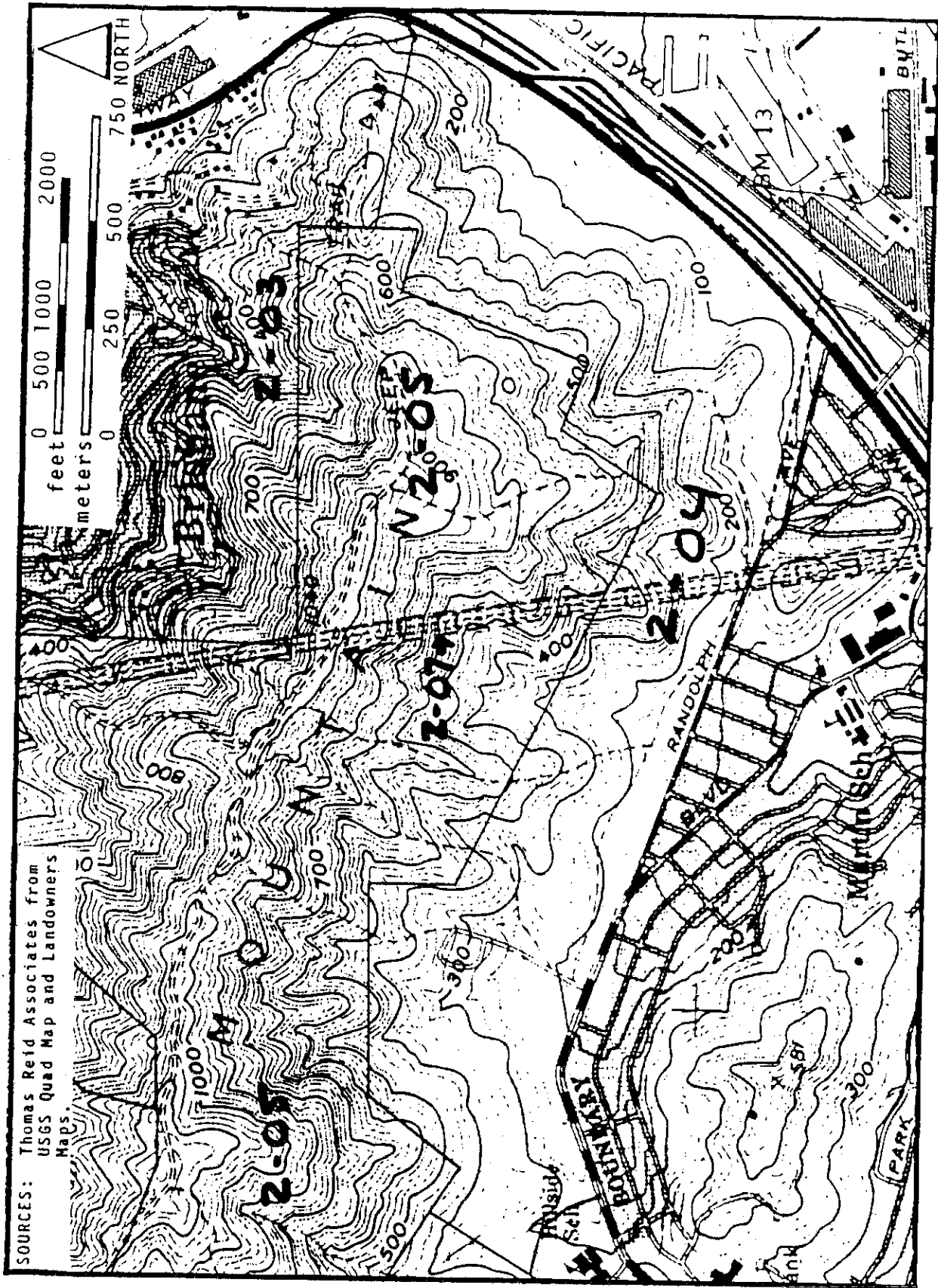


FIGURE 2-04 C, SOUTH SLOPE PROJECT
MANAGEMENT UNITS

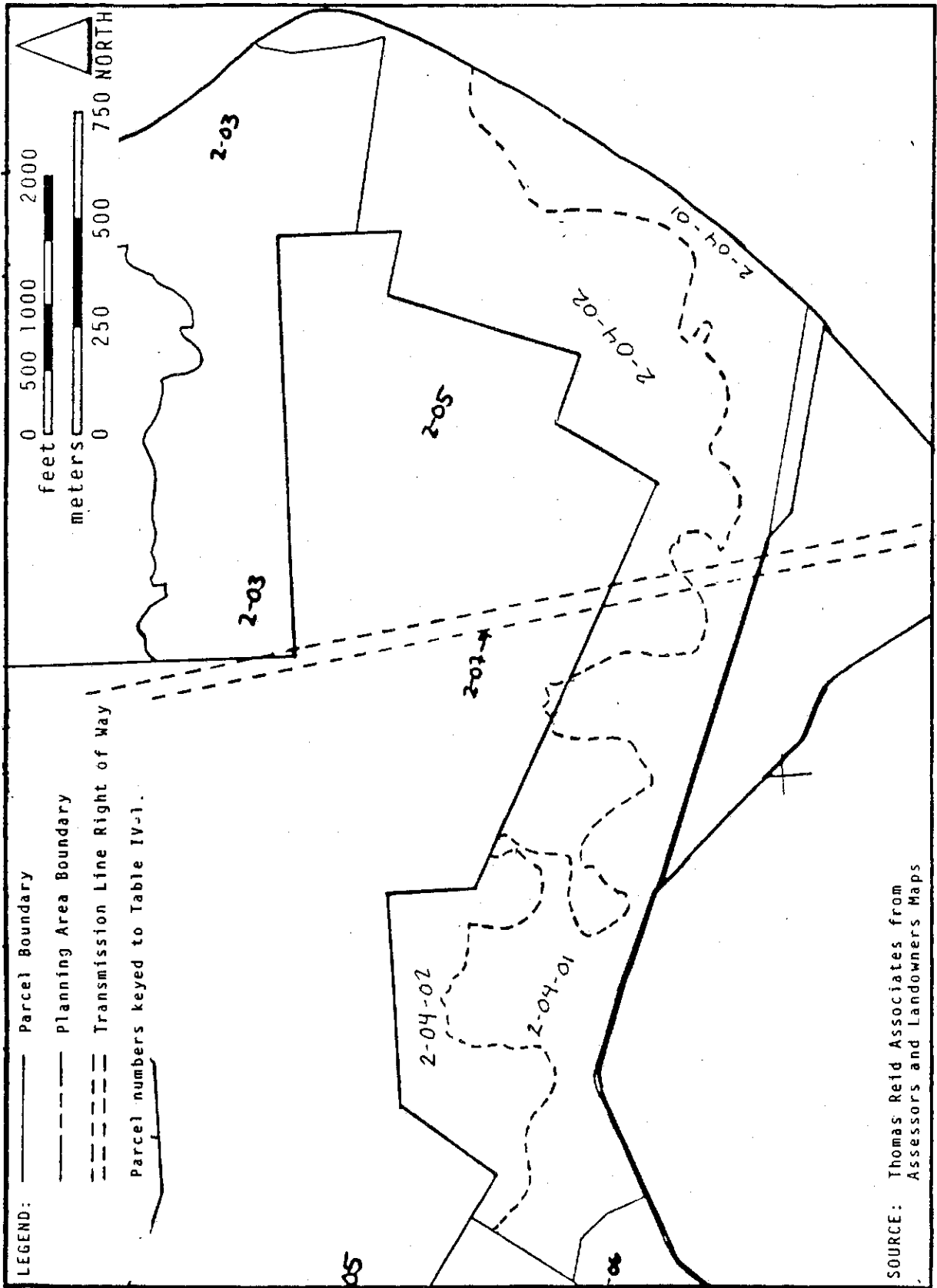


FIGURE 2-04 D, SOUTH SLOPE PROJECT
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

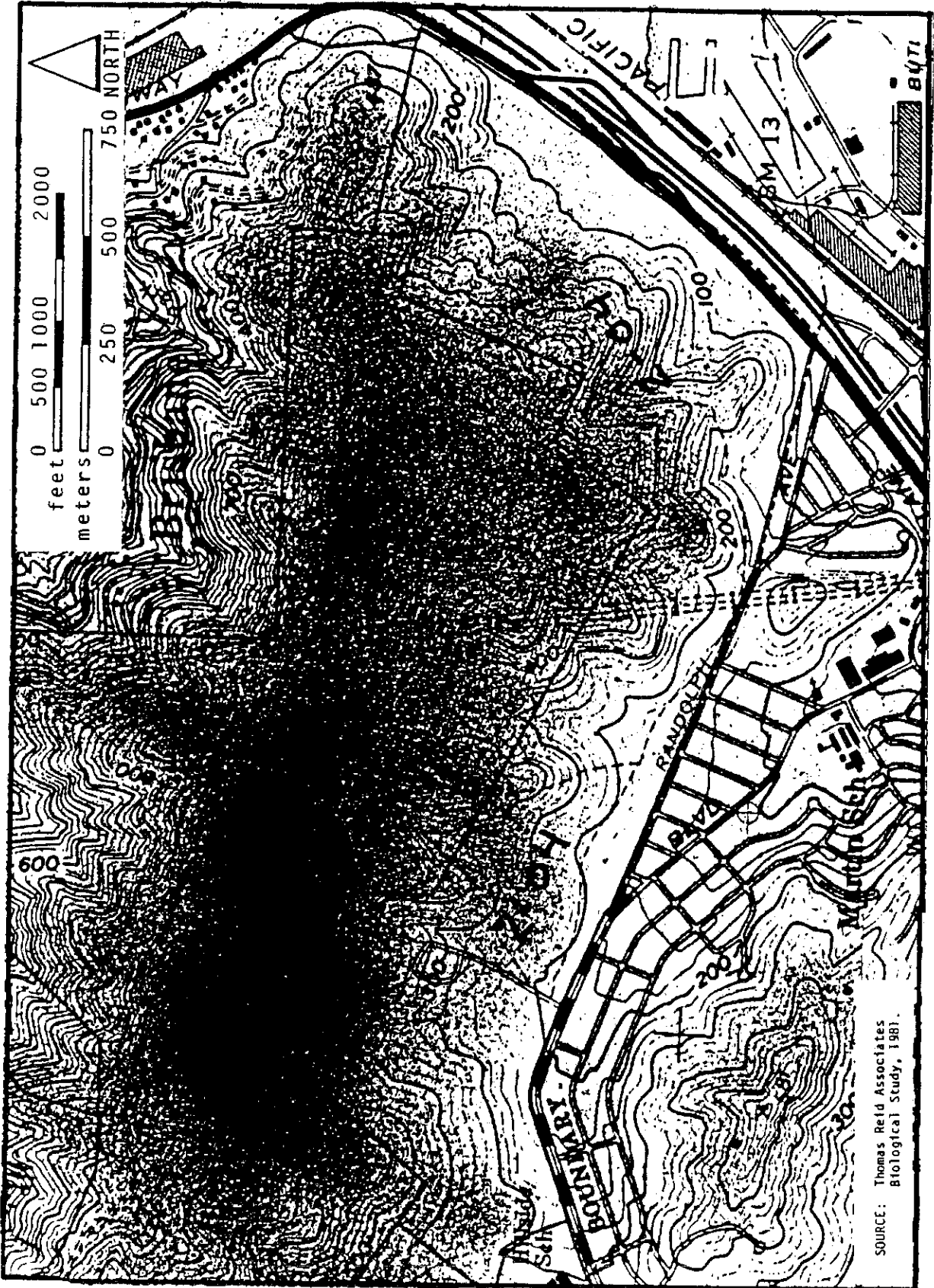
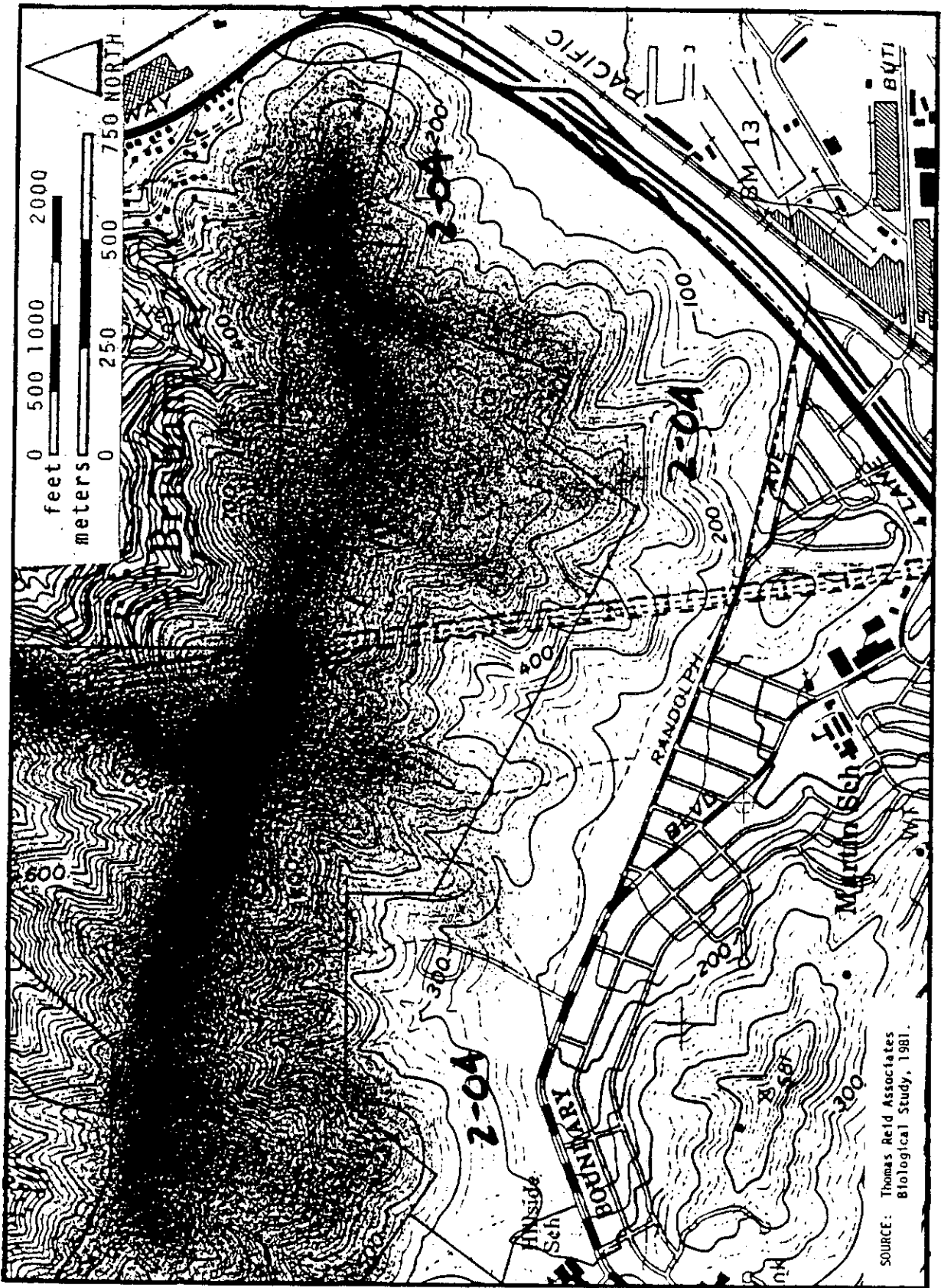


FIGURE 2-04 E, SOUTH SLOPE PROJECT
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



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FIGURE 2-04 G, SOUTH SLOPE PROJECT
GRADING PLAN

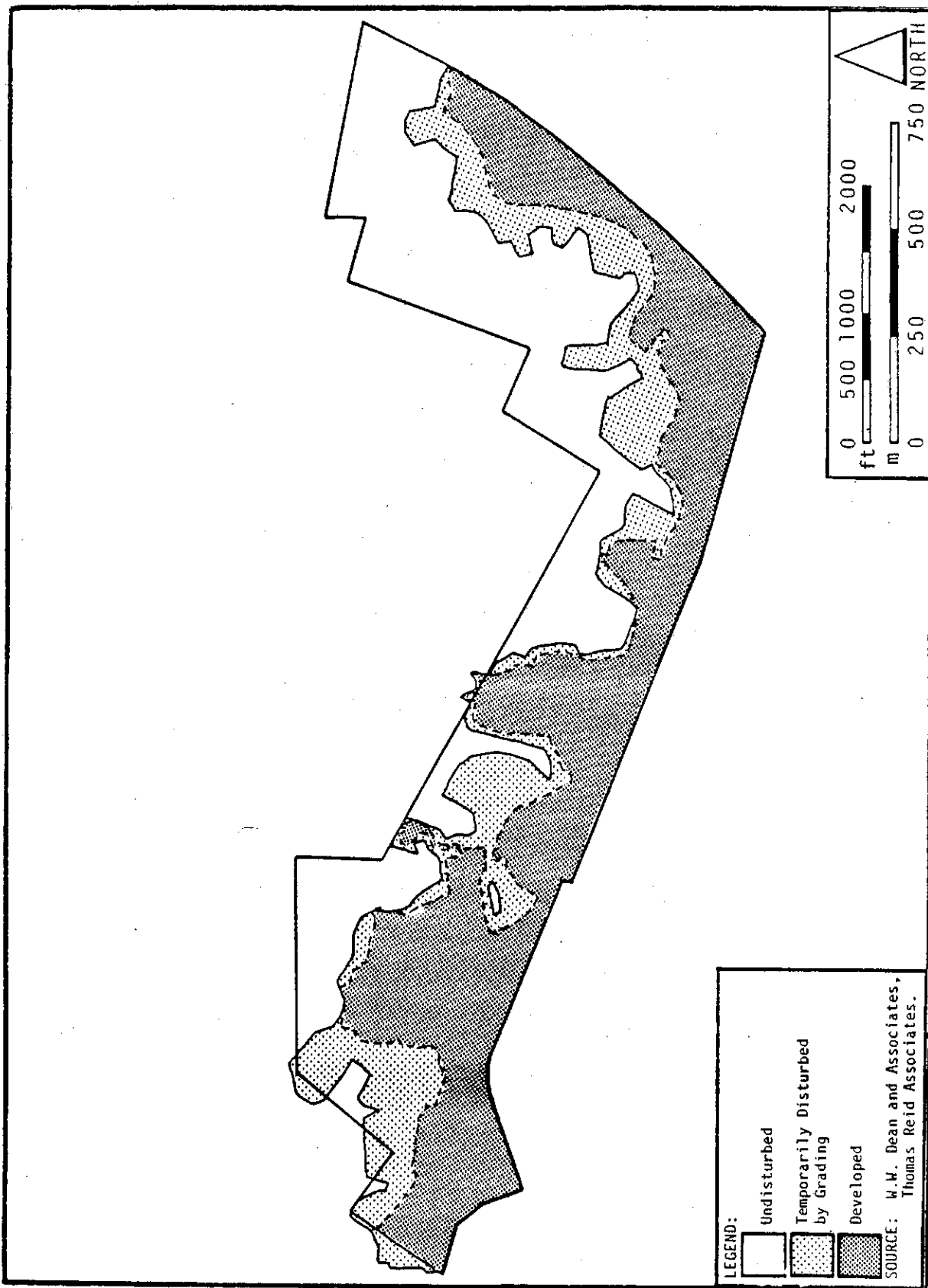
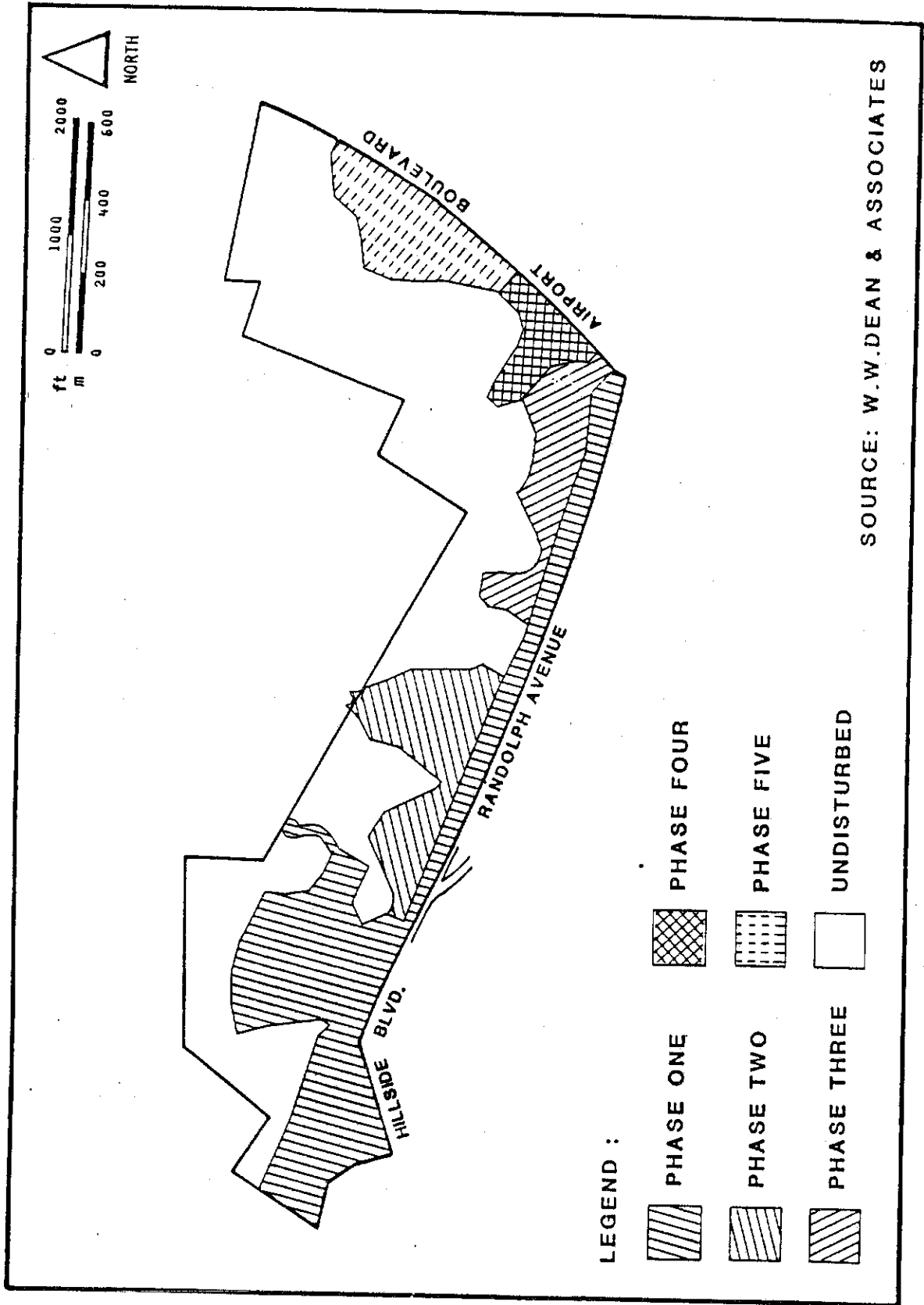


FIGURE 2-04 H, SOUTH SLOPE PROJECT
DEVELOPMENT PHASES



SOURCE: W.W.DEAN & ASSOCIATES

FIGURE 2-04 I, SOUTH SLOPE PROJECT
GRADING PHASES

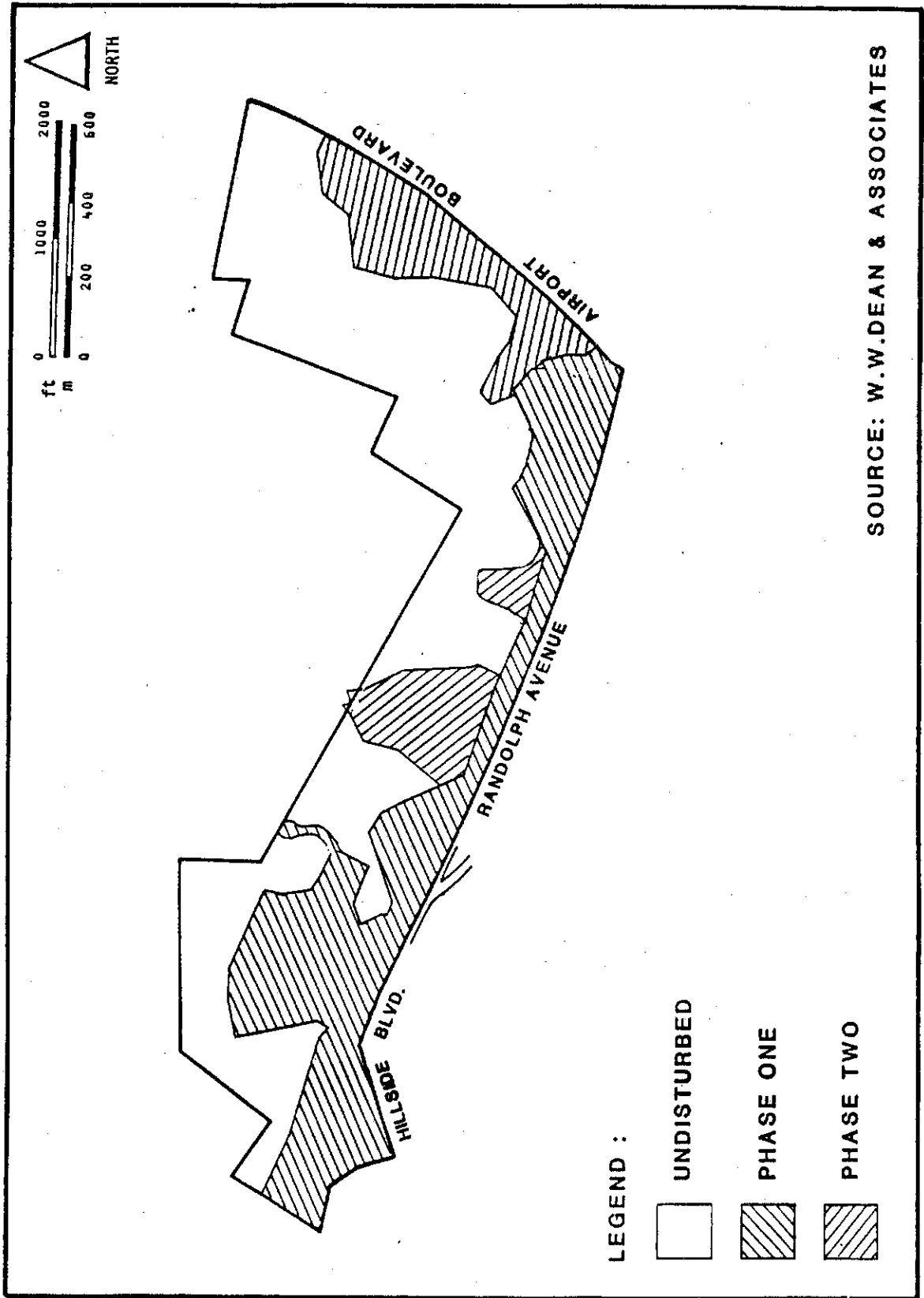


FIGURE 2-04 J, SOUTH SLOPE PROJECT
DEDICATION PHASING

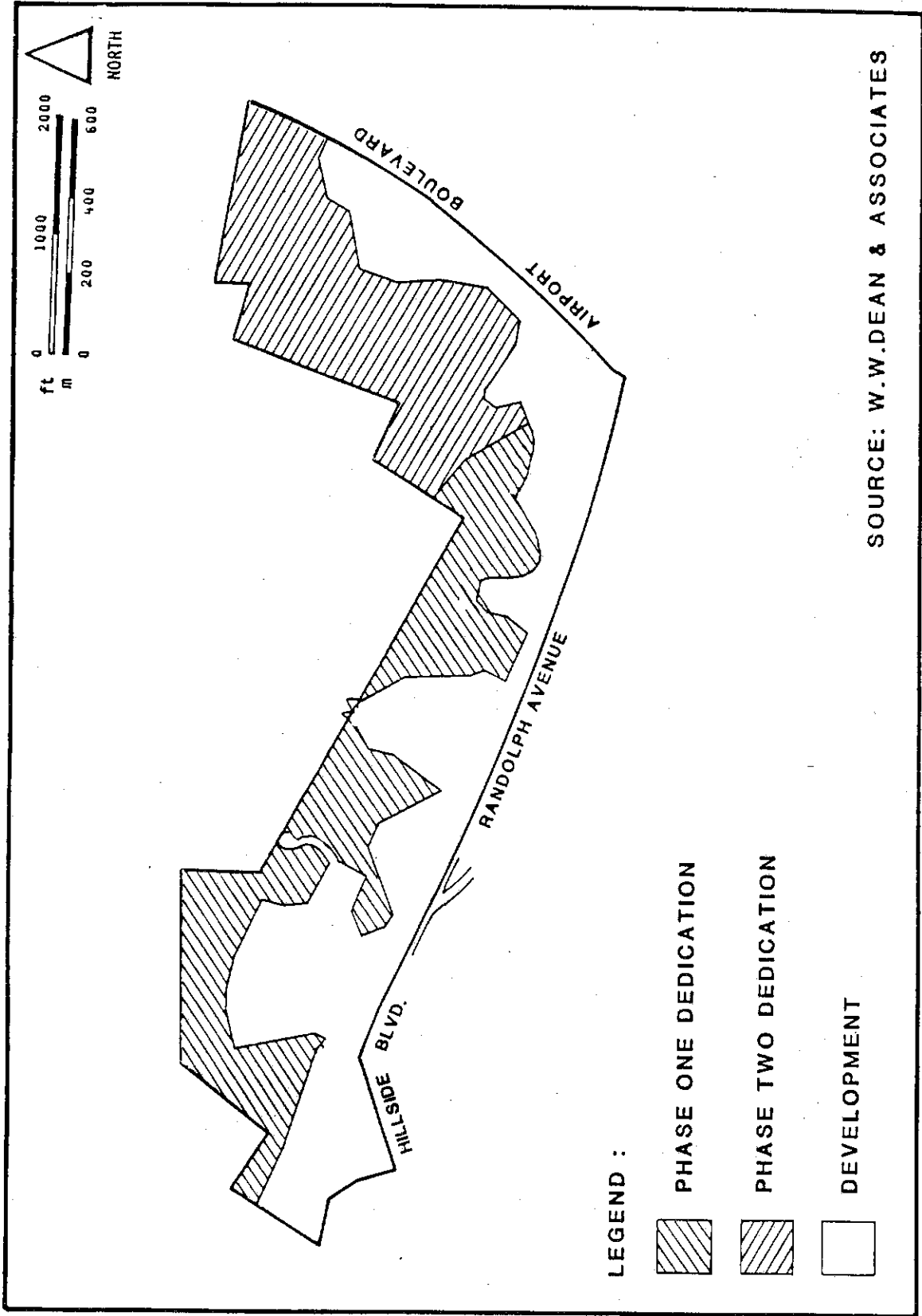


FIGURE 2-04 K
GENERAL LOCATION OF OFF-SITE ENHANCEMENT AREA



10/05/84

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FIGURE 2-04 L
DETAIL OF OFF-SITE ENHANCEMENT AREA



C

C

C

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

Planning Area: Southeast Ridge (2)

Administrative Parcel: County Park (05)

Location and description: The County Park is the largest parcel in the Southeast Ridge planning area; it comprises the entire ridge portion of the Southeast Ridge and reaches down into Buckeye Canyon (Figures 2-05 A-C). It has a varied flora, ranging from grassland on the south slope and ridgeline to brush and woodland on the north side.

Ownership: The entire parcel is owned by the County of San Mateo.

Project: The County has proposed a system of hiking trails in this portion of the Park which will be created out of existing fire roads modified for easier use. Other than these trails, which include vista points, no park facilities are proposed for this section of the park (Figure 2-05 F). Grading or minor disturbance activities required for the South Slope development will take place on 1.5 acres of County Park land. The temporarily graded areas will be reclaimed with native San Bruno Mountain plant species.

Status: This is a planned parcel.

Biological Issues: The Southeast Ridge portion of the County Park contains much of the prime Mission Blue and Callippe habitat (See Figures 2-05 D-E). The south-facing slopes in particular have abundant lupine, violet, and butterfly nectar plants. The area also houses several range limit and endemic plant species, and the rare plant Orthocarpus floribundus is expected but was not found during the Biological Study, 1980-81. In addition to the plants, this area of the park is habitat for the San Bruno Elfin Butterfly and the Bay Checkerspot butterfly, which was thought to be extinct on SBM, and several other species of plants and animals which frequent grassland and brush. On the north side, Buckeye Canyon supports a woodland habitat which is unique to San Bruno Mountain.

Impact: Since the proposed trails are to be created out of existing fire roads, there will not be a loss of habitat concurrent with trail construction. Impacts may be caused if realignment upgrading is required. Also, if this portion of the park is heavily patronized and people do not remain on trails, further impacts may be caused. Grading or minor disturbance activities for the South Slope project will disturb 1.5 acres of Mission Blue and Callippe Silverspot butterfly habitat located within the County Park parcel.

HCP Objectives -- Specific Conservation Needs: The County Park is intended to be used as a regional recreation area for the surrounding urban centers, inviting people to learn about the unique ecology of San Bruno Mountain. It will also serve as a way to preserve that ecology. Therefore, the HCP approach to the County Park is to conserve existing habitat by minimizing the effects of human encroachment. This will be achieved through minimal construction and limited access to particularly sensitive areas.

In order to conserve the habitat which exists in the park, careful consideration will have to be given to trail construction and use. In this section of the park, the adjustments necessary to make the trails useful to park patrons, i.e. turning steep trails into switchback trails, must be carefully considered before initiated; trails should not destroy large areas

of habitat, or disrupt areas heavily utilized by the butterflies of concern. In addition, the trails should avoid San Bruno Elfin and Bay Checkerspot habitat. Once the trails are in place park users should be made to keep within the trail boundaries. This could be achieved by posting signs which describe the unique ecology of the locale and require users to remain on the trails in order to help preserve that ecology. Sensitive areas should be monitored in order to assess impact; areas appearing to be heavily impacted will require stronger measures such as fencing or patrolling in order to prevent users from moving out into the unmarked grassland or brush areas.

The grading required for the South Slope project will be regulated by the strict construction provisions defined in the operating program for that project. These provisions include constructing a temporary habitat fence at the boundary between temporarily disturbed areas and undisturbed areas, posting signs along the fence which state the penalty for grading beyond the fenced areas, and the reclamation of all temporarily disturbed areas with native plants.

Operating Program

Obligations: The County of San Mateo has the following obligations:

1. Compliance with mitigation measures set forth in Sections (a), (b), and (c) of the Operating Program for Management Unit 2-05-01.
2. Compliance with the Planning Assistance requirements set forth in Sections (a), (b), and (c) of the Operating Program for Management Unit 2-05-01.
3. Participation in the regulatory provisions and funding program of the HCP.
4. Submit a final trail plan specifically denoting the trails that are to be realigned or upgraded to Plan Operator for approval.
5. Avoid any takings of the San Bruno Elfin and the Bay Checkerspot butterflies.
6. Obtain approvals of any changes in plans or other uses which would alter the current state of the parcel as required by Chapter Five (F) (4).

The Plan Operator has the following obligations:

1. Execution of Section (d) of the Operating Program for Management Unit 2-05-01.
2. Advice and direction to the County in their compliance with the Operating Program for Unit 2-05-01.
3. Timely response to County's submittal of plans which require Operator review and approval.
4. Assure that all construction provisions relating to the South Slope project are in affect in the temporarily graded areas within the County Park property.

Management Units:

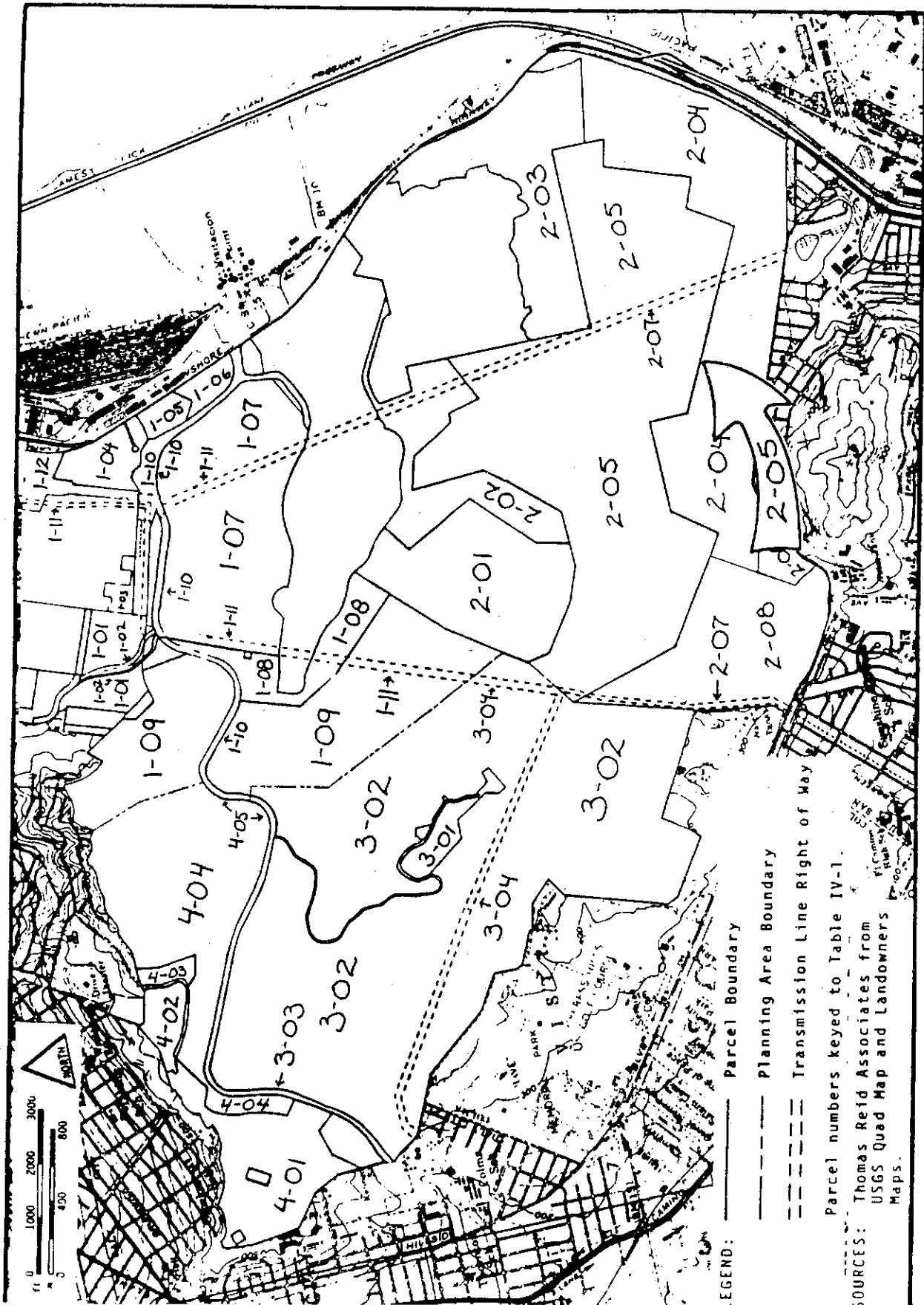
1. **2-05-01.** Management Unit 2-05-01 consists of this entire section of the park except the areas proposed for grading by the South Slope project.

- a. As necessary, modify trail plans to reflect areas deemed particularly

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

- sensitive, i.e. rich in butterfly habitat, heavily used by butterflies, containing rare plants, etc.
- b. During trail construction, post signs requiring patrons to remain on trails.
 - c. Monitor patronage use, if it appears that the open space is being heavily impacted by users not staying out of sensitive areas, construct fences or patrol trails to enforce park regulations.
 - d. At appropriate times of year, monitor plant and butterfly populations for major changes in distribution or size.
2. 2-05-02. Management Unit 2-05-02 consists of the lands to be graded for the South Slope project and reclaimed.
- a. The South Slope developer must erect a temporary fence at the boundary between the graded area and the undisturbed area.
 - b. Signs must be posted on fence which state the penalty for grading beyond the fence.
 - c. All graded land must be reclaimed with plant species approved by the Plan Operator.

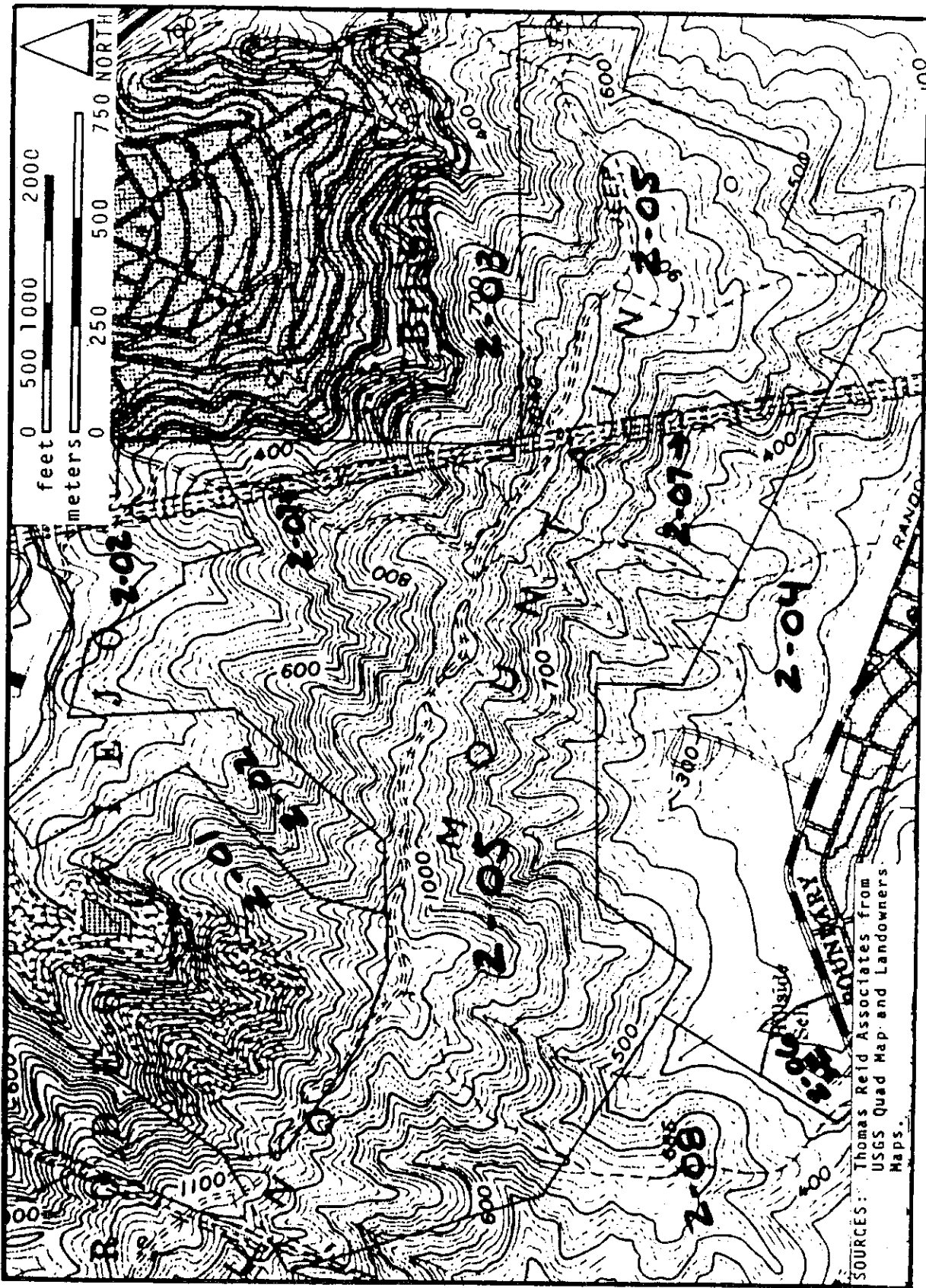
FIGURE 2-05 A, COUNTY PARK
PARCEL LOCATION



10/05/84

Parcel numbers keyed to Table IV-1.
SOURCES: Thomas Reid Associates from
USGS Quad Map and Landowners
Maps.

FIGURE 2-05 B, COUNTY PARK
PARCEL TOPOGRAPHY



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

FIGURE 2-05 D, COUNTY PARK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 2-05 E, COUNTY PARK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

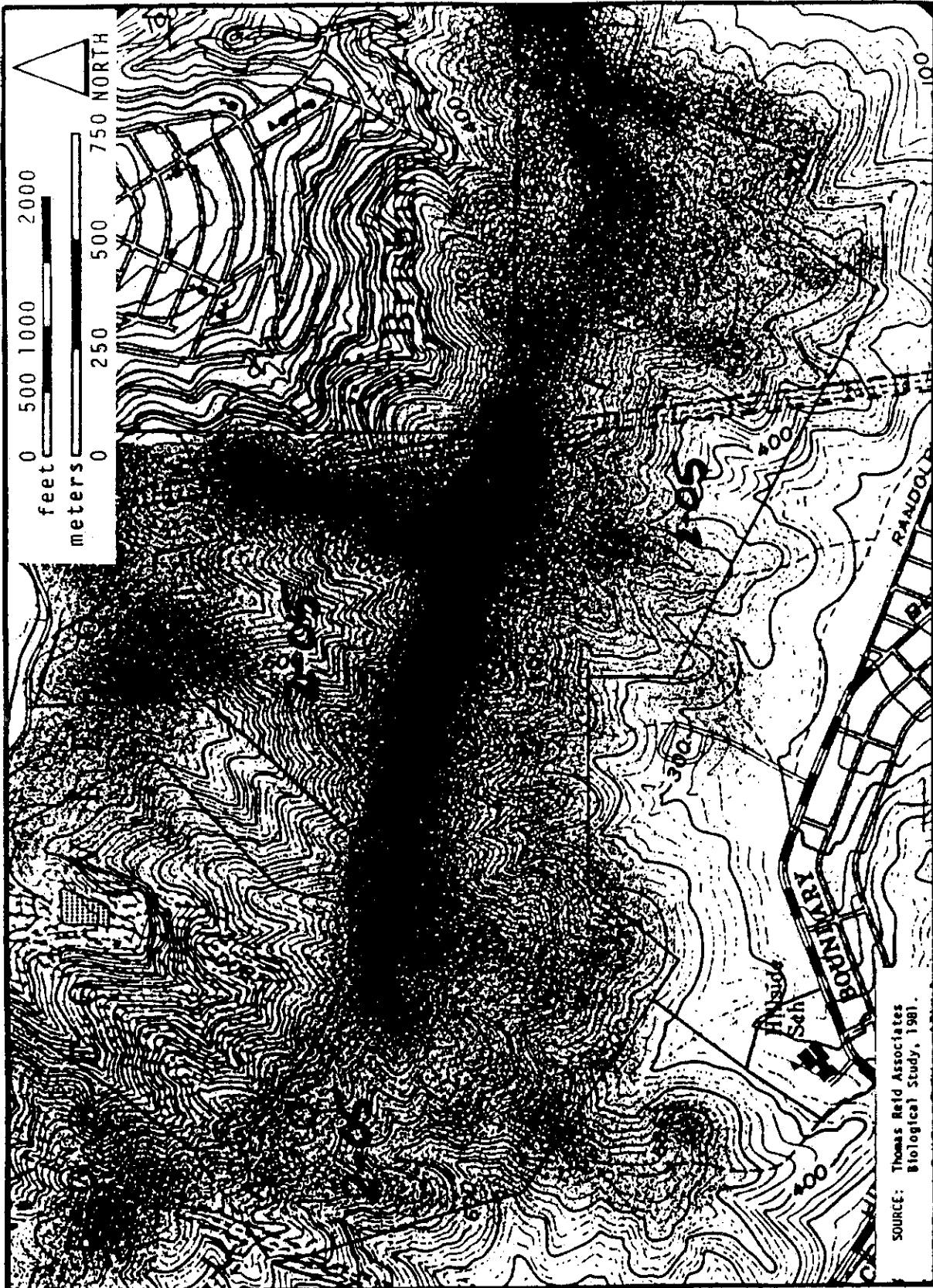
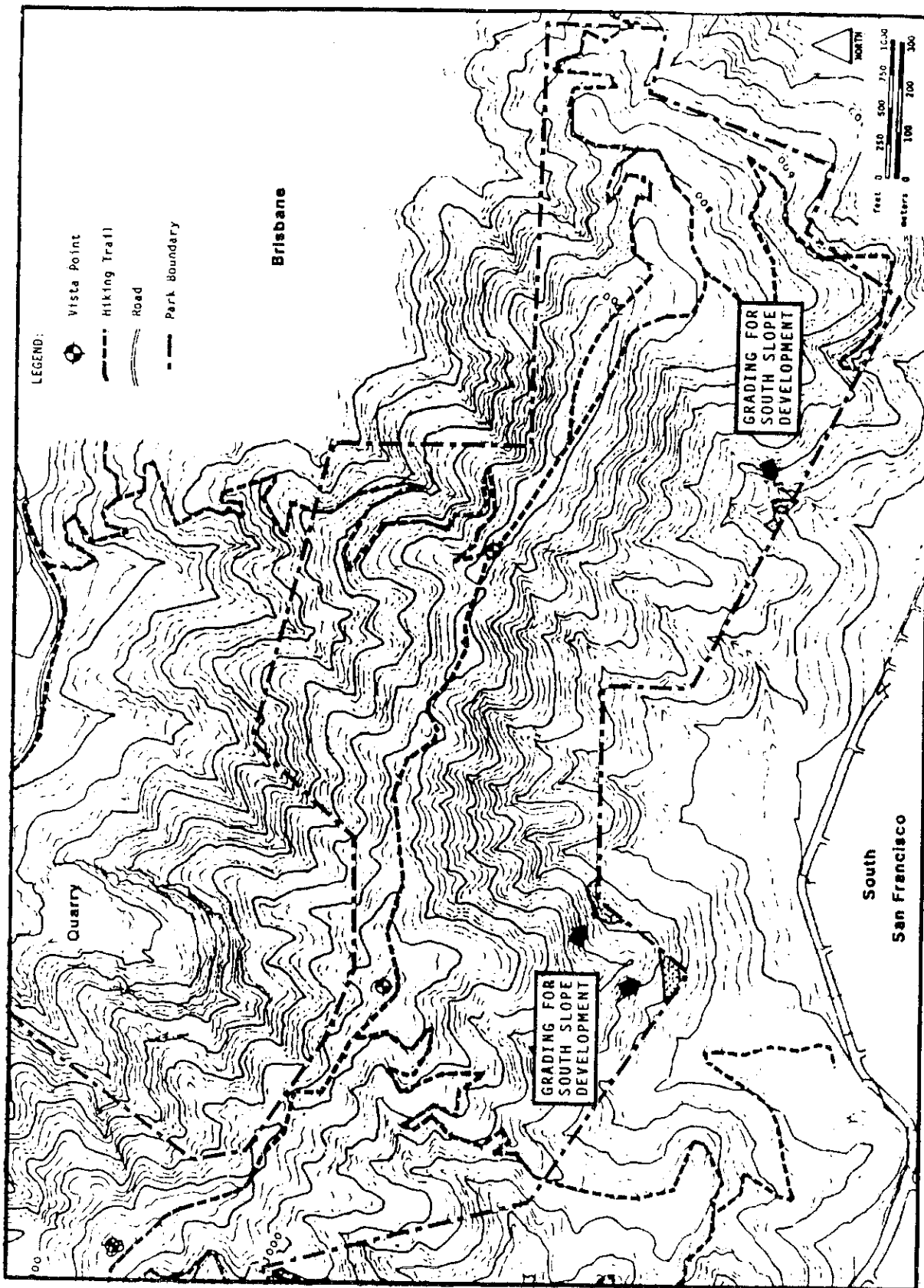


FIGURE 2-05 F, COUNTY PARK
DEVELOPMENT PLAN



SOURCES: Division of Parks and Recreation,
County of San Mateo;
Thomas Reid Associates.

C

C

C

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

Planning Area: Southeast Ridge (2)

Administrative Parcel: Hillside School (06)

Location and description: This parcel consists of the school grounds adjacent to Hillside Boulevard at the western edge of the South Slope Development. The majority of the site is developed with the school buildings and playing fields (See Figures 2-06 A-C).

Ownership: The parcel is owned by the South San Francisco Unified School District.

Project: The existing use as school grounds.

Status: This parcel is unplanned.

Biological Issues: Because most of this parcel has been developed, it contains only marginal habitat for the species of concern. The areas adjacent to the school, however, contain somewhat better butterfly habitat (See Figures 2-06 D-E). While future development of the school grounds may not remove butterfly habitat on the site, maintenance practices such as the application of pesticides may indirectly impact nearby habitat upslope.

Impact: Indeterminate

HCP Objectives -- Specific Conservation Needs: No other development has been proposed for this parcel, therefore treatment is not required. However, in order to insure the conservation of adjoining butterfly habitat, the South San Francisco Unified School District should notify the Plan Operator of current maintenance practices which may effect the species of concern, and of any future changes in these practices or in land use.

Operating Program

Obligations: The South San Francisco Unified School District has the following obligations:

1. Participation in the regulatory provisions of the HCP.
2. Notify the Plan Operator of current maintenance practices which may have a harmful effect on the species of concern, such as application of pesticides or herbicides.
3. Obtain approvals of any changes in plans or other uses which would alter the current state of the parcel as required by Chapter Five (F) (4).

The Plan Operator has the following obligations:

1. Timely response to SSFUSD's submittal of information which require Operator review and approval.

Management Units:

1. 2-06-01. This Management Unit contains the entire parcel.

FIGURE 2-06 A, HILLSIDE SCHOOL
PARCEL LOCATION

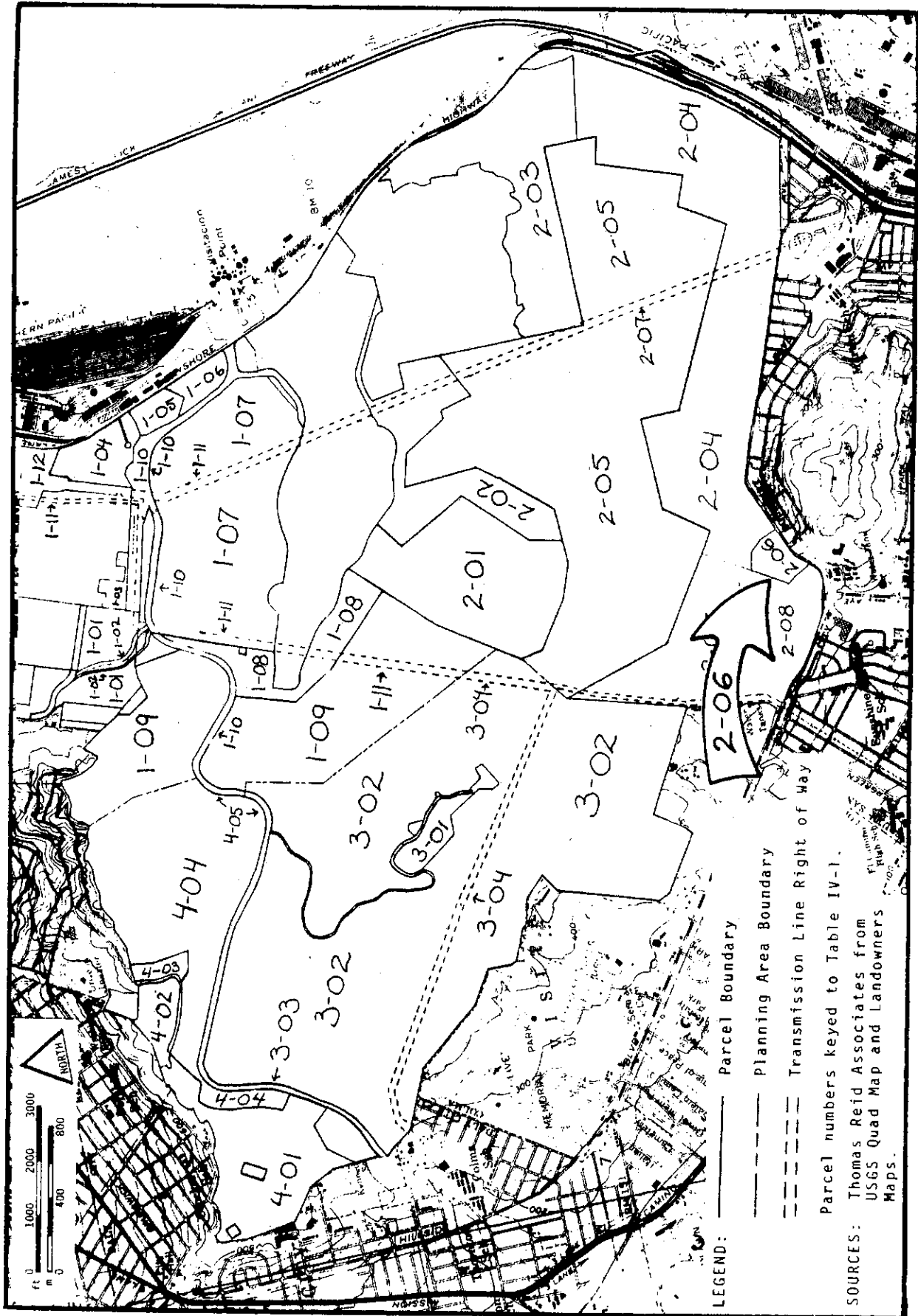


FIGURE 2-06 B, HILLSIDE SCHOOL
PARCEL TOPOGRAPHY

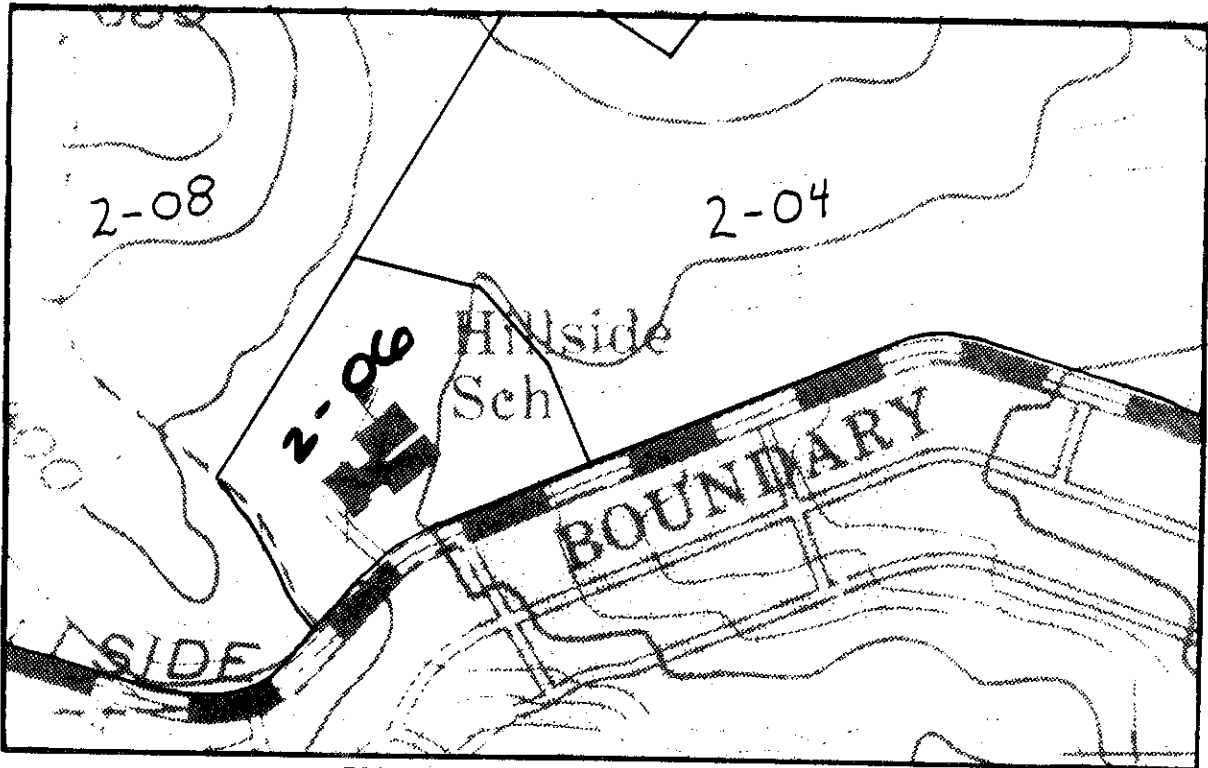
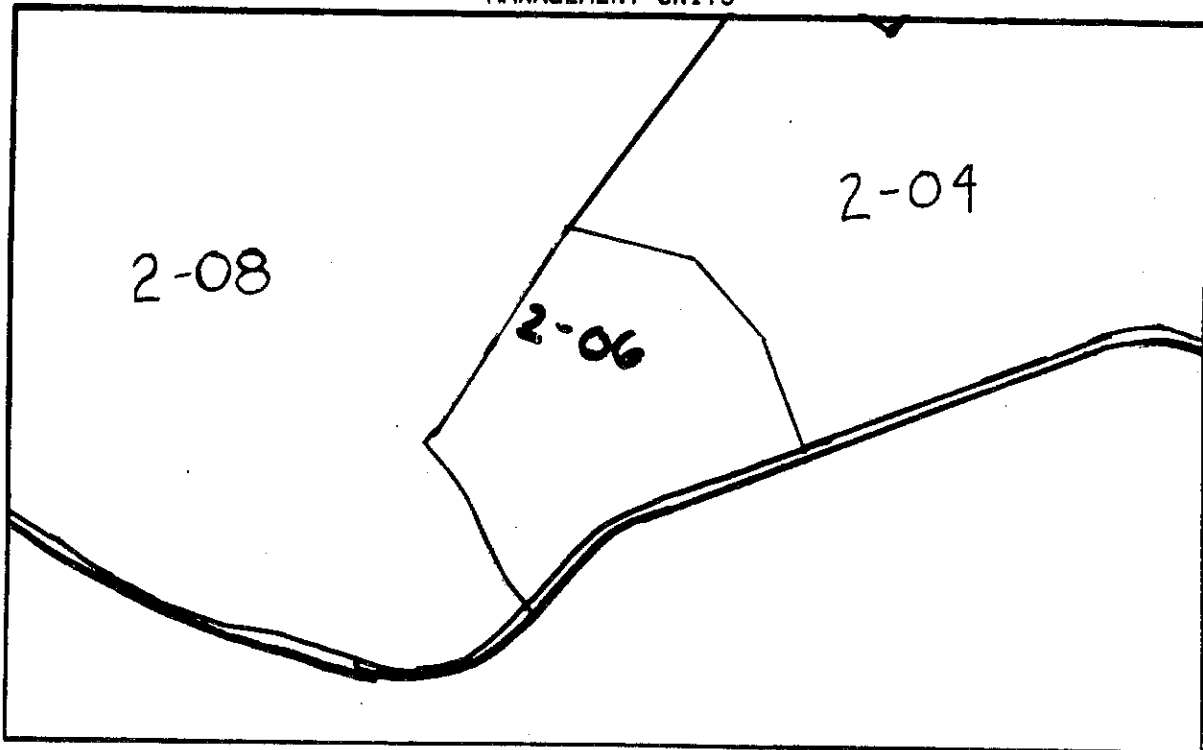


FIGURE 2-06 C, HILLSIDE SCHOOL
MANAGEMENT UNITS



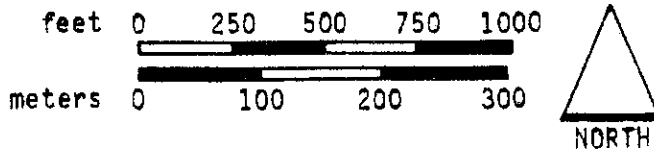
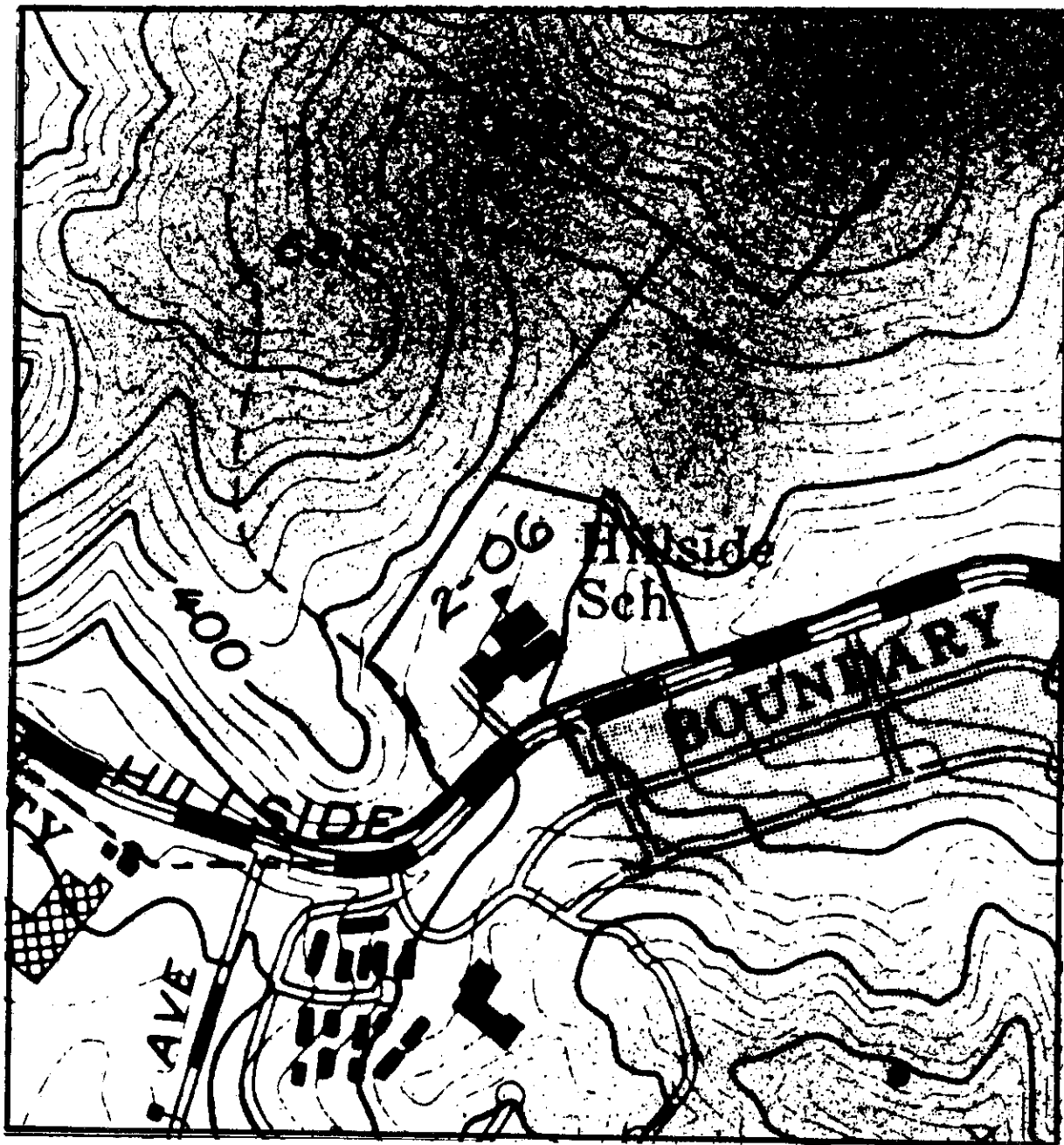
LEGEND: ——— Parcel Boundary
 - - - - - Planning Area Boundary
 = = = = = Transmission Line Right of Way
 Parcel numbers keyed to Table IV-1.

feet 0 250 500 750 1000
 meters 0 100 200 300



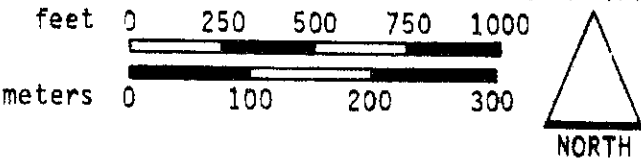
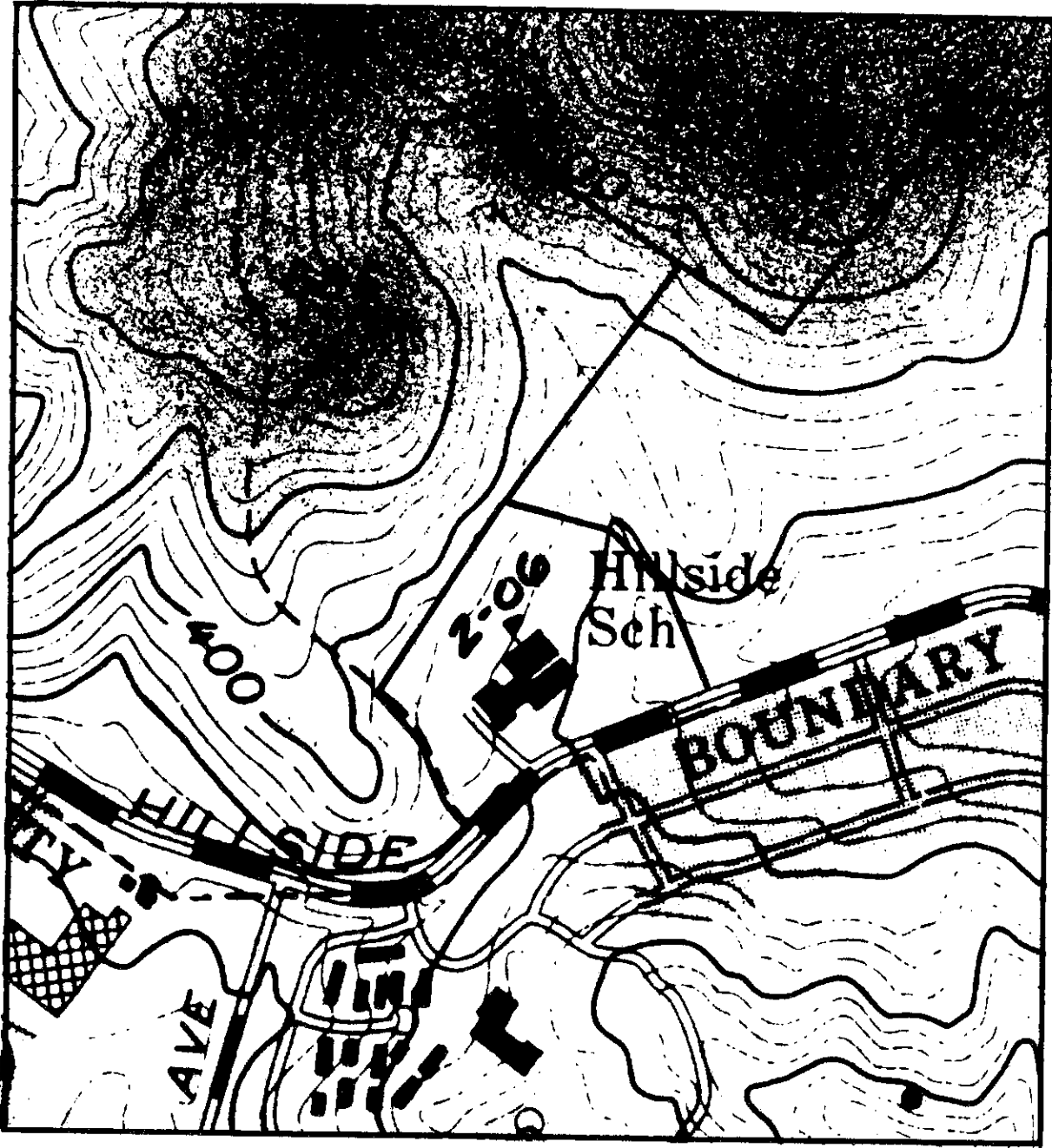
SOURCE: Thomas Reid Associates from
Assessors and Landowners Maps

FIGURE 2-06 D, HILLSIDE SCHOOL
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 2-06 E, HILLSIDE SCHOOL
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.



Planning Area: Southeast Ridge (2)

Administrative Parcel: Transmission and Gas Lines (07)

Location and description: The two transmission line corridors which cross the Guadalupe Hills continue across the industrial park and into the Southeast Ridge Planning Area. One, which PG&E calls the eastern utility corridor, enters the Southeast Ridge immediately east of Buckeye Canyon, continues up and over the main ridge and on into South San Francisco. It crosses the Owl/Buckeye, County Park and South Slope Administrative Parcels. This corridor contains all of the lines which supply electricity to San Francisco except for one; they are called the Standard 60 kV, Sierra 115 kV and San Francisco 115 kV lines. In addition, the eastern corridor contains a gas transmission line (line 101). See Figures 2-07 A-C and F.

The other transmission utility corridor, known as the western corridor, just barely enters the planning area. It borders the western edge of the Juncus Ravine parcel and continues out into South San Francisco. Electric lines within this corridor are the Jefferson-Martin 60 kV and the Martin-Daly City 115 kV. Gas transmission line 132 is also included in this corridor.

Ownership: Pacific Gas and Electric (PG&E) has a utility easement through the parcels that the transmission lines cross.

Project: According to PG&E "the electric line facilities on San Bruno Mountain are a vital link between PG&E's generating stations and other sources of electric energy and the 650,000 residents of San Francisco. The Company's generating stations in the City lack the capacity to serve the City's peak loads. Thus, these lines are needed to bring electric power from other areas during peak periods to supplement the generation units in the city. In addition to serving its own customers, PG&E's transmission lines across San Bruno Mountain carry power from the City and County of San Francisco's Hetch Hetchy System. Thus, the City's police and Fire departments, traffic signals, emergency medical facilities and its Municipal Railway are dependent on these facilities for their operation" (PG&E comm. 6/28/82). Gas lines on the Mountain have similar importance. During emergency situations, PG&E may be allowed to act without a Section 10(a) permit as authorized by federal regulations.

Currently the primary activity which takes place along the utility corridors is routine maintenance of the existing lines. According to PG&E "routine maintenance of these (the eastern) lines consists of tower painting by hand when needed and patrolling by vehicle on an annual basis. Emergency unscheduled maintenance includes inspection after line failures and repairing damage to tower lines. The most frequent repair activity is replacing insulators. Other activities include replacing or repairing conductors and controlling erosion around tower footings". Towers within the western corridor "are routinely scheduled for insulator washing and wiping. Washing is done from vehicles using clear water. Wiping is done by crews on foot. Other scheduled maintenance includes an annual inspection by vehicle and repainting towers where necessary. Emergency unscheduled maintenance is the same as for the eastern corridor" (PG&E, corr. 6/28/82).

Future activities taking place within both utility corridors include upgrading the existing lines to meet additional demands. Upgrading "includes

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

stringing conductors on the vacant position of the Jefferson-Martin 60 kV tower line, converting existing 60 kV circuits to 115 kV, and reconductoring and rebuilding existing lines. These activities will occur within existing rights of way and require the use of existing roads. The actual area of construction will be limited to tower sites for the most part" (PG&E, corr. 6/28/82).

According to PG&E the gas lines require routine monthly inspection. This activity is done on foot. Every three to five years the lines have to be cleared of brush overgrowth so that foot inspections can proceed unhindered. This activity will be done under the supervision of the Plan Operator so that disturbance to species of concern is avoided.

Gas lines are usually wrapped to prevent corrosion from taking place. Two portions portions of the gas lines located in the Southeast Ridge Planning area are unwrapped and therefore must be replaced in the near future. The process of replacing the lines is as follows: a trench 30 to 40 foot across is dug, the pipe is replaced, the trench is filled, and the disturbed area is revegetated.

Electric distribution lines will need to be expanded into the area when development of residential units, such as will occur under the plan, takes place.

In addition to the above activities there are often unforeseen requirements for adding new gas and electric distribution facilities to some areas on the Mountain. In such cases PG&E must notify the Plan Operator of its proposed activity (i.e., give the Habitat Manager detailed drawings of the areas where the activities will take place). The Plan Operator can then review the proposed project and suggest modifications if necessary. The Plan Operator should review the project within 30 days.

Status: This is a planned parcel.

Biological Issues: In the Southeast Ridge area, butterfly habitat exists in and adjacent to both transmission and Gas line easements (See Figures 2-07 D-E).

Impact: Current maintenance practices do not appear to pose a significant impact to the species of concern. Minor disturbance to existing habitat may take place during routine maintenance or future upgrading activities on the electrical transmission lines. Major disturbance to existing habitat would take place when the gas pipeline is replaced.

PG&E's major impact with regard to the species of concern in the Southeast Ridge Planning area is the requirement that they be allowed to replace these unwrapped portions of their gas lines. One line is located within the easement area of the western most transmission line (Main 132). This line would take less than 3 months to replace. Approximately 4.5 acres of land would be temporarily disturbed by this activity, and would result in the destruction of habitat of .01% of the Mission Blue and .007% of the Callippe populations. This destruction would take place in one season. The specific time of replacement is currently not known, but the last corrosion survey indicated a potential problem. Additional surveys will be done in the near future to determine the exact nature of the problem. Unwrapped portions

of gas line 132 are also included in the Radio Ridge planning area; the impact discussion above is based on the replacement of the unwrapped portion of the entire pipeline in both planning areas.

Another unwrapped portion of gas pipe occurs in the eastern most transmission line easement. PG&E indicated that this pipe would not have to be replaced before 1988, well after most of the other development related disturbance on the Mountain has taken place. The area of disturbance caused by this line replacement is about 6.4 acres, and the destruction of the insect is estimated to be .36% of the population of the Mission Blue and 1.3% of the Callippe. Again, this would take place in one season.

HCP Objectives — Specific Conservation Needs: Transmission and Gas Line corridors currently provide suitable habitat for the butterflies of concern, therefore no habitat modification techniques are necessary at the present time. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails). Human or mechanical encroachment in habitat areas during PG&E utility maintenance activities should be minimized. If new disturbance is foreseen, PG&E maintenance personnel should consult with the Habitat Manager to avoid particularly sensitive areas. During emergency situations (i.e. power failures) this may not be possible. Disturbed areas should be revegetated with Plan Operator approved species. PG&E will be advised as where to obtain the recommended species.

Operating Program

Obligations: PG&E has the following obligations:

1. Compliance with the mitigation measures set forth for Management Unit 2-07-01.
2. Participation in the regulatory provisions of the HCP.
3. Submit a detailed access and maintenance plan to the Plan Operator.
4. Obtain approvals of any changes in land use or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).
5. Under non-emergency situations notify the Plan Operator of all maintenance activities which may encroach into the conserved habitat area. Routine line patrols which will not impact conserved habitat are excluded from this notification requirement.
6. If unforeseen requirements for adding new gas and electric distribution facilities arise, notify the Plan Operator of the proposed activity and give the Habitat Manager a detailed drawing of the areas where the activities will take place. Incorporate Plan Operator suggested design changes into proposed project.

The Plan Operator has the following obligations:

1. Respond to PG&E's submittal of information which require Operator review and approval within 10 working days.
2. Advise PG&E where to obtain recommended species for revegetation of disturbed areas.
3. Work with PG&E's Northern San Mateo County District Office to determine the appropriate habitat treatment for the utility corridors.
4. Contact PG&E's San Francisco Division Land Supervisor each

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

January to obtain a schedule of their gas and electric operation and maintenance activities for the upcoming year.

5. Review detailed drawings for unforeseen activities relating to the addition of new gas and electric distribution facilities within 30 days. If necessary suggest modifications to reduce impacts on conserved habitat.

Management Units:

1. 2-07-01. This Management Unit contains all of the Transmission and Gas line corridors in the Southeast Ridge Planning Area.
 - a. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails).
 - b. New disturbance to conserved habitat should be minimized.
 - c. PG&E maintenance personnel should consult with the Habitat Manager so that any new disturbance can avoid particularly sensitive habitat areas. During emergency situations (i.e. power failures) this may not be possible.
 - d. Disturbed areas should be revegetated with plant species approved by the Plan Operator.

FIGURE 2-07 A, TRANSMISSION AND GAS LINES
PARCEL LOCATION

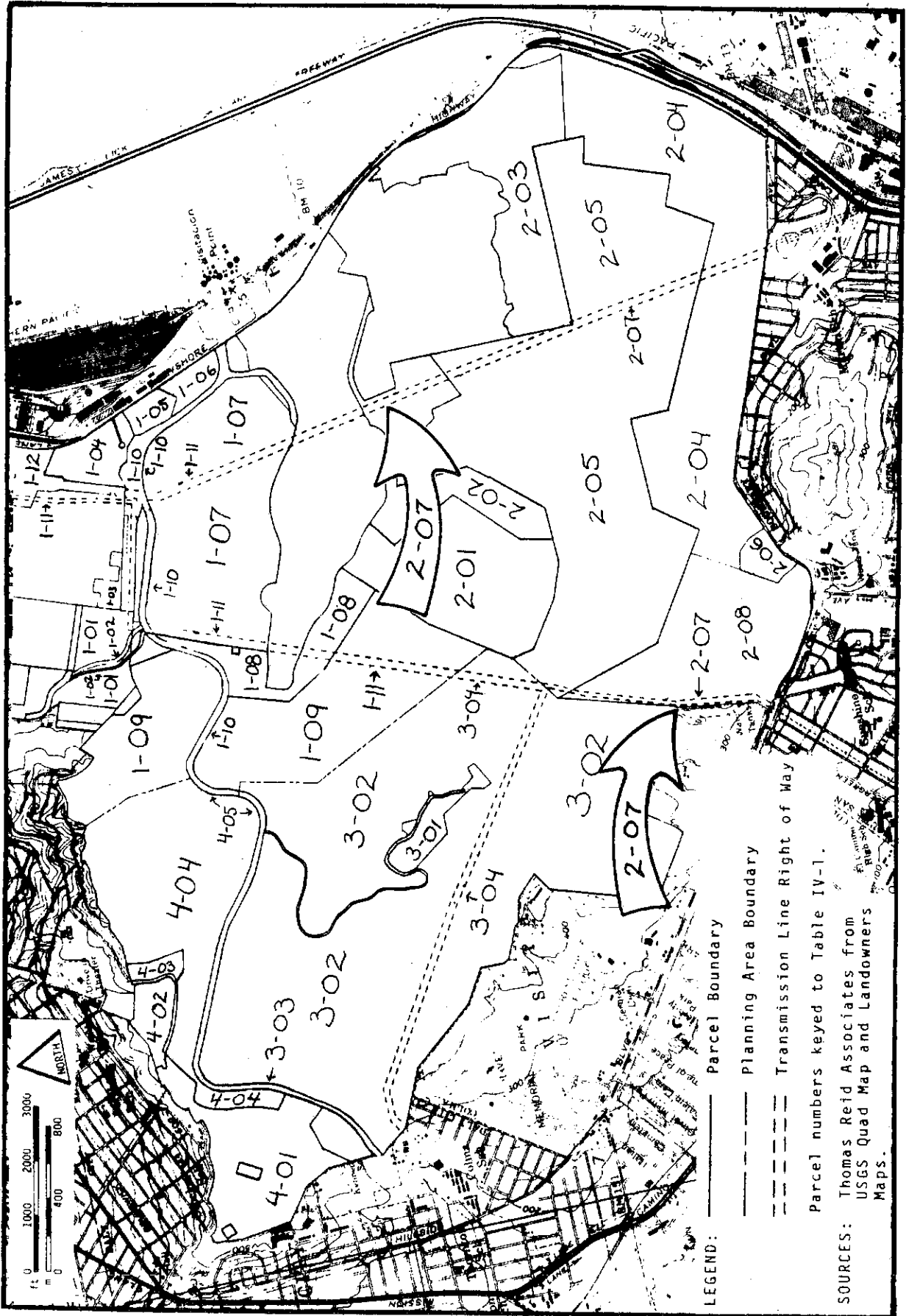


FIGURE 2-07 B, TRANSMISSION AND GAS LINES
PARCEL TOPOGRAPHY

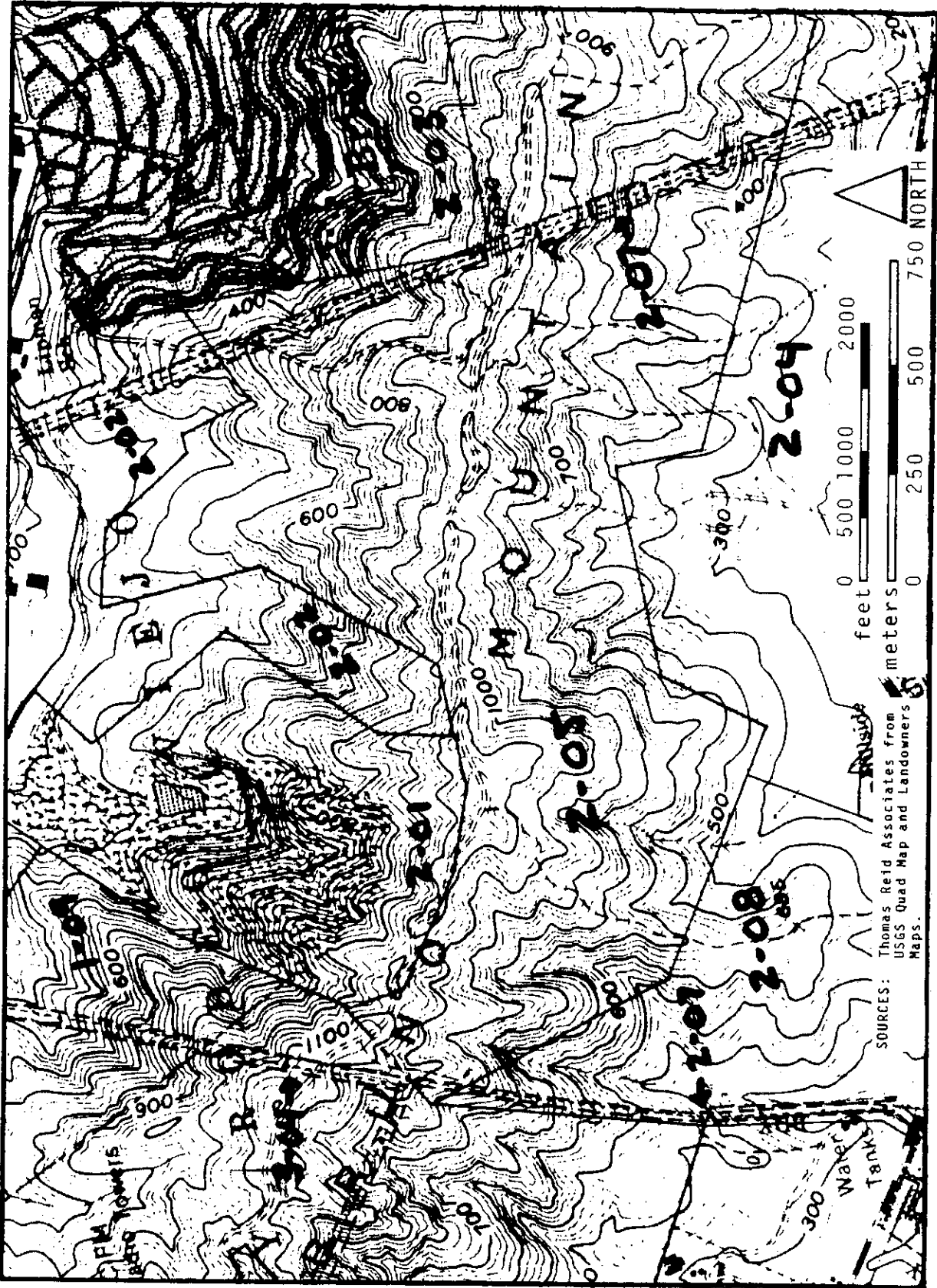


FIGURE 2-07 C, TRANSMISSION AND GAS LINES
MANAGEMENT UNITS

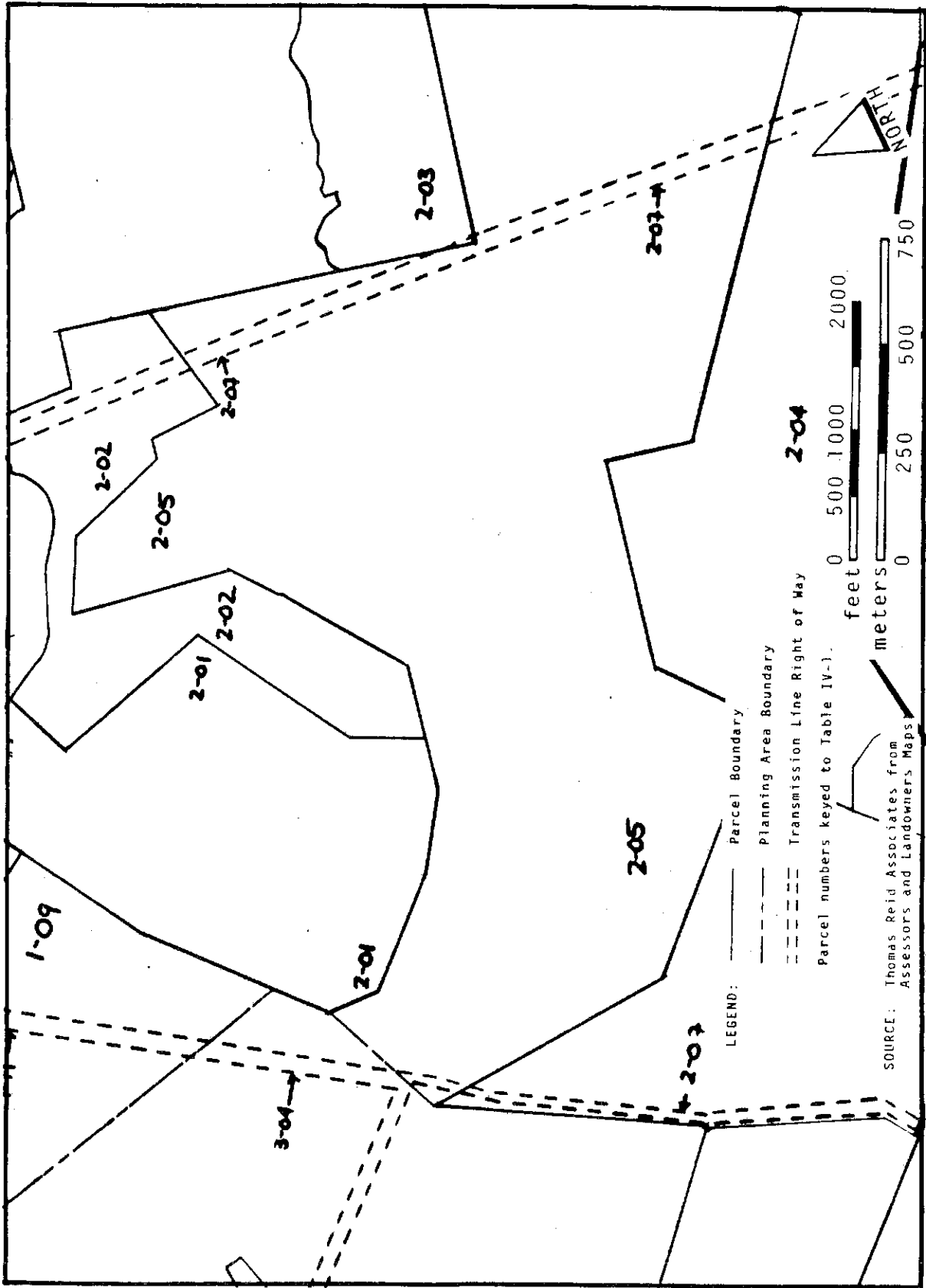


FIGURE 2-07 D, TRANSMISSION AND GAS LINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 2-07 E, TRANSMISSION AND GAS LINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

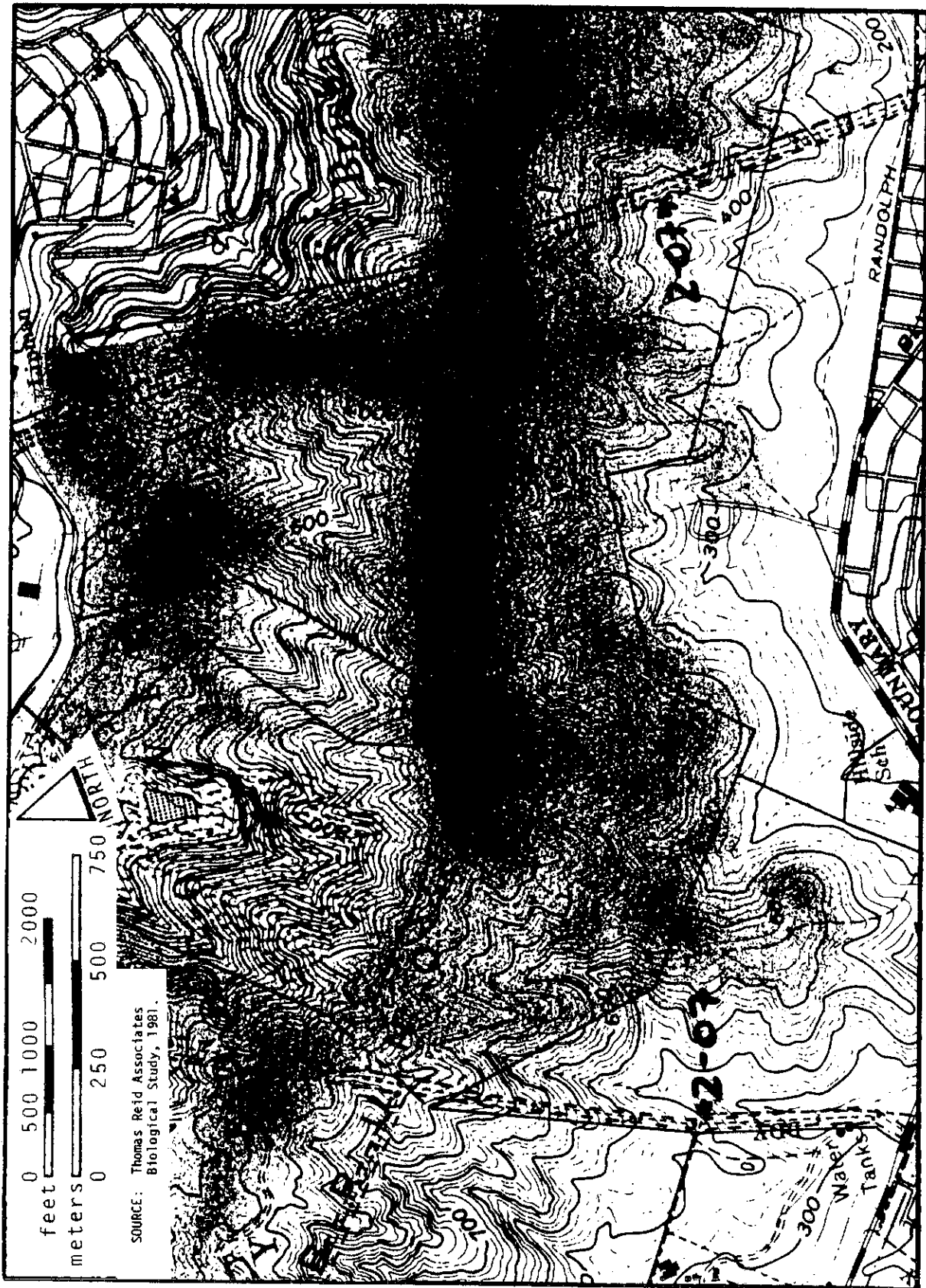
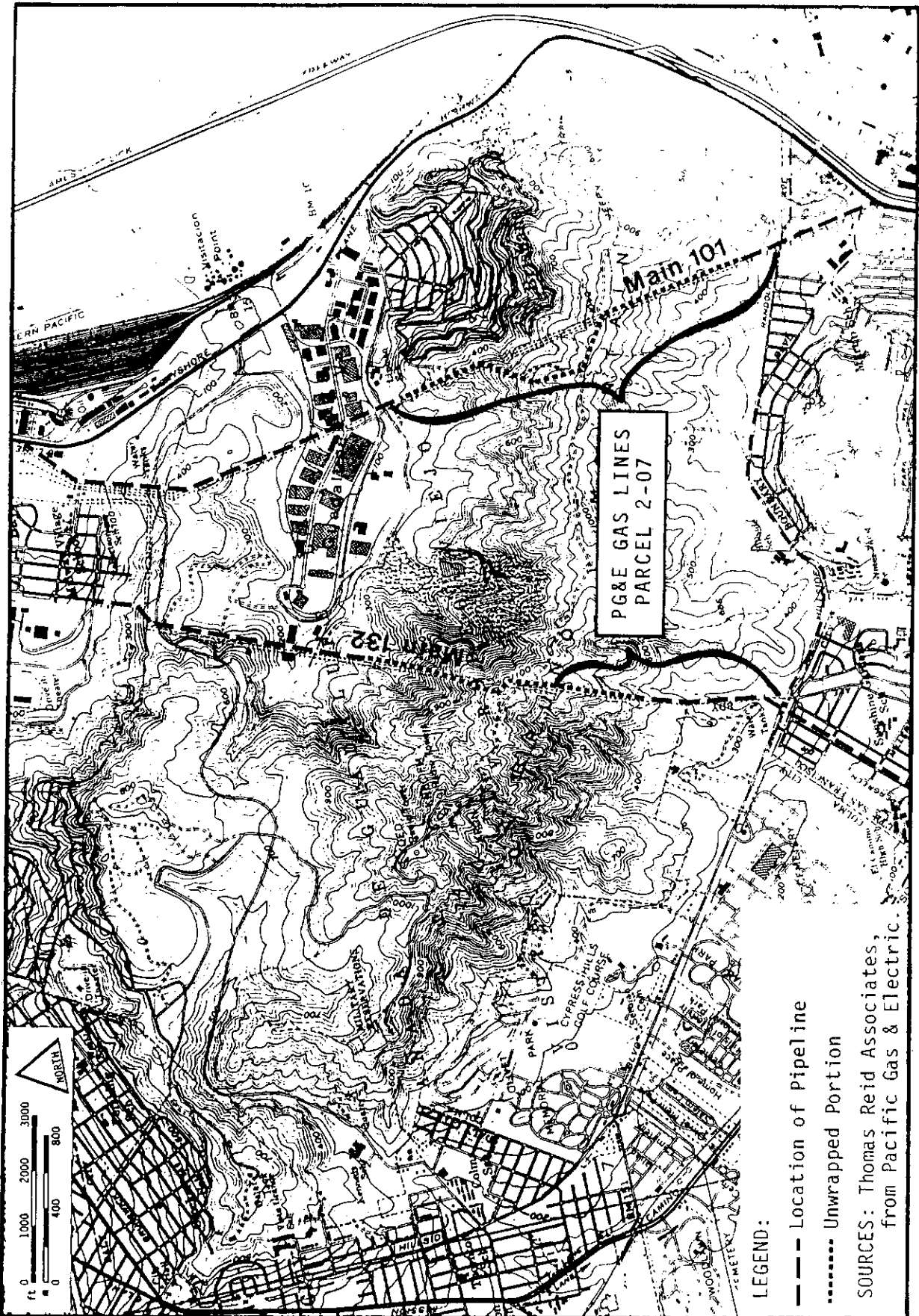


FIGURE 2-07 F, TRANSMISSION AND GAS LINES
GAS LINES



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ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

Planning Area: Southeast Ridge (2)

Administrative Parcel: Juncus Ravine (08)

Location and description: Juncus Ravine is adjacent to the western borders of the South Slope and Hillside School parcels, with Hillside Boulevard on the south side and County park lands to the north. It is located at the interface of the thick brush on the eastern portion of the Mountain and the grassland on the western side (Figures 2-08 A-C). The area itself is primarily grassland, but is being invaded by brush.

Ownership: This parcel is owned by Visitacion Associates.

Project: This parcel is to be dedicated as conserved habitat. Approximately 1.5 acres of land will be temporarily graded by the developer of the South Slope project. This area will be reclaimed with native San Bruno Mountain plant species.

Status: This is a planned parcel. Visitacion Associates will dedicate this parcel to the public for park and open space once development in the South Slope area is assured.

Biological Issues: This area serves as habitat for both the Mission Blue and Callippe (See Figures 2-08 D-E). It also provides habitat important to other plants and animals found on the Mountain--the upper slopes in particular, as they have been subject to less disturbance than the lower slopes.

Impact: The grading required for the South Slope project will disturb 1.5 acres of grassland habitat.

HCP Objectives -- Specific Conservation Needs: At present, the area should be maintained as open space.

The grading required for the South Slope project will be regulated by the strict construction provisions defined in the operating program for that project. These provisions include constructing a temporary habitat fence at the boundary between temporarily disturbed areas and undisturbed areas, posting signs along the fence which state the penalty for grading beyond the fenced areas, and the reclamation of all temporarily disturbed areas with native plants.

Operating Program

Obligations: Visitacion Associates has the following obligations:

1. Prior to any construction within Administrative Parcel 2-04, the Landowner shall provide for the following:

- a. Dedication of Conserved Habitat. The Landowner shall agree to dedicate to the public all lands within Administrative Parcel 2-08. Said dedication shall be offered by the Landowner at the time of approval of the final subdivision map on the last undeveloped portion of Parcel 2-04 and shall be accepted by the County upon completion of reclamation activities within Management Unit 2-08-02 and Parcel

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

2-04 as determined by the appropriate inspector.

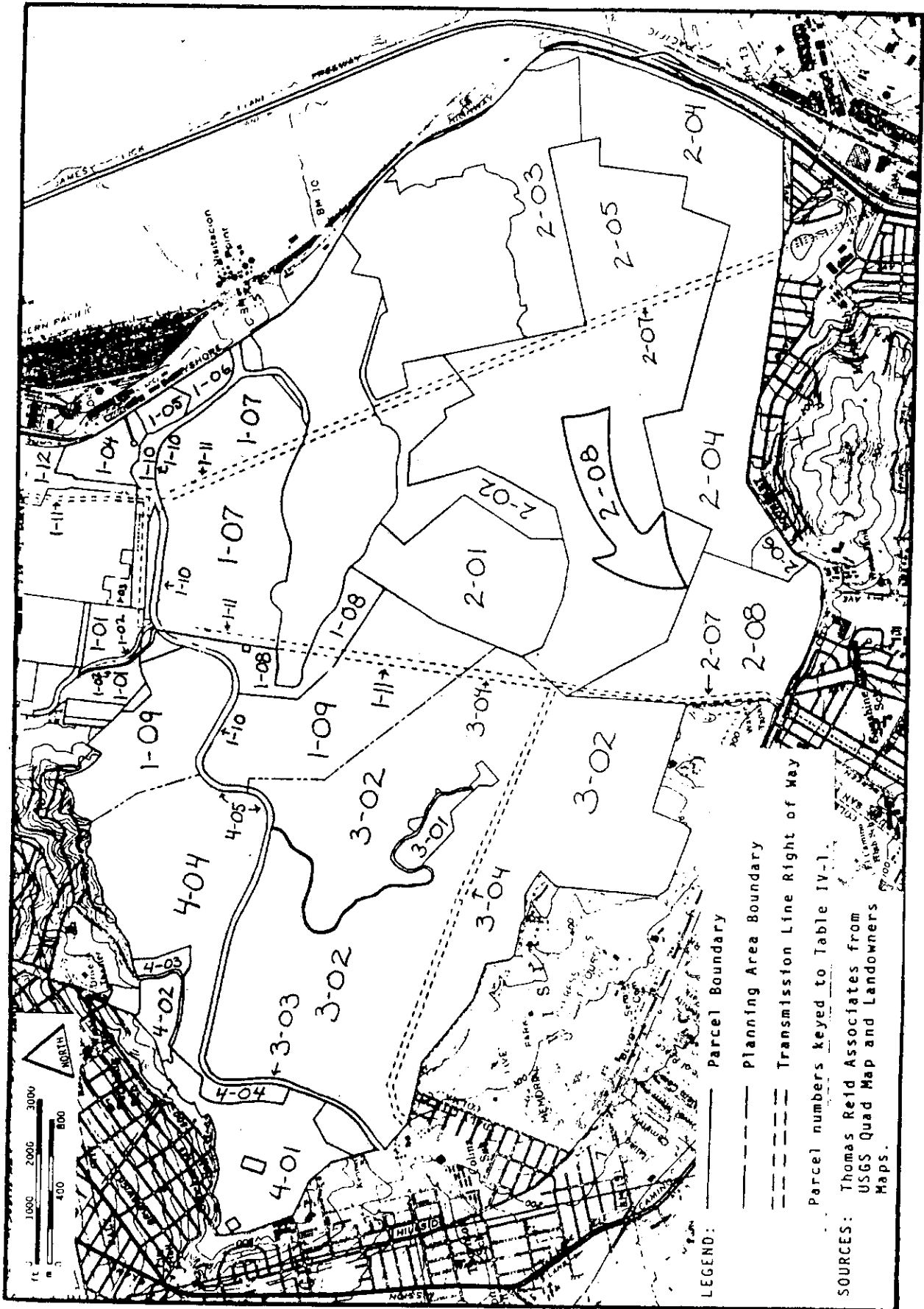
The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 2-08;
2. Accept dedications of Conserved Habitat within Administrative Parcel 2-08.
3. Assure that all construction provisions relating to the South Slope project are in affect in the temporarily graded areas within the Juncus Ravine property.

Management Units:

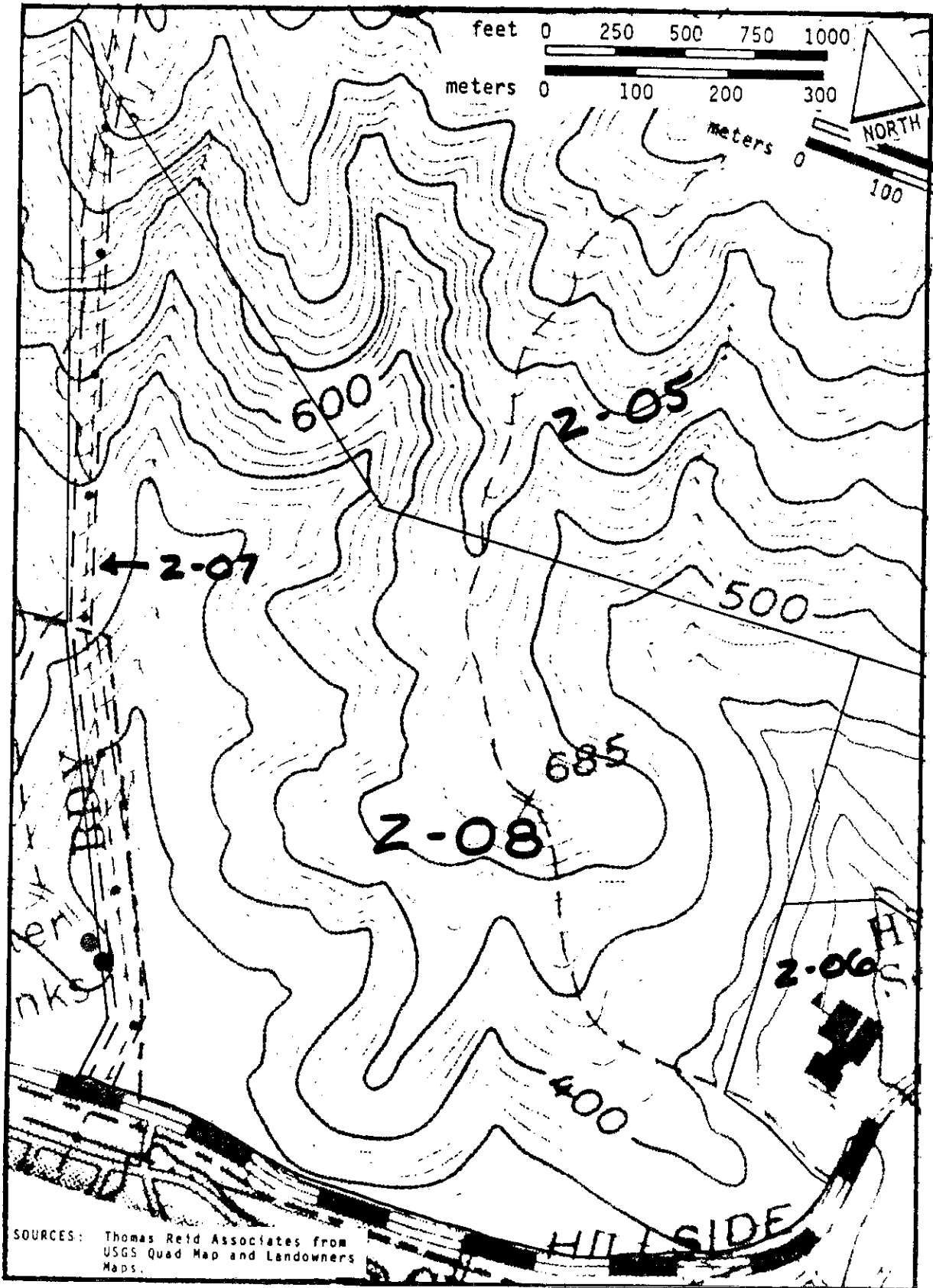
1. **2-08-01.** The unit comprises the whole parcel except for the 1.5 acres to be graded for the South Slope project.
2. **2-08-02.** Management Unit 2-08-02 consists of the lands to be graded for the South Slope project and reclaimed.
 - a. The South Slope developer must erect a temporary fence at the boundary between the graded area and the undisturbed area.
 - b. Signs must be posted on fence which state the penalty for grading beyond the fence.
 - c. All graded land must be reclaimed with plant species approved by the Plan Operator.

FIGURE 2-08 A, JUNCUS RAVINE
PARCEL LOCATION



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FIGURE 2-08 B, JUNCUS RAVINE
PARCEL TOPOGRAPHY



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FIGURE 2-08 C, JUNCUS RAVINE
MANAGEMENT UNITS

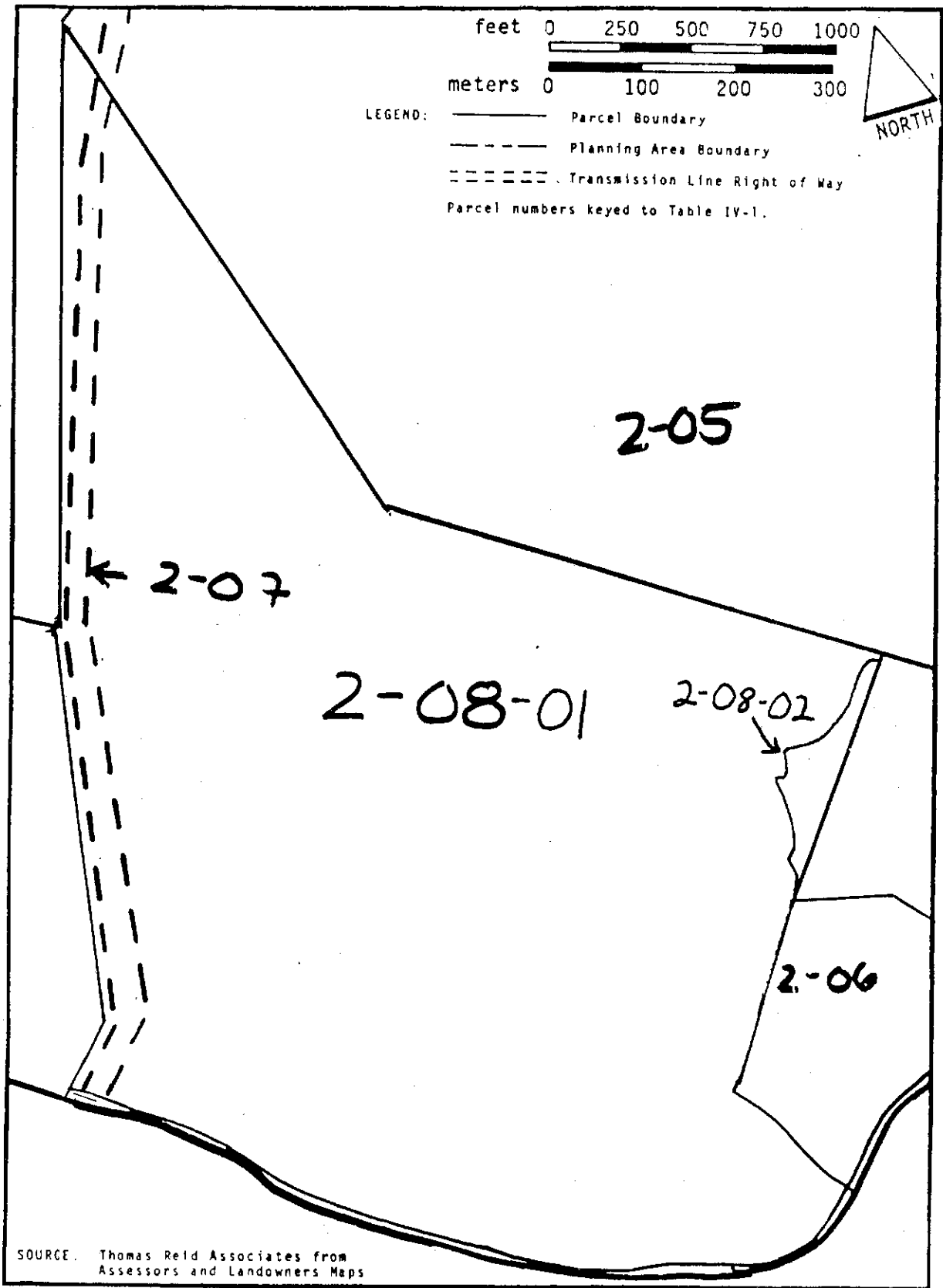


FIGURE 2-08 D, JUNCUS RAVINE
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

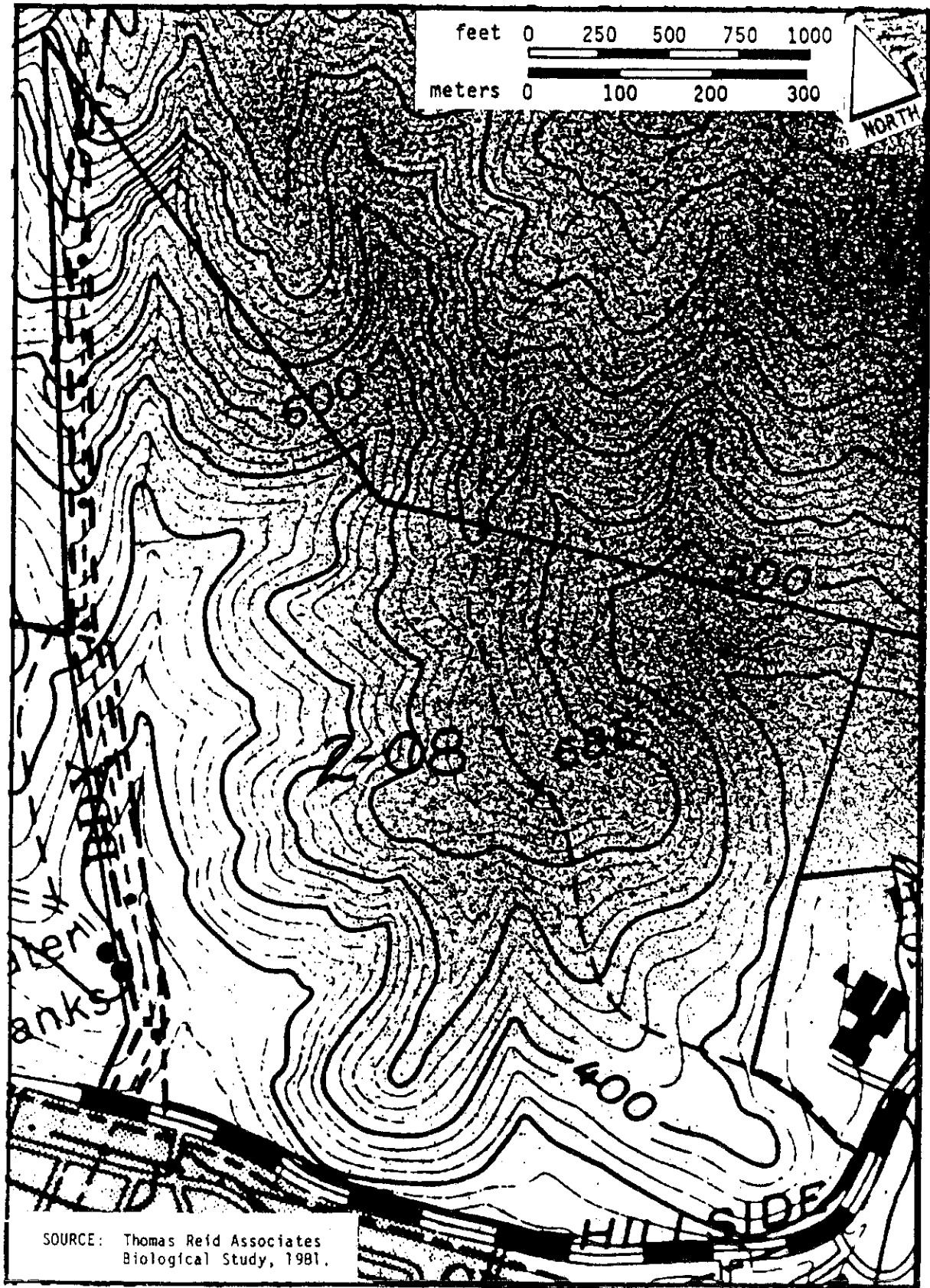
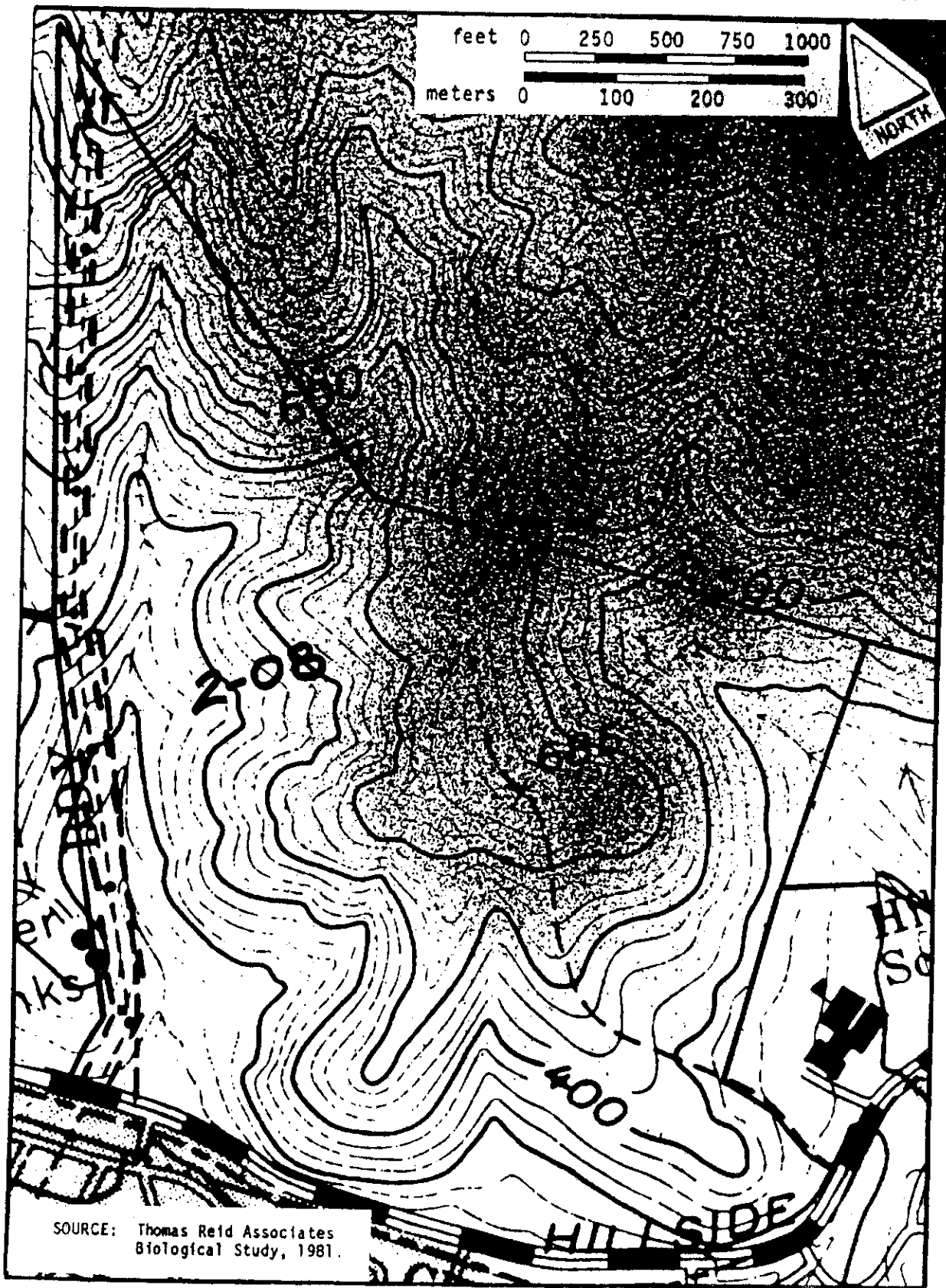
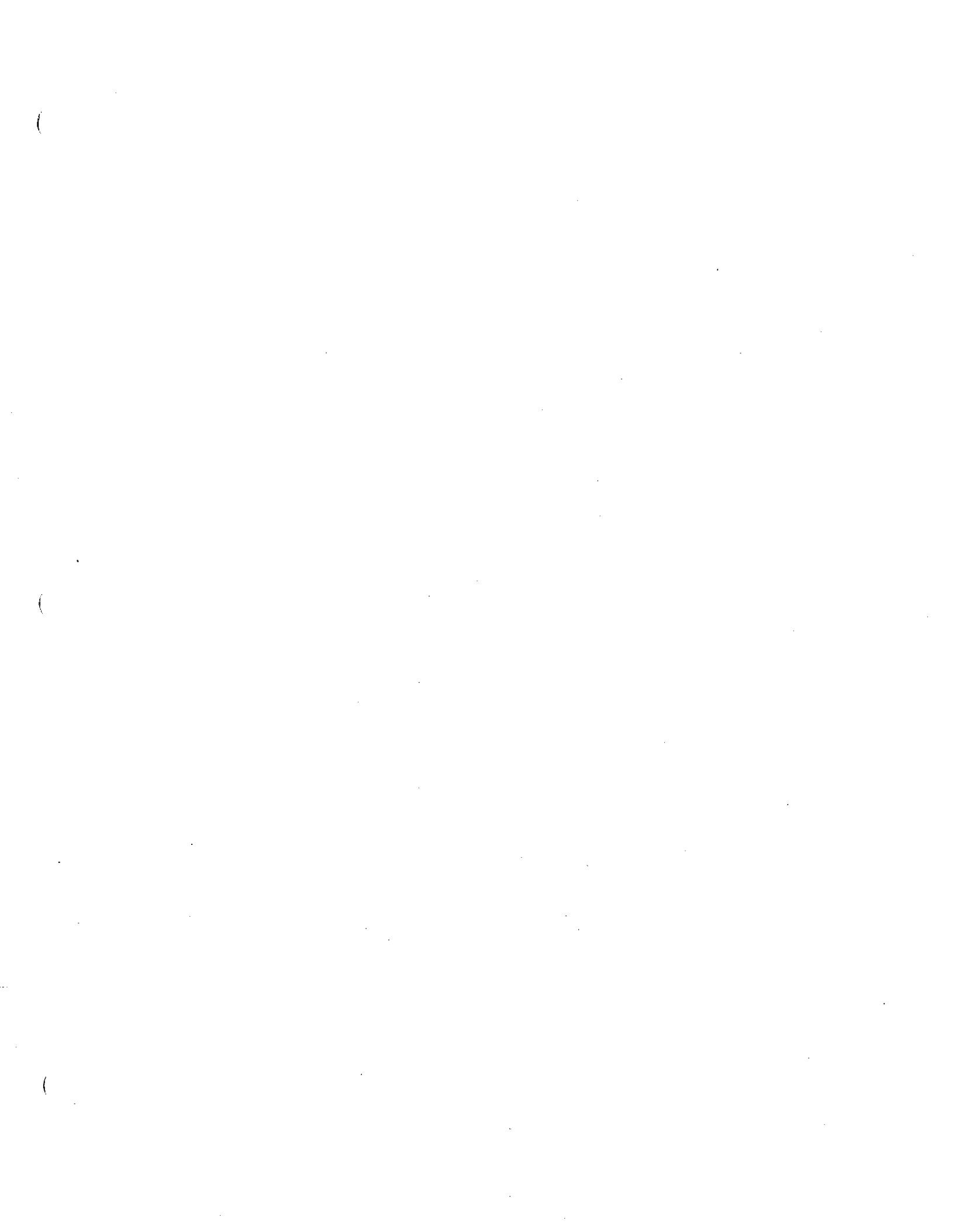


FIGURE 2-08 E, JUNCUS RAVINE
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



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Planning Area: Southeast Ridge (2)

Administrative Parcel: Water Pipelines (09)

Location and description: The San Francisco Water Department operates and maintains two water pipelines on San Bruno Mountain; these are the Crystal Springs Pipe Lines, numbers 1 and 2. Within the Southeast Ridge Planning Area, they pass through the South Slope and Brisbane Acres administrative parcels. The lines are buried underground within a utility right-of-way. In addition, there are air valves protruding above ground in various places along the lines. See Figures 2-09 A-C.

Ownership: San Francisco Water Department (SFWD)

Project: According to Gilbert Bendix, Manager of Suburban Operations, the waterpipes require a minimal amount of maintenance; in fact, except in the case of an emergency, there may not be major maintenance work required for 10 years or more.

Status: This parcel is unplanned.

Biological Issues: Rare and endangered species habitat is found on and around areas within the water pipeline rights-of-way (see Figures D-E). Within this planning area, the pipeline area comprises approximately 12 acres and contains habitat for .15% of the Callippe Silverspot and less than .04% of the Mission Blue population.

Impact: Impacts on rare and endangered species will vary depending on location and type of activity taking place. Since activities arise due to a specific problem, they are unknown at this time, and as such can not be evaluated. However, an estimate of total impact in the event the entire pipeline area has to be unearthed, can be made. Within the area of both Crystal Springs Line # 1 the estimated destruction of habitat on the endangered Mission Blue butterfly brought about by unearthing the entire stretch of pipeline is less than .01%; with respect to Line #2 the impact would be a destruction of .01% of the habitat of the butterfly. The impact on the Callippe habitat is estimated at .01% for Line #1 and .04% for Line #2. The SFWD has no plans to unearth any portions of the pipeline at this time or in the near future. Any emergency repairs would have a significantly lower impact than that stated above.

HCP Objectives -- Specific Conservation Needs: With Habitat Manager supervision impacts on the species of concern can be avoided or minimized depending on the type of activity. The primary objective for this administrative parcel is to gain the SFWD's cooperation in informing the Plan Operator of activities taking place within conserved habitat areas of the Mountain. Mr. Bendix has indicated that the SFWD would cooperate with the Plan Operator.

Operating Program

Obligations: San Francisco Water Department has the following obligations:

1. Compliance with the mitigation measures set forth for Management Unit 2-09-01.

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

2. Participation in the regulatory provisions of the HCP.
3. Submit a detailed access and maintenance plan to the Plan Operator.
4. Obtain approvals of any changes in land use or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).
5. Under non-emergency situations notify the Plan Operator of all maintenance activities which may encroach into the conserved habitat area. Routine line patrols which will not impact conserved habitat are excluded from this notification requirement.
6. If unforeseen requirements for adding new water lines or facilities arise, notify the Plan Operator of the proposed activity and give the Habitat Manager a detailed drawing of the areas where the activities will take place. Incorporate Plan Operator suggested design changes into proposed project.

The Plan Operator has the following obligations:

1. Respond to SFWD's submittal of information which require Operator review and approval within 10 working days.
2. Advise SFWD where to obtain recommended species for revegetation of disturbed areas.
3. Work with SFWD's Millbrae Office to determine the appropriate habitat treatment for the utility corridors.
4. Review detailed drawings for unforeseen activities relating to the addition of water lines or facilities within 30 days. If necessary suggest modifications to reduce impacts on conserved habitat.

Management Unit:

1. 2-09-01. This unit contains the entire length of pipelines in the Southeast Ridge Planning Area.
 - a. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails).
 - b. New disturbance to conserved habitat should be avoided or minimized.
 - c. SFWD maintenance personnel should consult with the Habitat Manager so that any new disturbance can avoid particularly sensitive habitat areas. During emergency situations (i.e. leakages) this may not be possible.
 - d. Disturbed areas should be revegetated with plant species approved by the Plan Operator.

FIGURE 2-09 A, WATER PIPELINES
PARCEL LOCATION

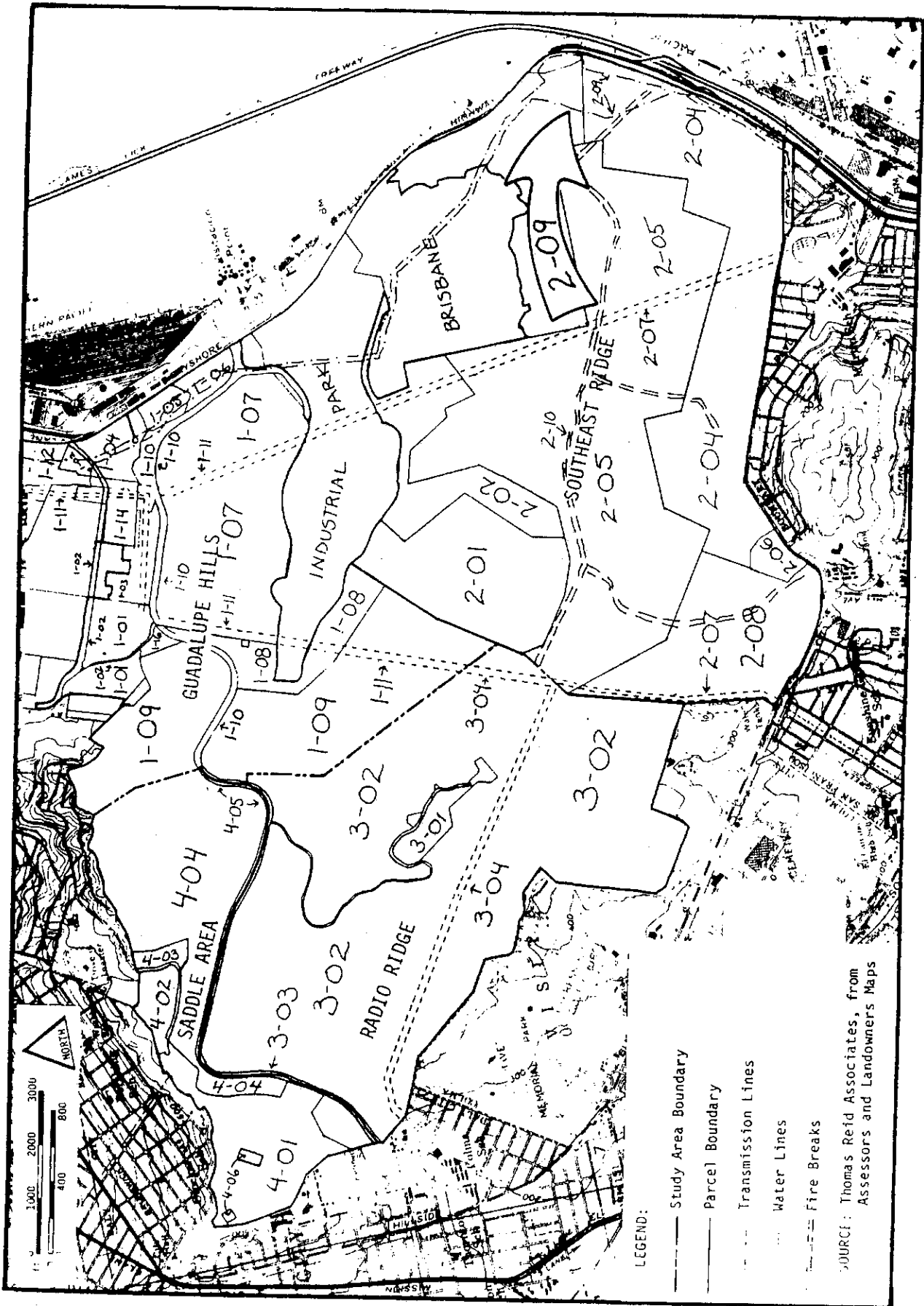


FIGURE 2-09 B, WATER PIPELINES
PARCEL TOPOGRAPHY

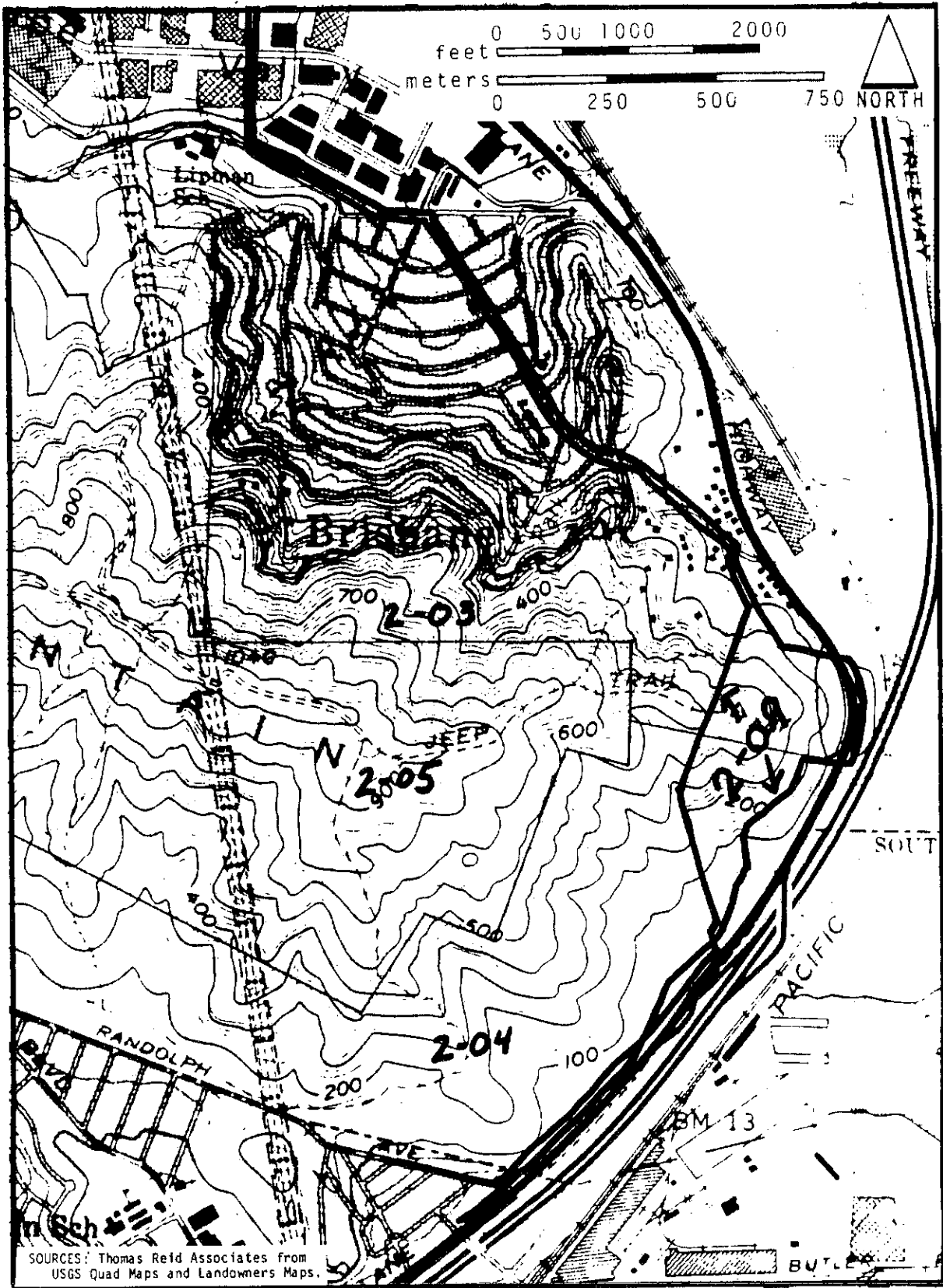


FIGURE 2-09 C, WATER PIPELINES
MANAGEMENT UNITS

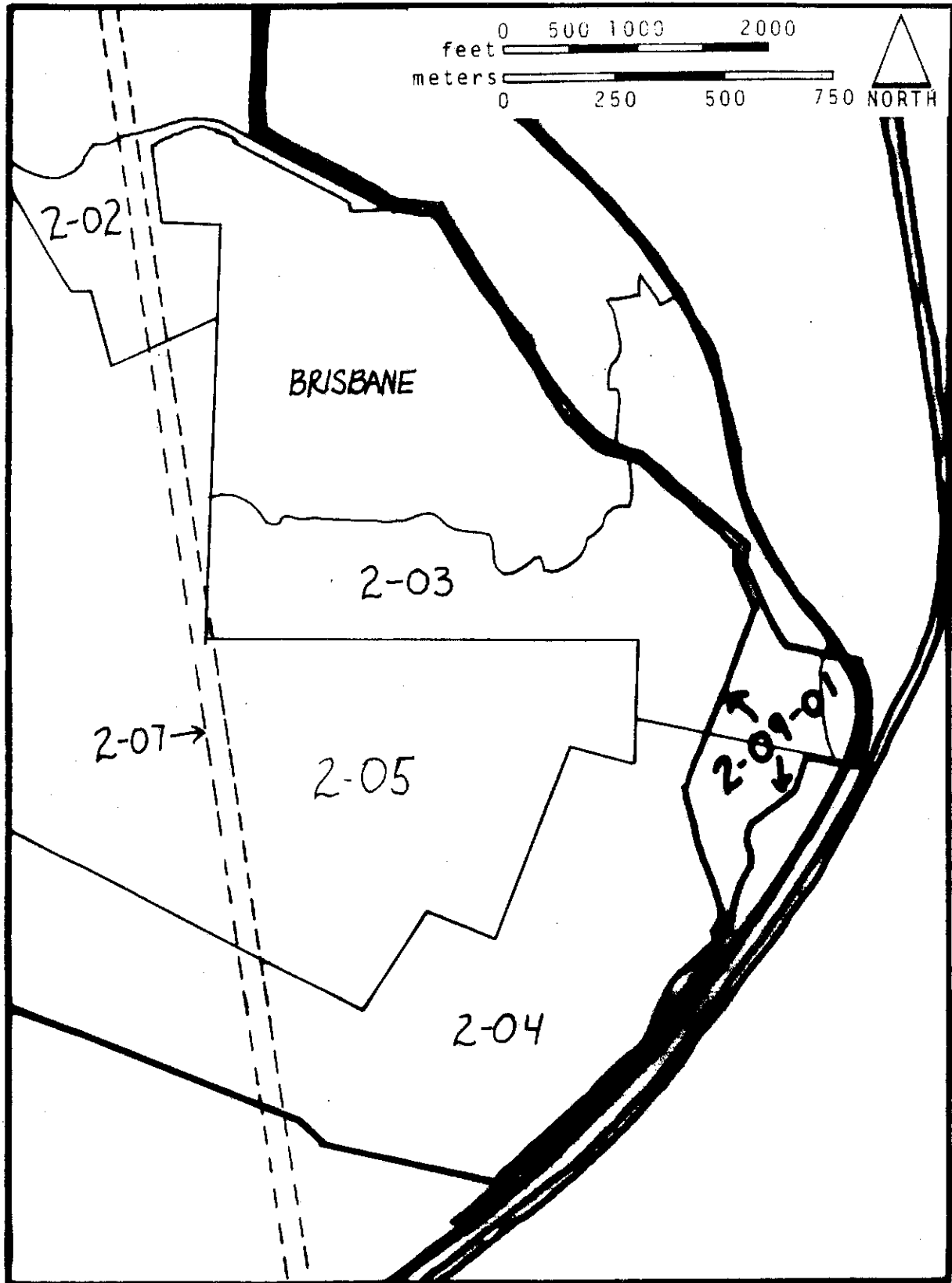


FIGURE 2-09 D, WATER PIPELINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 2-09 E, WATER PIPELINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT





ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

Planning Area: Southeast Ridge (2)

Administrative Parcel: Fire Breaks (10)

Location and description: The California Department of Forestry (CDF) maintains fire breaks on San Bruno Mountain; see Figures 2-10 A-B. Within the Southeast Ridge Planning Area, they pass through the South Slope and County Park administrative parcels. Three of the breaks already exist; another, which is an overgrown off-road vehicle trail, is proposed for future maintenance (see Figure 2-10 C).

Ownership: California Department of Forestry (CDF)

Project: According to Dave Westover, District Ranger of San Mateo-Santa Cruz Ranger Unit, the three existing fire breaks require annual clearing of sprouting vegetation; the fourth break, once initially cleared, would also be maintained annually. Maintenance activities consist of bulldozing along the existing fire break line; typically the width of a fire break required to stop the spread of fire in grassland is 25 feet or greater. Mr Westover has indicated that the fire breaks on the Mountain can be the minimum width (25 feet) in order to reduce the area of disturbance on conserved habitat.

In addition to the maintenance of fire breaks, CDF suppresses fires which occur on the Mountain. In most cases, access to burning areas is reached by traveling along the fire breaks. Except under rare emergency situations when public safety is threatened, fire control equipment would not encroach into conserved habitat areas.

Status: This is a planned parcel.

Biological Issues: Rare and endangered species habitat exists adjacent to the three existing fire breaks, and is located on the fire break proposed for future maintenance. See Figures 2-10 D-E.

Impact: With respect to the three existing breaks, as long as maintenance activities are restricted to the existing disturbed fire break area, no impacts on species of concern is foreseen. It is estimated that the clearing of the twenty five foot wide strip of land (indicated on Figure 2-10-A) to be maintained as a future fire break would disturb .4% of the habitat of the Callippe Silverspot and .03% of the habitat of the Mission Blue.

HCP Objectives -- Specific Conservation Needs: With Habitat Manager supervision, impacts on the species of concern can be eliminated or minimized depending on the circumstances. To the greatest extent possible, the fire breaks proposed for future maintenance should be routed to avoid sensitive habitat areas.

Operating Program

Obligations: The California Department of Forestry has the following obligations:

1. Compliance with the mitigation measures set forth for Management Unit 2-10-01.
2. Participation in the regulatory provisions of the HCP.

ADMINISTRATIVE PARCELS -- SOUTHEAST RIDGE

3. Submit a detailed access and maintenance plan to the Plan Operator.
4. Obtain approvals of any changes in land use or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).
5. Under non-emergency situations notify the Plan Operator of all maintenance activities which may encroach into the conserved habitat area. Routine patrols which will not impact conserved habitat are excluded from this notification requirement.
6. If unforeseen requirements for adding new fire breaks arise, notify the Plan Operator of the proposed activity and give the Habitat Manager a detailed drawing of the areas where the activities will take place. Incorporate Plan Operator suggested design changes into proposed project.

The Plan Operator has the following obligations:

1. Respond to CDF's submittal of information which require Operator review and approval within 10 working days.
2. Review detailed drawings for unforeseen activities relating to fire control activities within 30 days. If necessary suggest modifications to reduce impacts on conserved habitat.

Management Unit:

1. **2-10-01.** This unit contains the entire system of fire breaks in the Southeast Ridge Planning Area.
 - a. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails).
 - b. New disturbance to conserved habitat should be avoided.
 - c. CDF maintenance personnel will consult with the Habitat Manager so that any new disturbance can avoid particularly sensitive habitat areas. During emergency situations this may not be possible.

FIGURE 2-10 A, FIRE BREAKS
PARCEL LOCATION

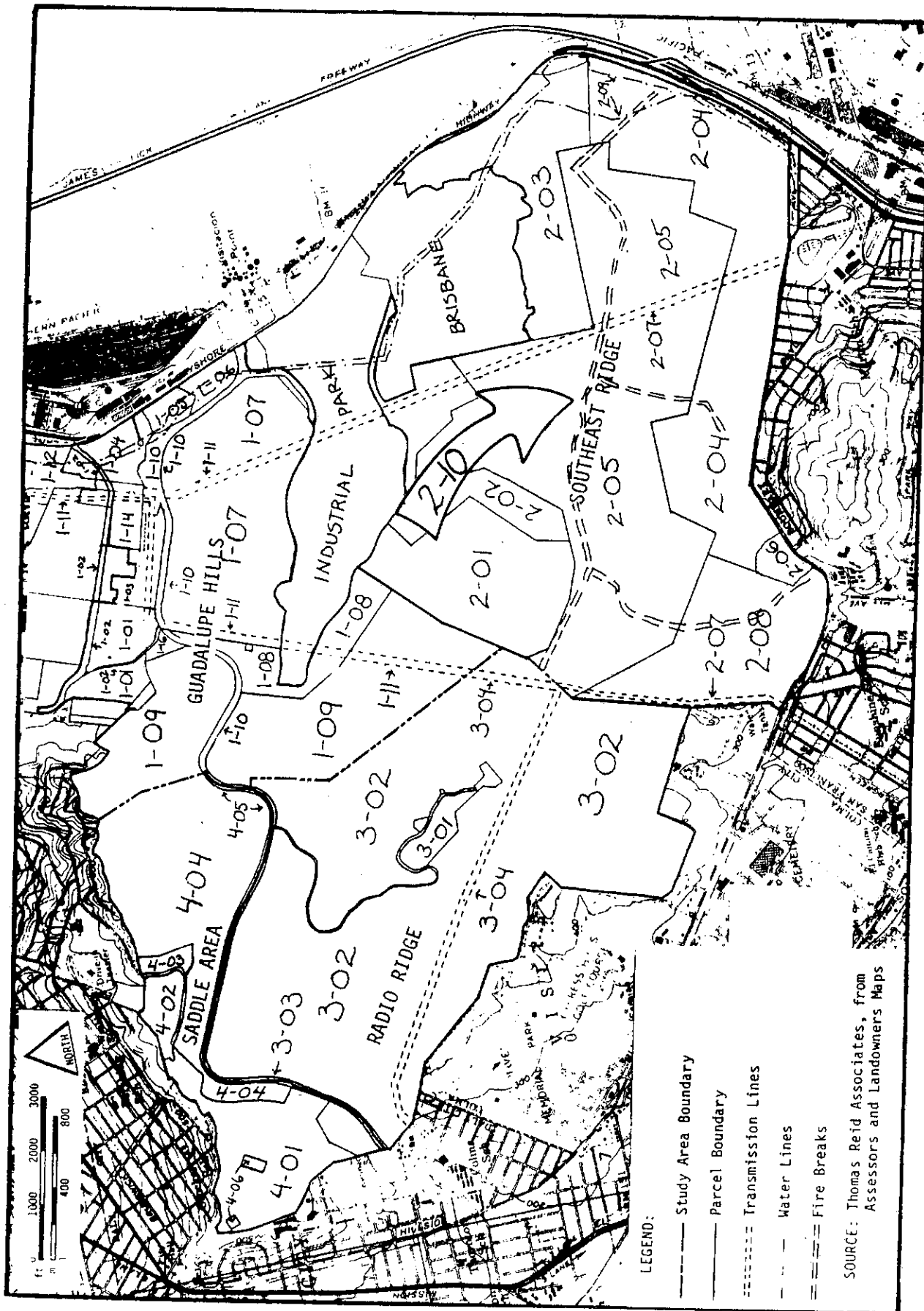


FIGURE 2-10 B, FIRE BREAKS
PARCEL TOPOGRAPHY

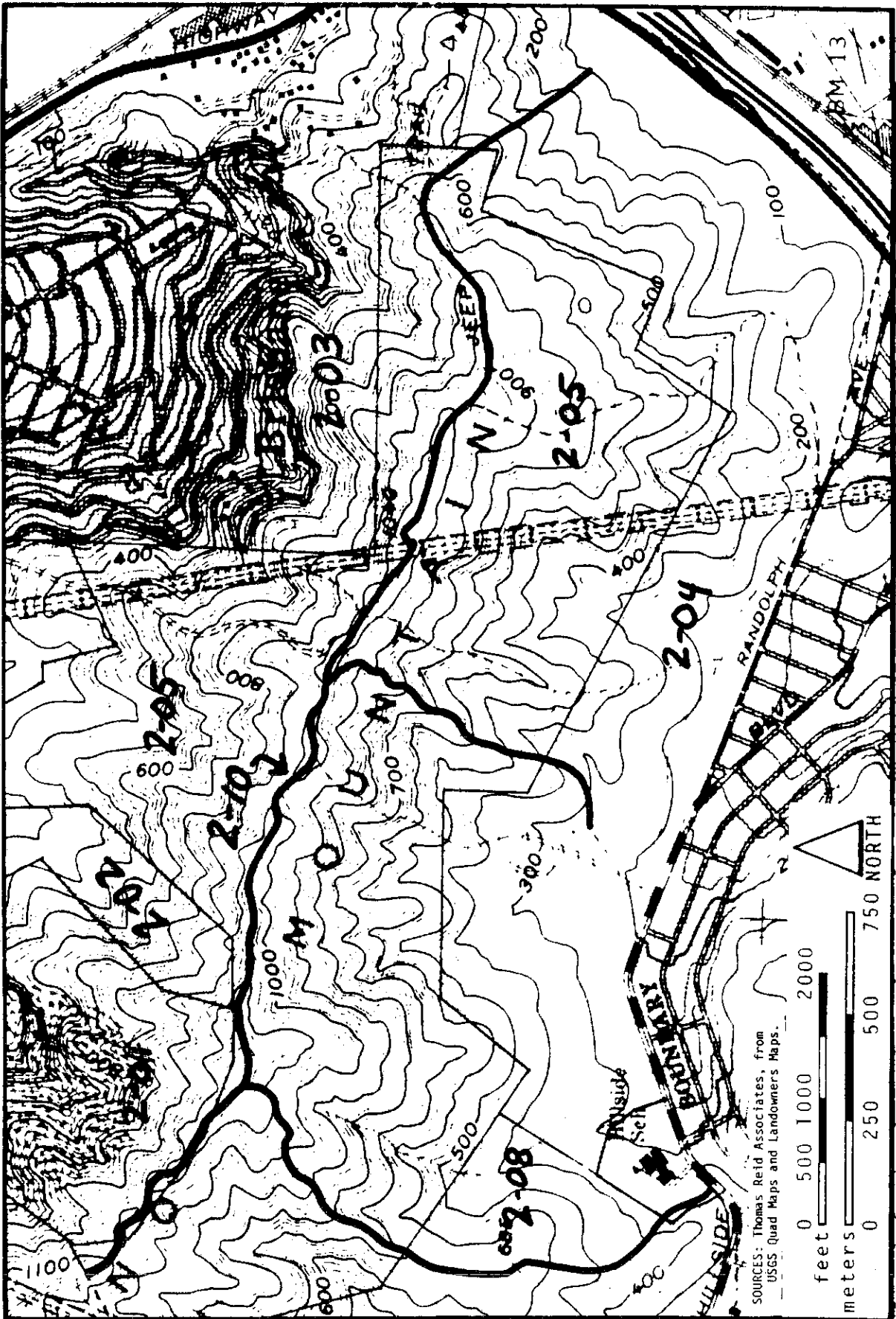


FIGURE 2-10 C, FIRE BREAKS
MANAGEMENT UNITS

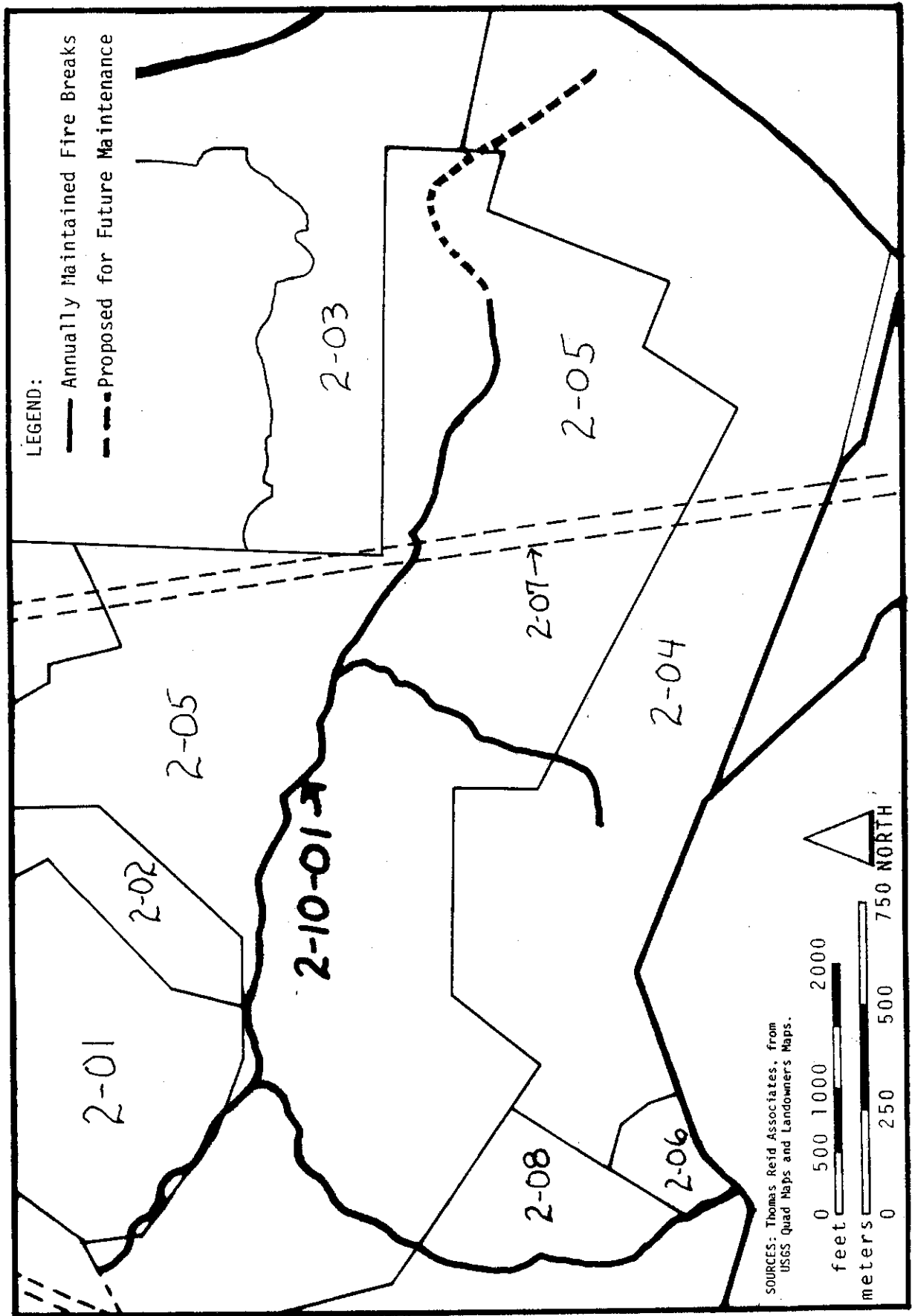
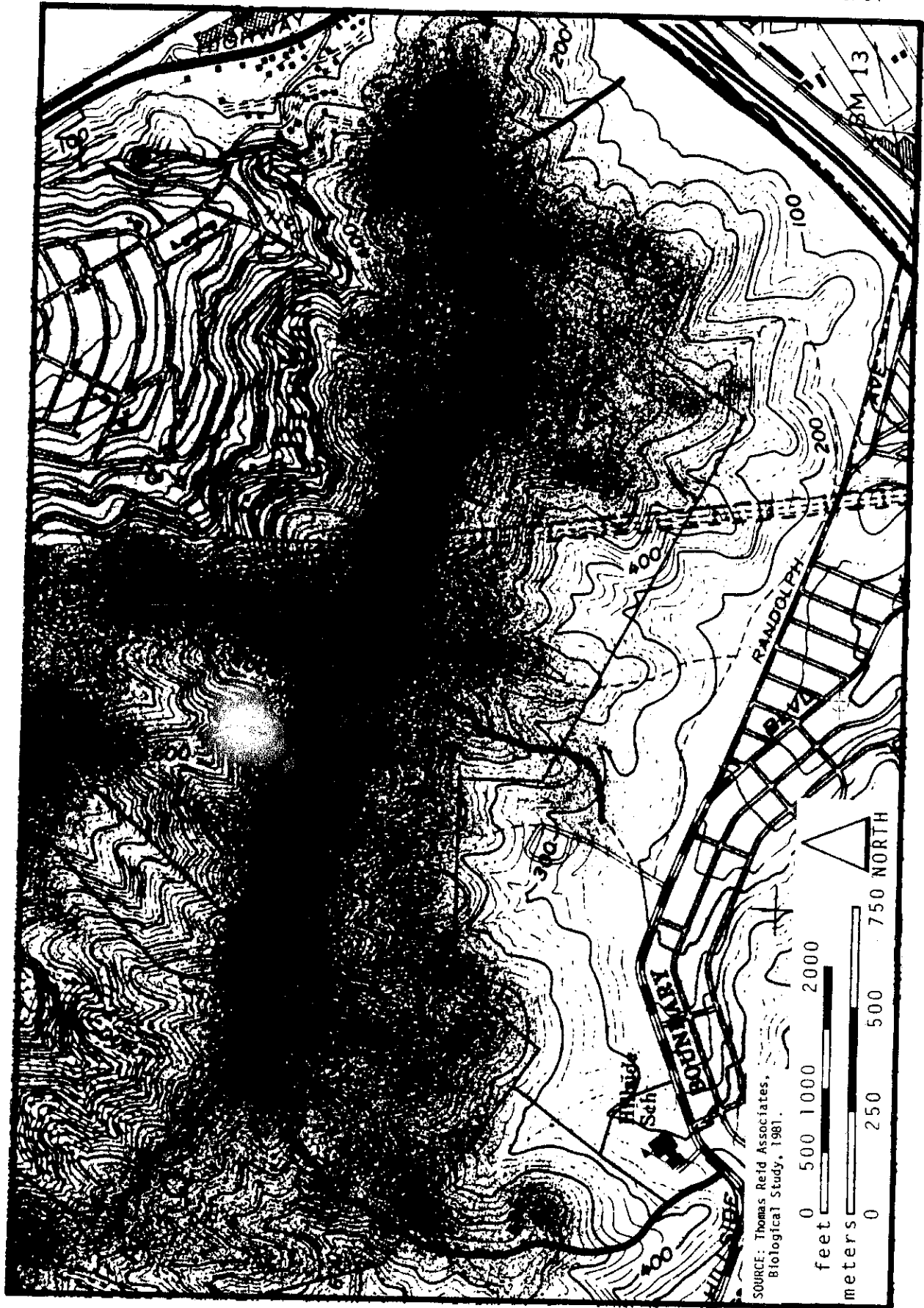


FIGURE 2-10 D, FIRE BREAKS
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



FIGURE 2-10 E, FIRE BREAKS
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT





Planning Area: Radio Ridge (3)

Administrative Parcel: Antenna Sites (01)

Location and description: The antenna sites are located at the top of Radio Ridge and are accessed via Radio Road. Existing facilities on the 21 acre parcel include 10 towers, 8 control buildings, and 1 earth/satellite station. Currently all of these, except the earth/satellite station, are adjacent to Radio Road. Flora on the site is principally made up of various brush species and scattered areas of native grasses and wildflowers (See Figures 3-01 A-C).

Ownership: The parcel is owned by Telecommunications Properties.

Project: The project is a major subdivision consisting of three phases. The first phase consists of seven lots located at the southwestern portion of the site (see Figure 3-01 F). Each lot is 75' square and will contain one earth/satellite station. Each station is about 30' high and 30' wide and is built on either a 25 square foot concrete slab or a pier foundation. In addition to the earth/satellite stations there will be a gravelled access road. The first earth/satellite station to be constructed within the Phase 1 area is currently being evaluated by Thomas Reid Associates and the County and will be constructed through a use permit from the County. It will be situated in an area already cleared of vegetation. Because of the presence of rare and endangered species in the area, its construction is being overseen by Thomas Reid Associates.

The second part of the project (Phase 2 and 3) consists of the development of 6 additional earth/satellite stations in the same general location as an existing station antenna (Phase 2), and some new development in and around the existing towers and control buildings (Phase 3). The earth/satellite stations will be identical to those described above. The new development will consist of a 200 to 250 foot high tower, and a control building. In addition, there will be a small addition to an existing control building.

Status: This is a planned parcel. Both projects are currently under review by the San Mateo County Planning Department. Some environmental assessment has taken place on the the first phase of the project.

Biological Issues: The entire parcel is located in an environmentally sensitive area. Both rare and endangered plants (Artostaphylos spp.) and animals (Mission Blue and San Bruno Elfin Butterflies) exist in and around the site (See Figures 3-01 D-E).

Impact: Both aspects of the project may result in the loss of habitat or taking of the endangered species, however, it appears that the minor subdivision (Phase 1) entails the least impact, especially if minor site changes or restrictions on construction are are incorporated. The second part of the project (Phases 2 and 3) appear to threaten the endangered species to a greater degree, however a more thorough assessment of the area for the San Bruno Elfin is needed to verify this. Because the San Bruno Elfin will not be included under the Section 10A permit, no takings of this animal can occur.

HCP Objectives -- Specific Conservation Needs: All projects require

planning assistance by the Plan Operator in order to minimize the impact of the proposed development. A pre-development assessment of the locations of San Bruno Elfin is required to assure that no aspects of construction will destroy any of the insects. In addition, careful monitoring should be done after the development is completed to assess future needs.

Operating Program

Obligations: The Landowner has the following obligations:

1. Compliance with mitigation measures set forth for Management Units 3-01-01 to 3-01-03.
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for Management Units 3-01-01 to 3-01-03.
3. At some point before development takes place have all development areas assessed for the presence of the San Bruno Elfin by a qualified Biologist approved by the Plan Operator. During construction have all activities supervised by the qualified biologist to assure no San Bruno Elfin are taken during the course of construction.
4. Prior to any construction within Administrative Parcel 3-01, the Landowner shall provide for the following:
 - a. Dedication of Conserved Habitat. The Landowner shall agree to dedicate or grant a habitat easement to the County all lands within Administrative Parcel 3-01 which are outside existing and proposed development areas.
 - 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 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.
 - c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in areas outside the existing and proposed development areas 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 County in accordance with its normal standards and procedures for grading permits. These provide for grading to be accomplished, 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 1-07-04 shown on Figure 1-07 H. 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 prohibiting the use of aerial or large-scale spraying of pesticides without the approval of the Plan Operator.
- f. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 3-01, contract for an inspector acting for the County as Plan Operator to monitor grading and revegetation activities through completion of the reclamation activities.

The Plan Operator has the following obligations:

- 1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 1-07;
- 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 3-01;
- 3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 3-01 in a timely fashion to avoid delays in the implementation of such Plans;
- 4. If applicable, accept dedications of Conserved Habitat within Administrative Parcel 3-01.

Management Units:

- 1. 3-01-01. This unit contains the first development phase - construction of 7 transmitting and receiving earth/satellite stations.
 - a. Have each proposed earth/satellite station site (7 in all) surveyed for their precise location.
 - b. Have a qualified biologist (S.M. County approved) check the surveyed sites for presence of endangered species. Plan modification may be required if impacts are significant.
 - c. Construct the permanent gravelled access road in an area which is approved by the biologist.
 - d. Under the supervision of the biologist, lay down foundations in a manner which will have the least impact on the species of concern.
 - e. Under the supervision of the biologist, construct the stations in a manner which will have the least impact on the species of concern.
 - f. During or prior to construction remove stands of pioneering exotics.
 - g. If permanent fencing is required only one fence should be built around all of the stations and research biologists and the Plan

ADMINISTRATIVE PARCELS -- RADIO RIDGE

Operator should be allowed access for research and monitoring purposes.

- h. If and when the stations become obsolete and are no longer actively used, remove them in a manner which will have the least impact on the species of concern.

2. 3-01-02. This unit contains the second development phase - construction of 6 receiving earth/satellite stations.

- a. Have each proposed earth/satellite station site (6 in all) surveyed for their precise location.
- b. Have a qualified biologist (S.M. County approved) check the surveyed sites for presence of endangered species. Minor plan modification may be required if impacts are significant.
- c. Construct the access road, which will later be used as a foot path once the construction is completed, in an area which is approved by the biologist.
- d. Under the supervision of the biologist, lay down foundations in a manner which will have the least impact on the species of concern.
- e. Under the supervision of the biologist, construct the stations in a manner which will have the least impact on the species of concern.
- f. During or prior to construction remove stands of pioneering exotics.
- g. If permanent fencing is required only one fence should be built around all of the stations and research biologists and the Plan Operator should be allowed access for research and monitoring purposes.
- h. If and when the stations become obsolete and are no longer actively used, remove them in a manner which will have the least impact on the species of concern.

3. 3-01-03. This Management Unit will contain the Phase 3 development - various additions to the total facility, towers and control buildings, as well as the remaining open space within the parcel.

- a. Have any areas in which new facilities are to be constructed appraised for the presence of the San Bruno Elfin by a qualified biologist. Minor plan modifications may be required if impacts are significant.
- b. Have the biologist or Plan Operator oversee the construction activities. Make any changes recommended by the overseer.
- d. Once construction is completed fencing may be required to guard against vandalism. If so allow access to research biologists and the Plan Operator for research and monitoring purposes.
- e. In order to mitigate impacts caused by development of units 3-01-01 to 3-01-03 be prepared to fund habitat enhancement to other areas within this unit if necessary.
- g. Remove stands of pioneering exotics (particularly gorse).

FIGURE 3-01 A, ANTENNA SITES
PARCEL LOCATION

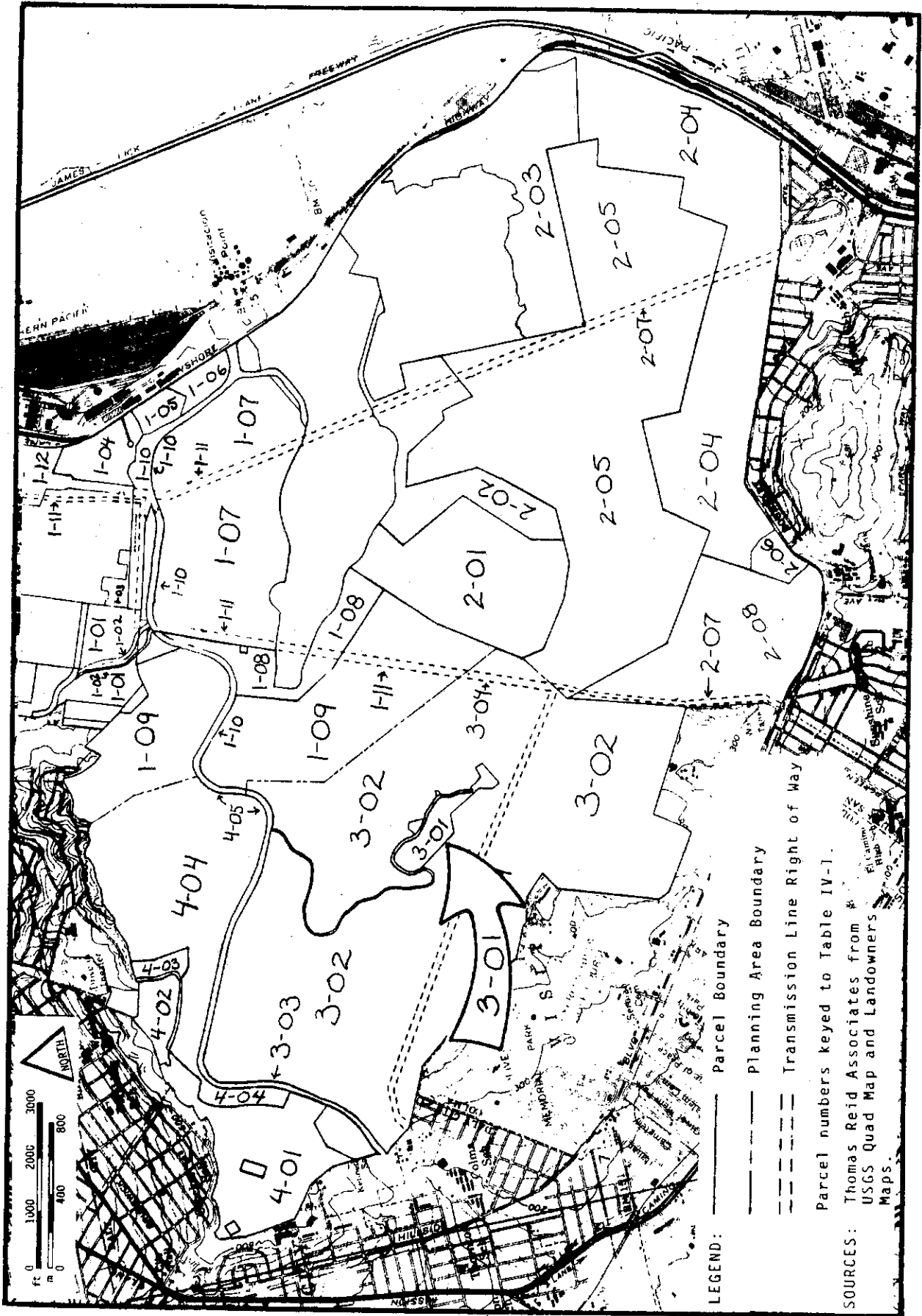
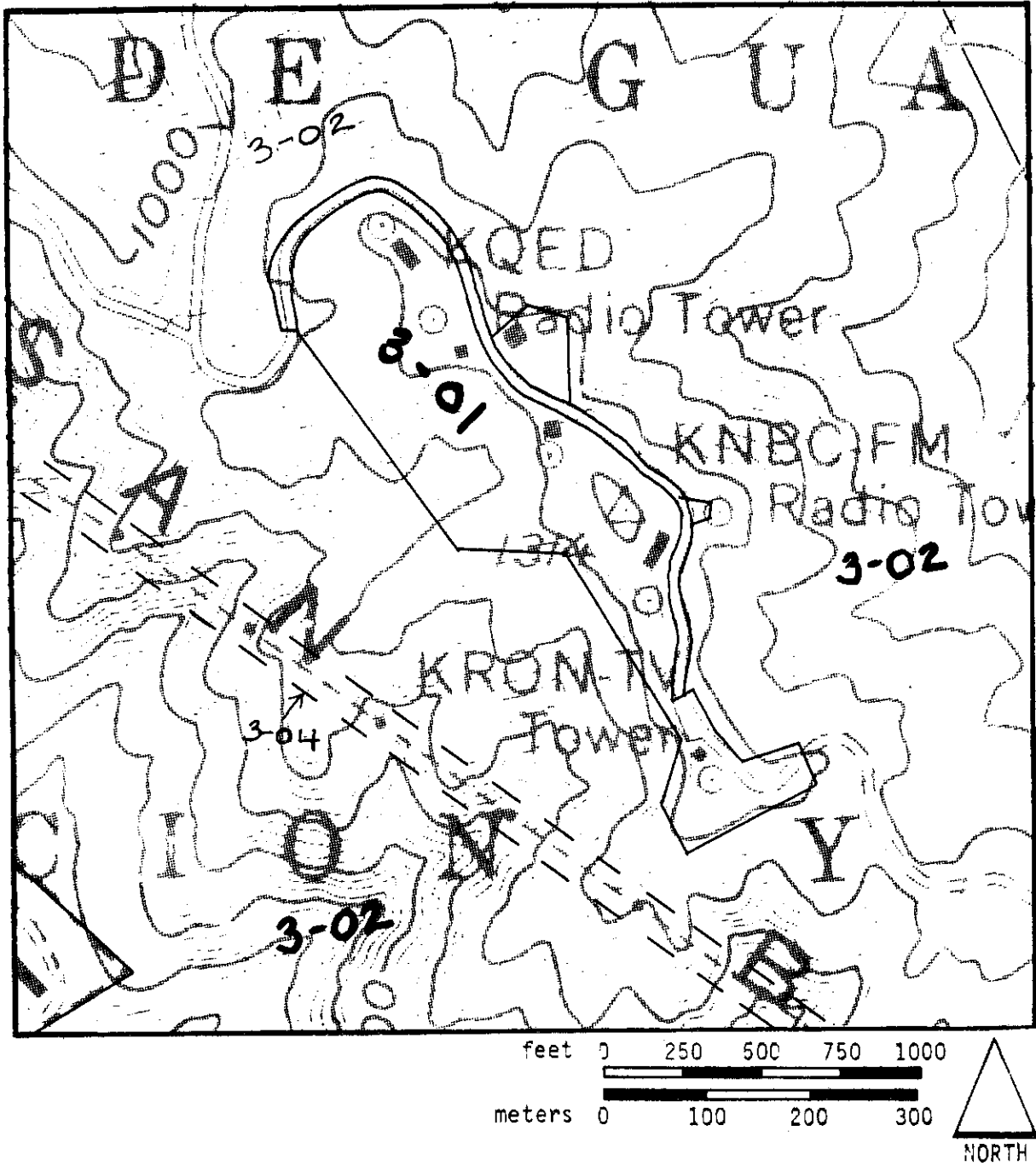
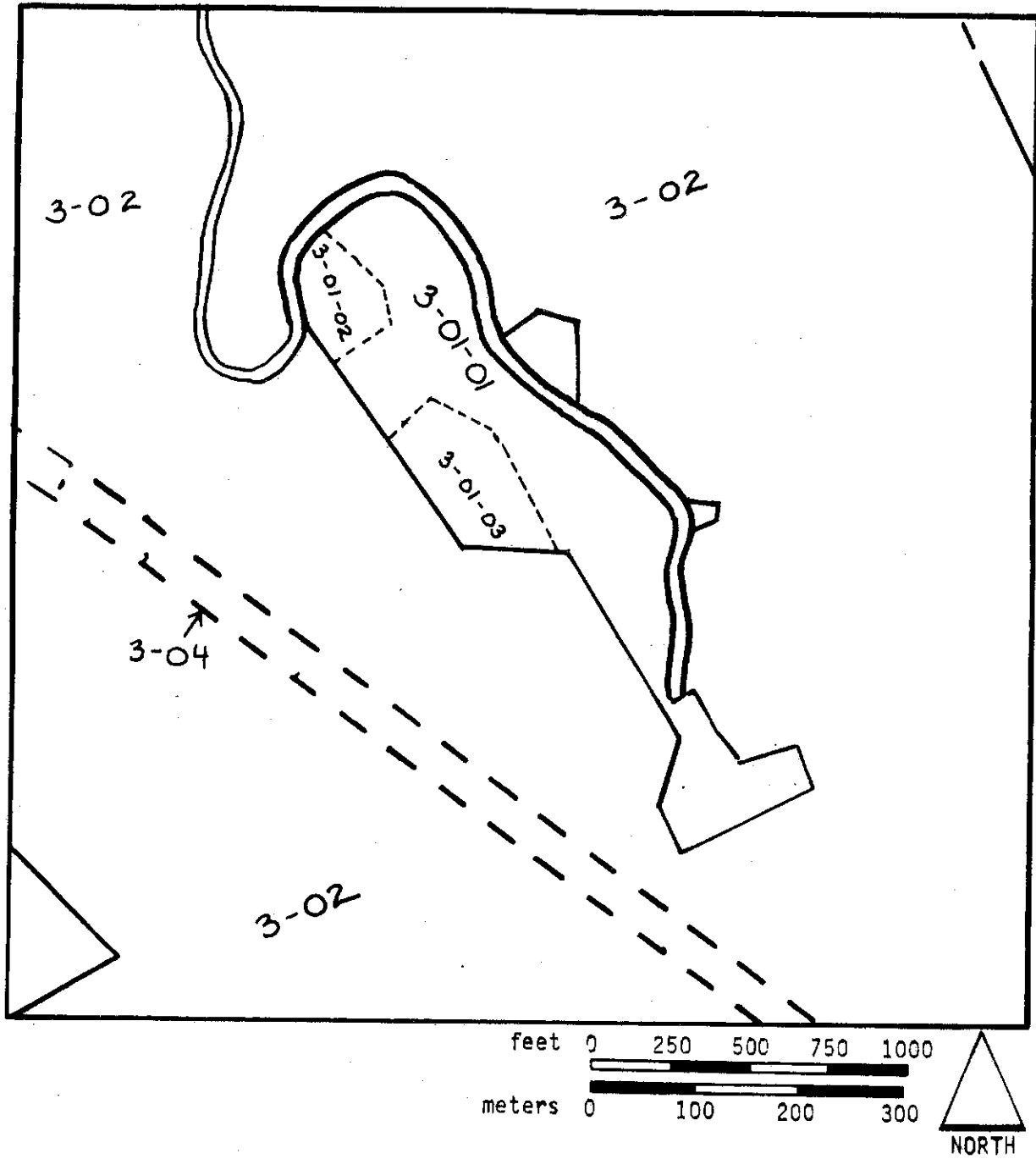


FIGURE 3-01 B, ANTENNA SITES
PARCEL TOPOGRAPHY



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

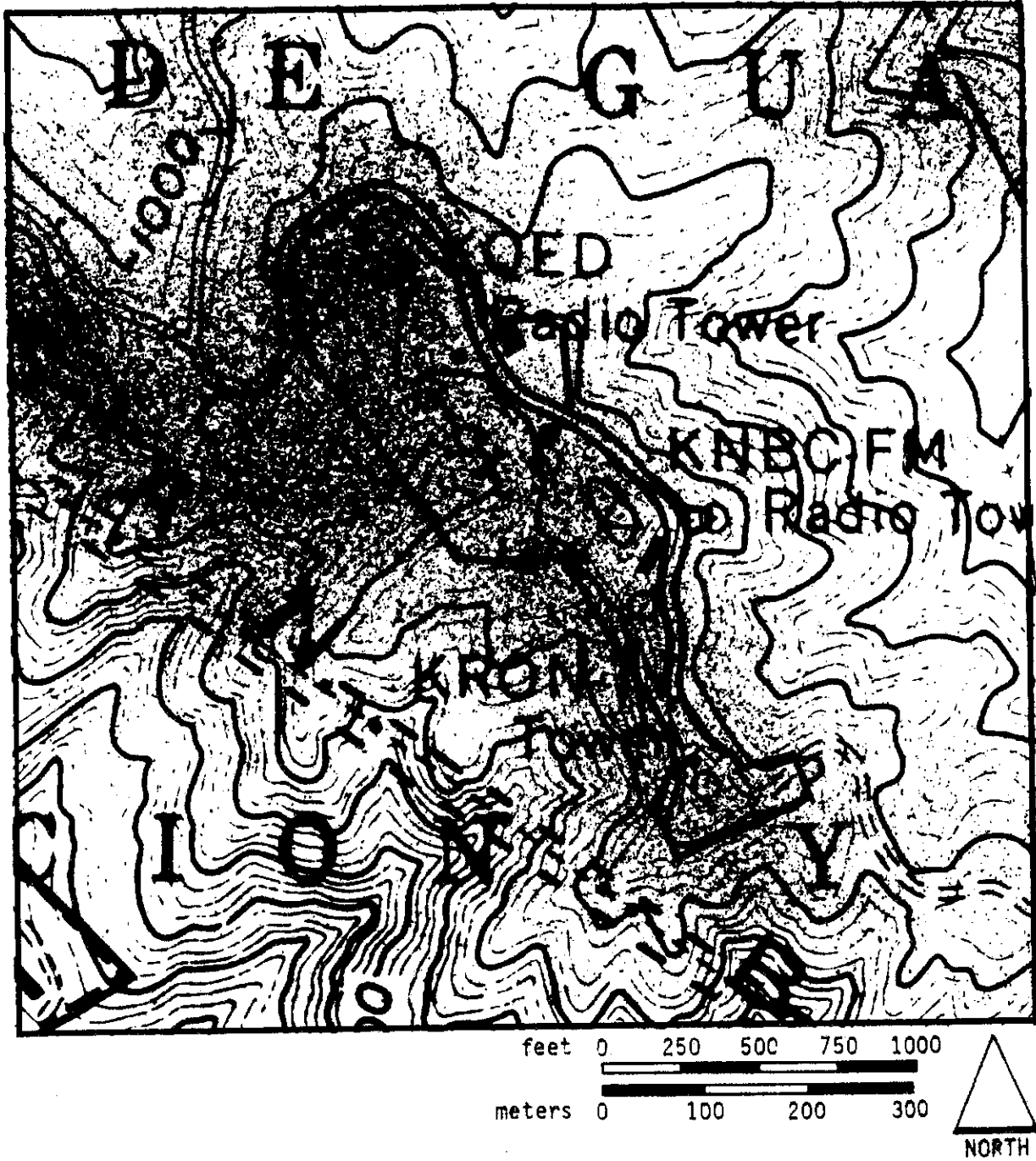
FIGURE 3-01 C, ANTENNA SITES
MANAGEMENT UNITS



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

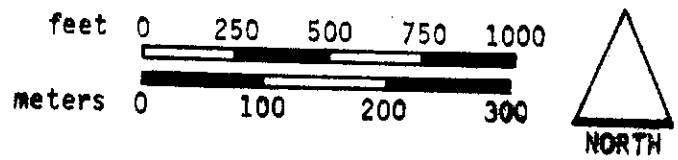
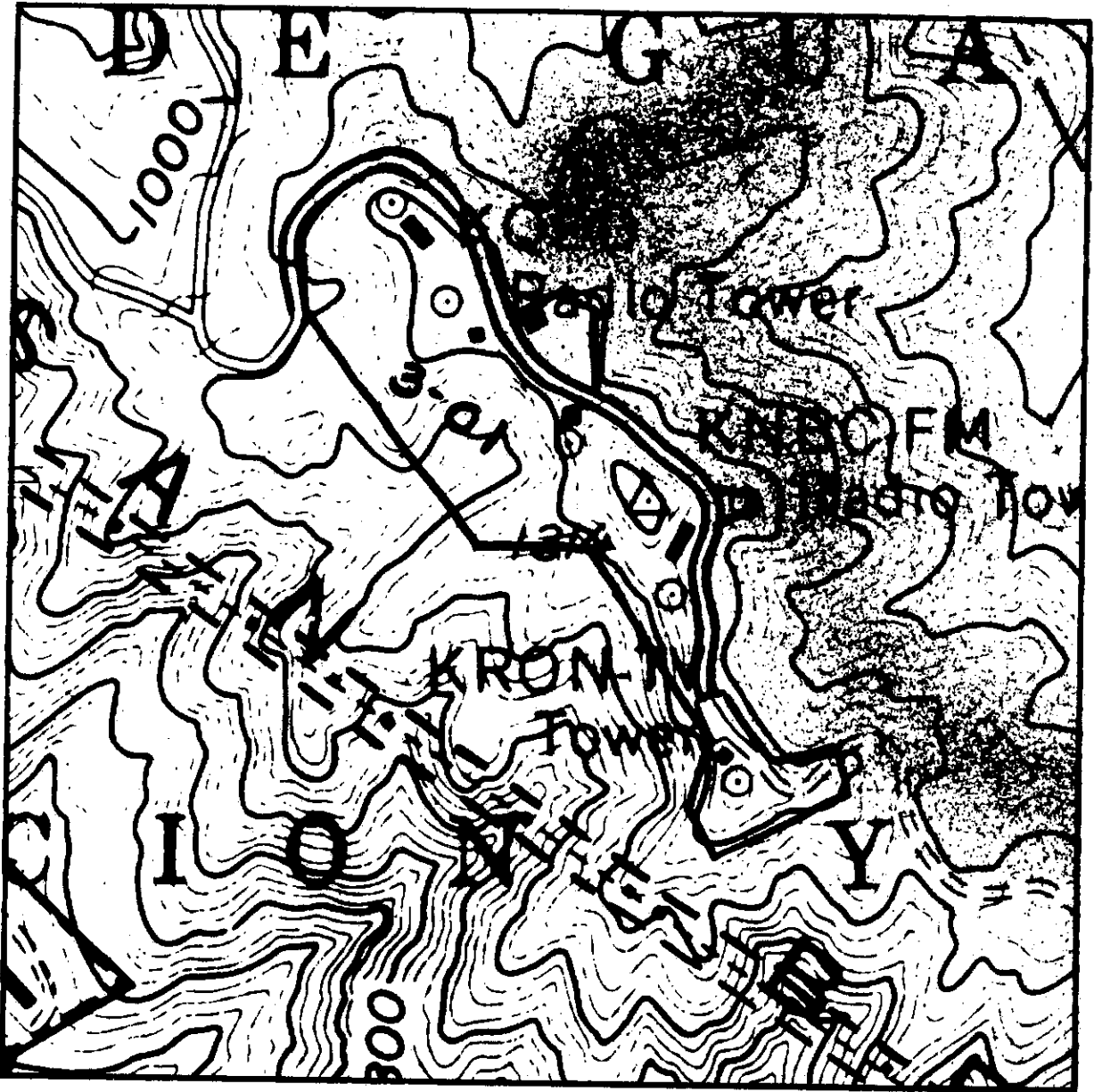
SOURCE: Thomas Reid Associates from
Assessors and Landowners Maps

FIGURE 3-01 D, ANTENNA SITES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



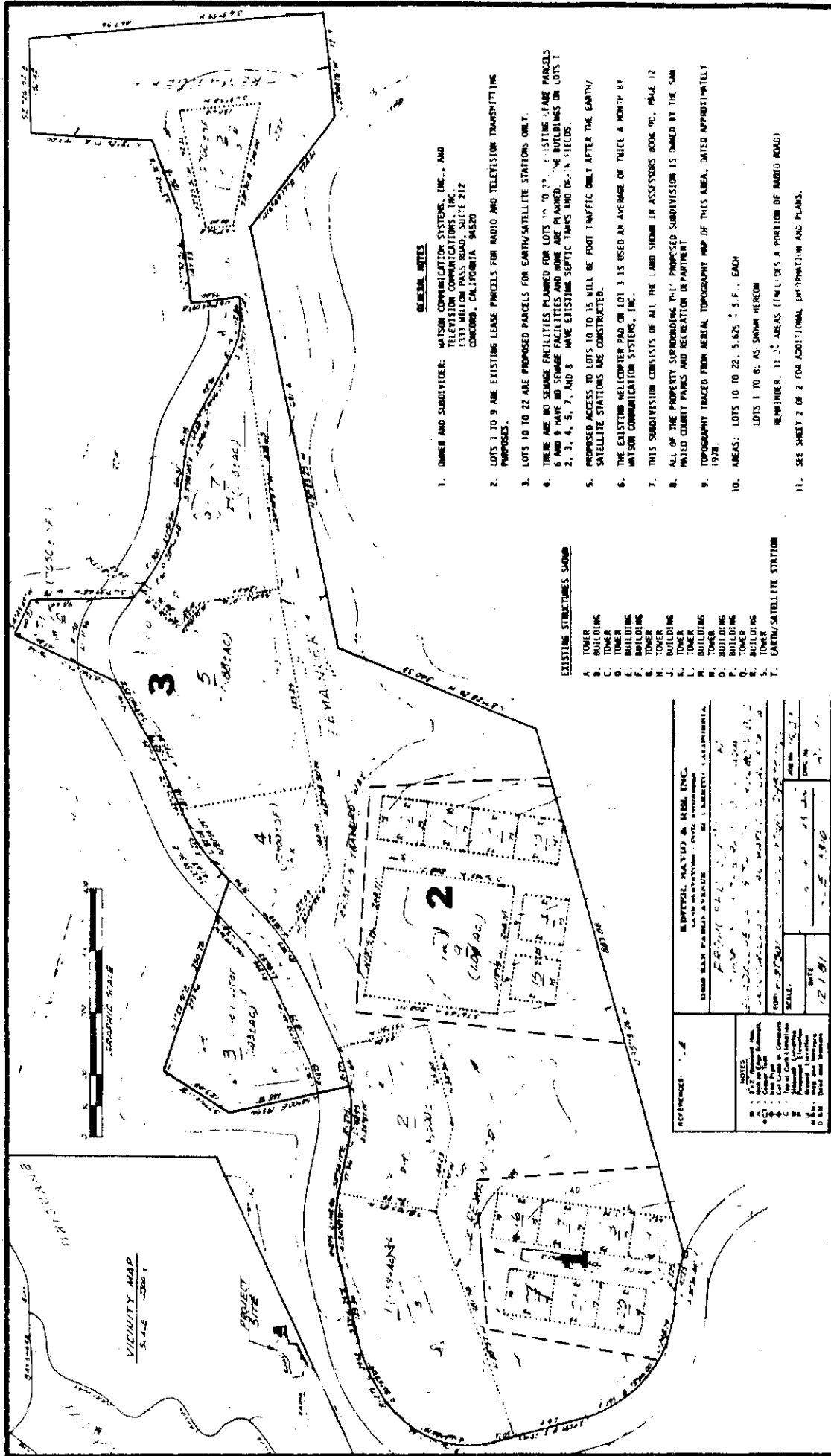
SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 3-01 E, ANTENNA SITES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 3-01 F, ANTENNA SITES DEVELOPMENT PLAN AND PHASES



GENERAL NOTES

1. OWNER AND SUBDIVIDER: WATSON COMMUNICATION SYSTEMS, INC., AND TELEVISION COMMUNICATIONS, INC. 1333 WILLOW PASS ROAD, SUITE 212 CONCORD, CALIFORNIA 94520
2. LOTS 1 TO 9 ARE EXISTING LEASE PARCELS FOR RADIO AND TELEVISION TRANSMITTING PURPOSES.
3. LOTS 10 TO 22 ARE PROPOSED PARCELS FOR EARTH/SATELLITE STATIONS ONLY.
4. THERE ARE NO SEWAGE FACILITIES PLANNED FOR LOTS 10 TO 22. EXISTING LEASE PARCELS 6 AND 9 HAVE NO SEWAGE FACILITIES AND NONE ARE PLANNED. THE BUILDINGS ON LOTS 1, 2, 3, 4, 5, 7, AND 8 HAVE EXISTING SEPTIC TANKS AND 12-24' FIELDS.
5. PROPOSED ACCESS TO LOTS 10 TO 15 WILL BE FOOT TRAFFIC ONLY AFTER THE EARTH/SATELLITE STATIONS ARE CONSTRUCTED.
6. THE EXISTING HELICOPTER PAD ON LOT 3 IS USED AN AVERAGE OF TWICE A MONTH BY WATSON COMMUNICATION SYSTEMS, INC.
7. THIS SUBDIVISION CONSISTS OF ALL THE LAND SHOWN IN ASSESSORS BOOK 90, PAGE 12 ALL OF THE PROPERTY SURROUNDING THE PROPOSED SUBDIVISION IS OWNED BY THE SAN MATEO COUNTY PARKS AND RECREATION DEPARTMENT
8. TOPOGRAPHY TRACED FROM METAL TOPOGRAPHY MAP OF THIS AREA, DATED APPROXIMATELY 1978.
9. AREAS: LOTS 10 TO 22: 5.625 ± S.F., EACH
10. AREAS: LOTS 1 TO 9: AS SHOWN HEREOF
11. SEE SHEET 2 OF 2 FOR ADDITIONAL INFORMATION AND PLANS.

EXISTING STRUCTURES SHOWN

- A. TOWER
- B. BUILDING
- C. TOWER
- D. TOWER
- E. BUILDING
- F. BUILDING
- G. TOWER
- H. TOWER
- I. BUILDING
- J. TOWER
- K. BUILDING
- L. TOWER
- M. BUILDING
- N. TOWER
- O. BUILDING
- P. BUILDING
- Q. TOWER
- R. BUILDING
- S. TOWER
- T. EARTH/SATELLITE STATION

<p>REFERENCES</p> <ul style="list-style-type: none"> 1. WATSON COMMUNICATION SYSTEMS, INC. 2. TELEVISION COMMUNICATIONS, INC. 3. SAN MATEO COUNTY PARKS AND RECREATION DEPARTMENT 4. METAL TOPOGRAPHY MAP OF THIS AREA, DATED APPROXIMATELY 1978 	<p>NOTES</p> <ul style="list-style-type: none"> 1. All buildings shown are existing. 2. All towers shown are existing. 3. All structures shown are existing. 4. All structures shown are existing. 5. All structures shown are existing. 6. All structures shown are existing. 7. All structures shown are existing. 8. All structures shown are existing. 9. All structures shown are existing. 10. All structures shown are existing. 11. All structures shown are existing. 12. All structures shown are existing. 13. All structures shown are existing. 14. All structures shown are existing. 15. All structures shown are existing. 16. All structures shown are existing. 17. All structures shown are existing. 18. All structures shown are existing. 19. All structures shown are existing. 20. All structures shown are existing.
<p>DATE 12/1/81</p> <p>SCALE 1" = 50'</p> <p>JOB NO. 8810</p> <p>DWG. NO.</p>	<p>DESIGNED BY [Signature]</p> <p>CHECKED BY [Signature]</p> <p>DATE 12/1/81</p> <p>SCALE 1" = 50'</p> <p>JOB NO. 8810</p> <p>DWG. NO.</p>

SOURCE: THOMAS REID ASSOCIATES AND
WATSON COMMUNICATIONS.

11/08/82

Planning Area: Radio Ridge (3)

Administrative Parcel: County Park (02)

Location and description: The County Park is the largest parcel in the Radio Ridge planning area, comprising all land except that considered under the Antenna Sites and Transmission Line Management Units (Figures 3-02 A-C). It has a varied flora, but is predominated by brush habitat, and contains two large groves of eucalyptus trees.

Ownership: The entire parcel is owned by the County of San Mateo.

Project: The County has proposed a system of hiking trails in this portion of the Park which will be both newly constructed and created out of existing fire roads. Other than these trails there will be vista points, a restroom facility at the ridge top, and a day camp in the vicinity of the Daisy Farms along Hillside Boulevard (Figure 3-02 F).

Status: This is a planned parcel. A final EIR was prepared in 1976.

Biological Issues: The Radio Ridge portion of the County Park contains Mission Blue, Callippe and San Bruno Elfin habitat (See Figures 3-02 D-E). It is apparently utilized only lightly by the Mission Blue and Callippe, but contains the main habitat area for the San Bruno Elfin. It is also where range limit and endemic plants are known to grow and contains a relatively large amount of native bunchgrass. The ridge top and Kamchatka Point have been identified as habitat for the rare plants, Silene verecunda and Grindelia maritima, although these plants were not found there during the Biological Study; three species of rare manzanita also inhabit the Radio Ridge Planning Area. The areas near the Quarry and the Guadalupe Valley West Administrative Parcel (1-09) provide a corridor through which continuity of the butterfly colonies with the Guadalupe Hills is maintained. At present the extension of this corridor into the Saddle area is blocked by a grove of eucalyptus.

Impact: There will be a concurrent loss of habitat with the construction of new trails, however this is expected to be minimal as the trails are not wide or steep; the trails to be created out of existing fire roads will have little impact unless there is a need for realignment or upgrading. If this area of the park is heavily patronized and people do not remain on trails, the impacts of human use could be great. Because no major construction is proposed for the corridor areas there should be little change in their availability for this use. The day camp proposed for the vicinity of the daisy farms will be developed in an existing eucalyptus grove, and will not remove any brush habitat. It will, however, increase human use of the heavy brush areas on the south-facing slope.

HCP Objectives -- Specific Conservation Needs: The County Park is intended to be used as a regional recreation area for the surrounding urban centers, inviting people to learn about the unique ecology of San Bruno Mountain. It will also serve as a way to preserve that ecology. Therefore, the HCP approach to the County Park is to conserve existing habitat by minimizing the effects of the encroachment of humans and introduced plant species. This will be achieved by minimizing construction activities, limiting access to particularly sensitive areas, and eradicating unwanted plants or trees.

In order to conserve the habitat which exists in the park, careful consideration will have to be given to trail and facility construction and use. In this section of the park, the construction of new trails must be carefully considered before being built. Trails should not destroy any San Bruno Elfin or its habitat, as this insect is not included under the Section 10a permit. In addition, the trails should avoid rare plant sites.

Once the trails are in place, park users must be kept within the trail boundaries. Posted signs which describe the unique ecology of the locale and require users to remain on the trails in order to help preserve that ecology may be a means of achieving this. Patronage use will have to be monitored for deviations from park policy; areas appearing to be heavily impacted will require stronger measures such as fencing or patrolling in order to prevent users from moving out into the unmarked grass or brushland areas.

The control of exotics or introduced species is also important in the attempt to conserve the natural habitats of the area. For instance, groves of eucalyptus trees and gorse (e.g. along the roadcuts) should be thinned or eradicated.

Operating Program

Obligations: The County has the following obligations:

1. Compliance with mitigation measures set forth in sections (a), (b) and (c) of the Operating Program for Management Units 3-02-01 through 3-02-05.
2. Compliance with the Planning Assistance requirements set forth in sections (a), (b) and (c) of the Operating Program for Management Units 3-02-01 through 3-02-05.
3. Participation in the regulatory and funding provisions of the HCP.
4. Submit a final trail plan specifically denoting the trails that are to be newly constructed, realigned or upgraded to Plan Operator for approval.
5. Avoid any takings of the San Bruno Elfin.
6. Obtain approvals of any changes in plans or other uses which would alter the current state of the parcel as required by Chapter Five (F) (4).

The Plan Operator has the following obligations:

1. Execution of section (d) of the Operating Program for Management Units 3-02-01 through 3-02-05.
2. Advice and direction to the County in their compliance with the Operating Program in Units 3-02-01 through 3-02-05.
3. Timely response to the submittal of plans which require Operator review and approval.

Management Units:

1. 3-02-01. Management Unit 3-02-01 consists of the area most utilized by the butterflies of concern at this time, and contains range limit/endemic and rare plants (manzanita). It comprises the main ridge area including the old Nike base (which is now used by the San Mateo County Park and Recreation Department) and the brushland/grassland surrounding the antenna sites.

- a. As necessary, modify trail plans to reflect areas deemed particularly sensitive, i.e. rich in butterfly habitat, heavily used by butterflies, containing rare plants, etc.
- b. During trail construction and on existing trails, post signs requiring patrons to remain on trails.
- c. Monitor patronage use, and if it appears that the open space is being heavily impacted by users not staying out of sensitive areas, construct fences or patrol trails to enforce park regulations.
- d. At appropriate times of year, monitor plant and butterfly populations for major changes in distribution or size.
- e. Remove smaller pioneer stand of eucalyptus in upper ravine before it merges with the main grove (see Figure 3-02 C).

2. 3-02-02. This Management Unit is an area which does not contain known colonies of the butterflies of concern, but is habitat for several range limit and endemic plants (Biological Study, 1980-81). While there is much grassland on the upper portions, the area is primarily brushland, and on the northwestern face the slopes are quite steep.

- a. During trail construction and on existing trails, post signs requiring patrons to remain on trails.
- b. Monitor patronage use, and if it appears that the open space is being heavily impacted by users not staying out of sensitive areas, construct fences or patrol trails to enforce park regulations.
- c. At appropriate times of year, check the area for presence of butterflies or plants of concern in order to monitor possible changes in distribution.
- d. Eradicate pioneer gorse along Radio Road and near Nike Base and thin or remove small eucalyptus stands (see Figure 3-02 C).

3. 3-02-03. This Management Unit comprises the major brush area of the Radio Ridge Planning Area. It is covered primarily by thick brush, and while it probably provides some habitat for the butterflies of concern it does not contain any known heavy concentrations of these insects.

- a. During trail construction and on existing trails, post signs requiring patrons to remain on trails.
- b. Monitor patronage use, and if it appears that the open space is being heavily impacted by users not staying out of sensitive areas, construct fences or patrol trails to enforce park regulations.
- c. When possible, conduct studies in the area to better document its composition and understand its ecology.

4. 3-02-04. This Management Unit comprises the grove of evergreen trees adjacent to the Daisy Farm on Hillside Boulevard which is the site of a proposed day camp.

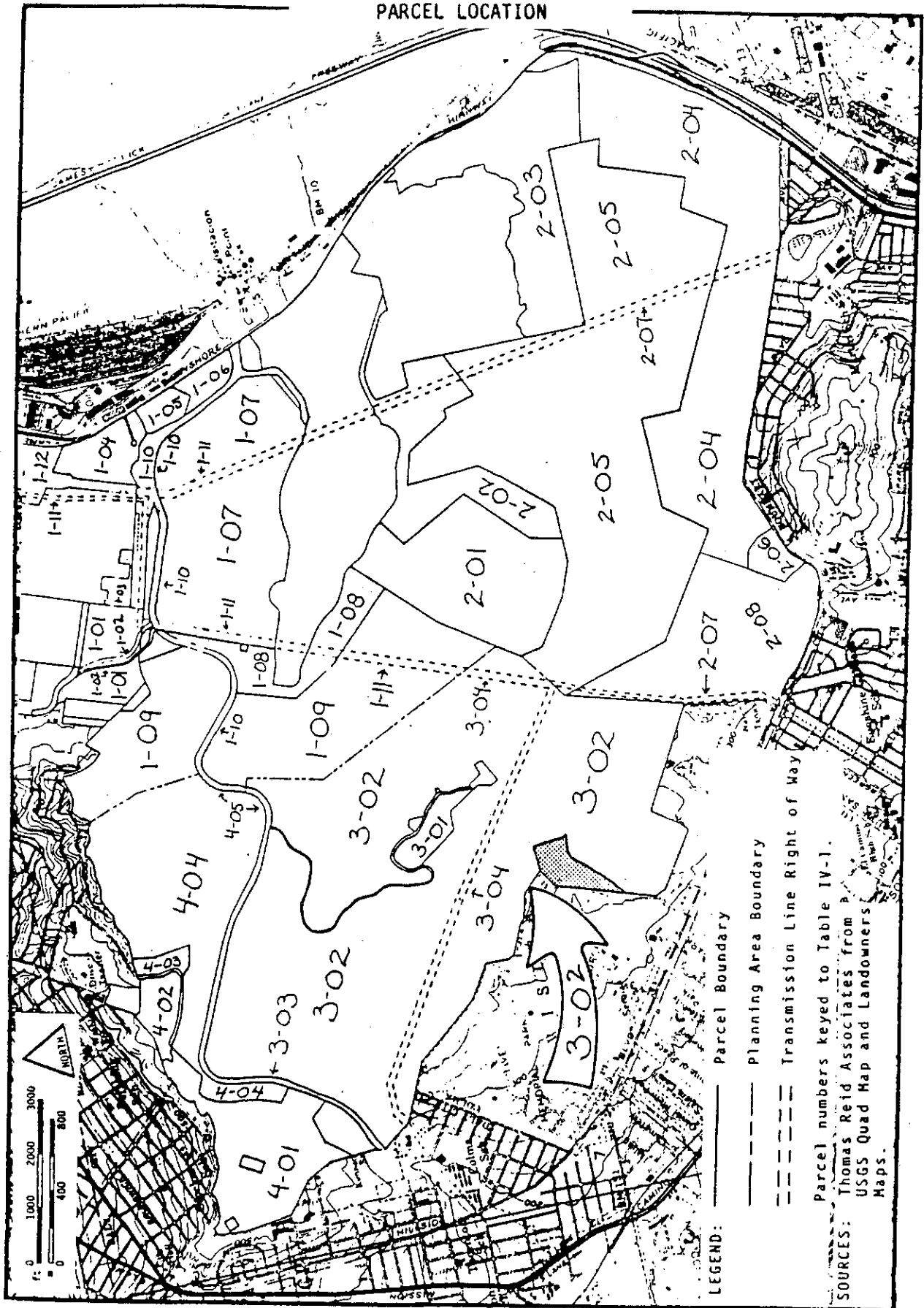
- a. Construct and maintain some type of fire break between the grove of trees and the open space to protect the area from brushland fires.
- b. Control the spread of the introduced trees into adjoining open space by eradicating seedlings which appear within or beyond the firebreak.

5. 3-02-05. This Management Unit consists of the grove of eucalyptus trees which is adjacent to Guadalupe Canyon Parkway where the Parkway meets Radio

Road.

- a. Construct and maintain a fire break between the grove of trees and the open space utilizing a widened trail, or, if possible, native fire-resistant vegetation.
- b. Stop the further encroachment of the introduced trees into neighboring open space areas by eradicating invading seedlings.
- c. Eradicate or at least thin out sections of the grove in order to extend the corridor of dispersal between the butterfly colonies which now exists in Guadalupe Valley West. The first area of focus for this measure should be that extension of the grove which is next to the Guadalupe Hills Planning Area and at the bend of Guadalupe Canyon Parkway.
- d. If possible, reintroduce native and host plants to the areas of eradication/thinning. This will have to be attempted on a small scale first as it is unclear whether the plants will be able to grow in soil previously supporting the trees.

FIGURE 3-02 A, COUNTY PARK
PARCEL LOCATION



8/01/85

FIGURE 3-02 B, COUNTY PARK
PARCEL TOPOGRAPHY

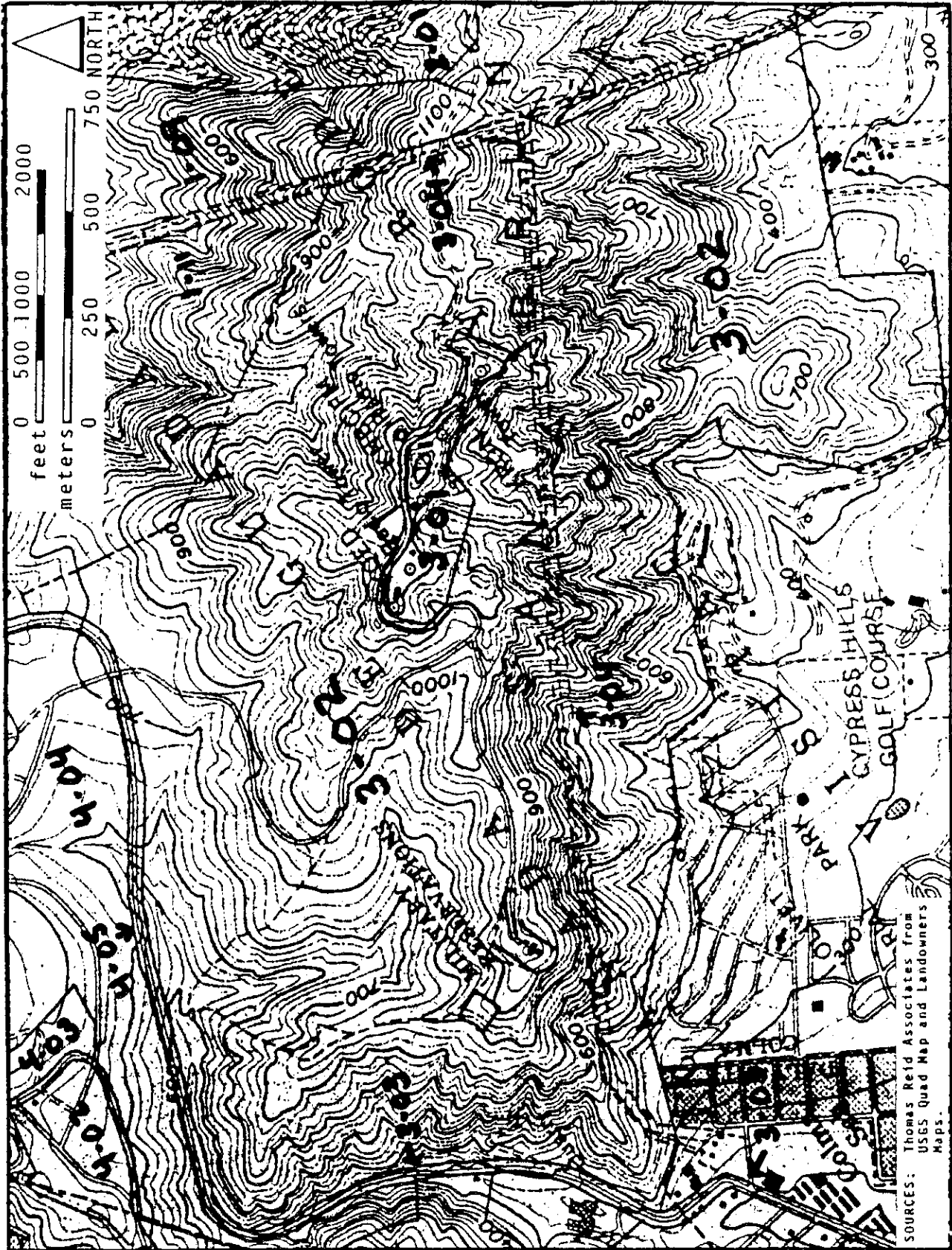


FIGURE 3-02 C, COUNTY PARK
MANAGEMENT UNITS

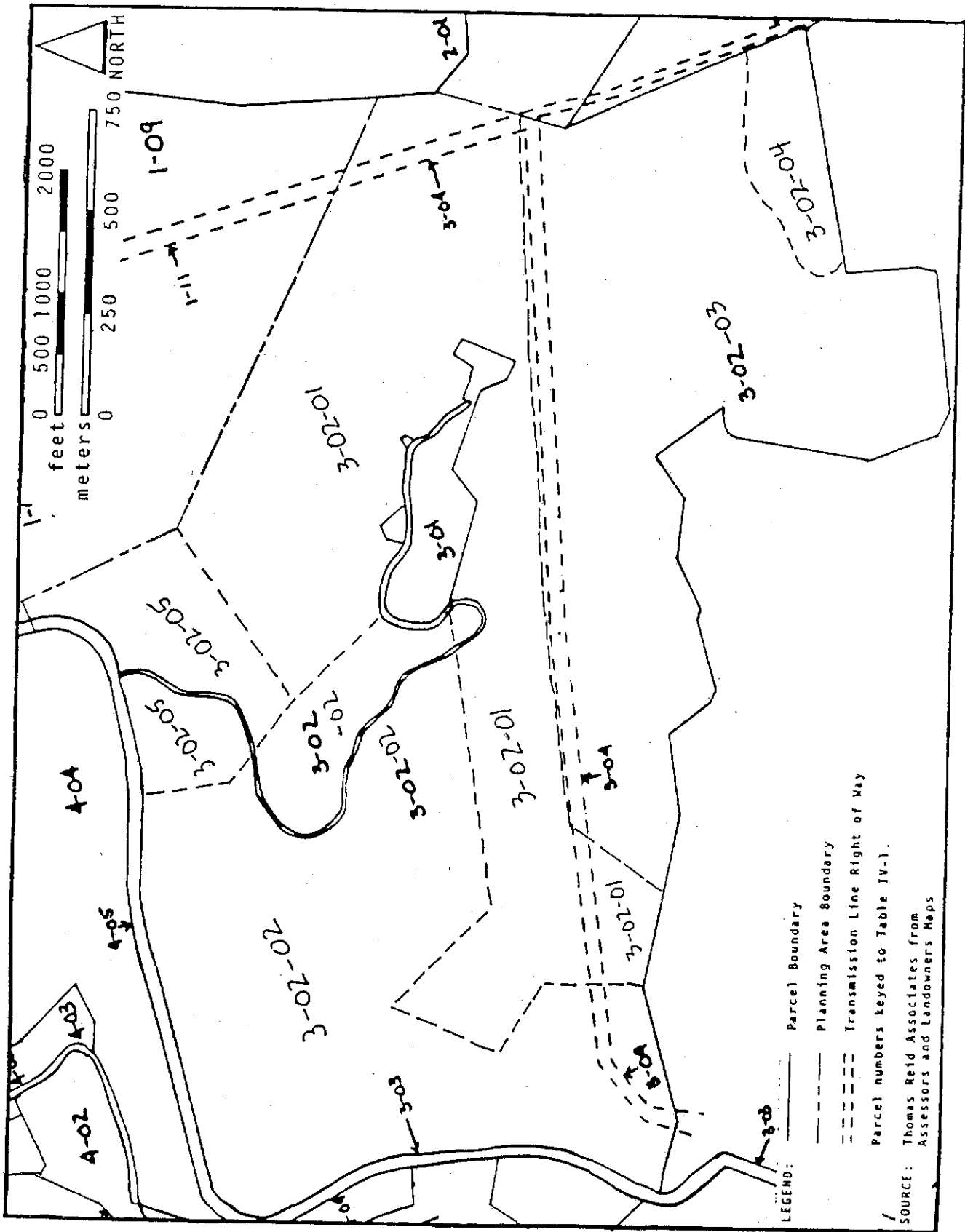


FIGURE 3-02 D, COUNTY PARK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

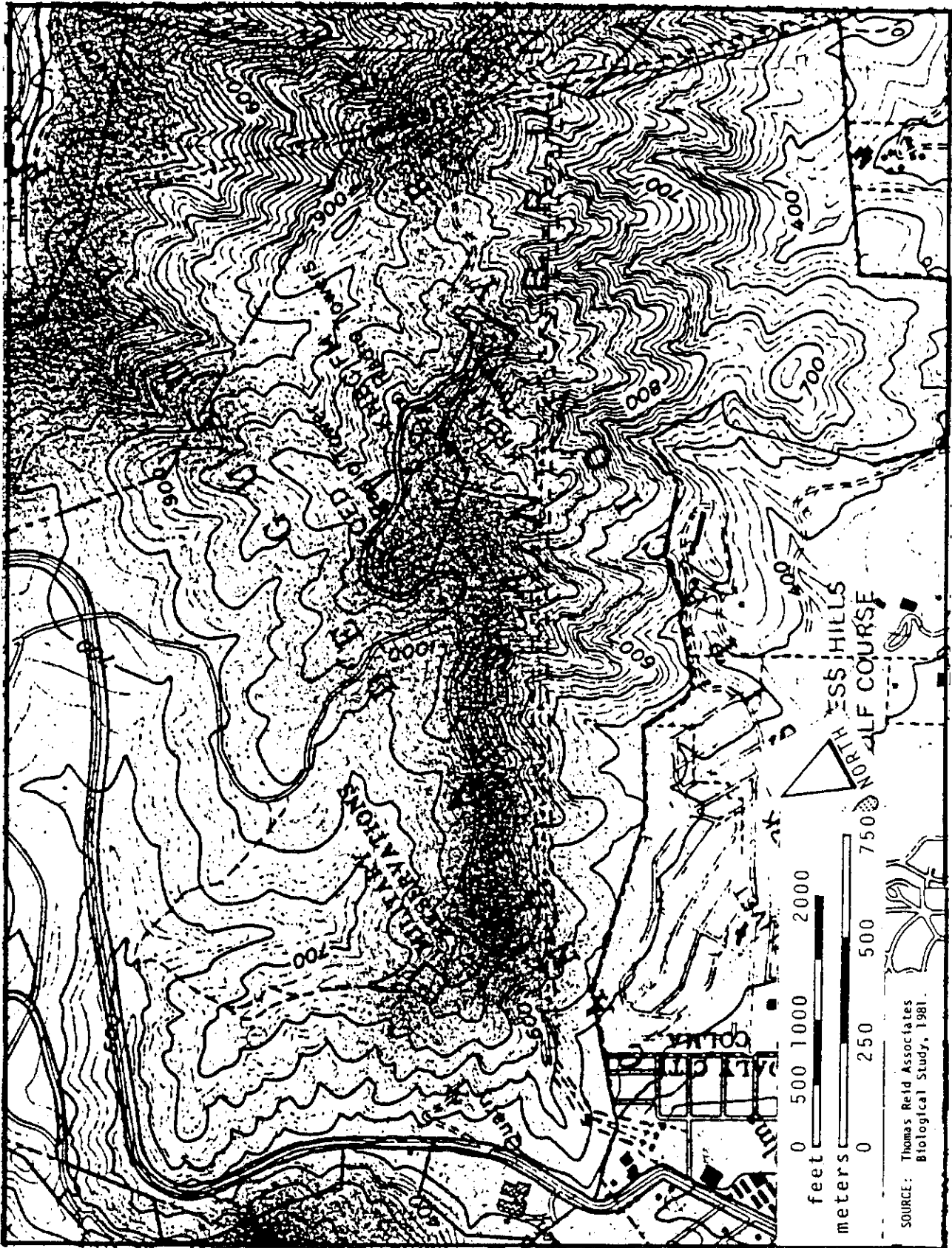
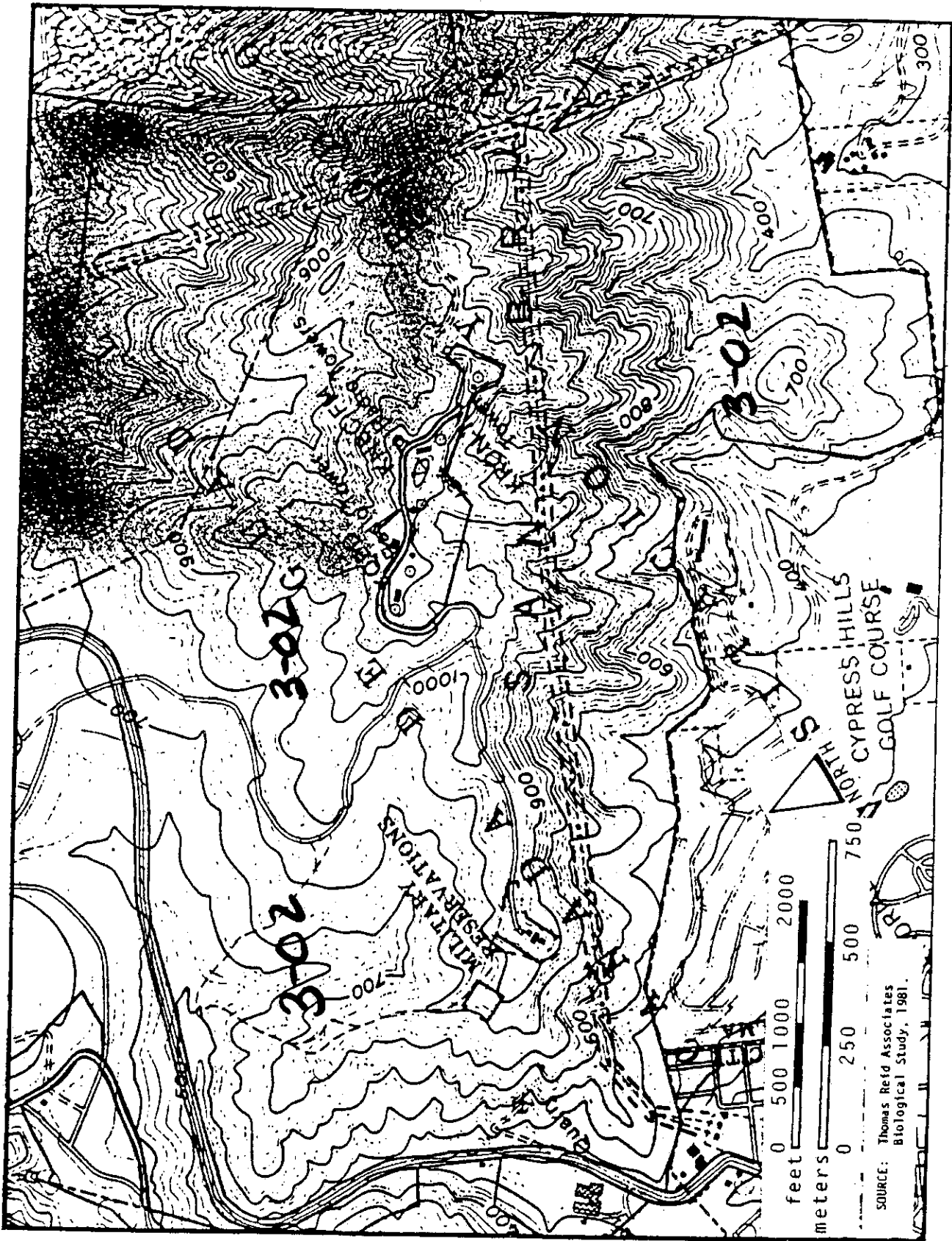


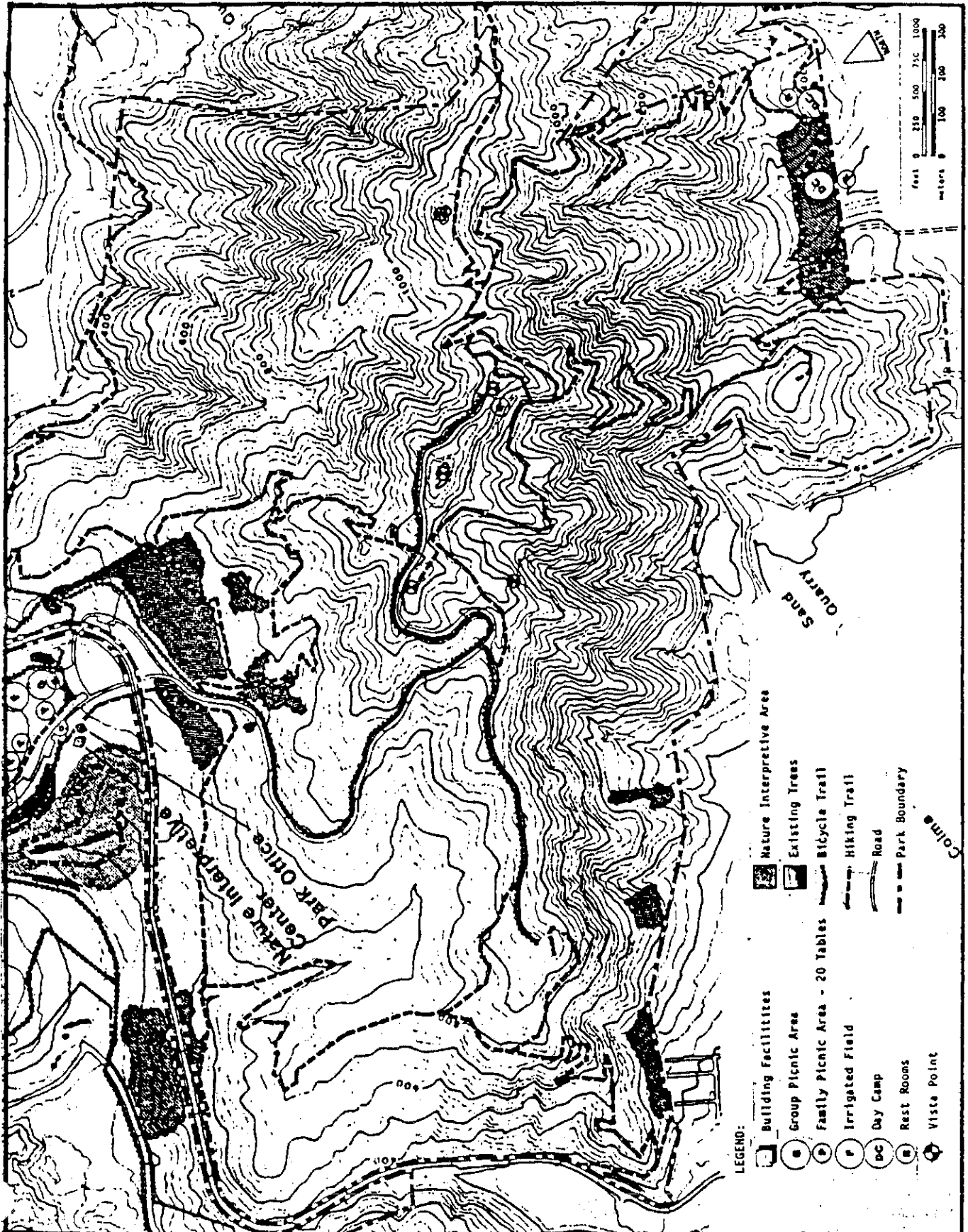
FIGURE 3-02 E, COUNTY PARK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT



8/01/85

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FIGURE 3-02 F, COUNTY PARK
DEVELOPMENT PLAN



SOURCES: Division of Parks and Recreation,
County of San Mateo;
Thomas Reid Associates.

Planning Area: Radio Ridge (3)

Administrative Parcel: Guadalupe Canyon Parkway (Radio Road Reach) (03)

Location and description: Guadalupe Canyon Parkway is a major road which bisects the San Bruno Mountain area. It begins at Bayshore Boulevard in Brisbane and continues to Mission Boulevard in Daly City. Within the Radio Ridge planning area it consists of the cut and fill slopes on the south side of the road, and is adjacent to the County park along its entire length. The cut and fill slopes have been invaded by several plant species including annual grasses, lupine, gorse, eucalyptus seedlings, pampas grass, baccharis, and fennel (See Figures 3-03 A-C).

Ownership: The road is under the ownership of San Mateo County and is maintained by the San Mateo County Department of Public Works.

Project: Maintenance of drainage and existing slopes is done when needed. In addition, re-surfacing is done every 10-15 years (Bob Sans, pers. comm.).

Status: Planned parcel.

Biological Issues: Unfortunately most of the cut and fill slopes in this reach of road have been invaded by exotic species, principally eucalyptus seedlings, gorse, and pampas grass, and provide marginal habitat for the species of concern. The invasion of the exotic species has also served to create barriers to colony dispersal because uninvaded roadcuts are known to provide corridors used by the butterflies (See Figures 3-03 D-E).

Impact: Current maintenance practices will have little impact on the species of concern.

HCP Objectives -- Specific Conservation Needs: In order to make the road more useful as a corridor and as habitat for both butterflies, invading exotics which have become established on the cut and fill slopes should be eliminated and replanted with host plants and other low growing native species.

Operating Program

Obligations: The San Mateo County Department of Public Works has the following obligations:

1. Participation in the regulatory provisions of the HCP.
2. Obtain approvals of any changes in plans or other uses which would alter the current state of the parcel as required by Chapter Five (F) (4).

The Plan Operator has the following obligations:

1. Execution of the Operating Program for Management Unit 3-03-01.
2. Timely response to the Public Works Department's submittal of plans which require Operator review and approval.

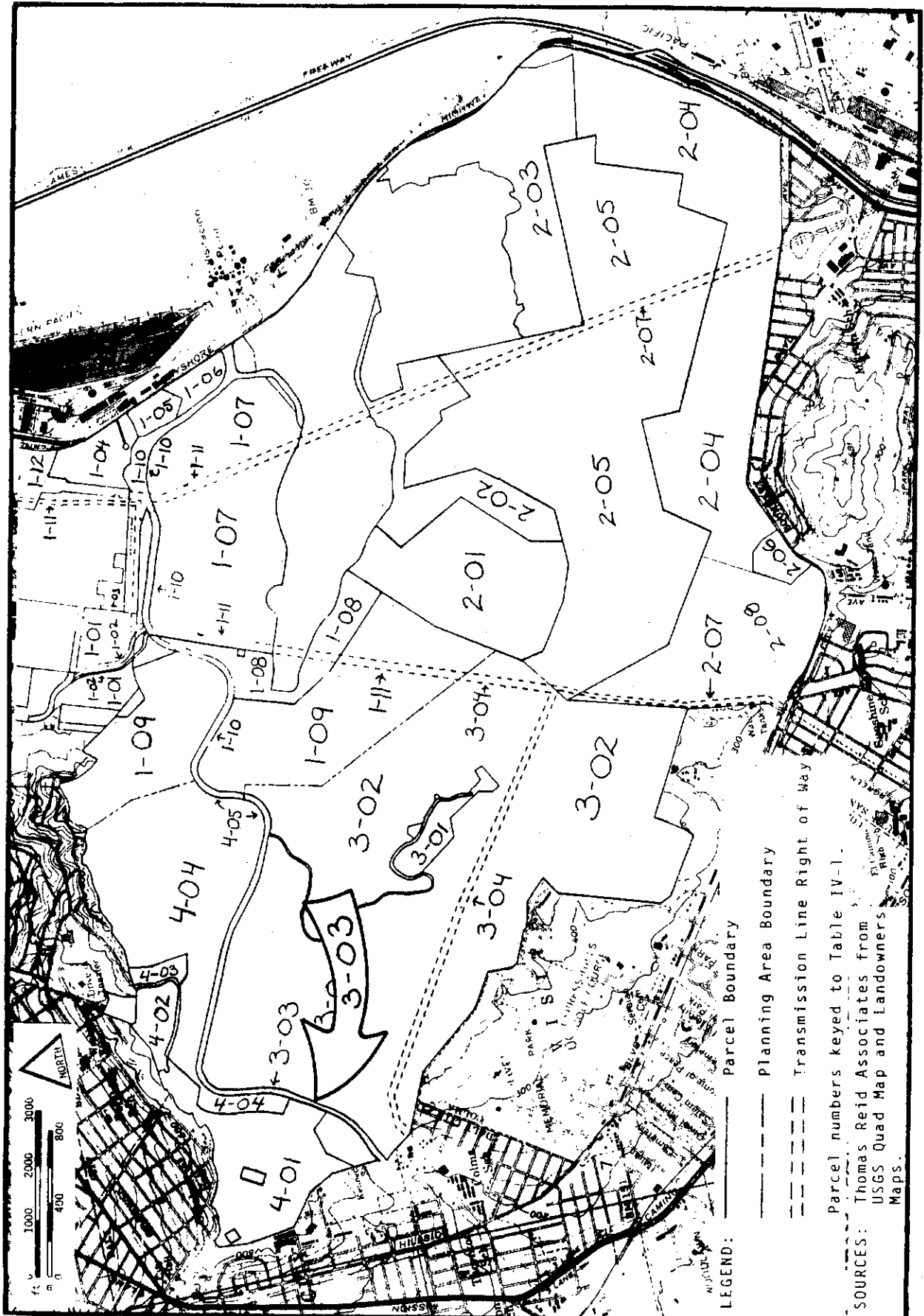
ADMINISTRATIVE PARCELS -- RADIO RIDGE

Management Units:

1. 3-03-01. This Management Unit contains the entire length of Guadalupe Canyon Parkway in the Radio Ridge Planning Area on the southern side of the road.

- a. Eliminate or thin patches of exotics in order to open up corridors to other habitat areas.
- b. Replant the areas in (a) with patches of host plants, native grasses, or low-growing native plants.
- c. Upon completion of (a) and (b) above, monitor the area for success of the habitat enhancement.

FIGURE 3-03 A, GUADALUPE CANYON PARKWAY
PARCEL LOCATION



Parcel numbers keyed to Table IV-1.

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

FIGURE 3-03 B, GUADALUPE CANYON PARKWAY
PARCEL TOPOGRAPHY

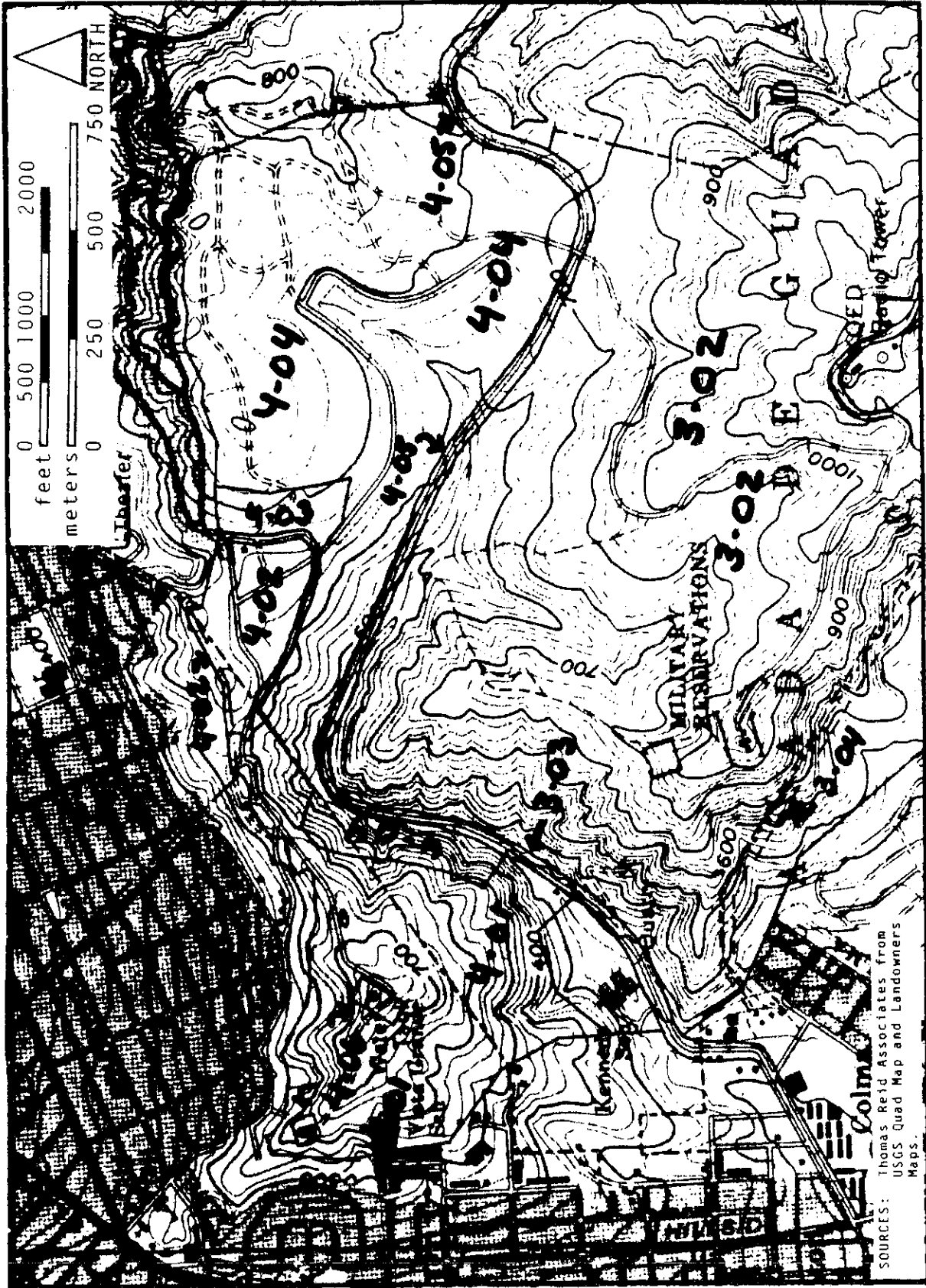


FIGURE 3-03 C, GUADALUPE CANYON PARKWAY
MANAGEMENT UNITS

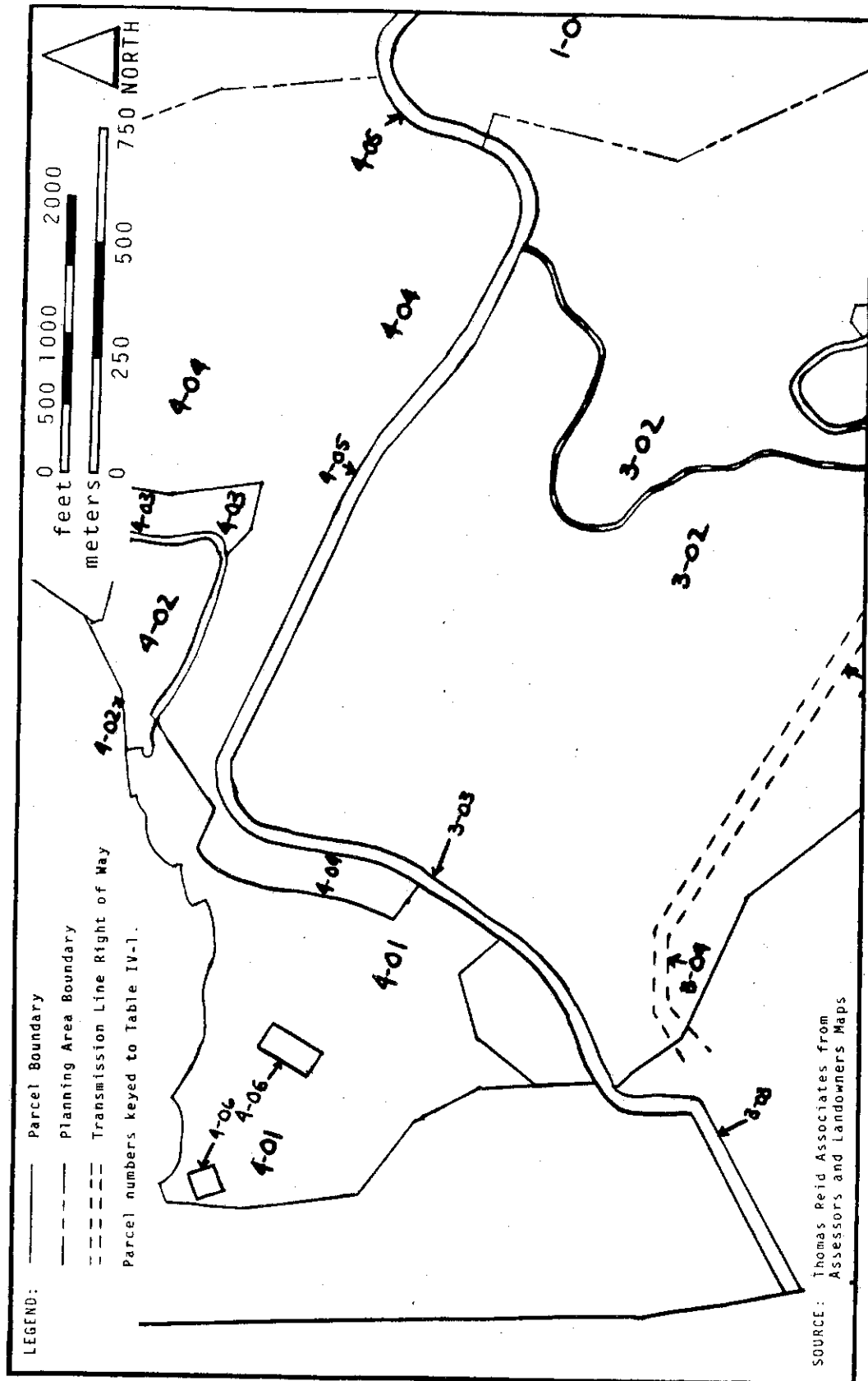
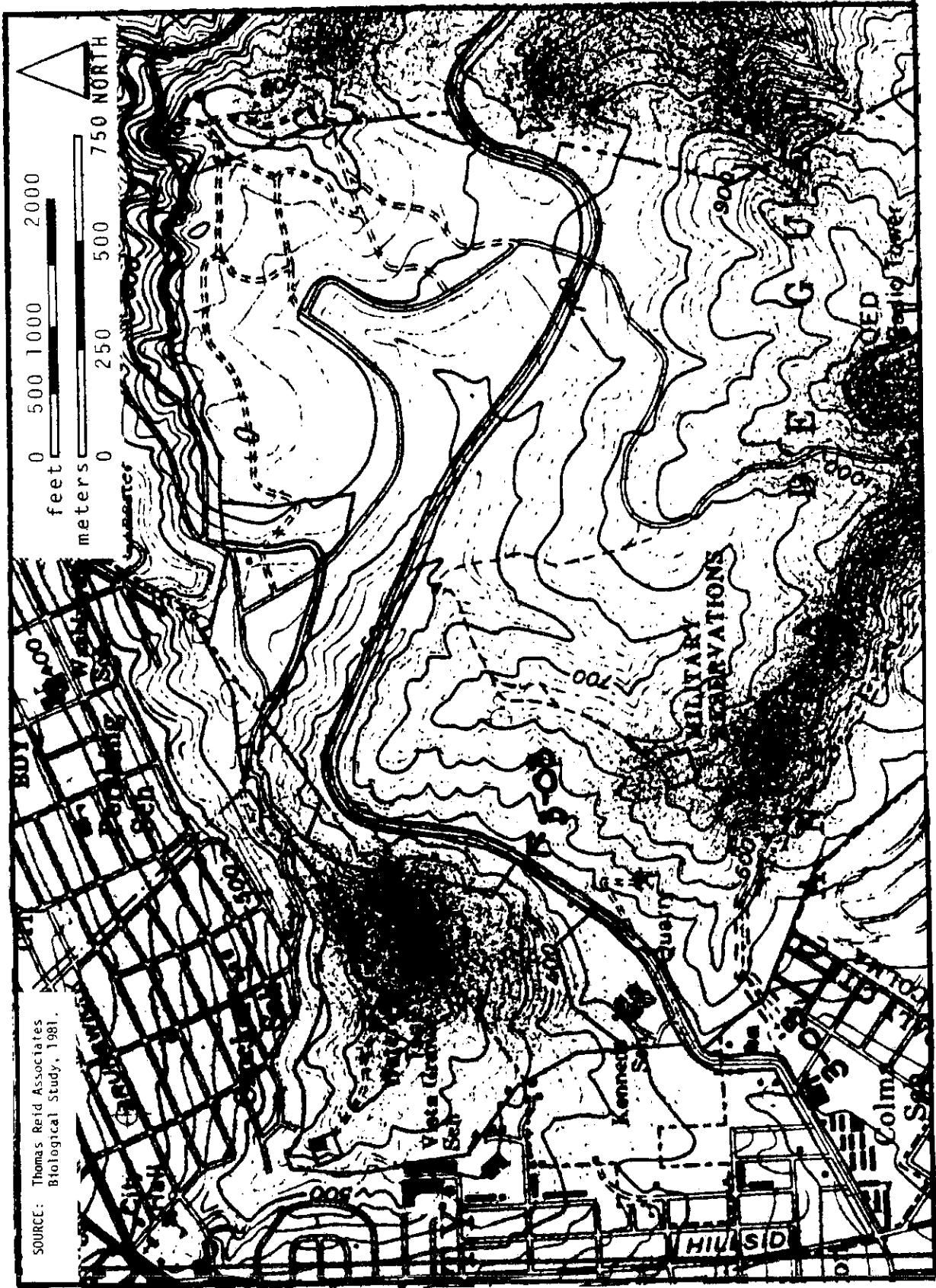
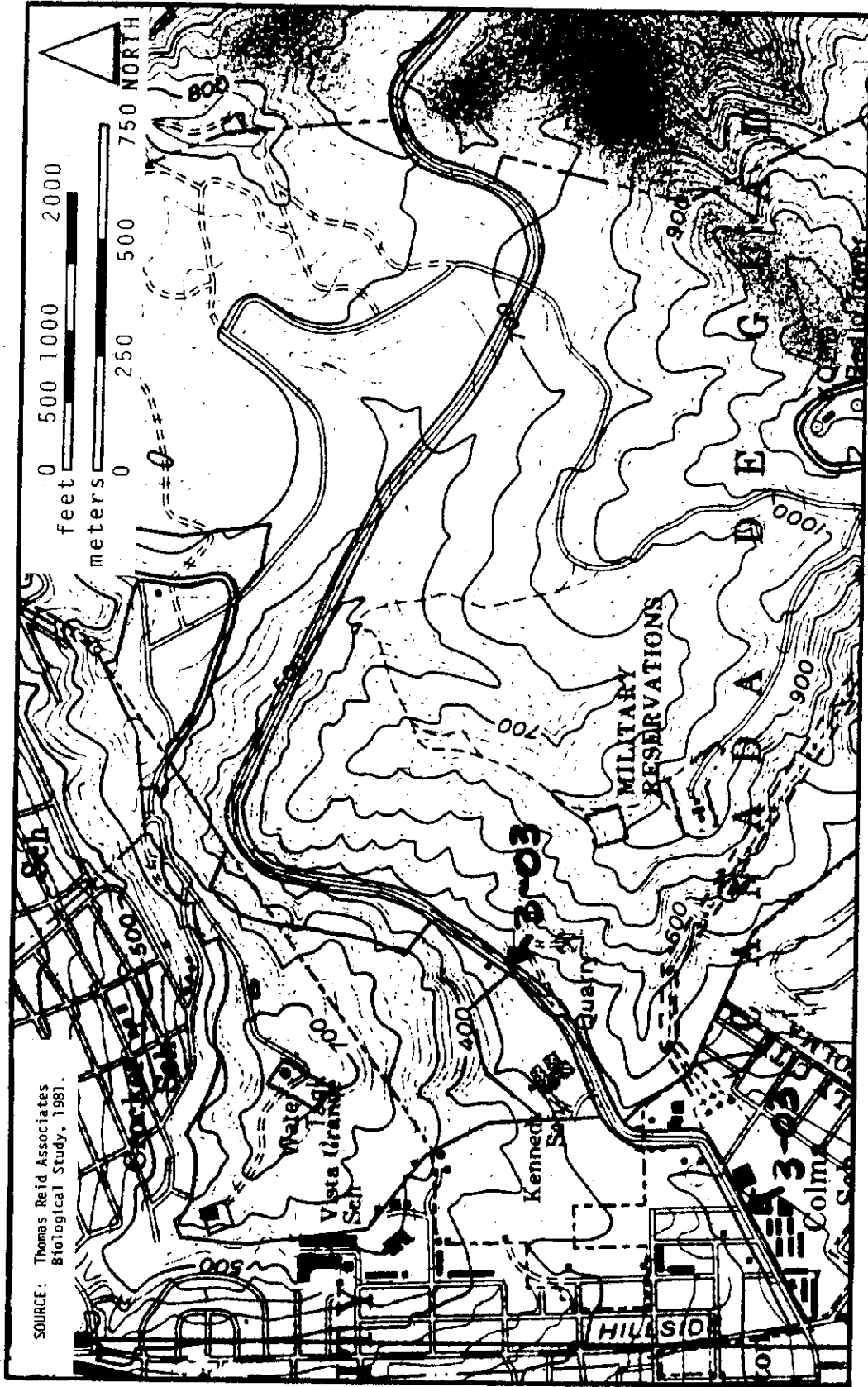


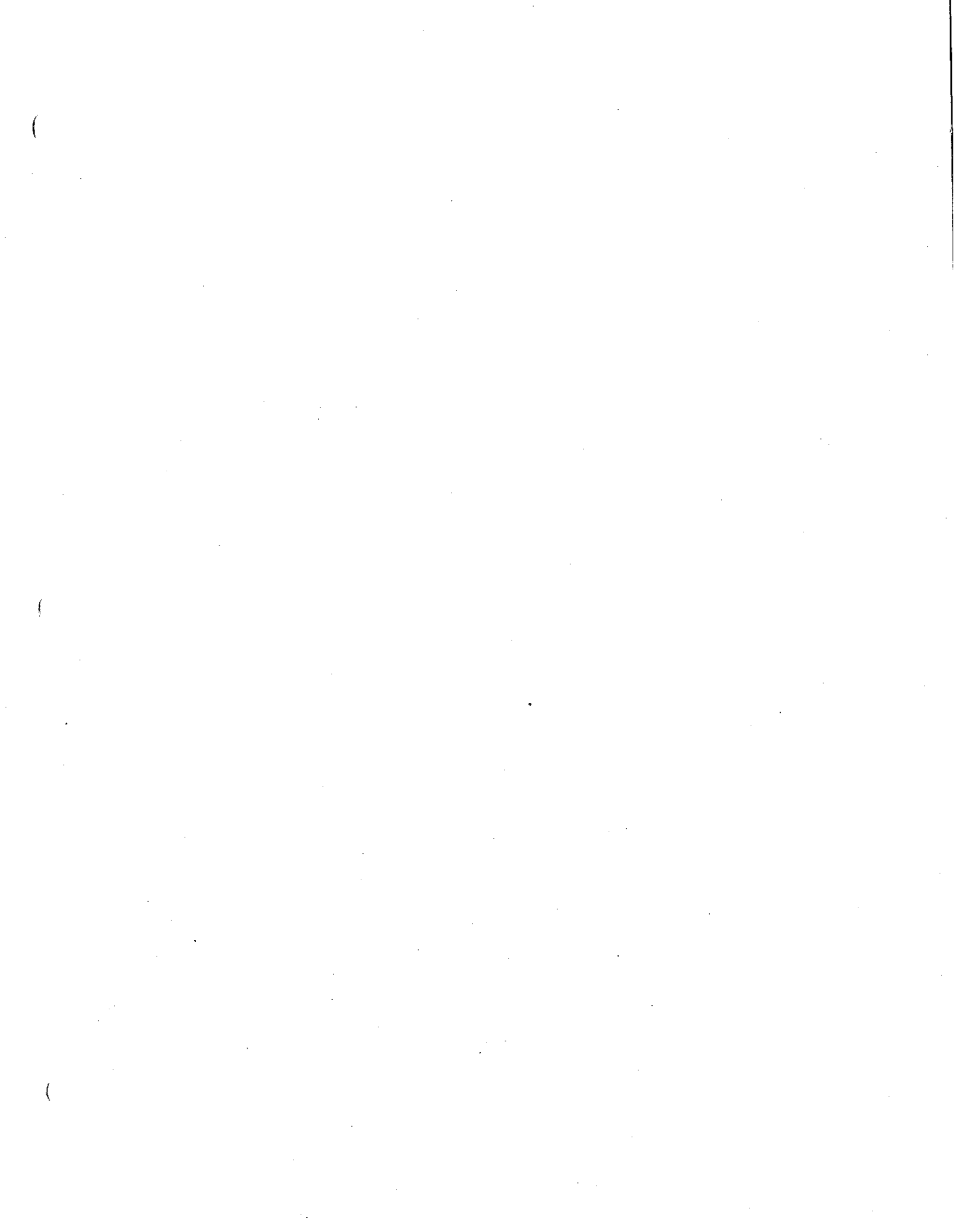
FIGURE 3-03 D, GUADALUPE CANYON PARKWAY
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE



SOURCE: Thomas Reid Associates
Biological Study, 1981.

FIGURE 3-03 E, GUADALUPE CANYON PARKWAY
 GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT





ADMINISTRATIVE PARCELS -- RADIO RIDGE

Planning Area: Radio Ridge (3)

Administrative Parcel: Transmission and Gas Lines (04)

Location and description: There are two transmission lines in the Radio Ridge Planning Area. Both are part of the western utility corridor. One line just barely enters the area in the eastern portion of the planning area within the County Park property. At the northern tip of the Juncus Ravine parcel another line begins perpendicular to the previous one. It runs across the area in an east-west direction cutting through the Park the entire length of the Planning Area (See Figures 3-04 A-C). Electric lines within this corridor are the Jefferson-Martin 60 kV and the Martin-Daly City 115 kV. Gas transmission line 132 is also included in this corridor (Figure 3-04 F).

In addition to the utility corridors, there are electric distribution lines within the Radio Ridge planning area. These serve the communications facilities located at the peak of the Mountain.

Ownership: Pacific Gas and Electric (PG&E) has a utility easement through parcels in which the transmission and gas lines run.

Project: According to PG&E "the electric line facilities on San Bruno Mountain are a vital link between PG&E's generating stations and other sources of electric energy and the 650,000 residents of San Francisco. The Company's generating stations in the City lack the capacity to serve the City's peak loads. Thus, these lines are needed to bring electric power from other areas during peak periods to supplement the generation units in the city. In addition to serving its own customers, PG&E's transmission lines across San Bruno Mountain carry power from the City and County of San Francisco's Hetch Hetchy System. Thus, the City's police and Fire departments, traffic signals, emergency medical facilities and its Municipal Railway are dependent on these facilities for their operation" (PG&E comm. 6/28/82). Gas lines on the Mountain have similar importance. During emergency situations PG&E may be allowed to act without a Section 10(a) permit as authorized by federal regulations.

Currently the primary activity which takes place along the utility corridors is routine maintenance of the existing lines. According to PG&E "routine maintenance of these lines consists of tower painting by hand when needed and patrolling by vehicle on an annual basis. Emergency unscheduled maintenance includes inspection after line failures and repairing damage to tower lines. The most frequent repair activity is replacing insulators. Other activities include replacing or repairing conductors and controlling erosion around tower footings". Towers within the western corridor "are routinely scheduled for insulator washing and wiping. Washing is done from vehicles using clear water. Wiping is done by crews on foot. Other scheduled maintenance includes an annual inspection by vehicle and repainting towers where necessary. Emergency unscheduled maintenance is the same as for the eastern corridor" (PG&E, corr. 6/28/82).

Future activities taking place within both utility corridors include upgrading the existing lines to meet additional demands. Upgrading "includes stringing conductors on the vacant position of the Jefferson-Martin 60 kV tower line, converting existing 60 kV circuits to 115 kV, and reconductoring and rebuilding existing lines. These activities will occur within existing rights

of way and require the use of existing roads. The actual area of construction will be limited to tower sites for the most part" (PG&E, corr. 6/28/82).

According to PG&E the gas lines require routine monthly inspection. This activity is done on foot. Every three to five years the lines have to be cleared of brush overgrowth so that foot inspections can proceed unhindered. This activity will be done under the supervision of the Plan Operator so that disturbance to species of concern is avoided.

Gas lines are usually wrapped to prevent corrosion from taking place. Two portions of the gas lines located in the Southeast Ridge Planning area are unwrapped and therefore must be replaced in the near future. The process of replacing the lines is as follows: a trench 30 to 40 foot across is dug, the pipe is replaced, the trench is filled, and the disturbed area is revegetated.

The distribution lines are "patrolled annually and inspected after every major storm. Those along Radio Road are washed monthly usually between May and October. Presently, some of the line on Radio Road are being reconnected, and poles, crossarms and guywires are being replaced as needed. A customer is digging a trench for an underground service in this area. The development of additional residential units, such as will occur under the plan, will require future modification and expansion of the distribution system serving the area to meet changing load conditions" (PG&E comm. 6/28/82).

In addition to the above activities there are often unforeseen requirements for adding new gas and electric distribution facilities to some areas on the Mountain. In such cases PG&E must notify the Plan Operator of its proposed activity (i.e. give the Habitat Manager detailed drawings of the areas where the activities will take place). The Plan Operator can then review the proposed project and suggest modifications if necessary. The Plan Operator should review the project within 30 days.

Status: This is a planned parcel.

Biological Issues: Although the lines pass primarily over brush in this Planning Area some butterfly habitat exists in and around both transmission and gas line easements (See Figures 3-04 D-E).

Impact: Current maintenance practices do not appear to pose a significant impact on the species of concern. Minor disturbance to existing habitat may take place during routine maintenance or future upgrading activities on the electrical transmission lines. Major disturbance to existing habitat would take place when the gas pipeline is replaced.

PG&E's major impact with regard to the species of concern in the Radio Ridge Planning area is the requirement that they be allowed to replace the unwrapped portion of Main 132 which is located within the easement area of the western most transmission line. This line would take less than 3 months to replace. Approximately 4.5 acres of land would be temporarily disturbed by this activity, and would result in the destruction of habitat of .01% of the Mission Blue and .007% of the Callippe populations. This destruction would take place in one season. The specific time of replacement is currently not known, but the last corrosion survey indicated a potential problem.

Additional surveys will be done in the near future to determine the exact nature of the problem. Unwrapped portions of gas line 132 are also included in the Southeast Ridge planning area; the impact discussion above is based on the replacement of the unwrapped portion of the entire pipeline in both planning areas.

HCP Objectives -- Specific Conservation Needs: Transmission and Gas Line corridors currently provide suitable habitat for the butterflies of concern, therefore no habitat modification techniques are necessary at the present time. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails). Human or mechanical encroachment in habitat areas during PG&E utility maintenance activities should be minimized. If new disturbance is foreseen, PG&E maintenance personnel should consult with the Habitat Manager to avoid particularly sensitive areas. During emergency situations (i.e. power failures) this may not be possible. Disturbed areas should be revegetated with Plan Operator approved species. PG&E will be advised as where to obtain the recommended species.

Operating Program

Obligations: PG&E has the following obligations:

1. Compliance with the mitigation measures set forth for Management Unit 3-04-01.
2. Participation in the regulatory provisions of the HCP.
3. Submit a detailed access and maintenance plan to the Plan Operator.
4. Obtain approvals of any changes in land use or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).
5. Under non-emergency situations notify the Plan Operator of all maintenance activities which may encroach into the conserved habitat area. Routine line patrols which will not impact conserved habitat are excluded from this notification requirement.
6. If unforeseen requirements for adding new gas and electric distribution facilities arise, notify the Plan Operator of the proposed activity and give the Habitat Manager a detailed drawing of the areas where the activities will take place. Incorporate Plan Operator suggested design changes into proposed project.

The Plan Operator has the following obligations:

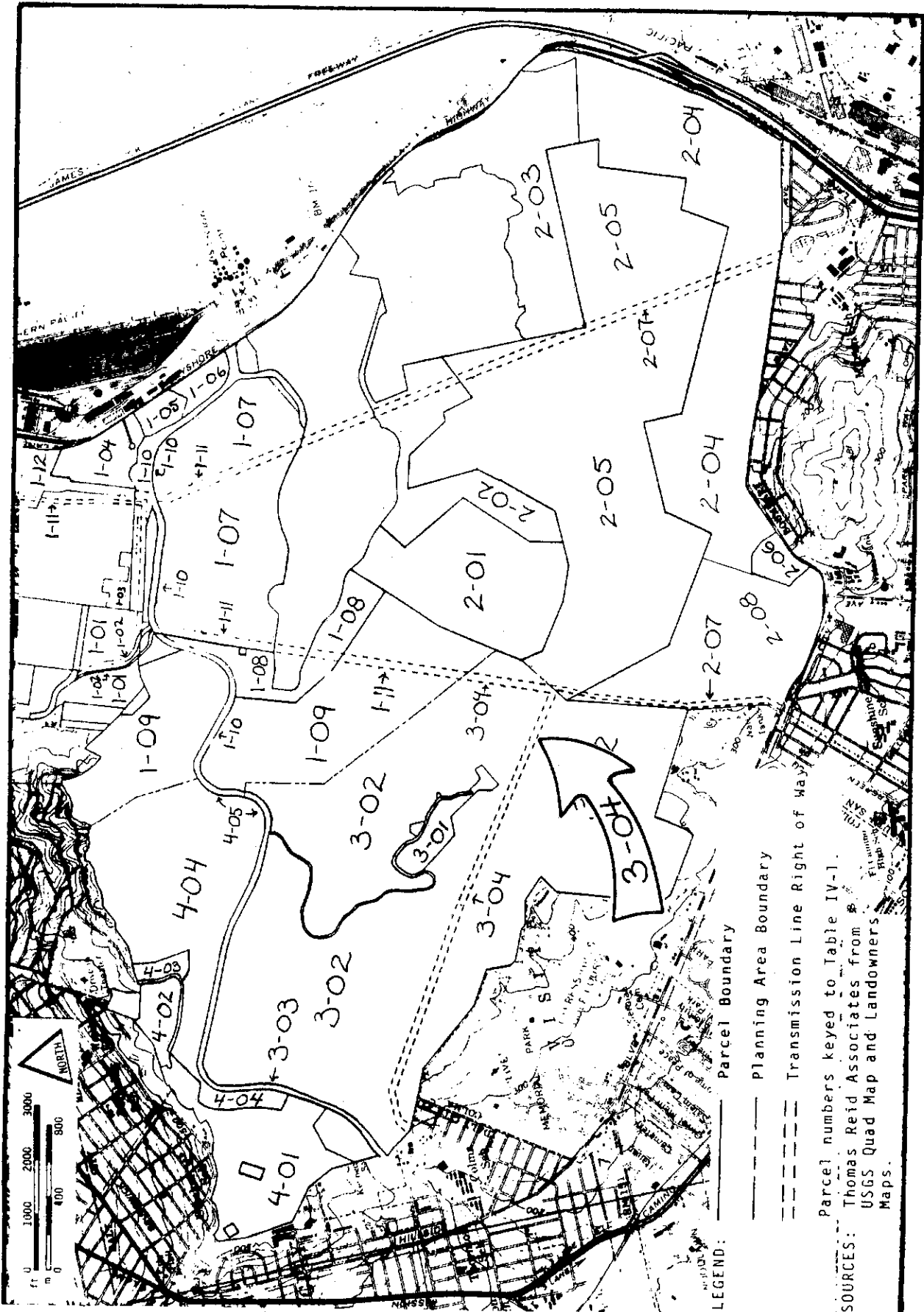
1. Respond to PG&E's submittal of information which require Operator review and approval within 10 working days.
2. Advise PG&E where to obtain recommended species for revegetation of disturbed areas.
3. Work with PG&E's Northern San Mateo County District Office to determine the appropriate habitat treatment for the utility corridors.
4. Contact PG&E's San Francisco Division Land Supervisor each January to obtain a schedule of their gas and electric operation and maintenance activities for the upcoming year.
5. Review detailed drawings for unforeseen activities relating to the addition of new gas and electric distribution facilities within 30 days. If necessary suggest modifications to reduce impacts on conserved habitat.

Management Units:

1. 3-04-01. This unit contains all of the Transmission and Gas Line corridors in the Radio Ridge Planning Area.

- a. Maintenance activities should be kept to existing disturbed areas where feasible (i.e. roads and dirt trails).
- b. New disturbance to conserved habitat should be minimized.
- c. PG&E maintenance personnel should consult with the Habitat Manager so that any new disturbance can avoid particularly sensitive habitat areas. During emergency situations (i.e. power failures) this may not be possible.
- d. Disturbed areas should be revegetated with plant species approved by the Plan Operator.

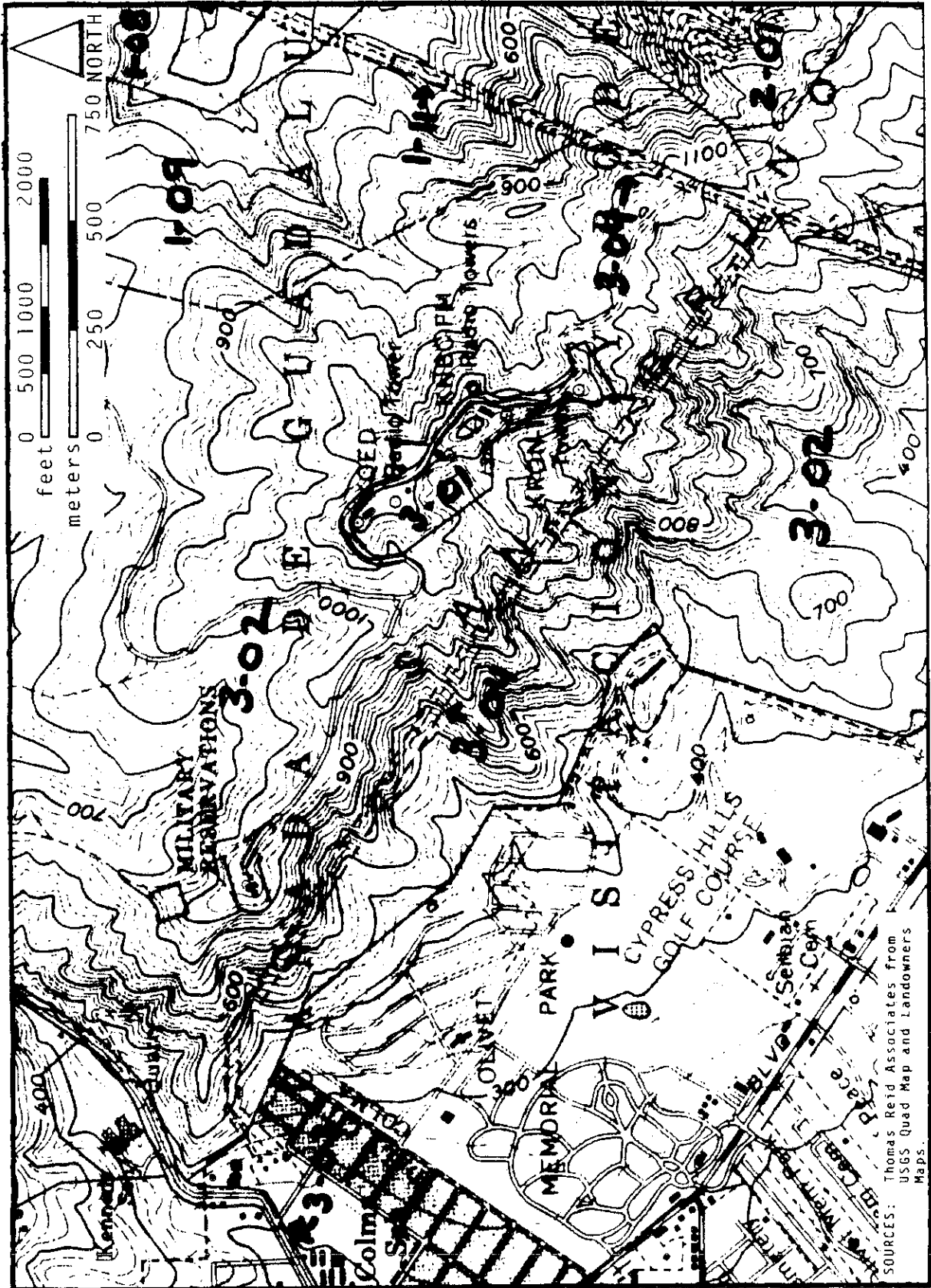
FIGURE 3-04 A, TRANSMISSION AND GAS LINES
PARCEL LOCATION



11/08/82

Parcel numbers keyed to Table IV-1.
SOURCES: Thomas Reid Associates from
USGS Quad Map and Landowners
Maps.

FIGURE 3-04 B, TRANSMISSION AND GAS LINES
PARCEL TOPOGRAPHY



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

FIGURE 3-04 C, TRANSMISSION AND GAS LINES
MANAGEMENT UNITS

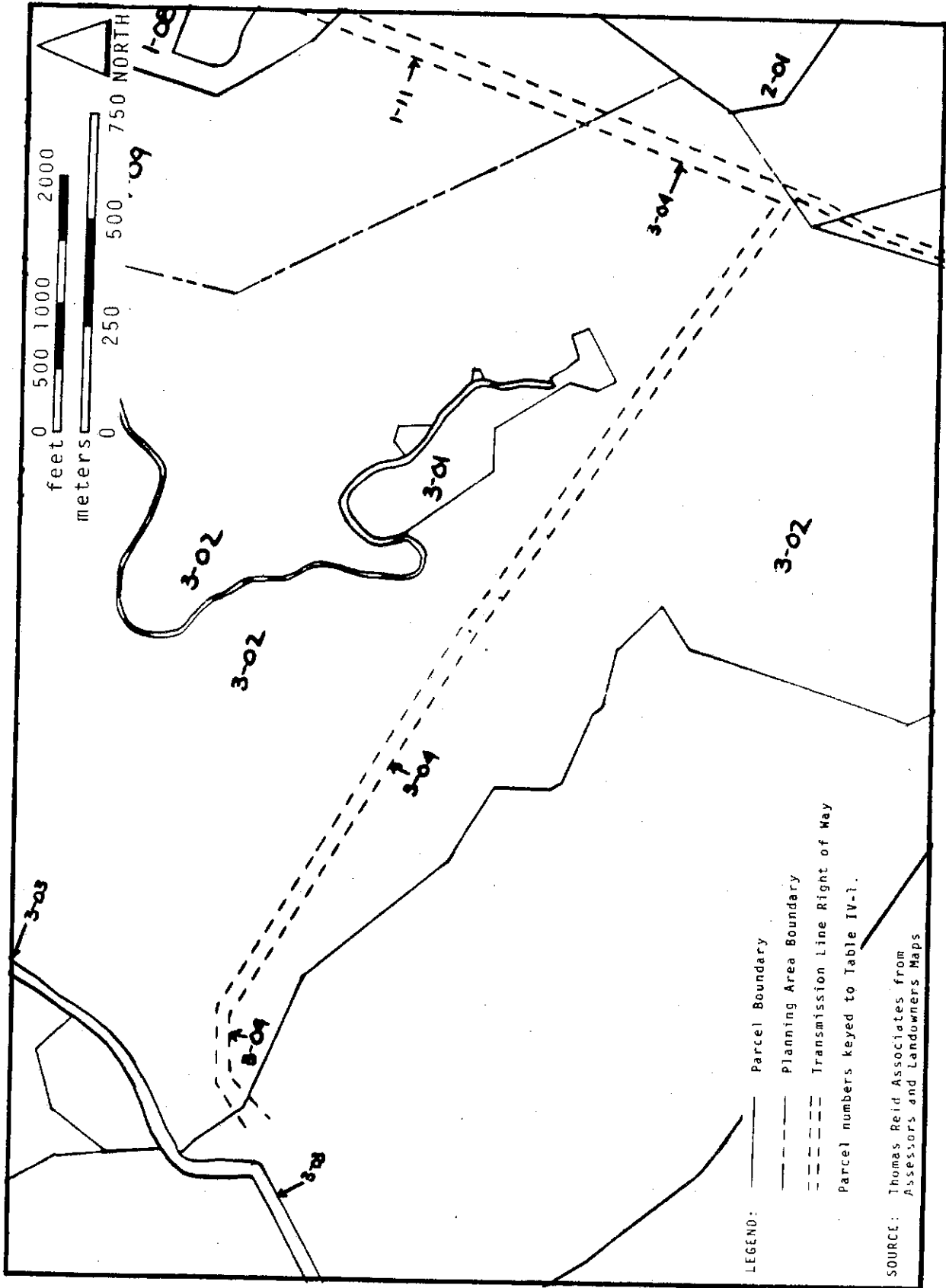


FIGURE 3-04 D, TRANSMISSION AND GAS LINES
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

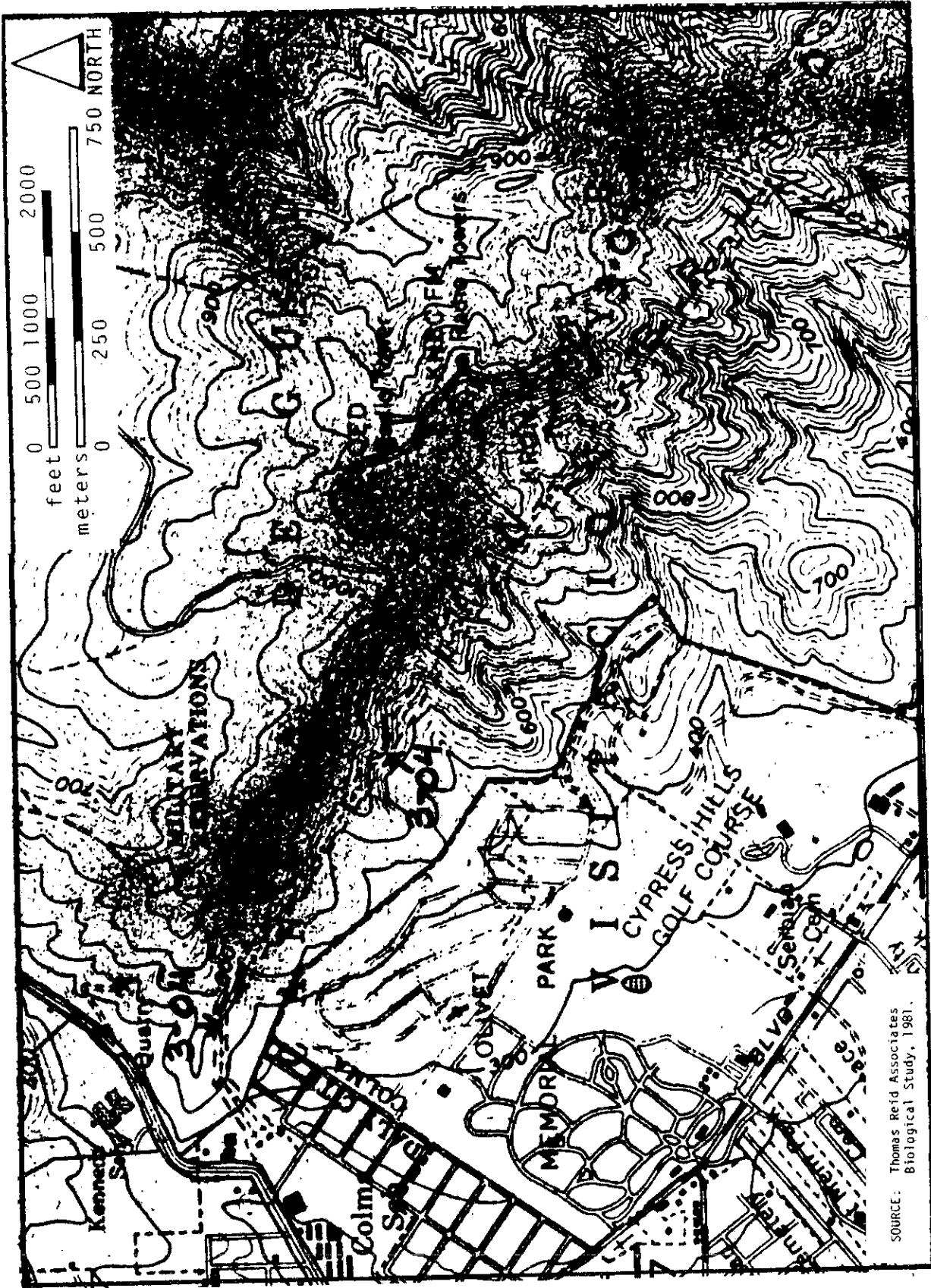
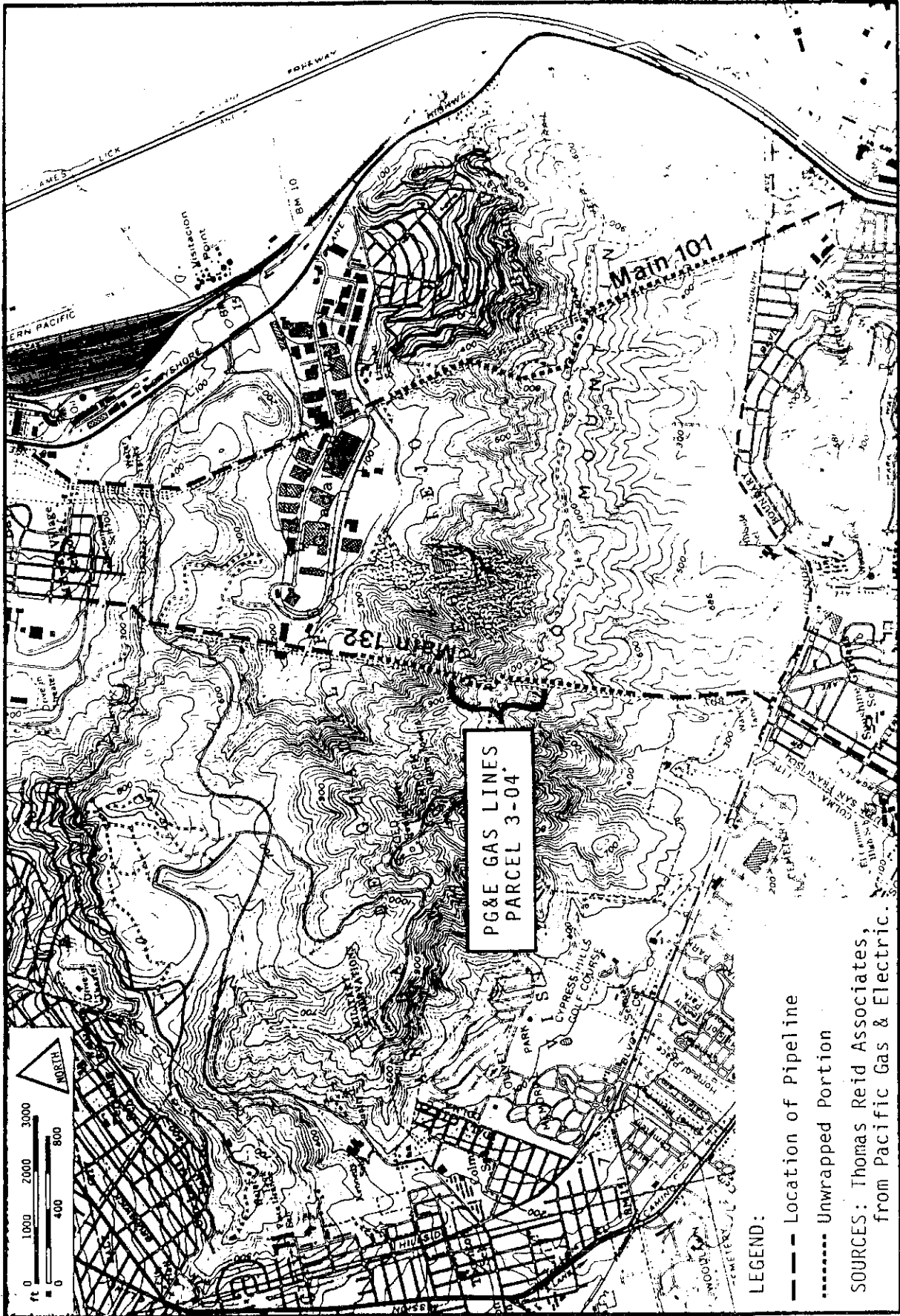


FIGURE 3-04 F, TRANSMISSION AND GAS LINES
GAS LINES



ADMINISTRATIVE PARCELS -- SADDLE

Planning Area: Saddle (4)

Administrative Parcel: Reservoir Hill (01)

Location and description: Reservoir Hill is located at the northwestern most edge of San Bruno Mountain. As an extension of the Saddle area, it is geographically linked to that planning area. At its northern and western boundaries it is adjacent to low to moderate income residential development and a school within Daly City, and at its southern boundary it is adjacent to Guadalupe Canyon Parkway. The site is currently used as open space and includes two water tanks which are owned and operated by the City of Daly City (See Figures 4-01 A-C).

Ownership: Currently the majority of the site is owned by Visitacion Associates. They are working with a development company, Presley of Northern California, which plans to construct a 326 unit residential development and 10 single family lots on the site. Daly City owns the two water tanks on the site; these parcels are discussed as a separate Administrative Parcel.

Project: The project is a proposed condominium development consisting of 326 units in 17 10-plex clusters and 39 4-plex clusters and 10 single family lots (Figure 4-01 F). Access will be from Crocker Avenue and Thiers/Florence Sts. The developer is aware of the butterfly colonies existing on the site and has been participating in the development of the Habitat Conservation Plan. In order to mitigate some impacts to the Mission Blue habitat, he has agreed to develop areas of lesser impact to the insect initially, and develop the area which encompasses the prime habitat areas last. The initial phase would occupy two to three years, depending on sales of dwellings. In the Operating Program, HCP activities are referenced to the initial and last construction phases (Figure 4-01 G). The actual timing of the start of construction may change, but that for planning is as follows:

	Fast	Slow
Initial	1982	- 1983
Last	1984	- 1987

Status: This is a planned parcel. All pre-planning activities have taken place including an EIR, an endangered species assessment and impact/mitigation report, and an application to LAFCO for annexation of the county property to Daly City. Both the project and the annexation have been approved (Steve Noack, pers. comm. 1/14/82).

Biological Issues: Thomas Reid Associates (TRA) prepared an Endangered Species Report for Reservoir Hill for the City of Daly City (June 10, 1981). The report concluded that the Mission Blue butterfly is found on the site (See Figures 4-01 D-E). The Reservoir Hill colony of Mission Blue comprises about 2% of the entire known population of the insect. The report also identified seven host plant sites where adults were found, all of which are located within the proposed development area. Searches for the Solitary Bee and for rare plants were done during May and June 1981, however, none were found.

Impact: Without mitigation, the proposed development would destroy 98% of the existing Mission Blue colony on Reservoir Hill. This would mean the destruction of nearly 2% of the entire known Mission Blue population. In addition, 60% of the grassland area, 75% of the rocky outcrops, and 10% of the

brush habitat existing on the hill would be lost.

HCP Objectives -- Specific Conservation Needs: Since the majority of the impact is within the proposed development area, the principal tools needed for conservation purposes relate to planning assistance and habitat enhancement techniques. Within the development area phasing, host plant manipulation, plan modification, and landscaping tools should be used, while outside these areas direct vegetation and grassland successional management techniques are recommended. Research, monitoring, and vandalism control (ie. off-road vehicles and arsonists) should be carried out in both areas in conjunction with the above mentioned activities.

Since the project would destroy nearly all of the small colony known on Reservoir Hill, intensive mitigation and enhancement is warranted. The principal mitigation is deferred development of the better Mission Blue habitat and relocation of some building sites based on the success of the enhancement program. The enhancement program entails expanding the present butterfly colony by spreading the host plant into appropriate adjoining areas.

The development plan for Reservoir Hill was prepared and approved before it was known that Mission Blue were to be found there. Therefore, the original layout of the project does not reflect the design principles formulated as part of the HCP. The topographic site constraints and the density sought makes major plan reorganization difficult. The approach taken in the HCP is to alter the phases of construction so that the majority of the Mission Blue habitat and population fall within the last phase. This allows time for the enhancement program to spread the colony so that the impact of the last construction phase would be reduced. In addition, to avoid destroying large areas of habitat all at once, grading of the initial phase should only include the areas where actual construction is taking place.

Successful broadening of the colony will create a band of habitat around the southern and eastern sectors of the project. If the colony cannot be successfully spread in the time frame of the initial phase, building sites 6, 38, and 39 may need to be relocated elsewhere on site or construction on these sites may need to be deferred for a longer period of time.

The enhancement activities will focus on expanding and improving habitat in several peripheral areas that will be dedicated as natural open space using 4 major lupine locations in the last development phase (Figure 4-01 H). Because Reservoir Hill is one of the earliest development projects to be implemented, much of the research work of early years will be conducted there.

Operating Program

Obligations: The landowner/developer has the following obligations:

1. No construction or conversion to urban uses shall be permitted in the area designated 4-01-03 on Figure 4-01 C. The boundary of area 4-01-03 may be adjusted by the Landowner by not more than thirty (30) feet from the line shown on Figure 4-01 C, provided, however, that the total area increased as a result of such adjustment does not exceed 5% of the total Conserved Habitat in this Administrative parcel. Outside area 4-01-03, construction and conversion to urban uses may occur subject only to the conditions set forth in Paragraph 2 below.

2. Prior to any construction within Administrative Parcel 4-01, the Landowner shall provide for the following:

- a. Dedication of Conserved Habitat. The Landowner shall agree to dedicate to the Public all lands within Administrative Parcel 4-01 within area 4-01-03 shown in Figure 4-01 C 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 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.
- c. Construction Provisions. In accordance with Paragraph 1 above, the Landowner shall not disturb any land in area 4-01-03 except as provided in 2d below. In addition, the Landowner shall not grade more than one phase per year. Phases are shown in Figure 4-01 G.
- 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 the boundary between reclaimed areas and area 4-01-03. 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.

- g. Inspection. The Landowner shall, in carrying out Reclamation Plans for Administrative Parcel 4-01, 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.

3. Compliance with mitigation measures set forth in Management Unit 4-01-02.

The Plan Operator has the following obligations:

1. Prepare and execute an annual operating program for the Conserved Habitat within Administrative Parcel 4-01 and comply with mitigation measures set forth in Management Unit 4-01-03;
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 4-01;
3. Designate vegetation materials for use in Reclamation Plans and review such Reclamation Plans submitted by the Landowner with respect to Administrative Parcel 4-01 in a timely fashion to avoid delays in the implementation of such Plans;
4. If applicable, accept dedications of Conserved Habitat within Administrative Parcel 4-01. Dedication phasing is shown in Figure 4-01 G.

Management Units:

1. **4-01-01.** This Management Unit consists of the initial phase of development and when completed will contain residential dwelling units and associated landscaping.
2. **4-01-02.** This unit consists of the last development phase and contains the area on which building sites 6, 38, and 39 are located. Upon completion of development this unit will contain nothing but residential dwellings and related landscaping unless the units have to be relocated. It currently contains four of the major lupine sites.
 - a. Except for the fire access road and utility trench required for the Initial Phase, no grading will be done in unit 4-01-02 until at least three years after commencement of the project.
 - b. Lupine sites found within this unit should be used in the habitat enhancement program taking place in unit 4-01-02 during the initial phase of development (the first 2 years).
 - c. Before grading begins in this unit the decision should be made whether building sites 6, 38, and 39 can be built on their original location.
4. **4-01-03.** Unit three contains the natural habitat adjacent to the Phase One development out to Guadalupe Canyon Parkway. The vegetation consists of grassland on the milder slopes and heavy brush on the steeper slopes. Lupine

ADMINISTRATIVE PARCELS -- SADDLE

and nectar plants are sparsely scattered throughout the grassland portion of this unit. Although there are no major lupine concentrations in this area, there are sites suitable for habitat enhancement. The brush found on the site is not a concern at the present time, however, in the future it should be monitored and possibly controlled so as not to out-compete the grassland habitat. Small, but effective host plant patches can be spread throughout the portion of the brush adjoining the grassland without detracting from any separate ecological value of this brushland.

- a. 1981 to 1983 - conduct experiments on lupine propagation techniques and identify relocation success on a small plot. Use the lupine patches in unit 4-01-02 in the habitat manipulation experiments. (Currently being done by Thomas Reid Associates, See Appendix A)
- b. April to June - survey the expansion sites for Mission Blue oviposition activity to determine success of experiments.
- c. Monitor the site periodically in order to assess future needs.

FIGURE 4-01 A, RESERVOIR HILL PROJECT
 PARCEL LOCATION

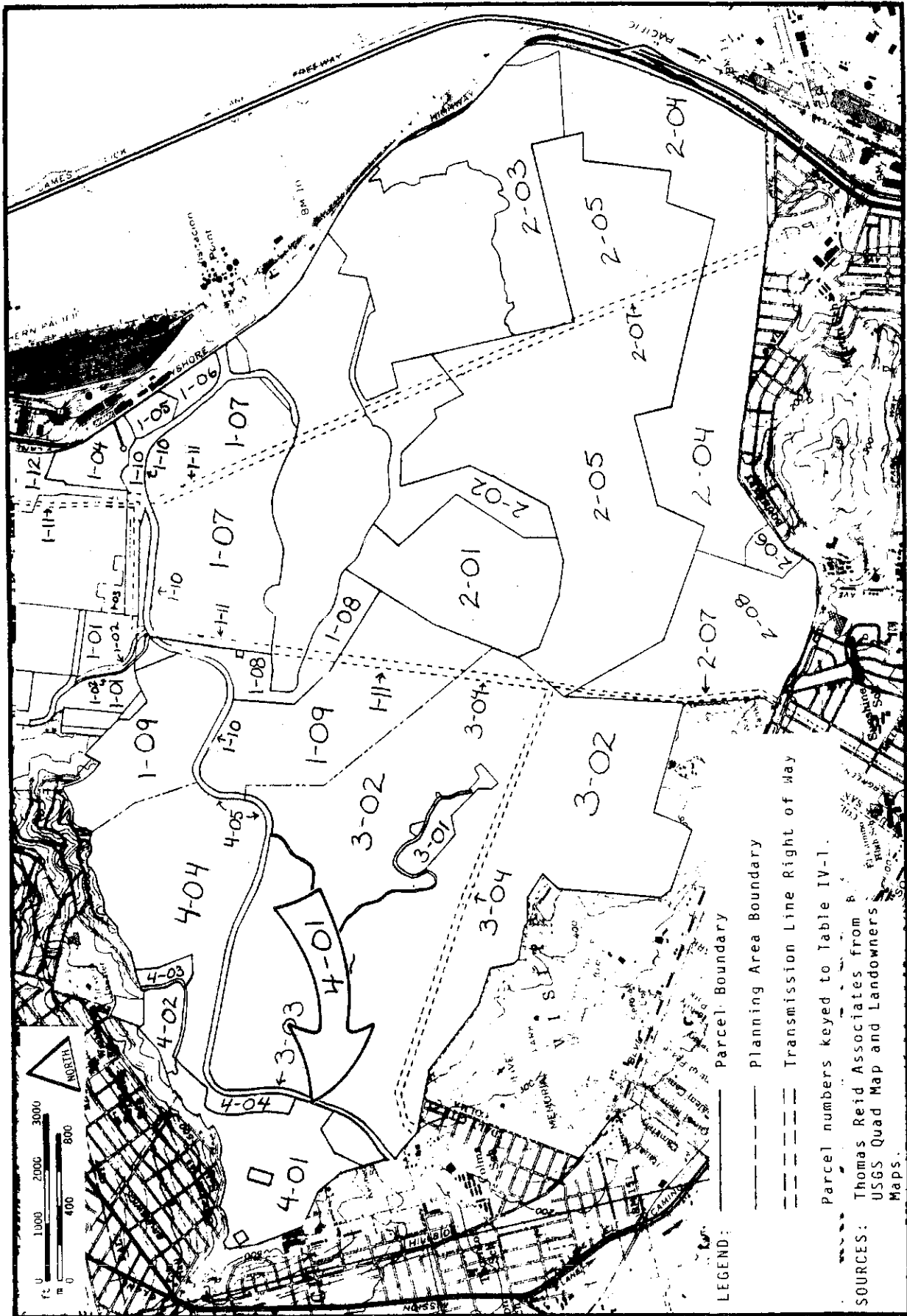


FIGURE 4-01 B, RESERVOIR HILL PROJECT
PARCEL TOPOGRAPHY

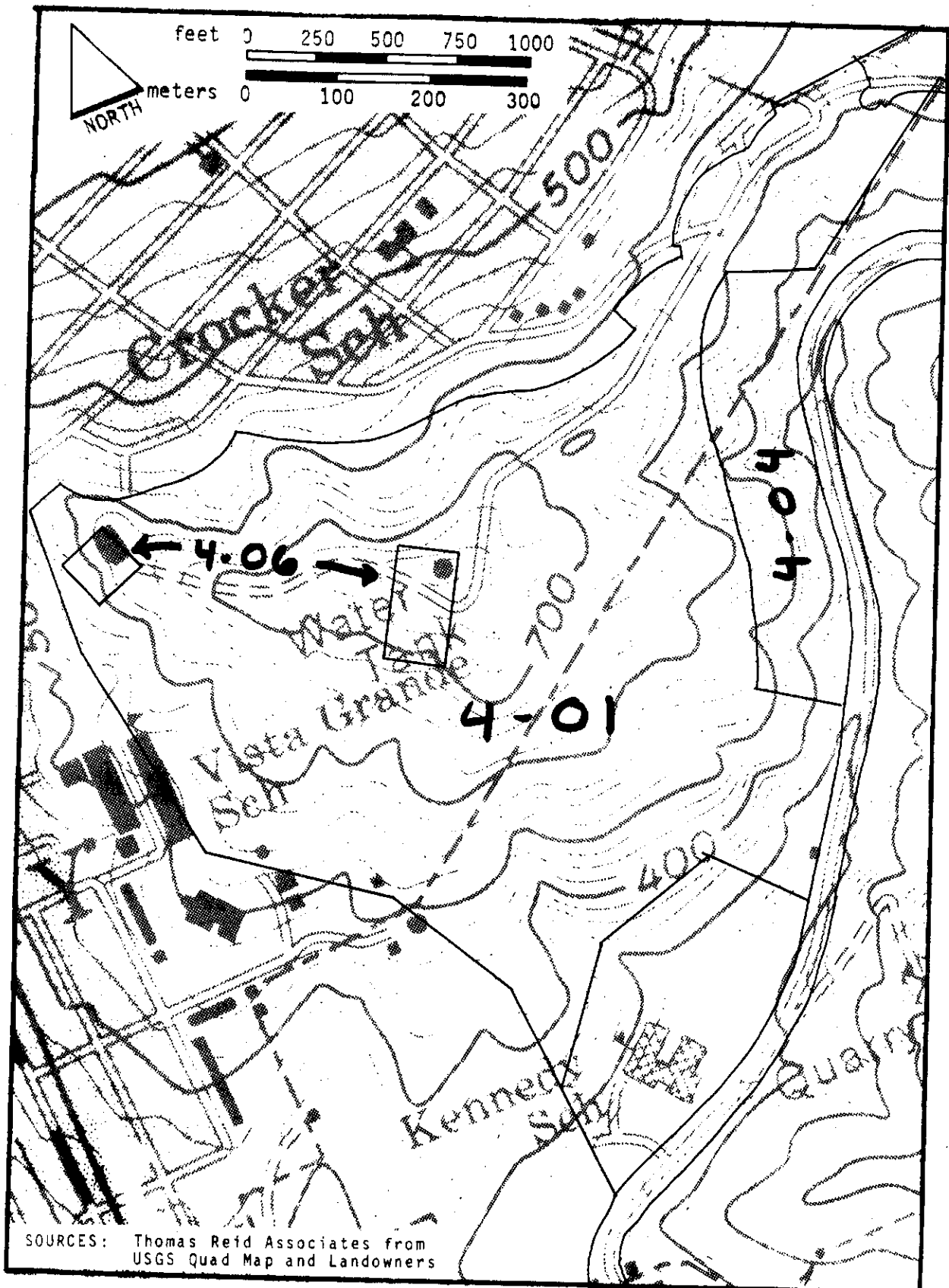


FIGURE 4-01 C, RESERVOIR HILL PROJECT
MANAGEMENT UNITS

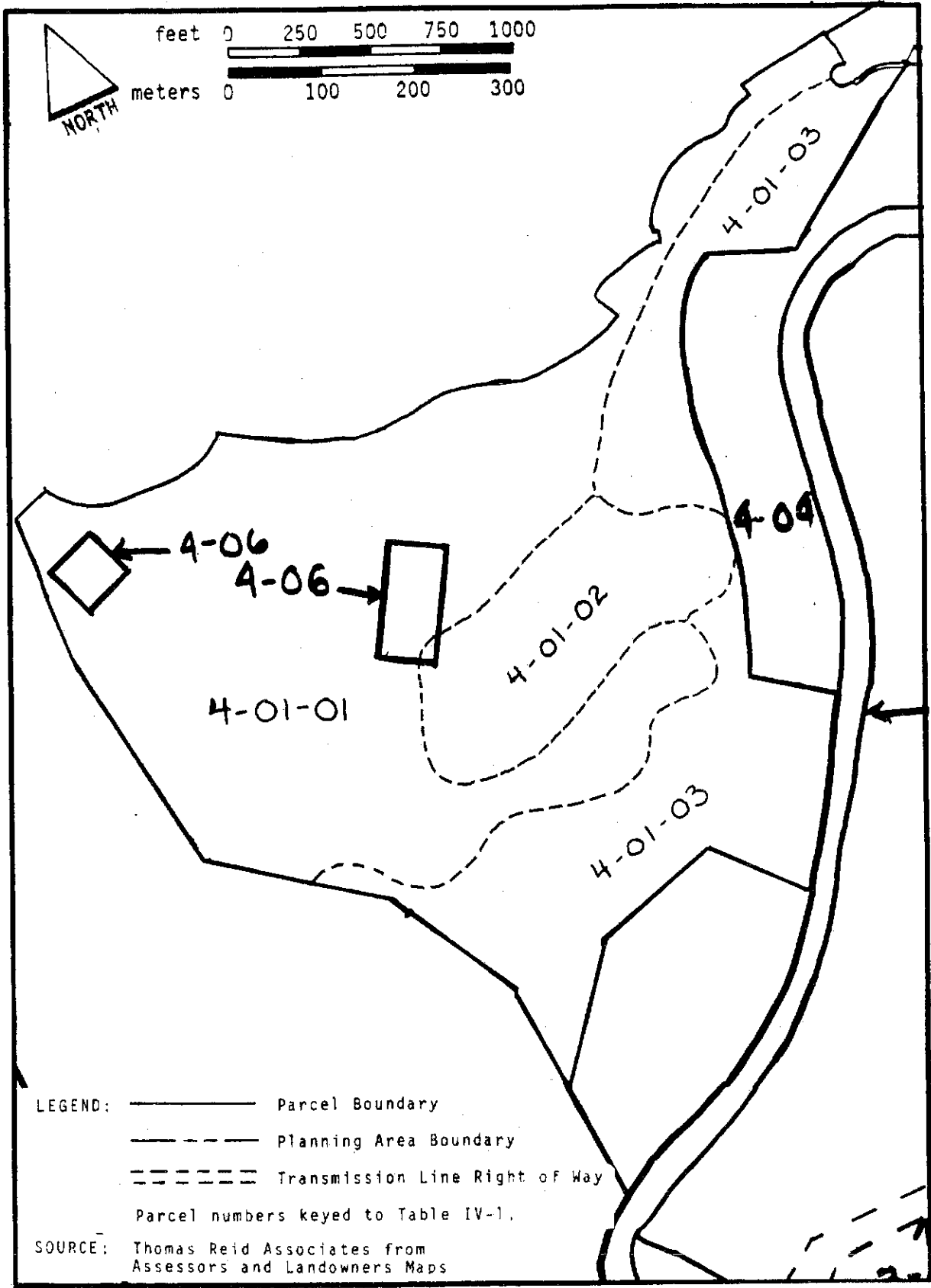


FIGURE 4-01 D, RESERVOIR HILL PROJECT
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

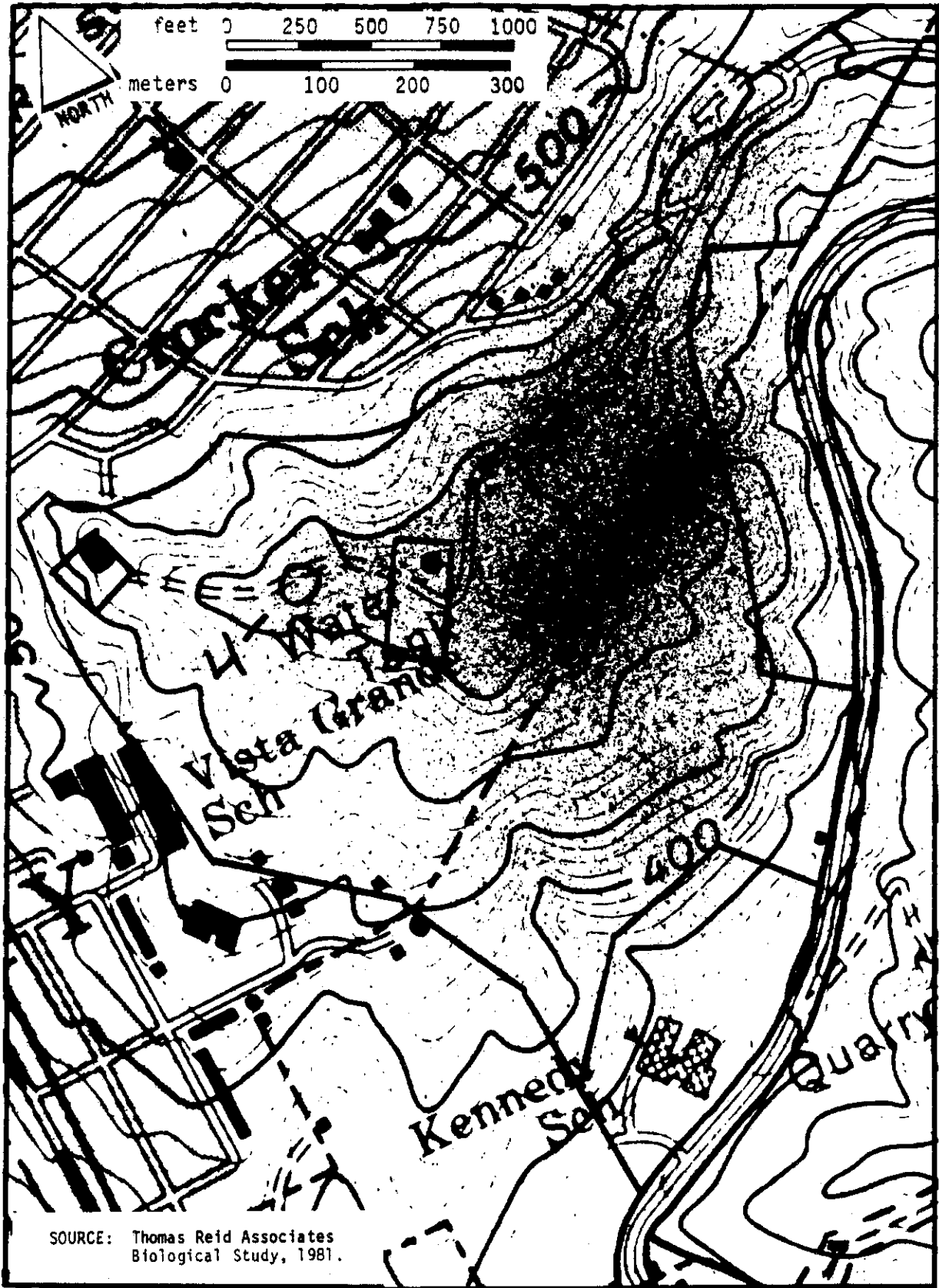


FIGURE 4-01 E, RESERVOIR HILL PROJECT
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

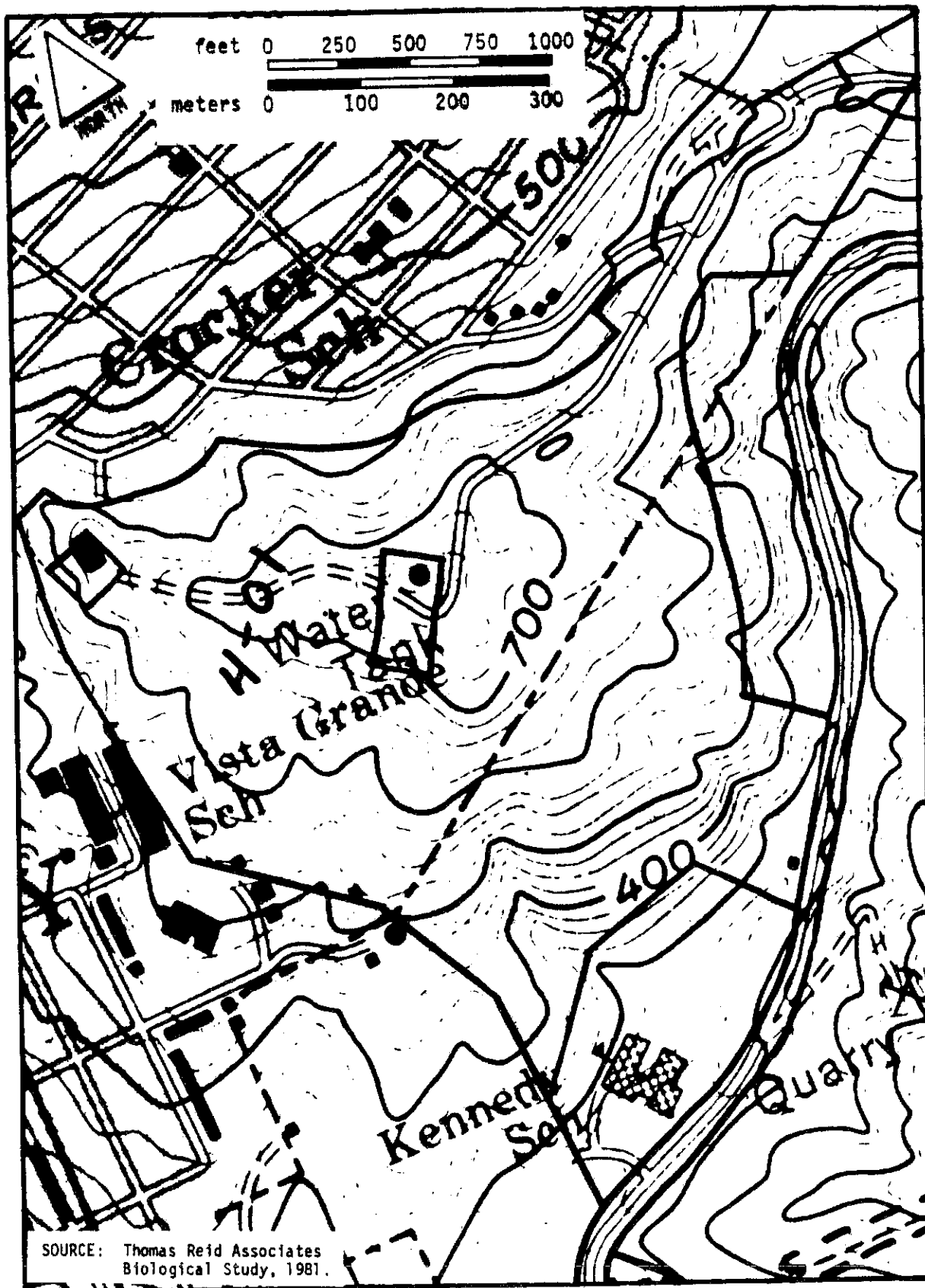
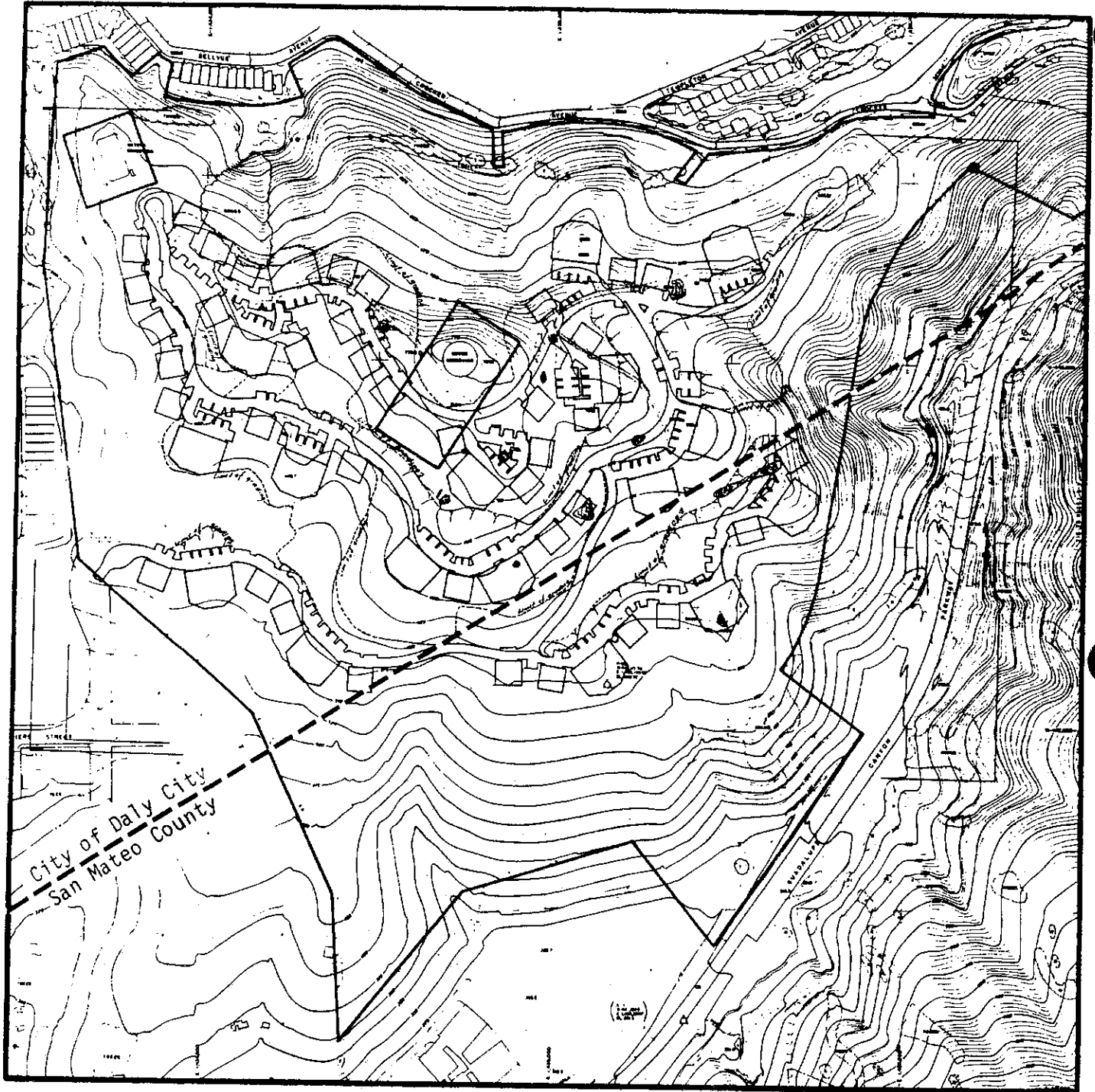


FIGURE 4-01 F, RESERVOIR HILL PROJECT
DEVELOPMENT PLAN



SOURCE: Presley Homes

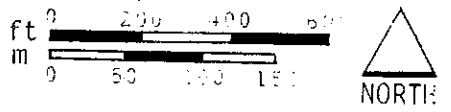
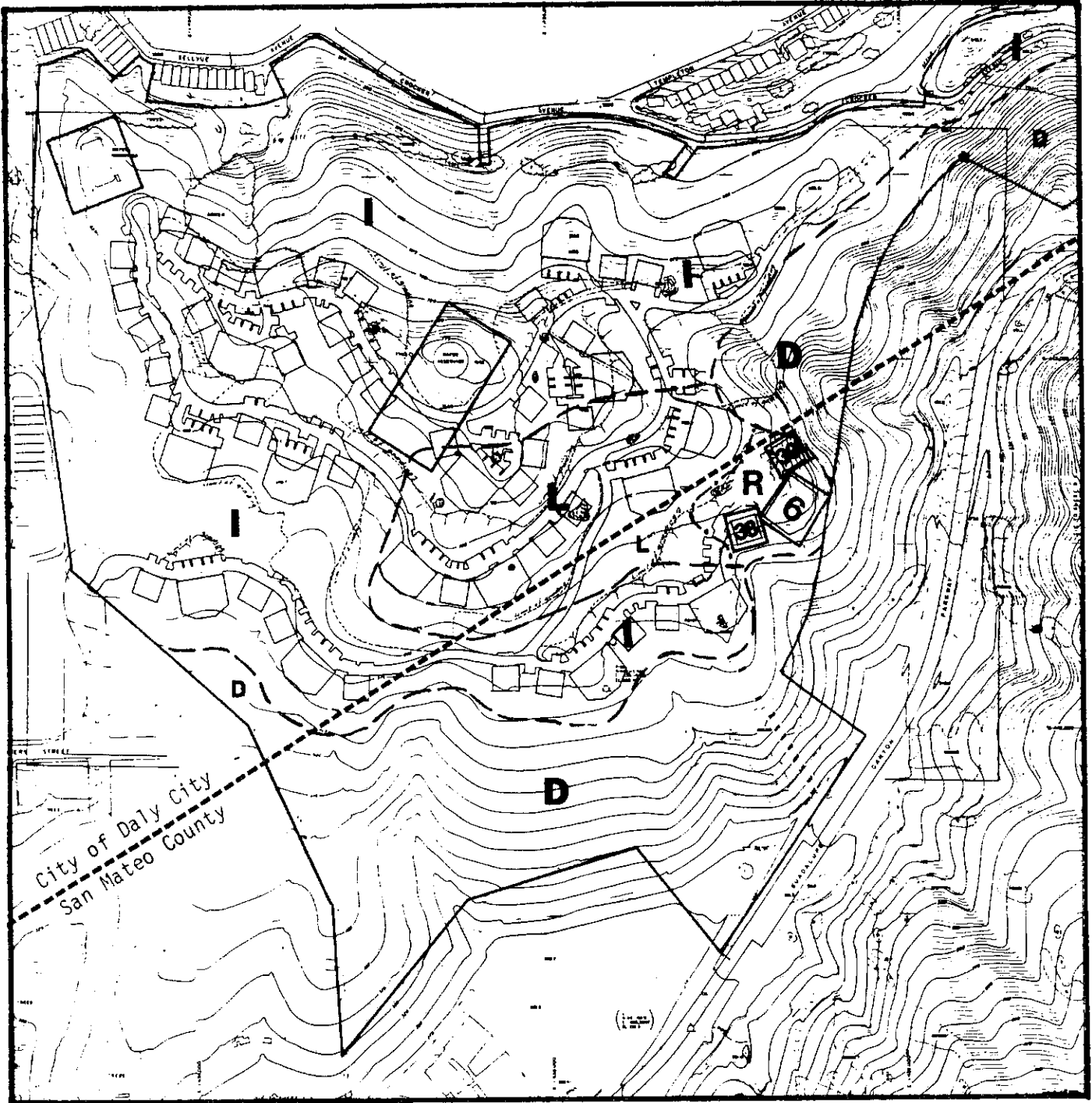


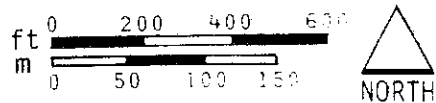
FIGURE 4-01 G, RESERVOIR HILL PROJECT
DEVELOPMENT PHASES



LEGEND:

- I—Initial Development Phase.
- L—Last Development Phase; No grading other than fire roads and utility corridors.
- R—Possible Ultimate Relocation.
- D—Dedicated to County in parallel with development stages.

SOURCE: Presley of Northern California,
Thomas Reid Associates



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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, Arabis 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 Arabis 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 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 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.
- 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 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 progress reports describing seedling establishment, rate of growth, mortality and 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 Calif. 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 the Landowner 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;

ADMINISTRATIVE PARCELS -- SADDLE

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.

FIGURE 4-02 A, BRISBANE SCHOOL SITE
PARCEL LOCATION

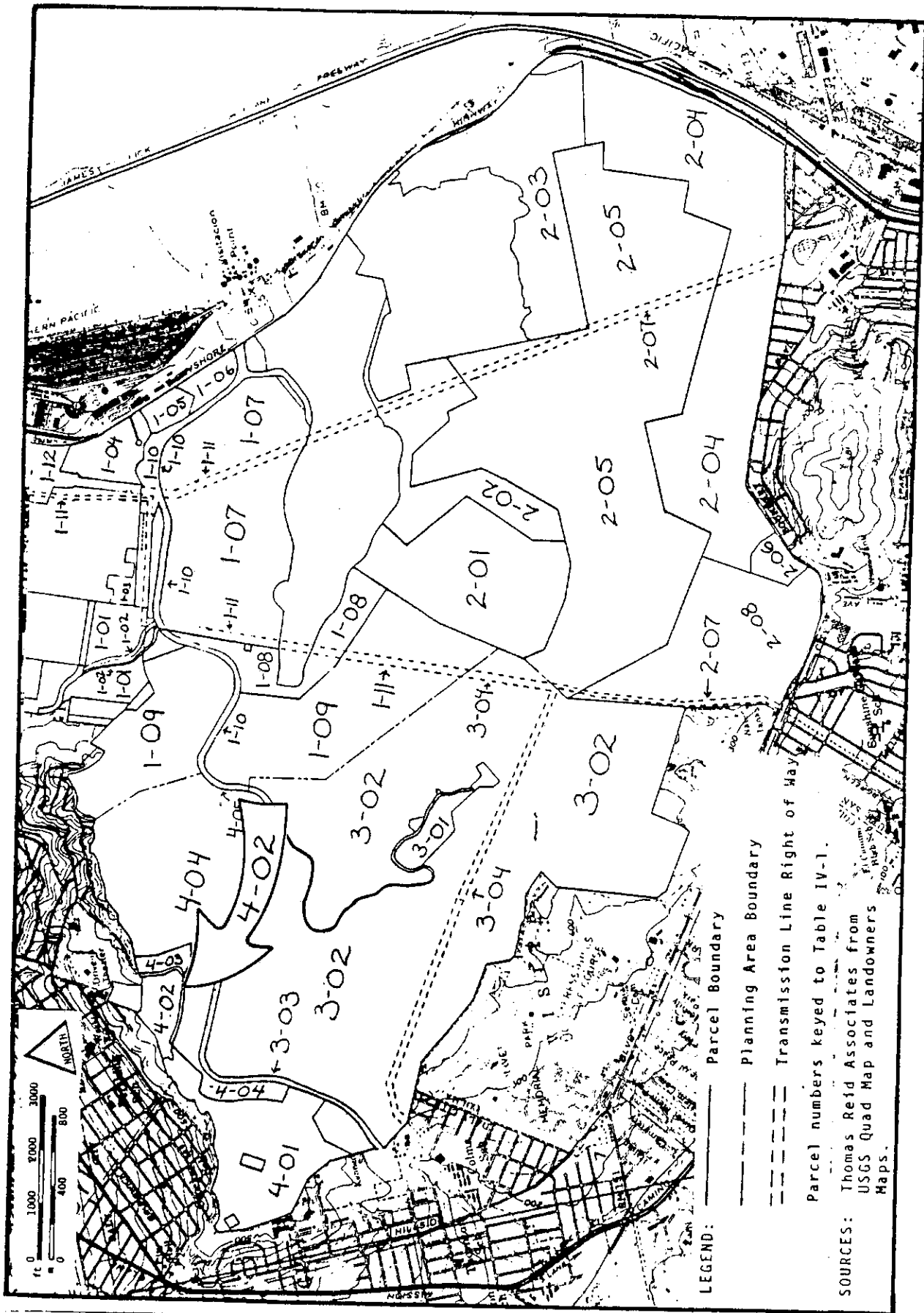
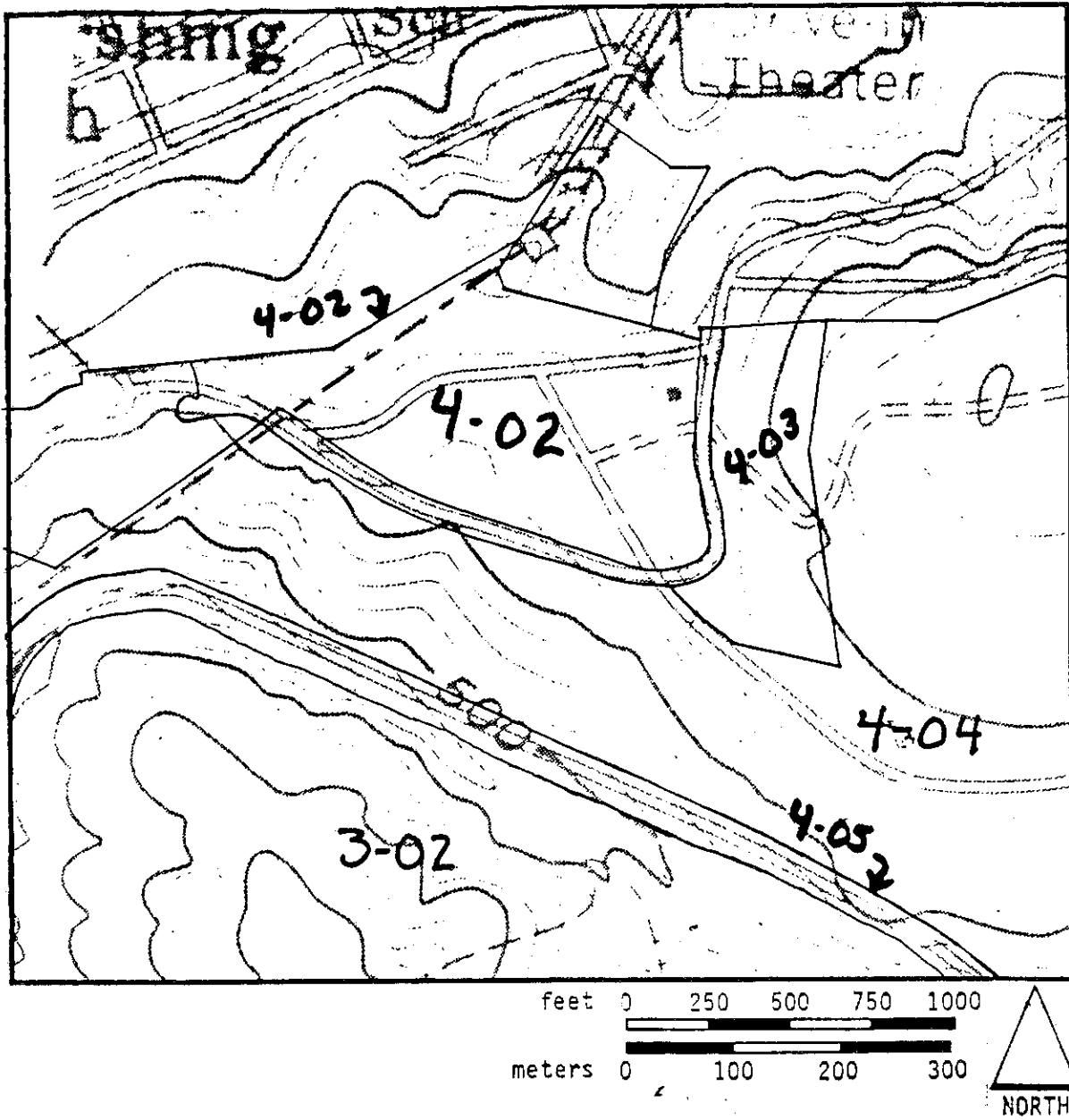


FIGURE 4-02 B, BRISBANE SCHOOL SITE
PARCEL TOPOGRAPHY

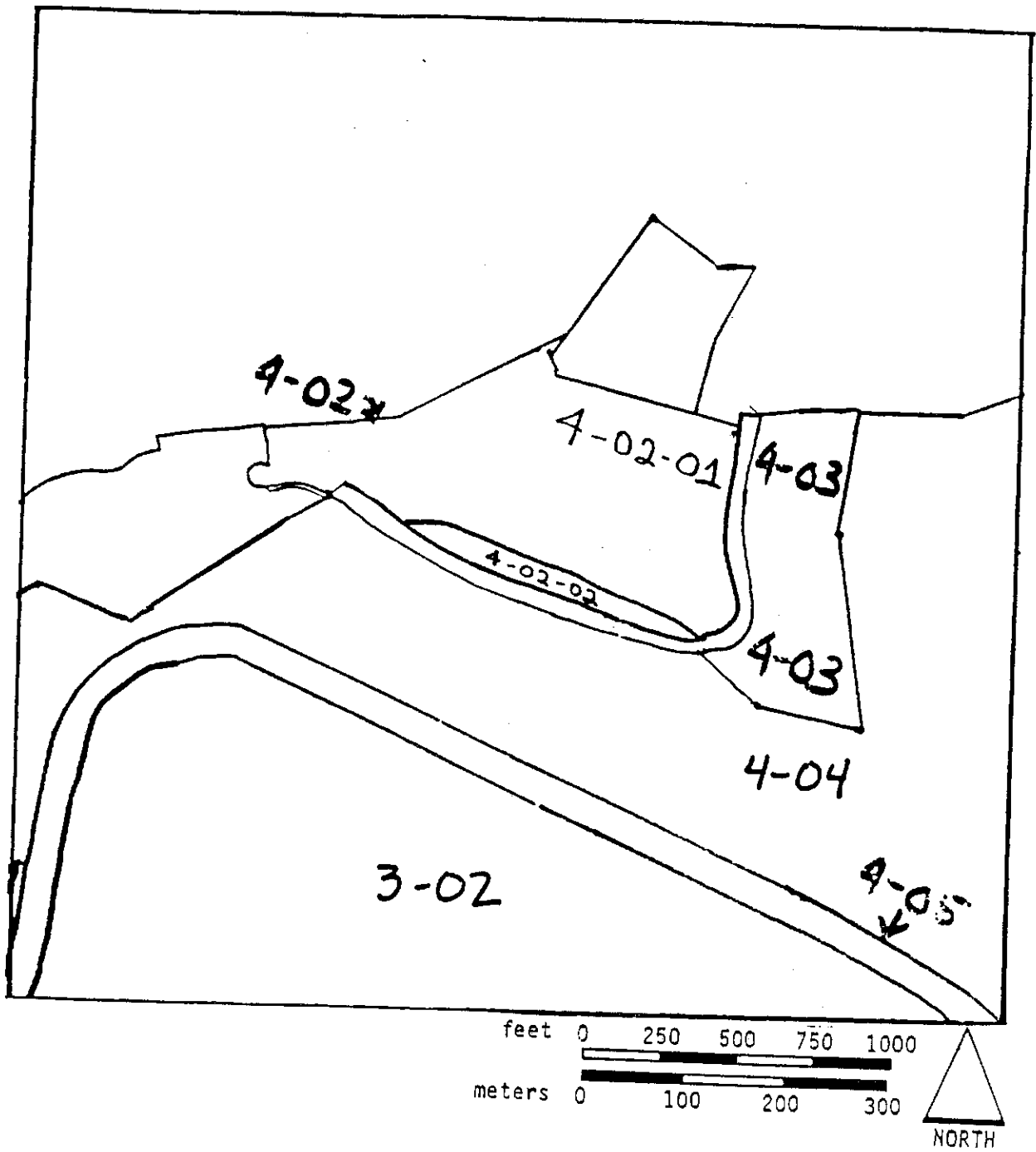


SOURCES: Thomas Reid Associates from
USGS Quad Map and Landowners
Maps.

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FIGURE 4-02 C, BRISBANE SCHOOL SITE
MANAGEMENT UNITS



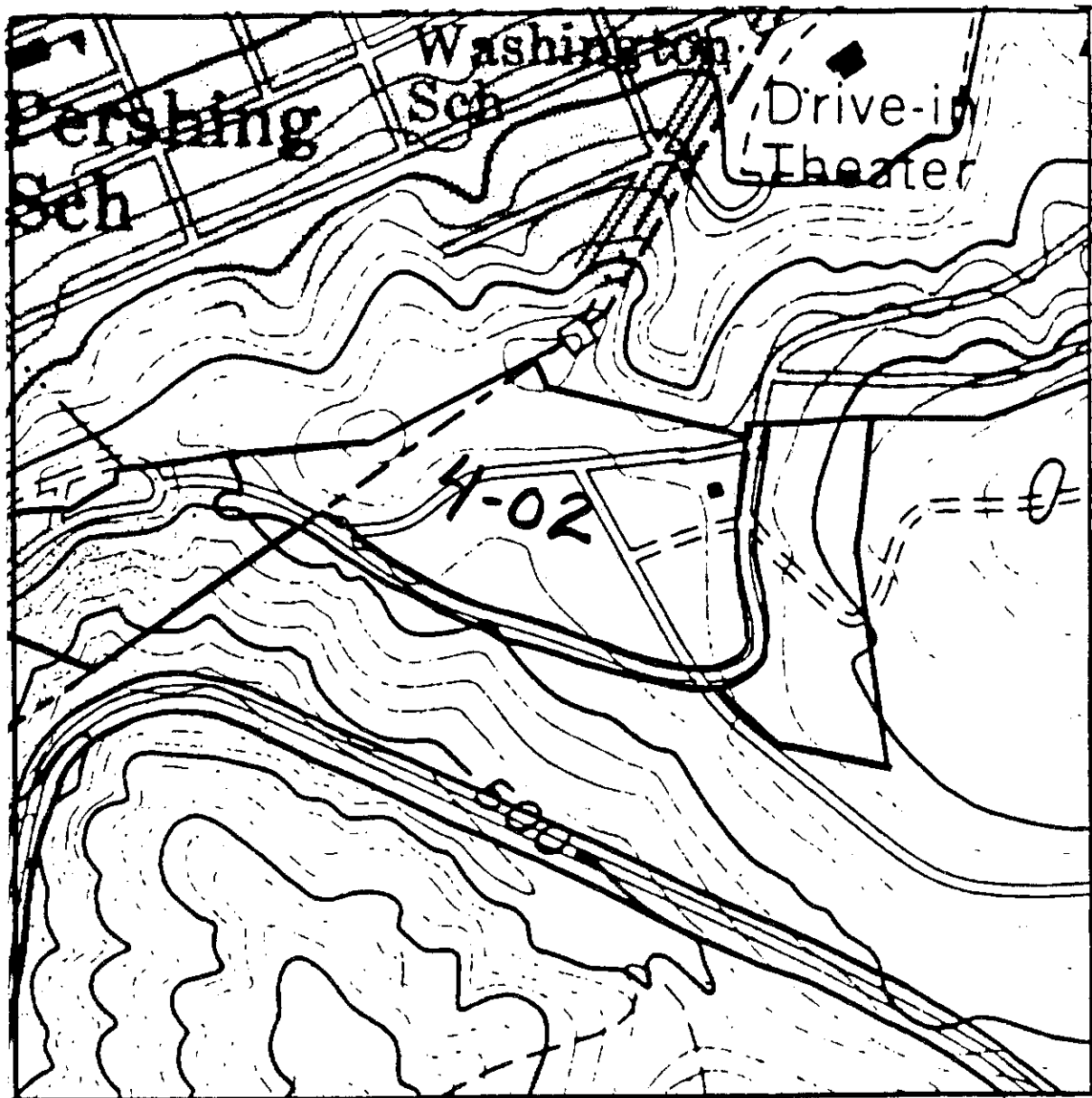
LEGEND: ——— Parcel Boundary
————— Planning Area Boundary
=====
Transmission Line Right of Way
Parcel numbers keyed to Table IV-1.

SOURCE: Thomas Reid Associates from
Assessors and Landowners Maps

10/10/84

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



feet 0 250 500 750 1000

meters 0 100 200 300



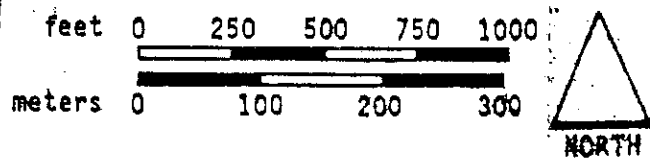
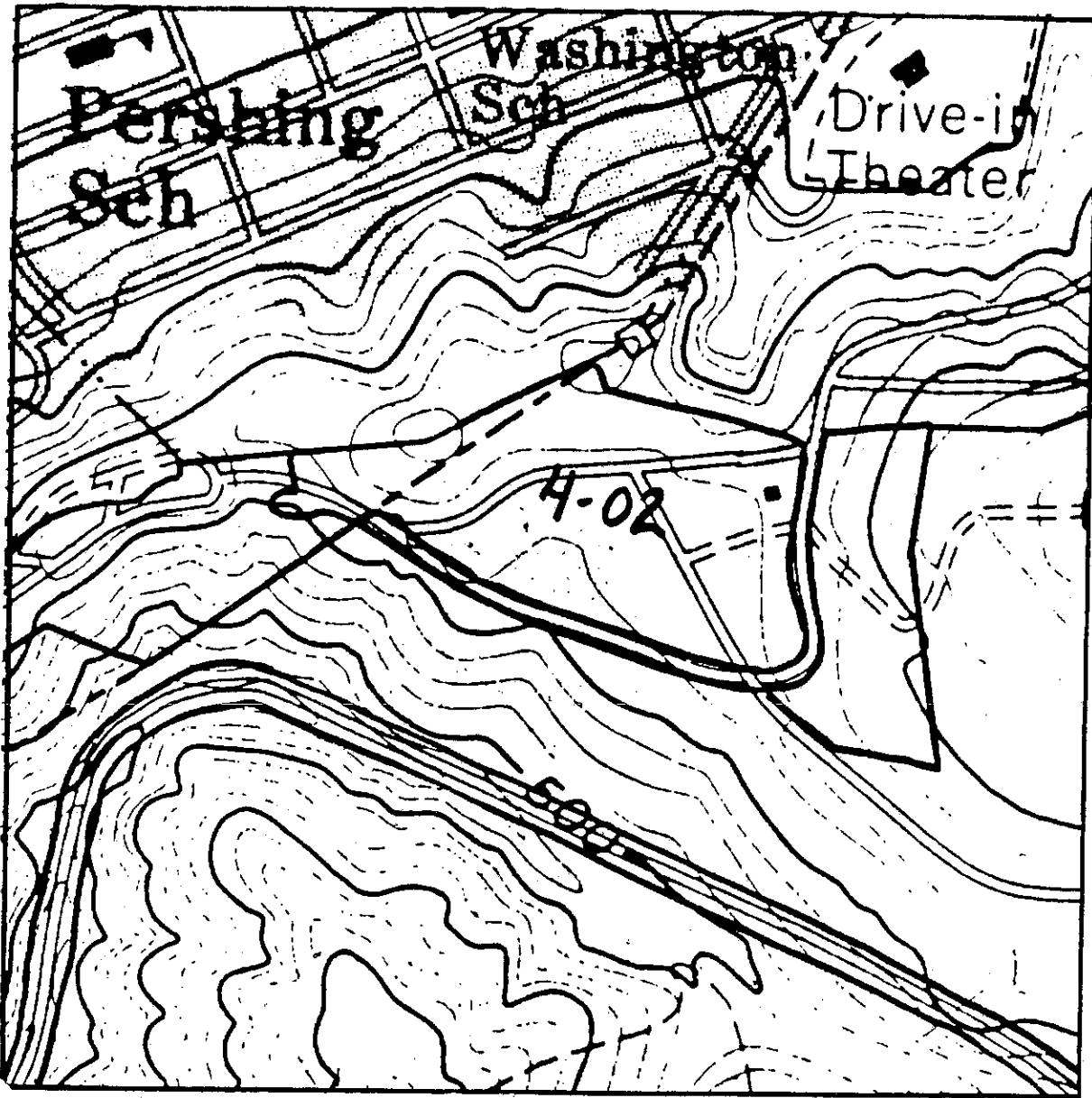
NORTH

SOURCE: Thomas Reid Associates
Biological Study, 1981.

11/08/82

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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.

11/08/82

VII - 279c

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

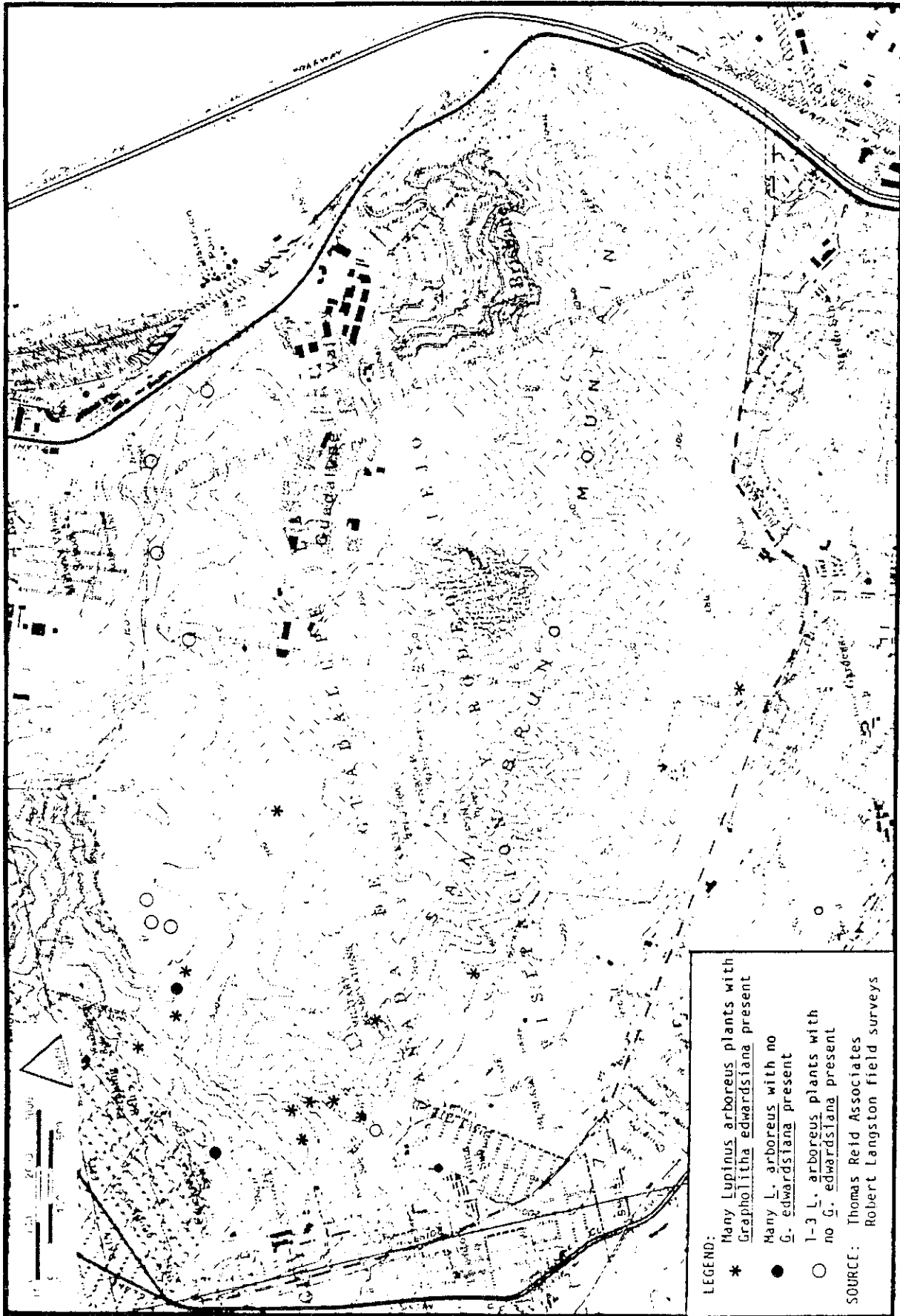
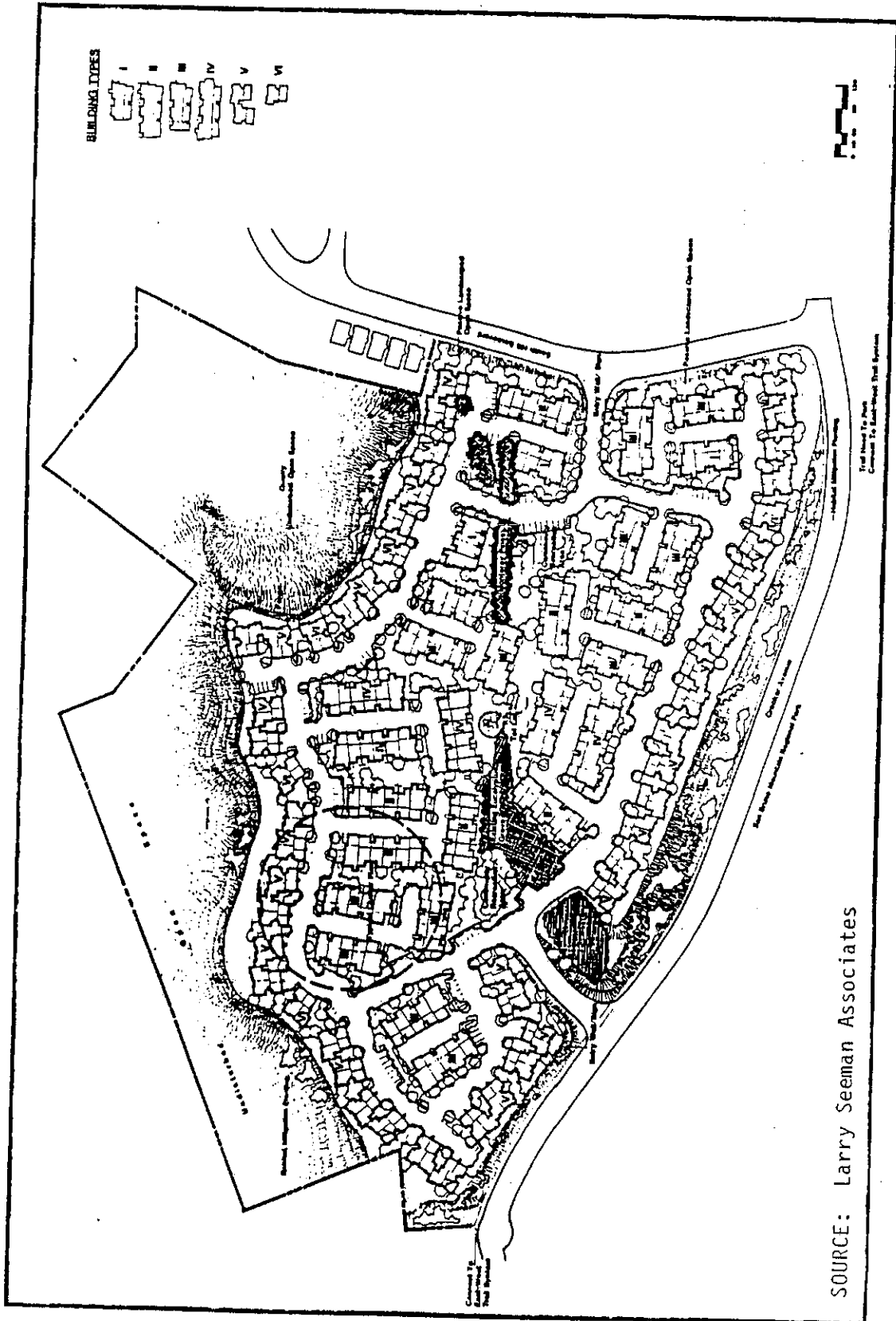
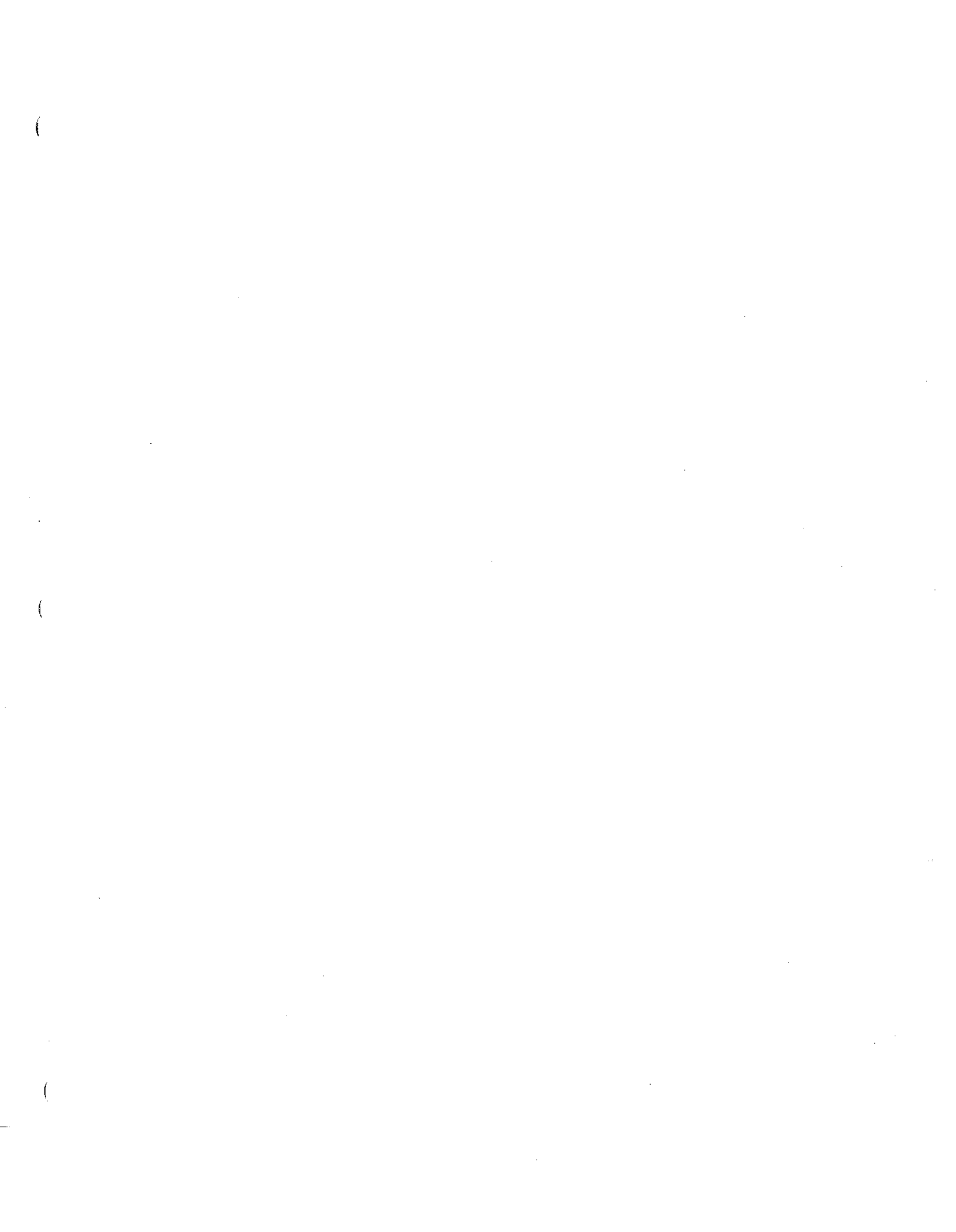


FIGURE 4-02 G
VILLAGE IN THE PARK SITE PLAN



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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.

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 5% 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 therefrom 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 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.
- 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;
4. Accept dedications of Conserved Habitat within Administrative Parcel 4-03.

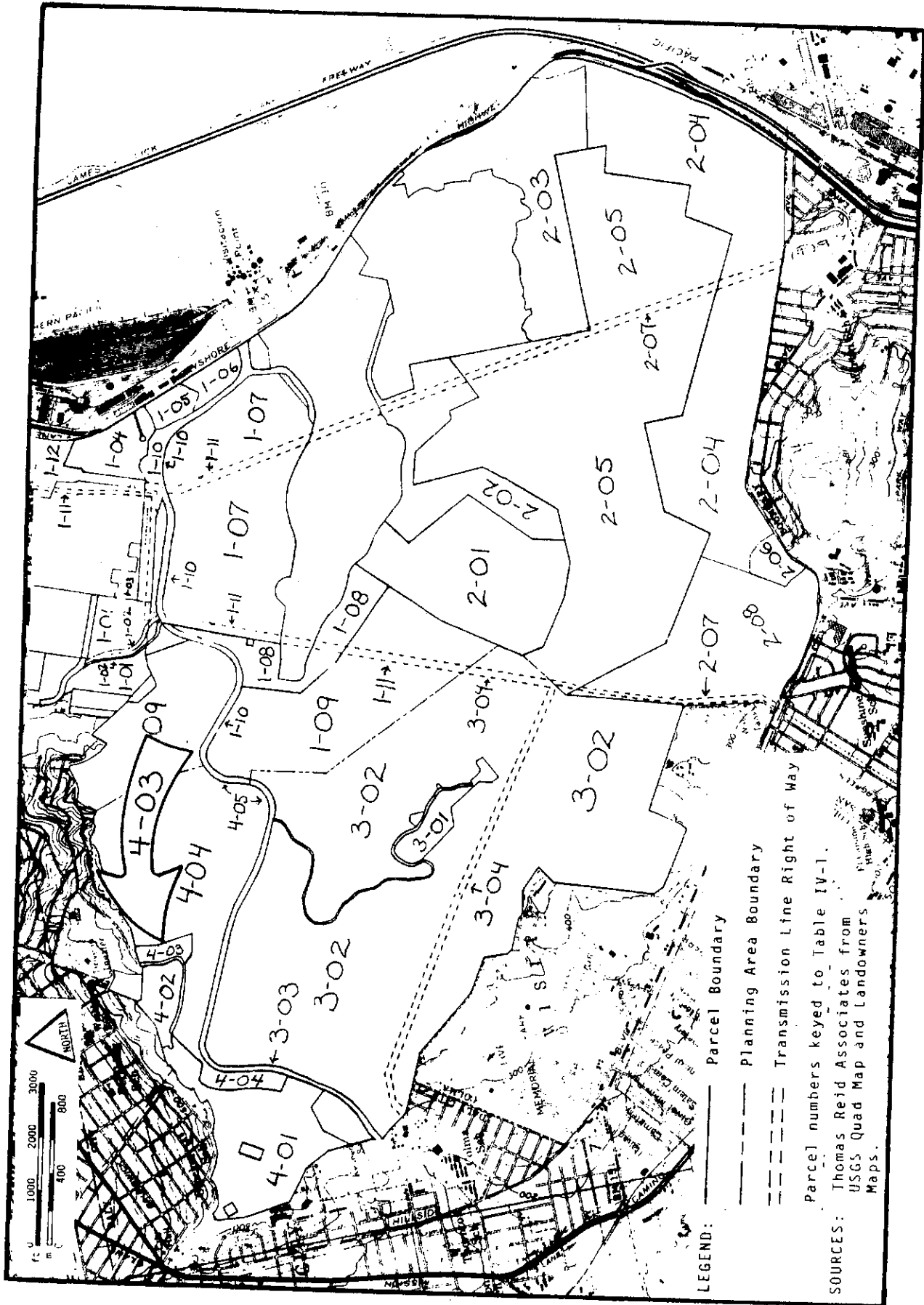
Management Units:

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.

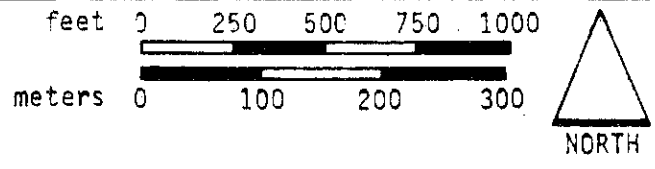
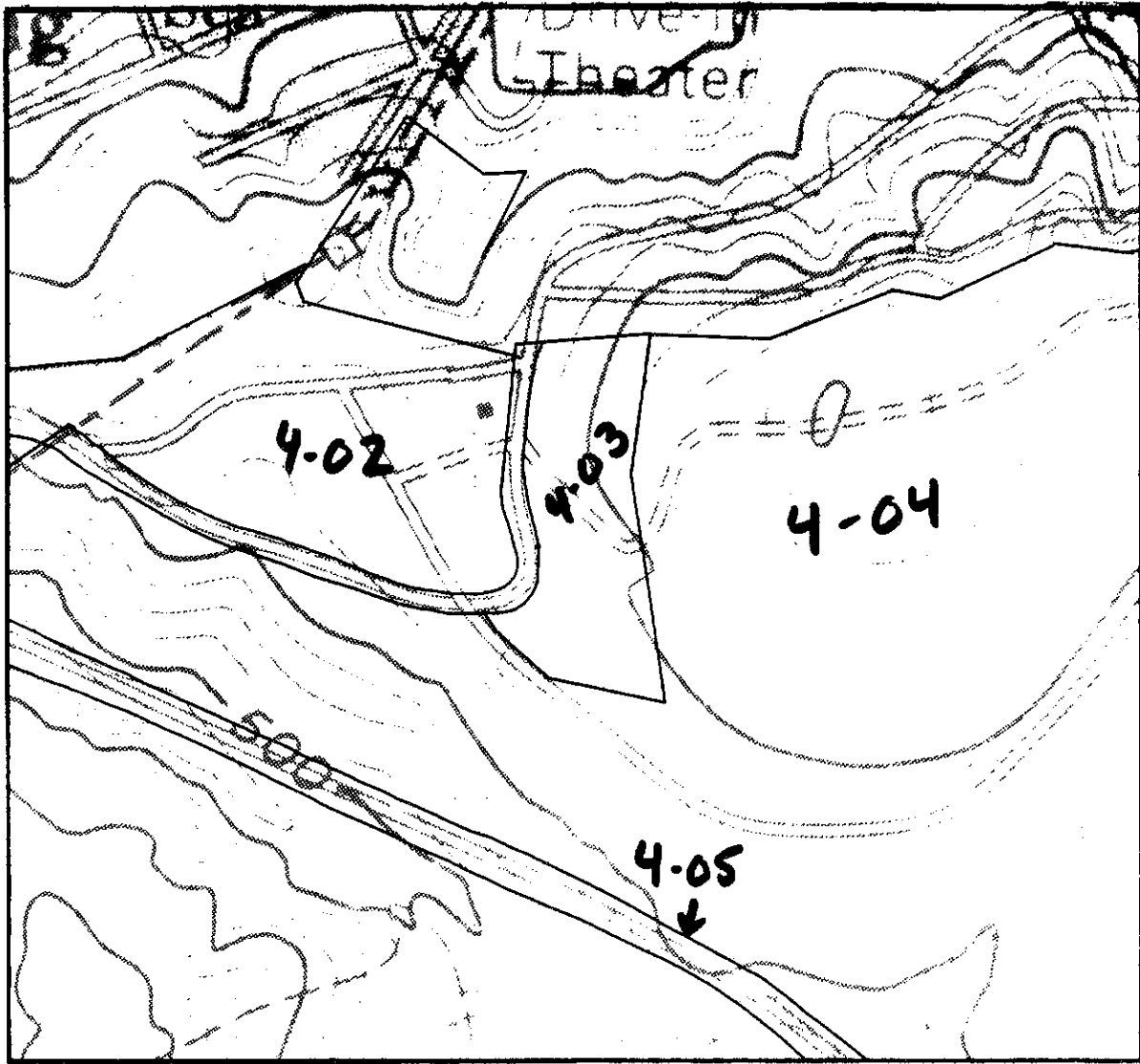
- a. Protect the on-site open space (Conserved Habitat) from off-road vehicle use and vandalism.
- b. At appropriate time of year (e.g. during flight season) - the site should be monitored for presence of species of concern and for changes in vegetative composition.
- c. During appropriate season, if 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



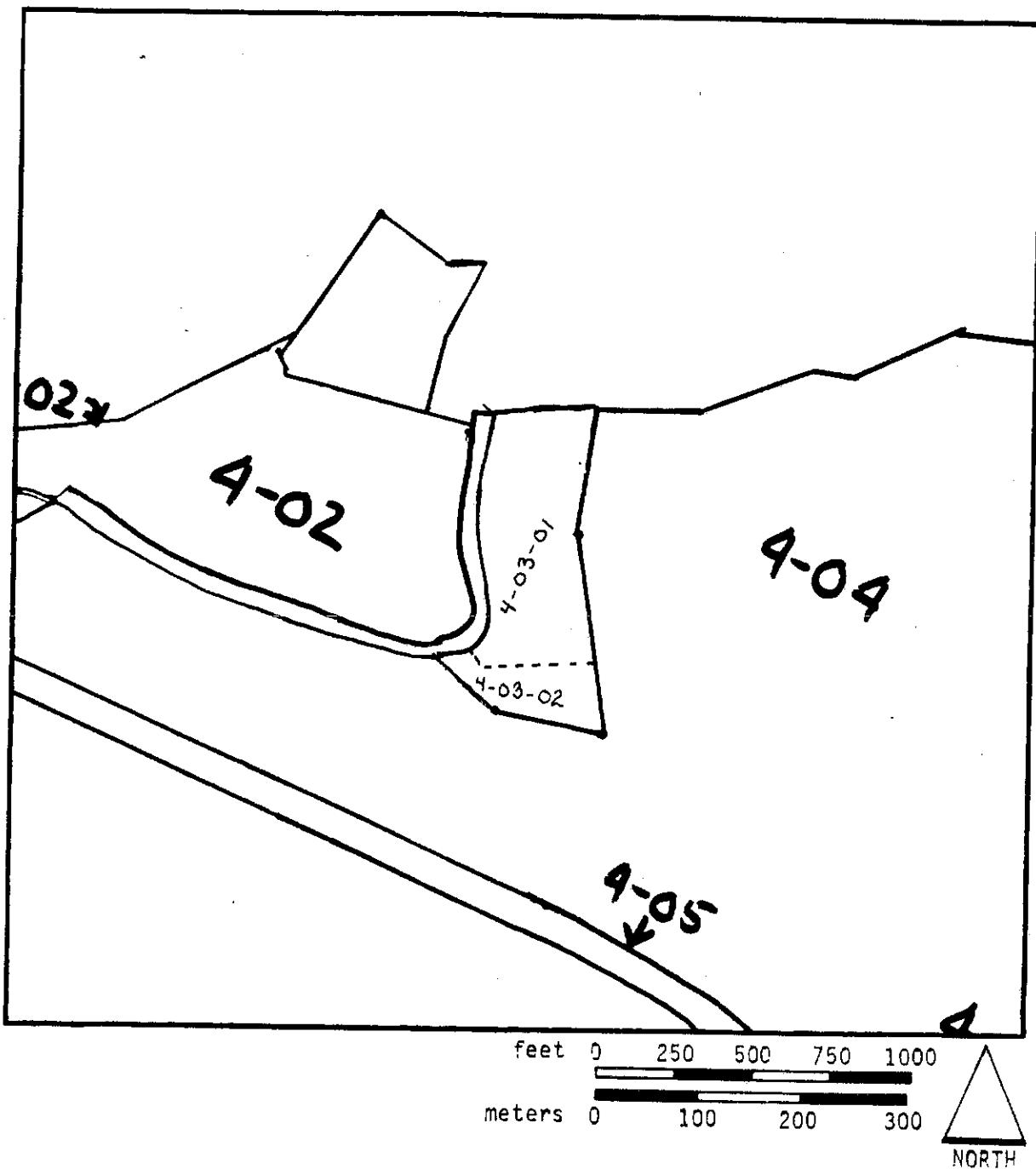
11/08/82

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



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

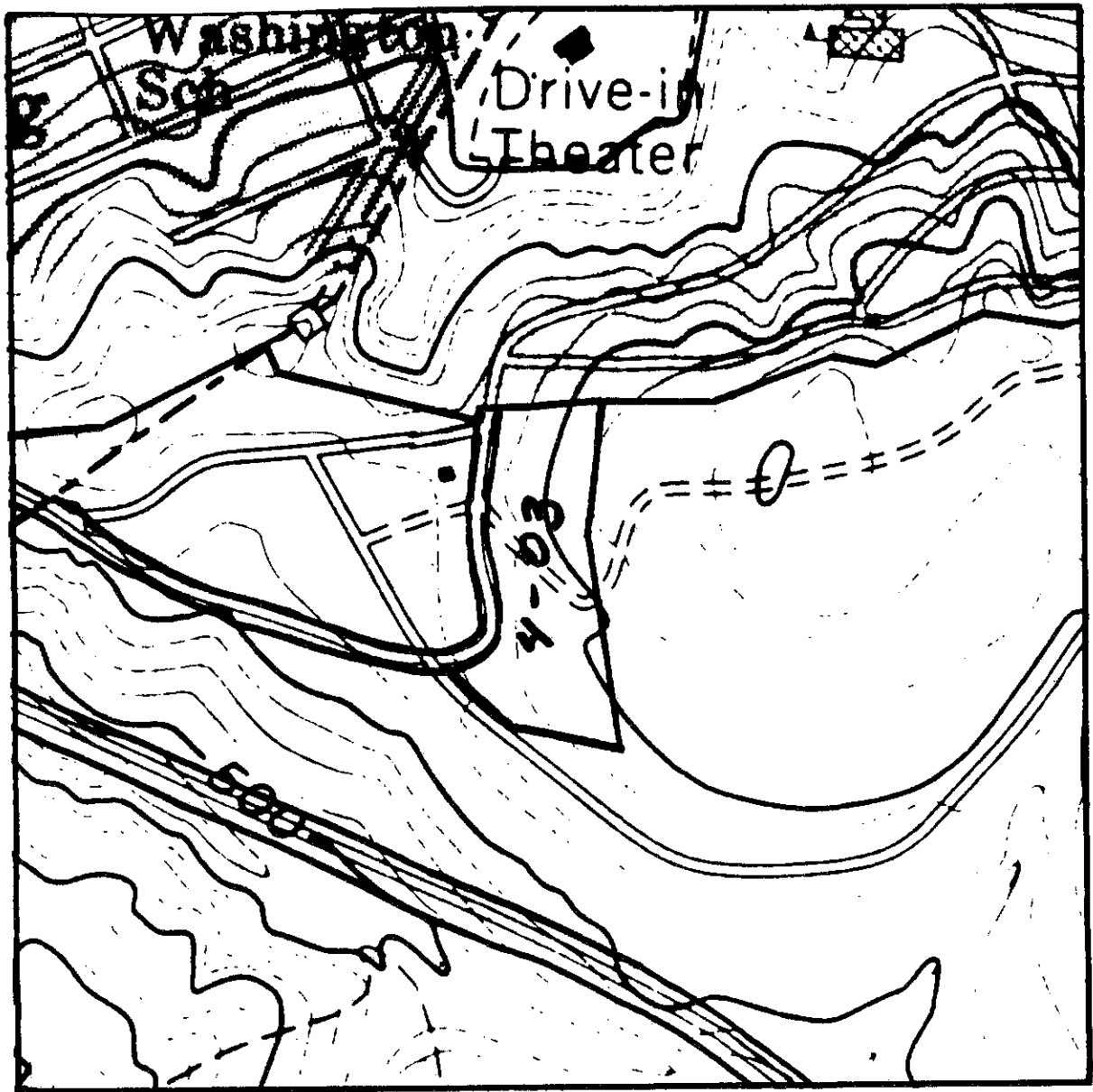
FIGURE 4-03 C, "47 UNITS"
MANAGEMENT UNITS



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

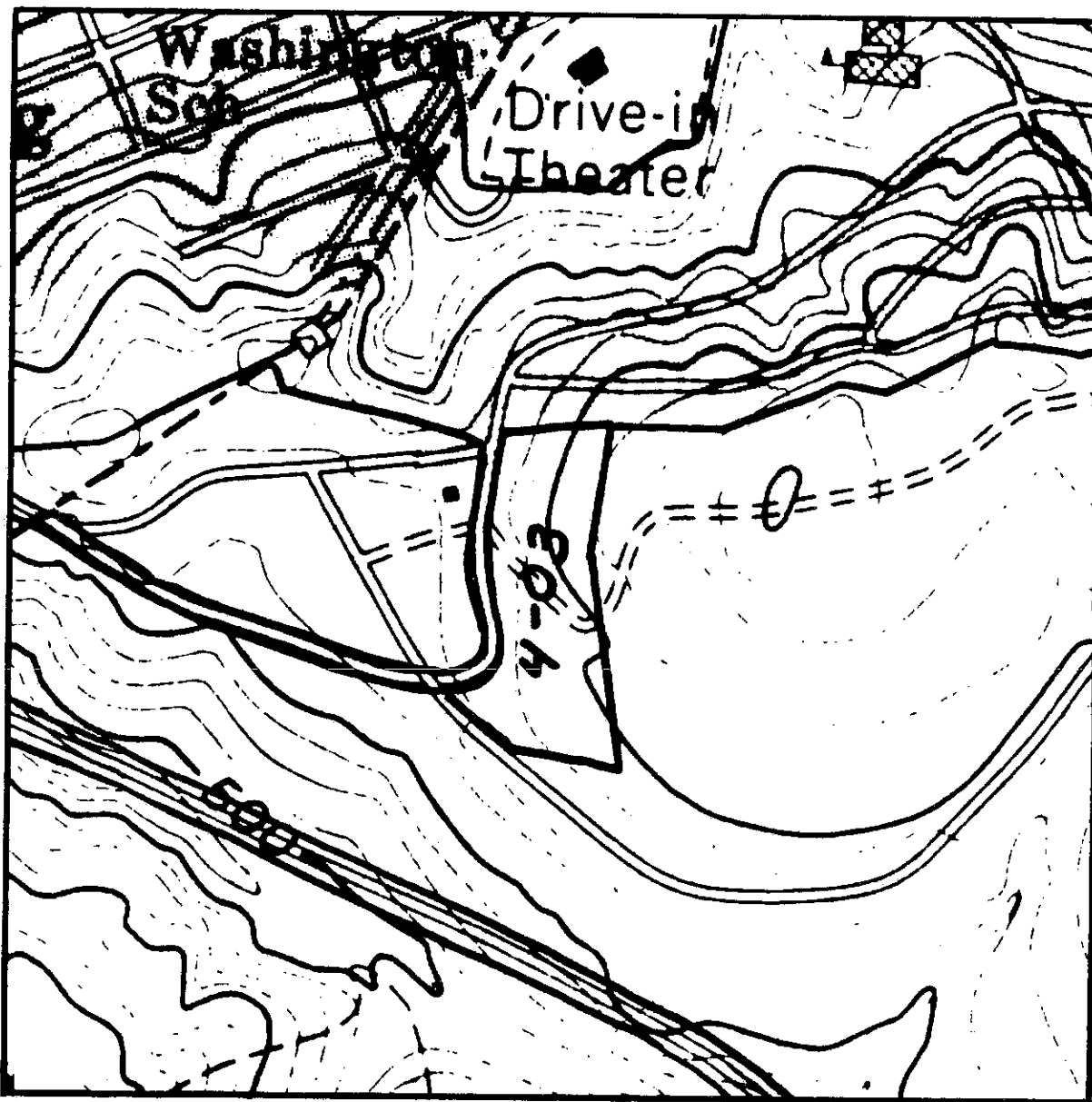
SOURCE: Thomas Reid Associates from
Assessors and Landowners Maps

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



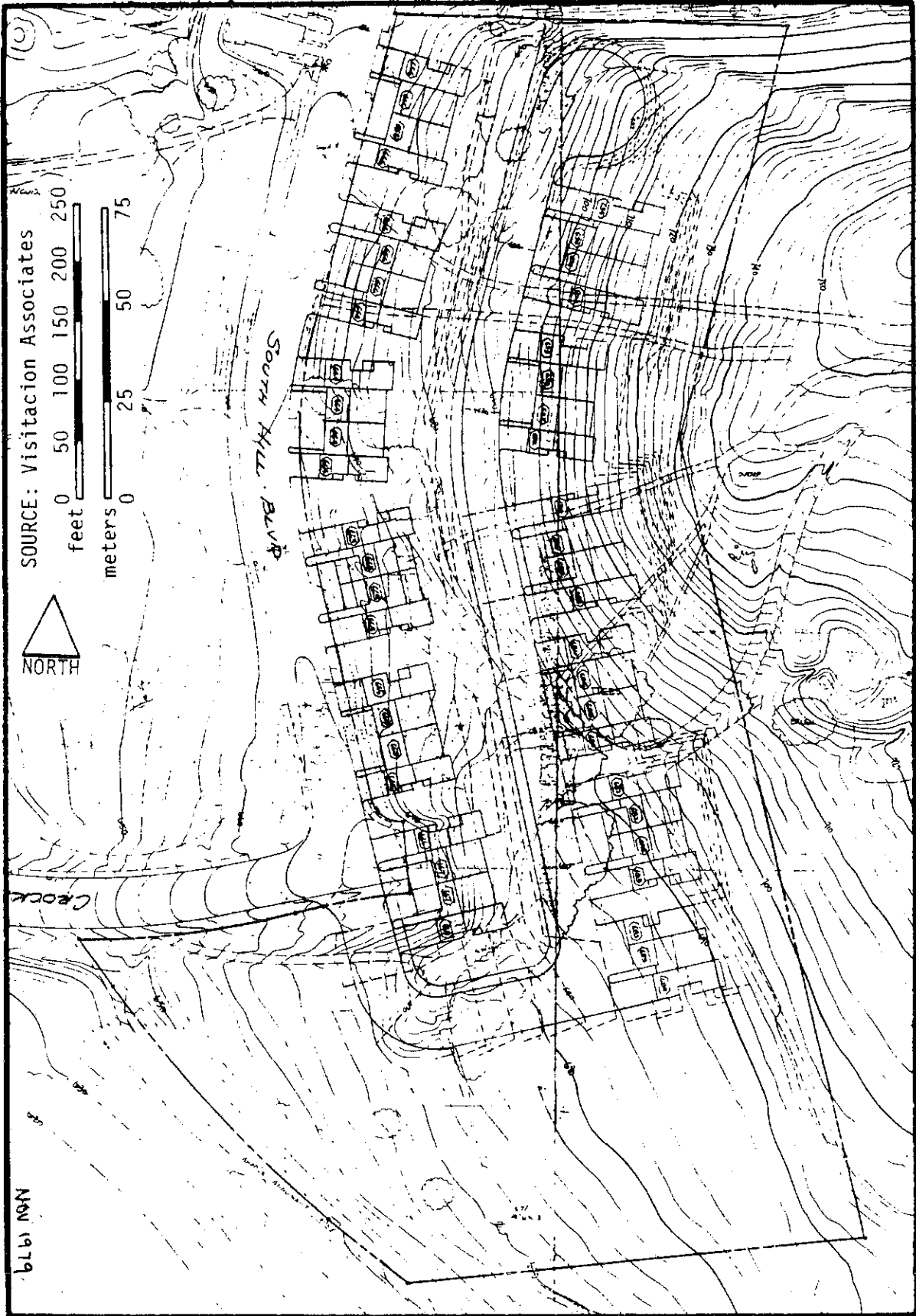
SOURCE: Thomas Reid Associates
Biological Study, 1981.

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



SOURCE: Thomas Reid Associates
Biological Study, 1981.

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



ADMINISTRATIVE PARCELS -- SADDLE

Planning Area: Saddle (4)

Administrative Parcel: State Park (04)

Location and description: The State Park is an area of approximately 204 acres located in the northwestern half of the Mountain across Guadalupe Canyon Parkway from the County Park. It is bordered on the north by residential Daly City and on the east by the Guadalupe Hills Planning Area. On the west it reaches around to Reservoir Hill, following the shape of Guadalupe Canyon Parkway. It is also adjacent on the north to the Brisbane School Site and "47 Units". The State Park contains grassland and brushland communities as well as large groves of introduced species such as gorse, eucalyptus and pine. The site has also been greatly disturbed by off-road vehicle activity and some parts are used for illegal dumping (See Figures 4-04 A-C).

Ownership: The State Park is owned by the State of California, however it will be administered by the County of San Mateo.

Project: The currently proposed project for the Park consists of installing park facilities which include a nature interpretive center, a park office, maintenance facilities, bicycle and hiking trails and picnic areas (Figure 4-04 F).

Status: This is a planned parcel. A Master Plan for the park has been adopted by the San Mateo County Board of Supervisors.

Biological Issues: The State Park is located in an area which at present is not heavily utilized by the butterflies because it does not offer much habitat that is suitable for their use. Because of the frequent disturbance from ORV users and illegal dumping, the area that was once native grassland has turned into an area predominated by species characteristic of disturbed areas. Parts of this area which are particularly disturbed would be appropriate to use for experimentation of HCP enhancement techniques because of the lack of native habitat. Bunchgrass habitat does exist in the park and should be avoided during experimentation and construction activities. The State Park also has value as part of the corridor which connects the Reservoir Hill area with the rest of SBM, and as such should be made somewhat attractive to the butterflies by the eradication of the introduced species which stand as barriers to passage and, if possible, by the establishment of host plants (See Figures 4-04 D-E).

While it does not as yet support butterfly habitat, it is thought that the park does contain habitat for the endangered San Francisco Garter Snake, Thamnophis sirtalis tetrataenia, although this has not yet been proven.

Impact: The park facilities will disrupt the continuity of the site and, as currently proposed, may pose a barrier to movement through the area. There will also be loss of potential habitat where the park facilities are built. However, since the facilities are small relative to the area of the park, it is not expected that much potential habitat will be lost. The trails planned for the nature interpretive center will be constructed around the periphery of the most sensitive parts of the area and will impose minimal impact as long as care is taken during construction. The area of the park designated to be an "irrigated field" will become a "rough meadow" planted with bunchgrass, mowed and irrigated (Harry Dean, pers. comm.). There may be an impact to

surrounding vegetation from the irrigation activities because the irrigation may change the microclimatic character of adjoining areas and alter the make-up of surrounding vegetative communities. It is difficult to assess the specific impact at this time; it is conceivable that this could be beneficial. The hiking and bicycle trails will primarily be created out of existing off-road vehicle trails, so the impact of introducing these trails into the area does not exist; there will be an impact to the surrounding habitat, however, if park patrons do not remain on the trails, particularly if the area is heavily used.

HCP Objectives -- Specific Conservation Needs: The HCP approach with regard to the State Park is to use the area as best as possible in the early years for testing habitat/corridor enhancement and native grassland reclamation techniques. In particular, the area provides the opportunity to develop both means of managing the brush and exotics which tend to overrun the grassland, and cost effective ways to re-introduce native species. Habitat conservation will also be applicable in the areas which still support some of the species native to SBM.

In areas designated for such use, habitat modification techniques such as chaining, scraping, burning and soil modification will be started. These activities will lead to an increase in butterfly habitat if host plant populations become established because of them. Similarly, methods of brush and exotic control can be tested and used to benefit the park by promoting the re-establishment of native habitat and opening corridors for dispersion of the species.

Means of conserving existing habitat and inhabitants will include controlling the extent of park patron and grassland interaction. Measures to be taken may include frequent ranger patrol, and the posting of signs requiring patrons to remain within designated boundaries and which explain that habitat enhancement is in progress.

Operating Program

Obligations: The County has the following obligations:

1. Compliance with mitigation measures set forth in the Operating Program for all Management Units.
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for all Management Units.
3. Participation in the regulatory provisions and funding program of the HCP.
4. Submit the final grading plan of buildings, roads and trails used to obtain a grading permit and a reclamation plan to the Plan Operator for approval. The plan shall provide for temporary fencing around sites of major grading to protect all Conserved Habitat.

The Plan Operator has the following obligations:

1. Execution of appropriate portions of the Operating Program for Management Units 4-04-02, 4-04-03, and 4-04-04.
2. Advice and direction to the County in their compliance with the Operating program in all Management Units.
3. Timely response to the County's submittal of plans which require

Plan Operator review and approval.

Management Units:

1. **4-04-01.** This area was chosen as a Management Unit because it is the site of the proposed nature interpretive center. It is bordered on the south by Guadalupe Canyon Parkway and on the north by an existing road lined with mature evergreen trees. The area is typified by a bog and contains bunchgrass; it may be habitat for the San Francisco garter snake (a Federal and State listed endangered species), since this animal inhabits marshy areas. The nature interpretive building will be approximately 3000 to 4000 square feet (Harry Dean, pers. comm.) and the rest of the interpretive center will consist of trails which surround the bog. There may be raised boardwalks which reach into the bog area.

- a. Control human encroachment into native habitat to protect the area from trampling, vandalism and arson.
- b. During construction, minimize graded areas and fence the sites of grading as appropriate to protect open space.
- c. During construction, take measures to protect facilities from fire; this may include fire breaks or using fireproof building materials.
- d. As necessary, control future exotic and brush encroachment into desirable habitat using eradication measures.
- e. Assess habitat value for S. F. Garter Snake; provide assistance to County Parks on assessing impacts and making those design changes which may be necessary to avoid conflicts with the snake.

2. **4-04-02.** This Unit is comprised of the leg of the park which follows Guadalupe Canyon Parkway around to Reservoir Hill and is bordered on the north by Crocker Avenue. On the eastern side it contains bunchgrass, annual grassland and exotic species such as pampas grass; adjacent to this on the west is a large grove of eucalyptus trees which extends across the width of the area from Crocker Avenue down the slope to Guadalupe Canyon Parkway. Past the eucalyptus grove is brushy grassland which includes northern coastal scrub species; the area closest to Reservoir Hill contains more grassland area.

- a. Eradicate exotic species now present in the grassland, avoiding areas containing native species, and control future encroachment of exotics.
- b. Create and maintain a corridor area through the large grove of eucalyptus. This will be especially important if development proceeds on the Brisbane School Site and "47 Units" because it will be the only area remaining available for use as a corridor.
- c. If possible, revegetate corridor through eucalyptus grove with host plants and native grassland species; at a later date, consideration may be given to introduction of host plants into grassy areas close to Reservoir Hill.
- d. Minimize human use of the area; use measures to control vandalism.

3. **4-04-03.** This Management Unit contains the majority of the bike trails and vista points that are planned for the park. It is adjacent to "47 Units" on the west and reaches around to the border of the Guadalupe Hills planning area on the east, skirting the area of more intense development which is treated as Management Unit 4-04-04. The trails proposed for this unit will be created from existing off-road vehicle trails.

- a. At appropriate time of year, remove european annual grassland and exotics/brush which have entered grassland areas and re-introduce native species using habitat enhancement techniques.
- b. Prior to construction, delineate and conserve areas of existing native habitat.
- c. Control human encroachment into the grassland with the use of patrols, signs and low fences if necessary, requiring patrons to remain on trails.
- d. During trail construction, keep trail construction equipment on existing off-road vehicle trails which are devoid of vegetation, and avoid moving equipment onto grassland.

4. 4-04-04. This Management Unit is comprised of an area of the park which will be used for picnicking and access to hiking/bicycling trails. It will include both group and family picnic areas, a paved road and two irrigated fields. Depending on the level of patronage, this could be the most heavily used and the most greatly impacted area of the park.

- a. During construction, revegetate cut areas with native species and host plants.
- b. During construction, eradicate exotics to prevent their further spread into adjoining grassland habitat.
- c. During construction, install measures to control water runoff from irrigated fields and the paved road to prevent erosion and minimize the impacts on the vegetative in adjoining areas.

FIGURE 4-04 A, STATE PARK
PARCEL LOCATION

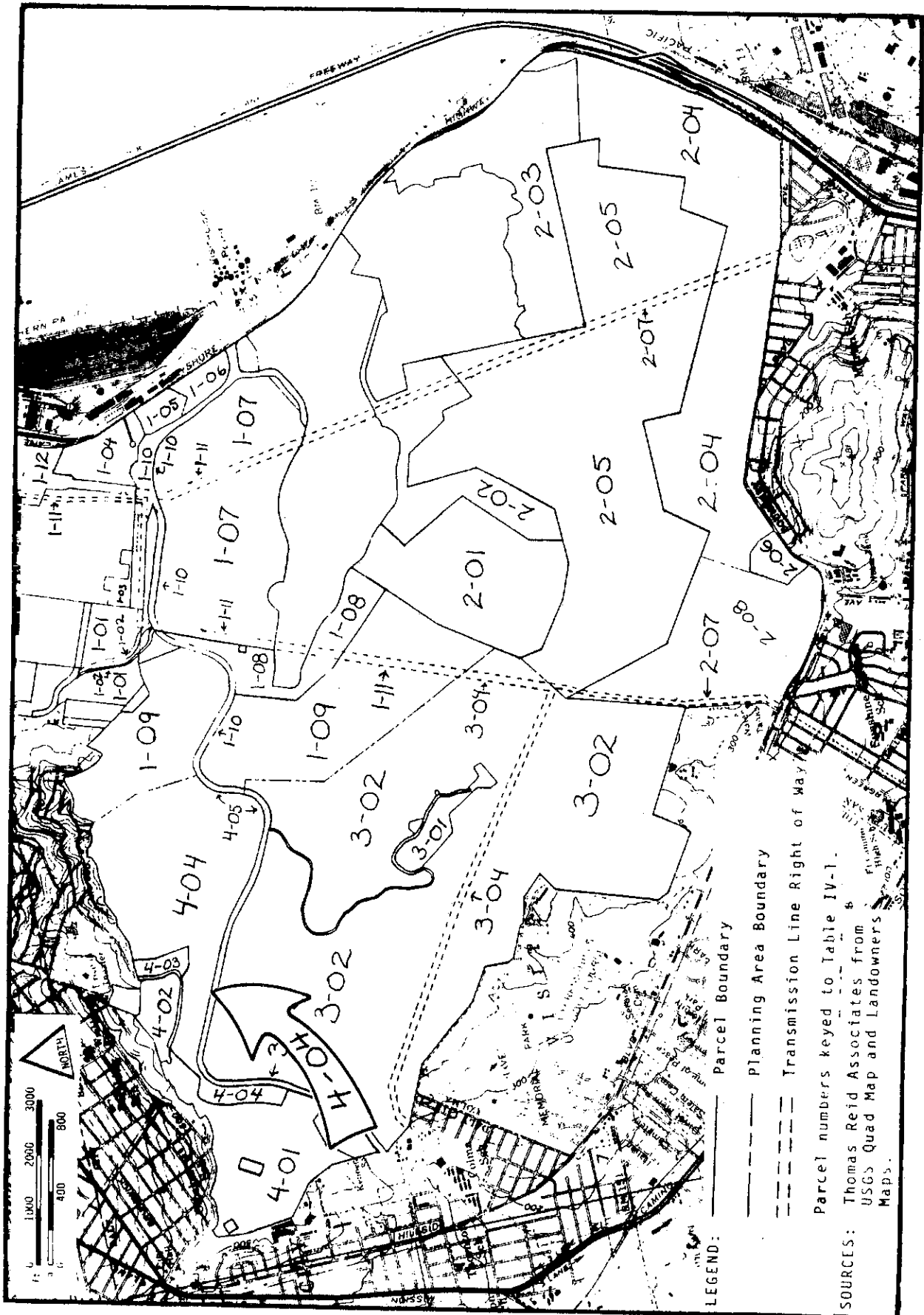


FIGURE 4-04 B, STATE PARK
PARCEL TOPOGRAPHY

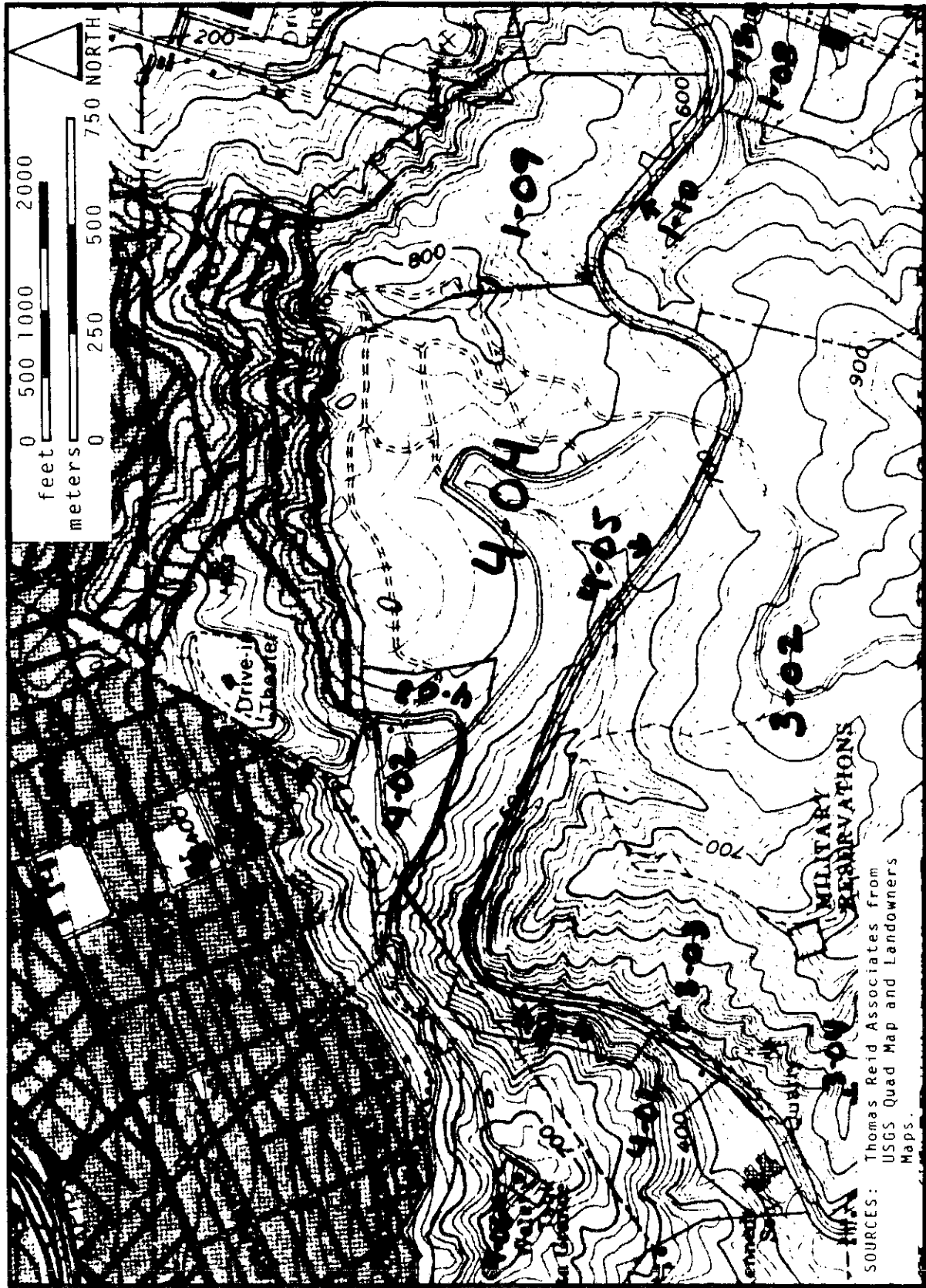


FIGURE 4-04 C, STATE PARK
MANAGEMENT UNITS

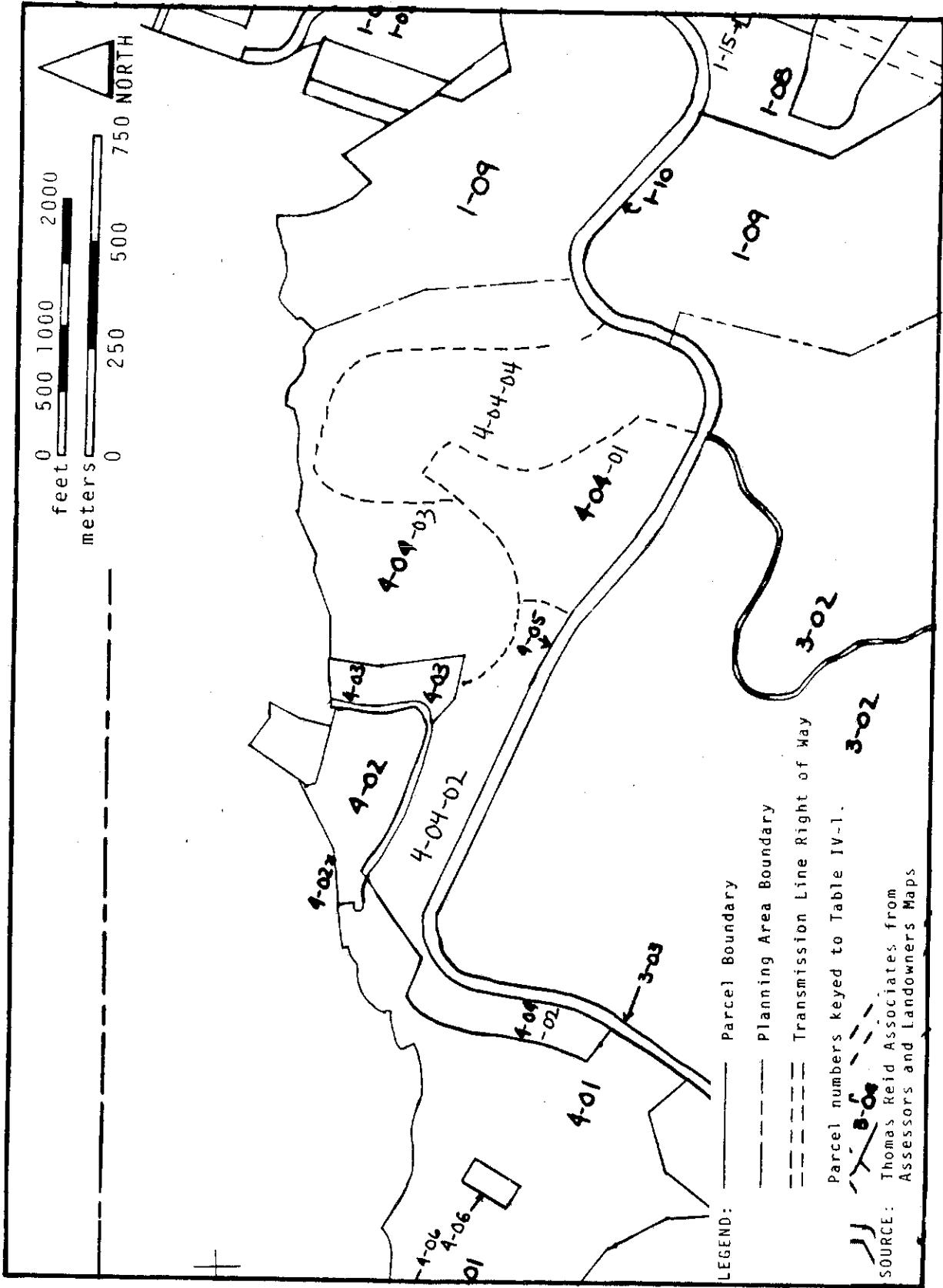


FIGURE 4-04 D, STATE PARK
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

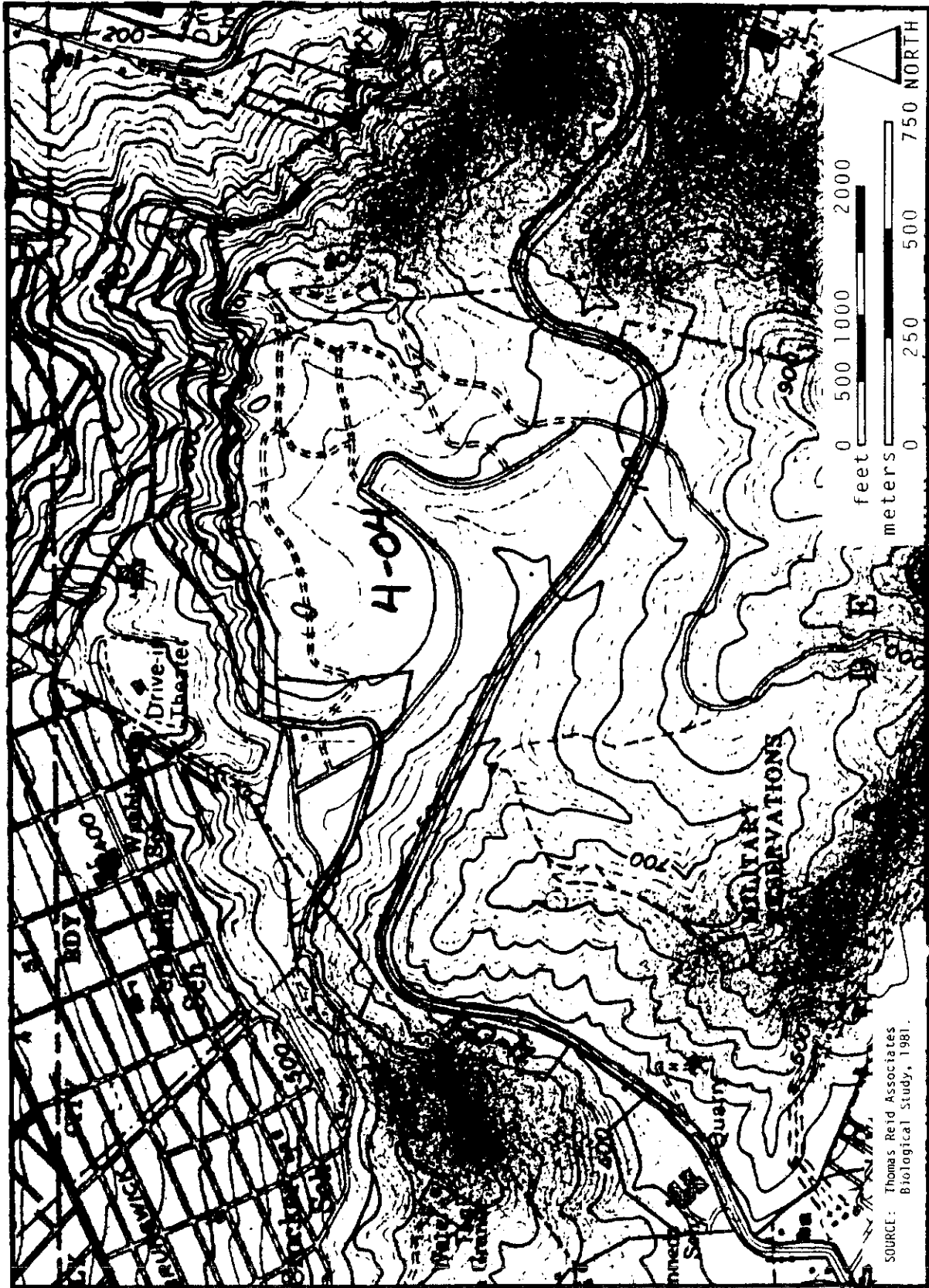


FIGURE 4-04 E, STATE PARK
 GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT

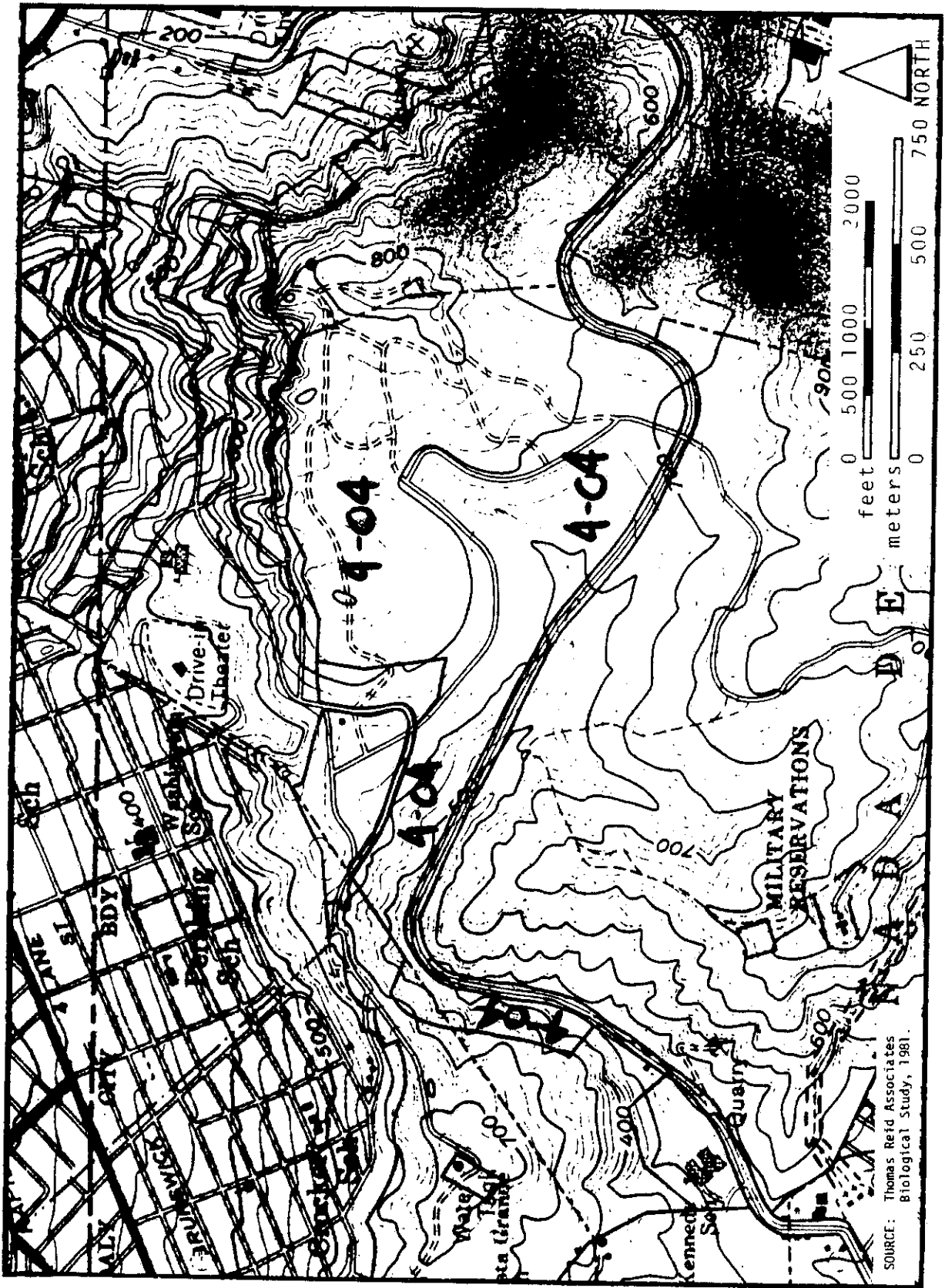
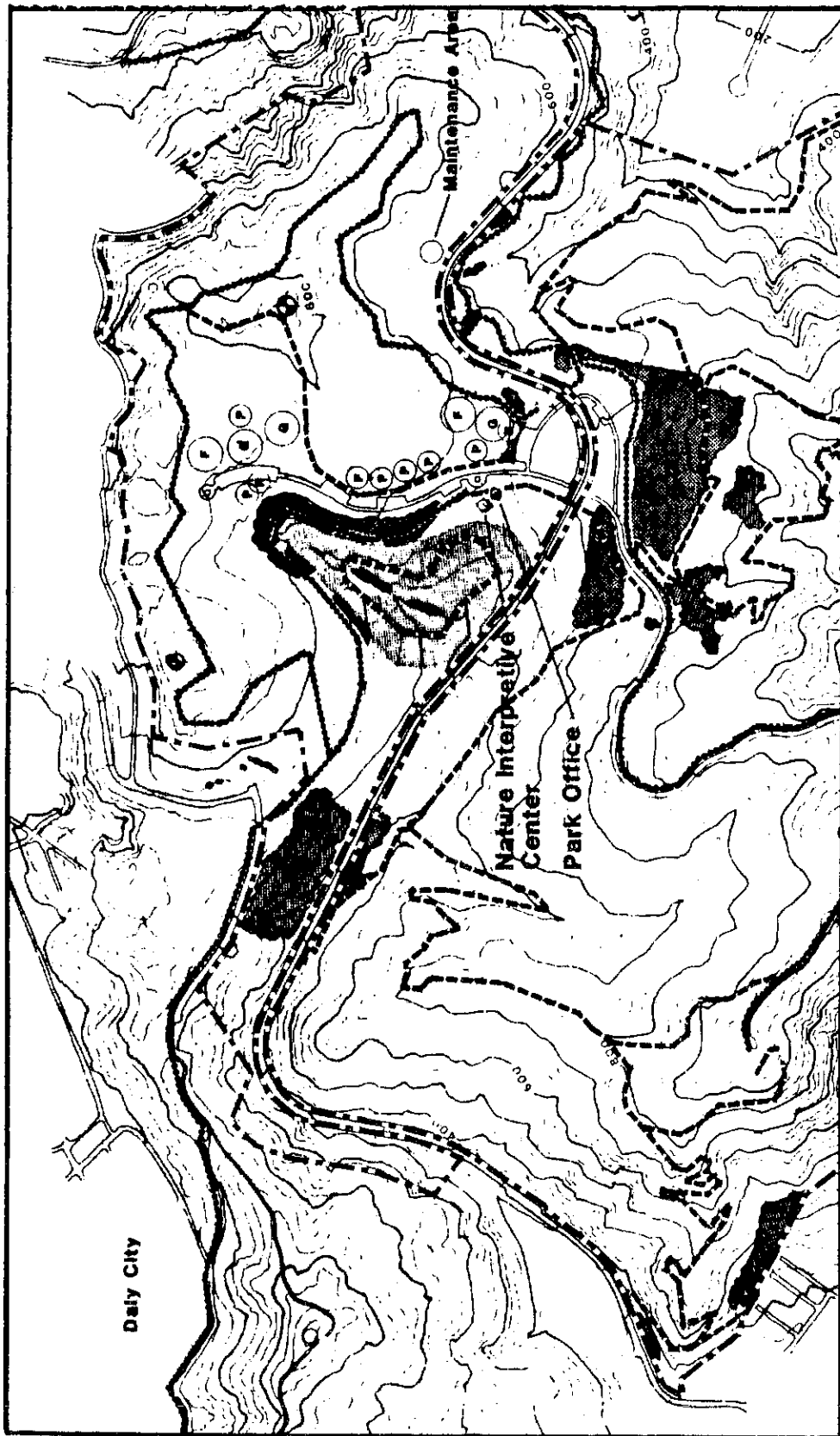


FIGURE 4-04 F, STATE PARK
DEVELOPMENT PLAN



SOURCES: Division of Parks and Recreation,
County of San Mateo;
Thomas Reid Associates

- LEGEND:**
- Building Facilities
 - Group Picnic Area
 - Family Picnic Area - 20 Tables
 - Irrigated Field
 - Rest Rooms
 - Vista Point
 - Nature Interpretive Area
 - Existing Trees
 - Bicycle Trail
 - Hiking Trail
 - Road
 - Park Boundary

ADMINISTRATIVE PARCELS -- SADDLE

Planning Area: Saddle (4)

Administrative Parcel: Guadalupe Canyon Parkway (Saddle Reach) (05)

Location and Description: Guadalupe Canyon Parkway is a major road which bisects the San Bruno Mountain area. It begins at Bayshore Boulevard in Brisbane and continues to Mission Boulevard in Daly City. Within the Saddle Planning Area, it consists of the northern side of the road and is adjacent to the State Park along its entire length. The cut and fill slopes have been invaded by several plant species including annual grasses, lupine, gorse, eucalyptus seedlings, pampas grass, baccharis, and fennel. (See Figures 4-05 A to 4-05 C)

Ownership: The road is under the ownership of San Mateo County and is maintained by the San Mateo County Department of Public Works.

Project: Maintenance of drainage and existing slopes is done when needed. In addition, re-surfacing is done every 10-15 years (Bob Sans, pers. comm.).

Status: Planned parcel.

Biological Issues: Unfortunately most of the cut and fill slopes in this parcel have been invaded by exotic species, principally eucalyptus seedlings, gorse, and pampas grass, and therefore provide marginal habitat for the species of concern. The invasion of the exotic species has also served to create barriers to colony dispersal because uninvaded road cuts are known to be used by the butterflies (See Figures 4-05 D-E).

Impact: Current maintenance practices will have little impact on the species of concern.

HCP Objectives -- Specific Conservation Needs: In order to make the road more useful as a corridor and as habitat for both butterflies, invading exotics which have become established on the cut and fill slopes should be eliminated and replanted with host plants and other low growing native species.

Operating Program

Obligations: The San Mateo County Department of Public Works has the following obligations:

1. Participation in the regulatory provisions of the HCP.
2. Obtain approvals of any changes in plans or other uses which would alter the current state of the parcel as required by Chapter Five (F)(4).

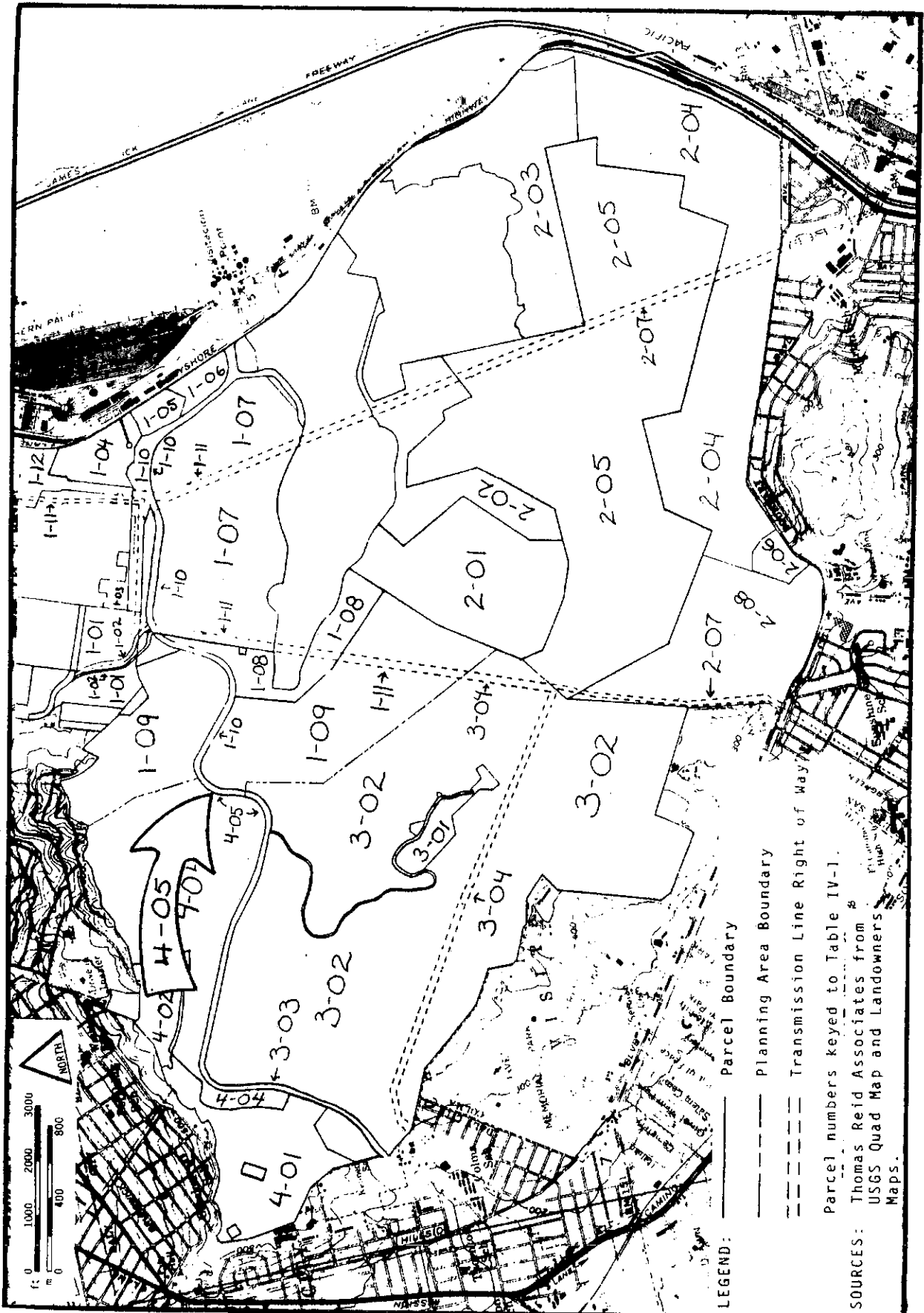
The Plan Operator has the following obligations:

1. Execution of the Operating Program for Management Unit 4-05-01.
2. Timely response to the Public Works Department's submittal of plans which require Operator review and approval.

Management Units:

1. 4-05-01. This Management Unit contains the entire length of Guadalupe Canyon Parkway in the Radio Ridge Planning Area, on the northern side of the road.
 - a. Eliminate or thin patches of exotics in order to open up corridors to other habitat areas.
 - b. Replant the areas in (a) with patches of host plants, native grasses, or low-growing native plants.
 - c. Upon completion of (a) and (b) above, monitor the area for success of the habitat enhancement.

FIGURE 4-05 A, GUADALUPE CANYON PARKWAY
PARCEL LOCATION



LEGEND:
 — Parcel Boundary
 - - - Planning Area Boundary
 - - - Transmission Line Right of Way

Parcel numbers keyed to Table IV-1.
 SOURCES:
 Thomas Reid Associates from
 USGS Quad Map and Landowners
 Maps.

FIGURE 4-05 B, GUADALUPE CANYON PARKWAY
PARCEL TOPOGRAPHY

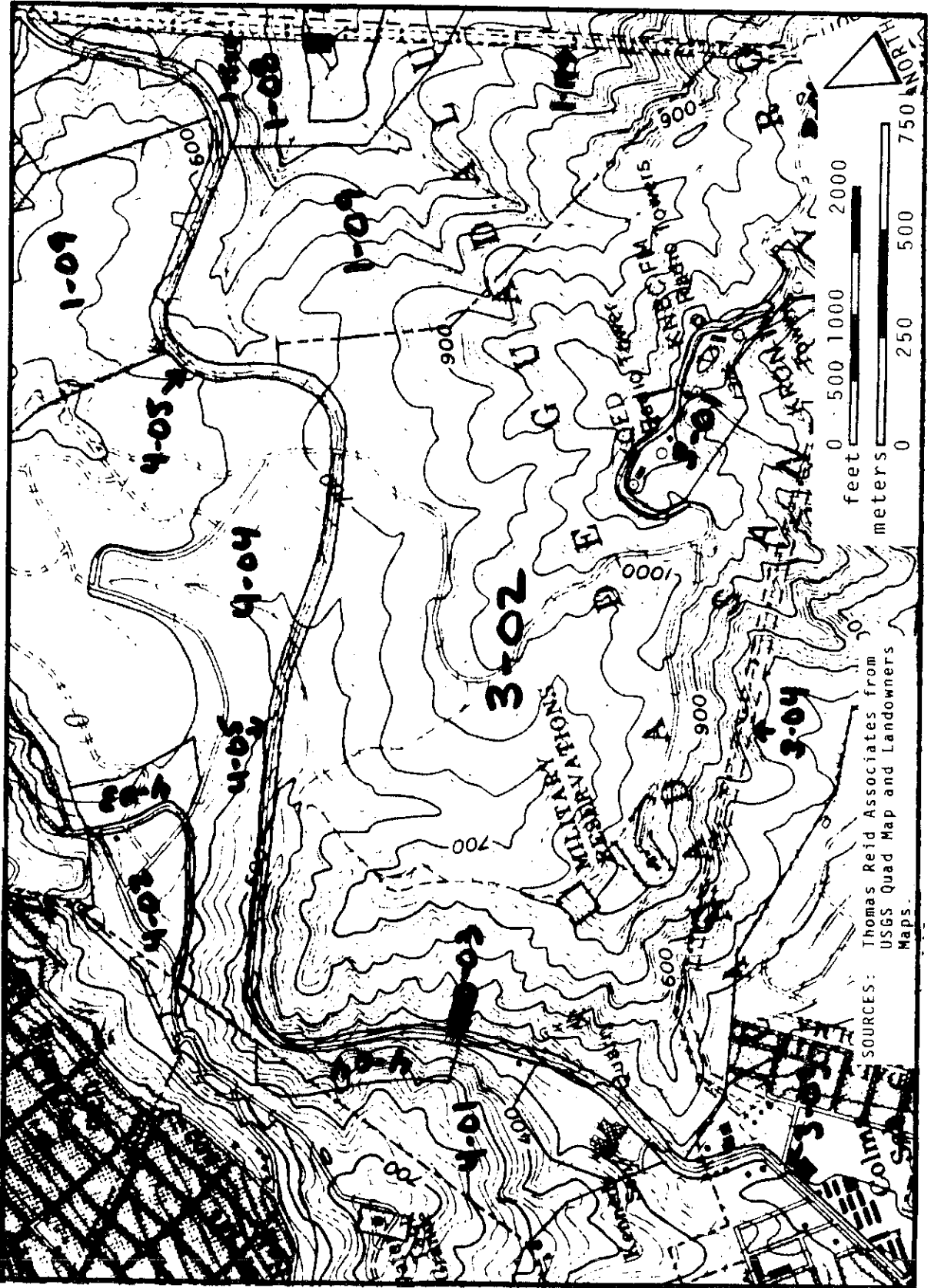


FIGURE 4-05 C, GUADALUPE CANYON PARKWAY
MANAGEMENT UNITS

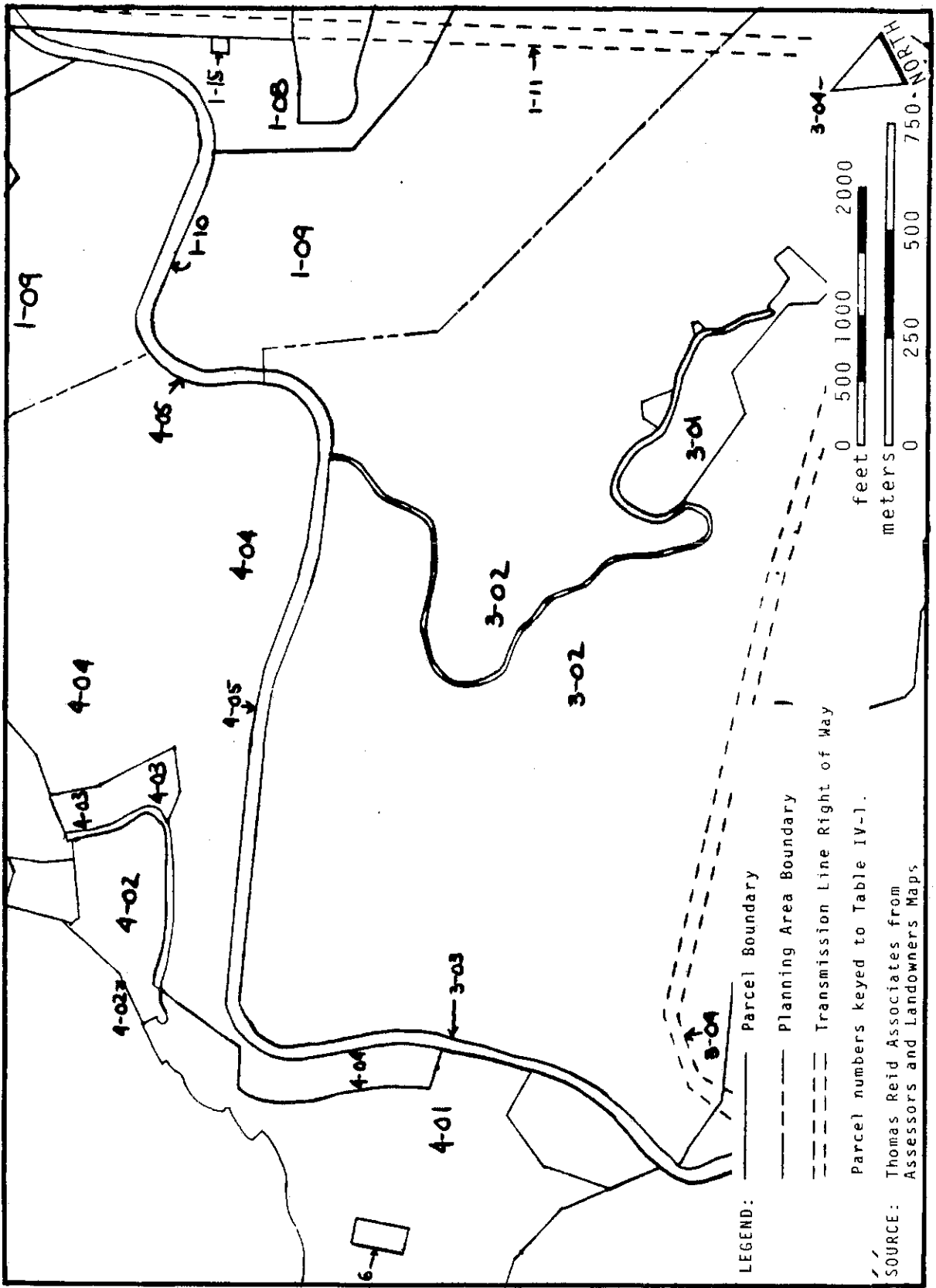


FIGURE 4-05 D, GUADALUPE CANYON PARKWAY
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- MISSION BLUE

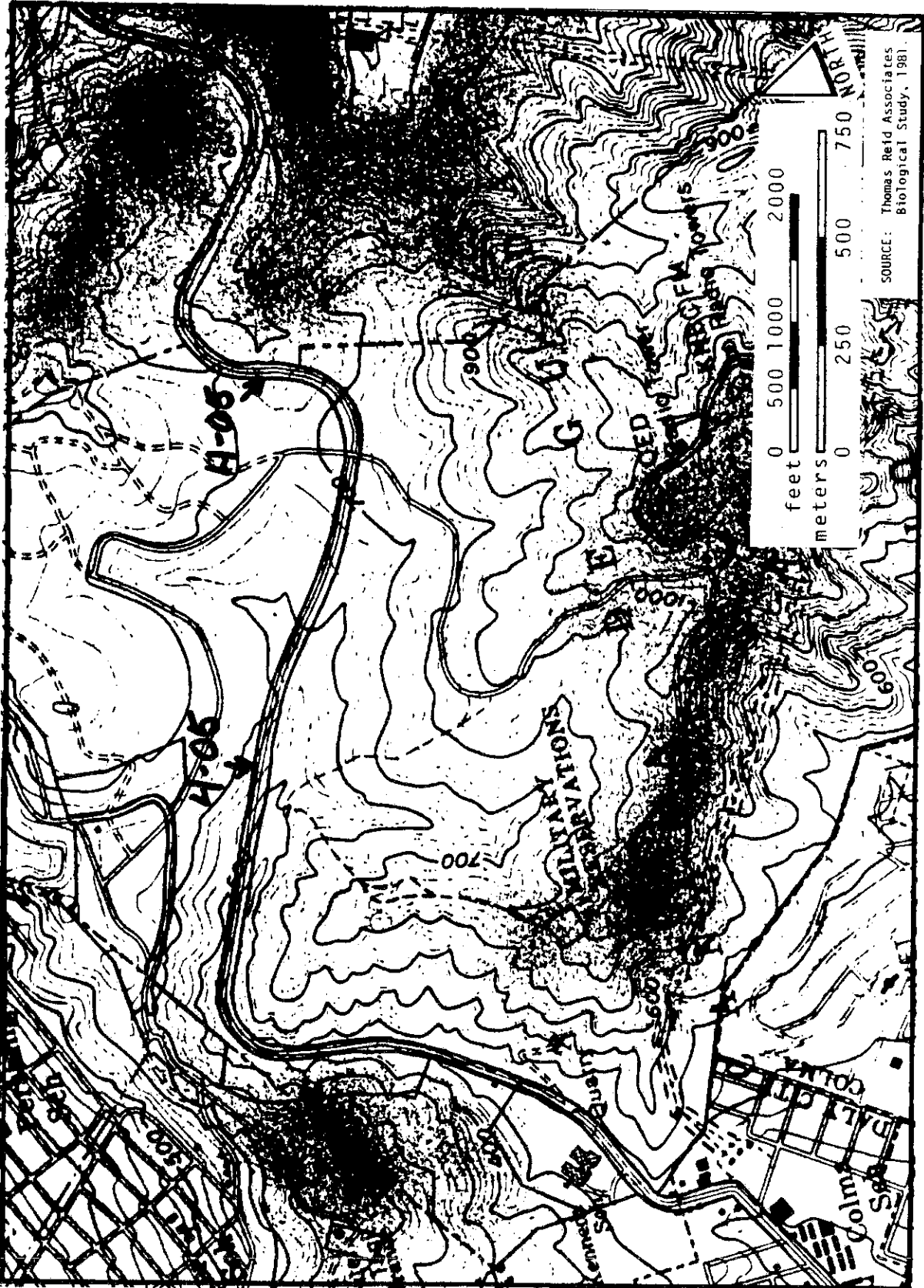
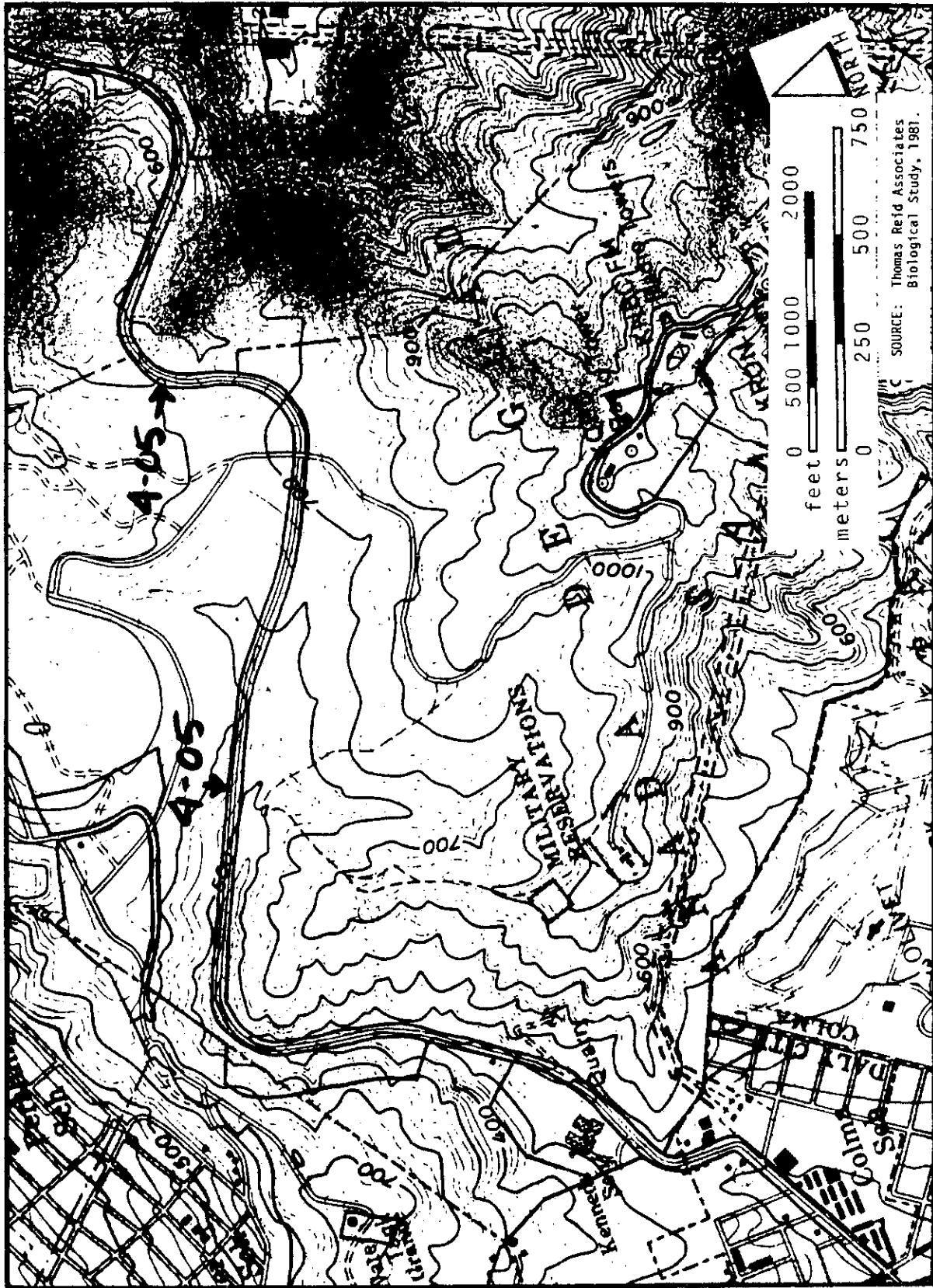
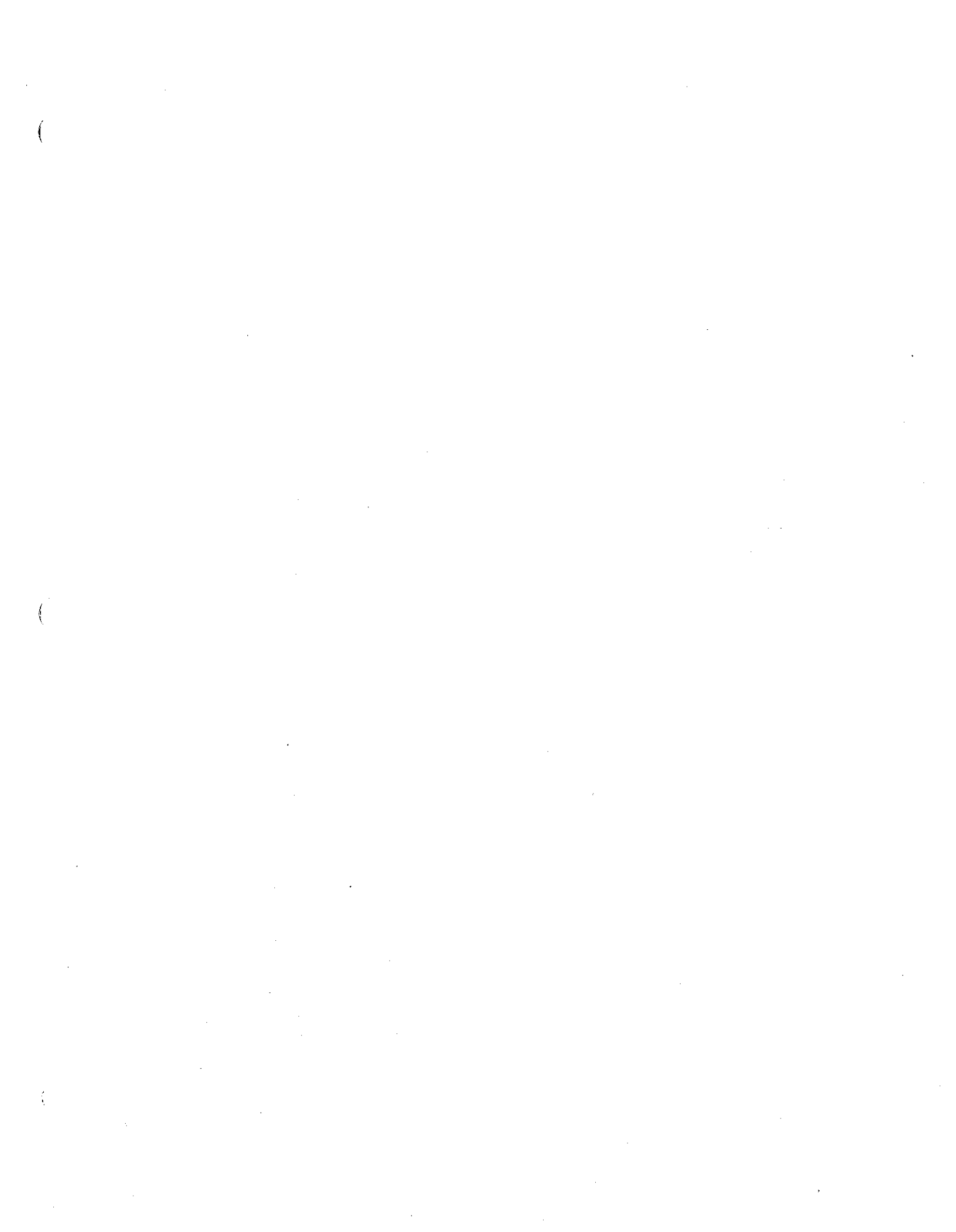


FIGURE 4-05 E, GUADALUPE CANYON PARKWAY
GENERAL POPULATION AND HABITAT DISTRIBUTION, 1981 -- CALLIPPE SILVERSPOT





Planning Area: Saddle (4)

Administrative Parcel: Reservoir Hill Water Tanks (06)

Location and description: There are two water tanks located on Reservoir Hill. One is located at the summit of the hill and the other is located downhill to the northwest. Both are accessible by a paved road. The area in close proximity to both tanks consists of brush and exotics (See Figures 4-06 A- C).

Ownership: Both Water Tanks are owned by the City of Daly City Water Department.

Project: Continued use as a water storage facility.

Status: This is an unplanned parcel.

Biological Issues: The area surrounding the Water tank is marginal habitat for the Mission Blue (See Figures 4-06 D-E).

Impact: The existing use of the parcel has no significant impact on the species of concern.

HCP Objectives -- Specific Conservation Needs: Because both tanks are within the area of the proposed Reservoir Hill Development Project, no treatment is necessary.

Operating Program

Obligations: The City of Daly City Water Department has the following obligations:

1. Participation in the regulatory provisions of the HCP.
2. Notify the Plan Operator of any changes in land use or maintenance practices until the Reservoir Hill development is completed.

The Plan Operator has the following obligations:

1. Timely response to Daly City's submittal of information which require Operator review and approval.

Management Units:

1. 4-06-01. This Management Unit contains the entire parcel.

FIGURE 4-06 A, RESERVOIR HILL WATER TANKS
PARCEL LOCATION

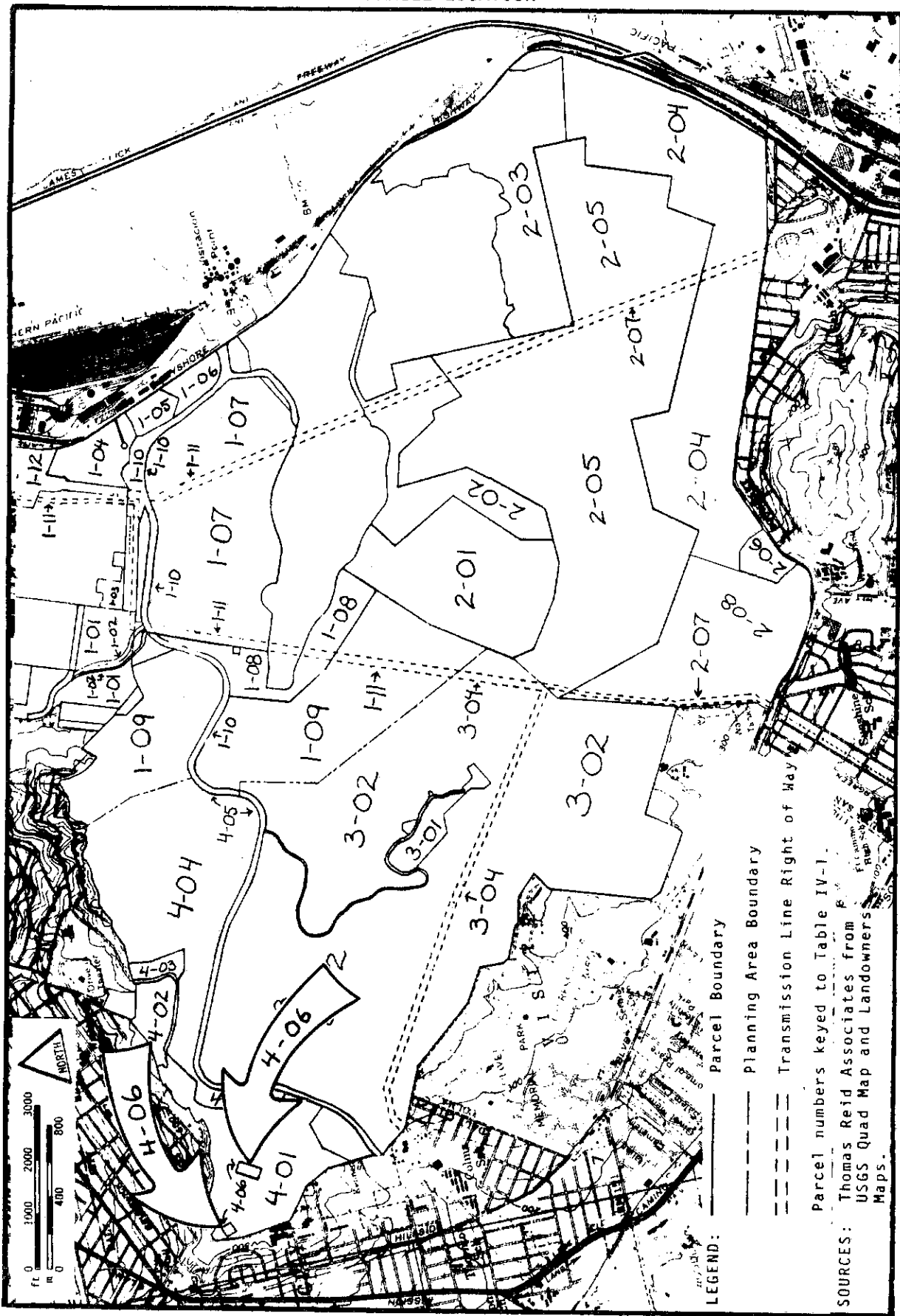


FIGURE 4-06 - B, RESERVOIR HILL WATER TANKS
PARCEL TOPOGRAPHY

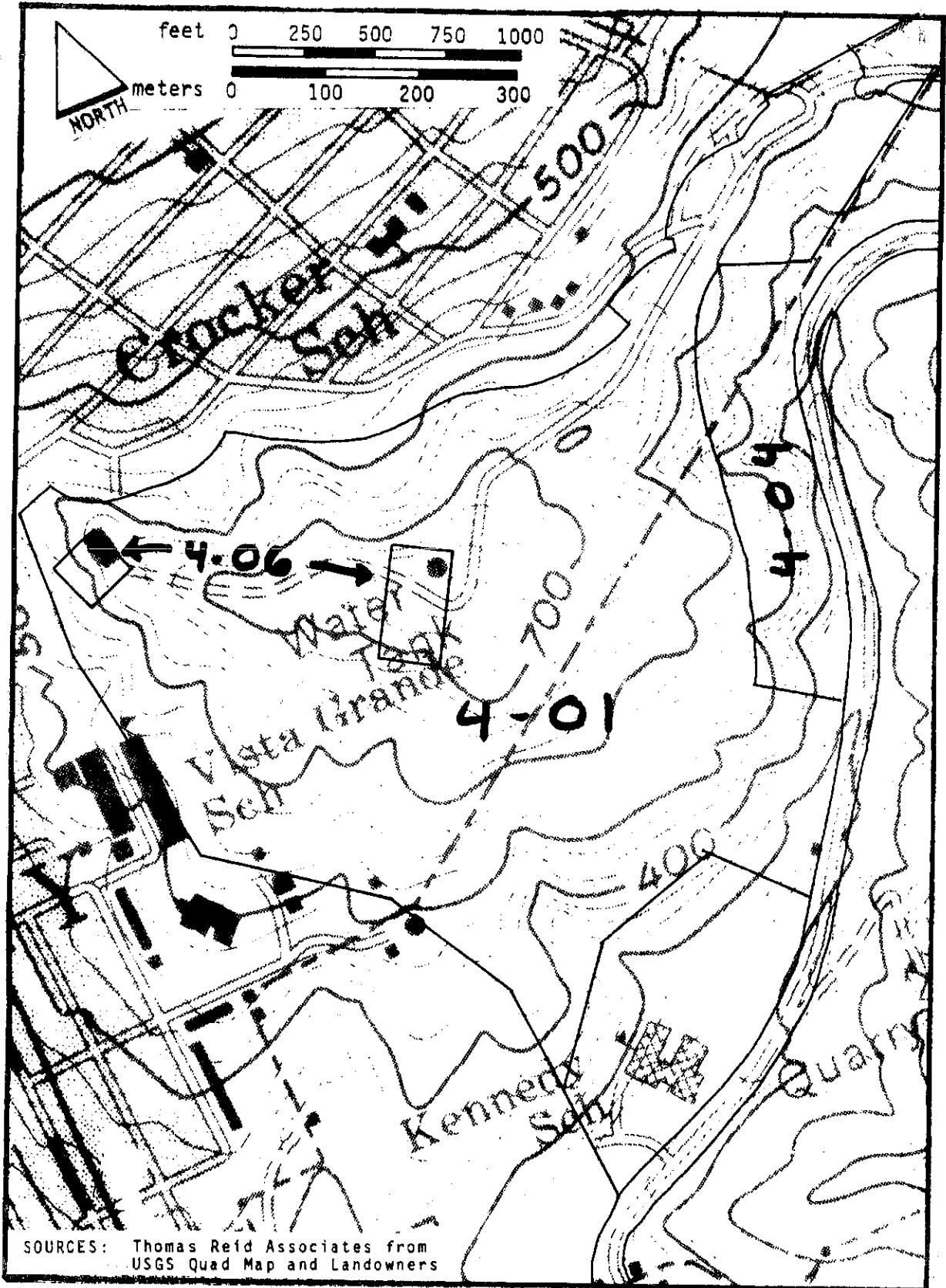


FIGURE 4-06 C, RESERVOIR HILL WATER TANKS
MANAGEMENT UNITS

