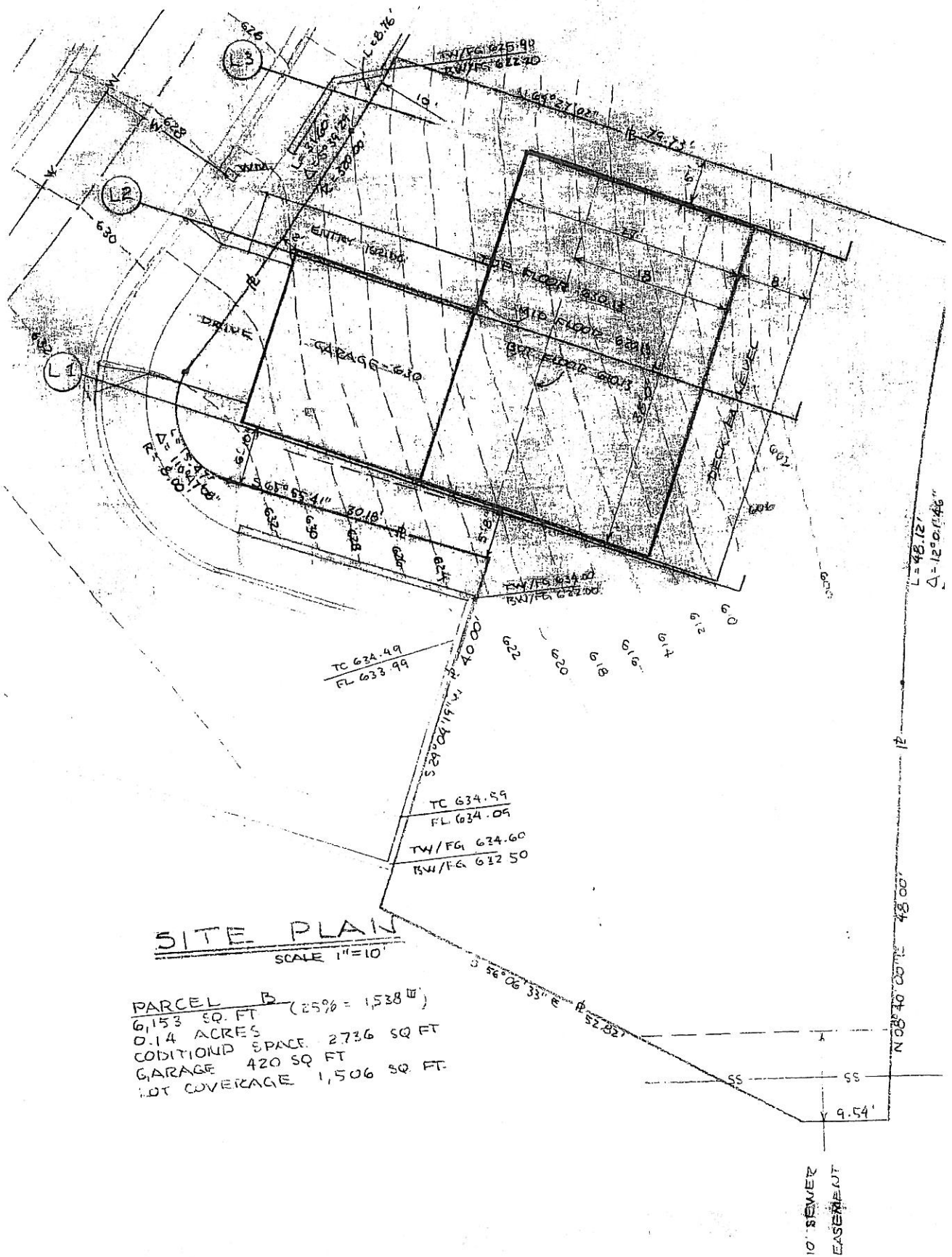
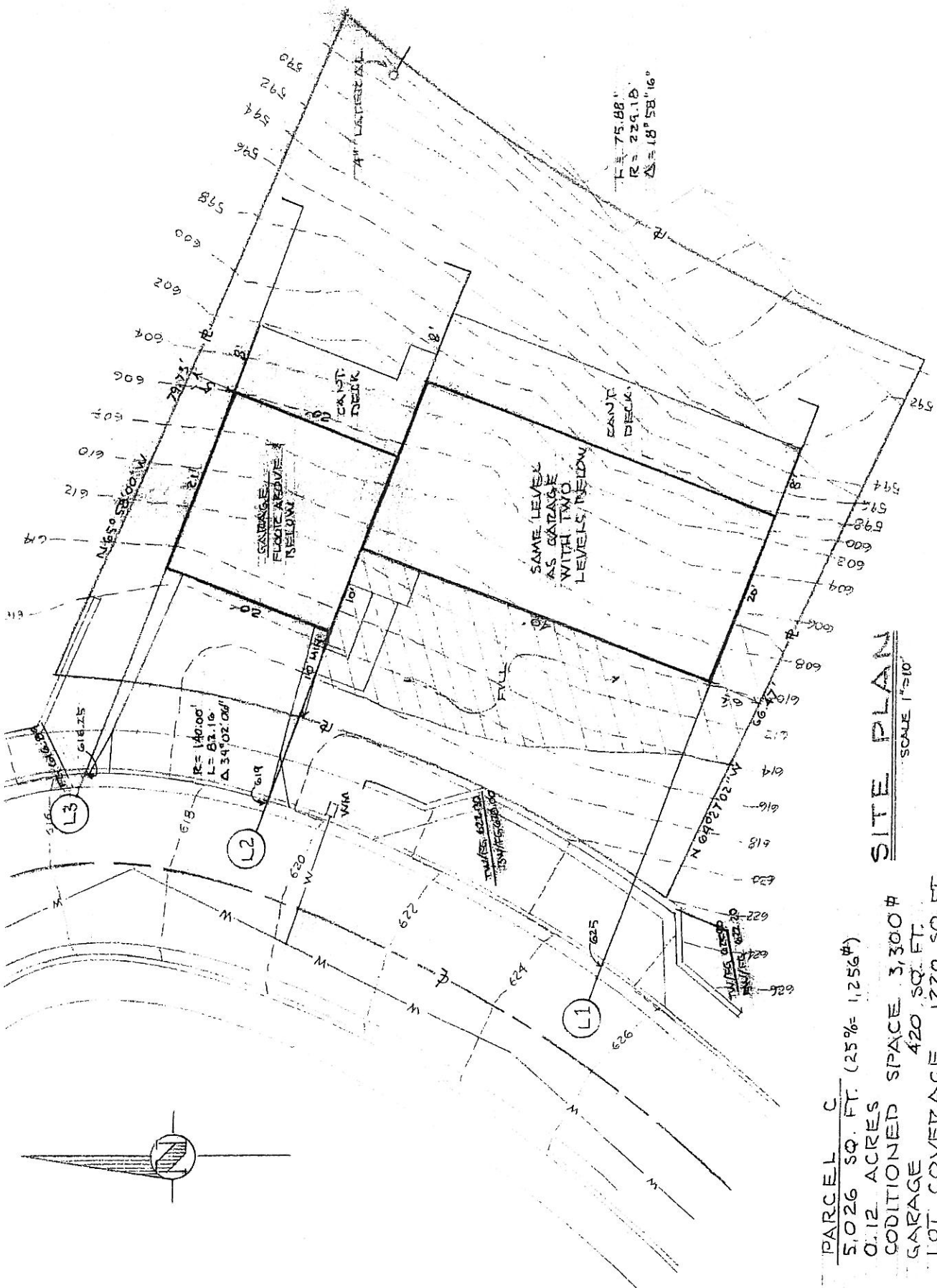


±.1.18

PARCELS 75% = 15.1
 6.041 SQ. FT. SPACE 2800
 0.14 ACRES SPACE 2800
 COVERED 1505
 GARAGE
 LOT COVERAGE 50
 GRAPH SCALE 1"=10'

SITE PLAN
 SCALE 1"=10'





PARCEL C
 5,026 SQ. FT. (25% = 1,256^{ft})
 0.12 ACRES
 CONDITIONED SPACE 3,300^{ft}
 GARAGE 420 SQ. FT.
 LOT COVERAGE 1220 SQ. FT.

SITE PLAN

SCALE 1"=10'

City of Brisbane Open Space Plan

Figure 6 Brisbane Acres Priorities Composite

Note: location of parcels
on aerial photo is approximate

Areas shown between numbered
parcels are not road easements or
right-of-ways, but are private
unrecorded parcels



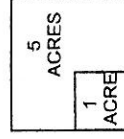
Developed parcels
(wider outline)



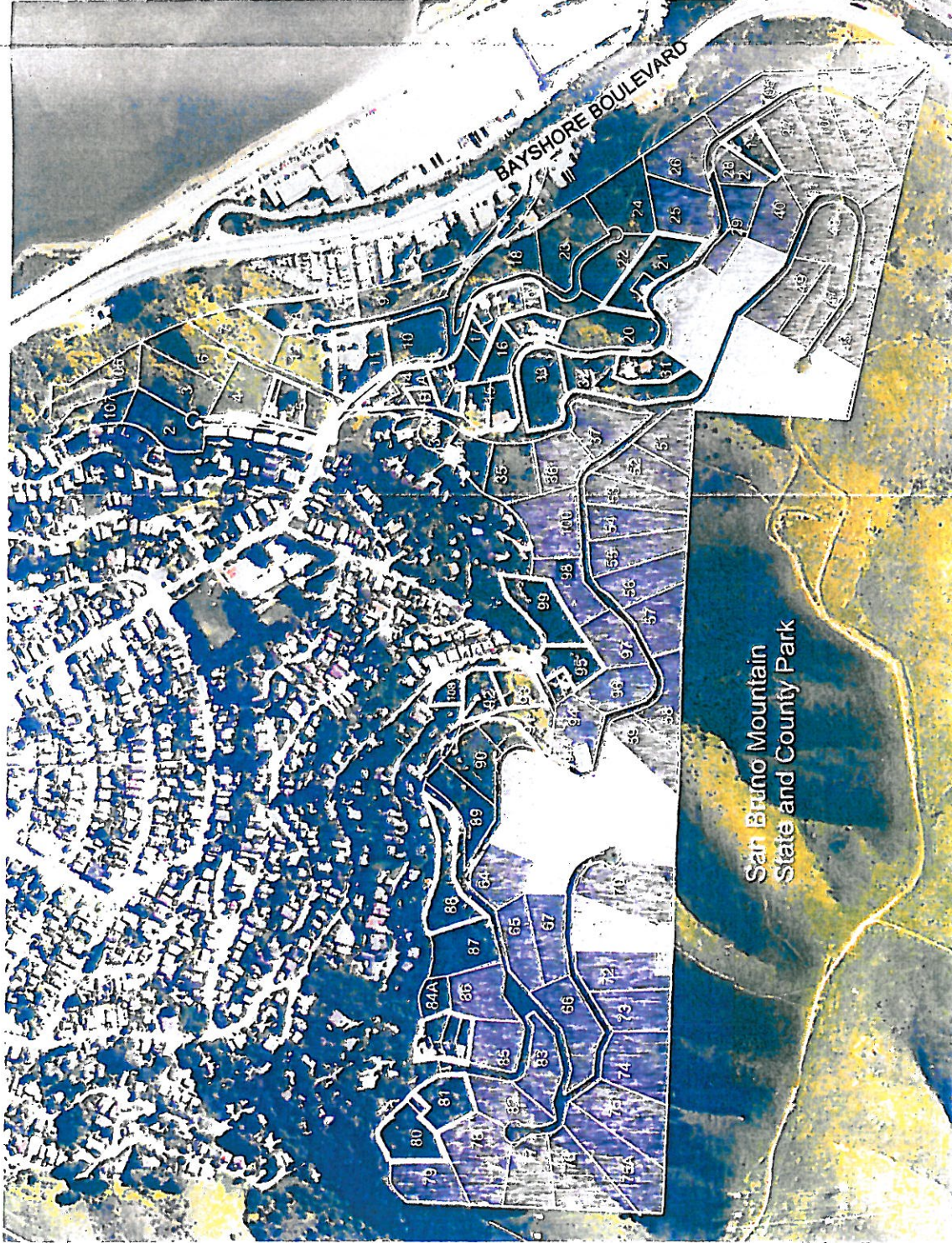
Parcels with one or
more significant
resources (light texture)

City-owned parcels
have lighter shading

Note: parcels with development
on two or more sides are not prioritized



Scale in Feet



REVISED OPERATING PROGRAM FOR ADMINISTRATIVE PARCEL 2-03

Planning Area: Southeast Ridge (2)

Administrative Parcel: Brisbane Acres (03)

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

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

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

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

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

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

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

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

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