



CITY of BRISBANE

Open Space and Ecology Committee Meeting Agenda

Wednesday, June 25, 2025 at 6:30 PM • City Hall 50 Park Place, Brisbane, CA 94005

The public may observe/participate in Committee meetings using remote public comment options or attending in person. Committee members shall attend in person unless remote participation is permitted by law. The Committee may take action on any item listed in the agenda.

TO ADDRESS THE COMMITTEE

IN PERSON

Location: 50 Park Place, Brisbane, CA 94005, Community Meeting Room

Masks are no longer required but are highly recommended in accordance with California Department of Health Guidelines. To maintain public health and safety, please do not attend in person if you are experiencing symptoms associated with COVID-19 or respiratory illness.

Remote Participation

Members of the public may observe/participate in the Committee Meeting by logging into the Zoom Webinar listed below. Please be advised that if there are technological difficulties, the meeting will nevertheless continue.

The agenda materials may be viewed online at www.brisbaneca.org at least 24 hours prior to a Special Meeting, and at least 72 hours prior to a Regular Meeting. Archived videos can be replayed on the City's website, brisbaneca.org/meetings.

Remote Public Comments

Remote meeting participants may address the Committee members via the Zoom Webinar or Call In Number. Meeting participants are encouraged to submit public comments in writing in advance of the meeting to mebrown@brisbaneca.org. Emails will not be monitored during the meeting.

Join Zoom Webinar: www.brisbaneca.org/osec-zoom

Meeting ID: 976 4295 0160

Call In Number: 669.900.9128

Note: Callers dial *9 to "raise hand" and dial *6 to mute/unmute.

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact Mollie Brown at mebrown@brisbaneca.org or (415) 218-1348. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

ROLL CALL

- A. Consider any request of a committee member to attend the meeting remotely under the “Emergency Circumstances” of AB 2449

ADOPTION OF THE AGENDA**ORAL COMMUNICATIONS****APPROVAL OF THE MINUTES**

- [B.](#) Minutes of May 28, 2025

PRESENTATION

- [C.](#) Alejandra Posada, Program Manager, Residential Programs for Peninsula Clean Energy

OLD BUSINESS

- D. Baylands DEIR Comments - Review
- [E.](#) Progress Report on Open Space Element comments

STAFF UPDATES**SUBCOMMITTEE REPORTS****CALENDAR ITEMS****CHAIR AND COMMITTEE MEMBER MATTERS**

NEXT MEETING July 23, 2025 at 6:30 P.M.

ADJOURNMENT

File Attachments for Item:

B. Minutes of May 28, 2025



CITY of BRISBANE

Open Space and Ecology Committee Meeting Minutes

Wednesday, May 28, 2025 at 6:30 P.M. • Hybrid Meeting 50 Park Place, Brisbane, CA

CALL TO ORDER – 6:30 PM

ROLL CALL

- A. Consider any request of a committee member to attend the meeting remotely under the “Emergency Circumstances” of AB 2449

Committee members present: Armstrong, Atapattu, Becker, Rogers, Salmon, Walker. Ebel is absent.

Staff members present: Director of Public Works, Breault; Deputy Director of Public Works, Kinser; Senior Planner, Johnson; Management Analyst, Brown; Sustainability Fellow, De La Cruz

ADOPTION OF THE AGENDA

Becker moved to adopt the agenda and Rogers seconded; the motion was adopted unanimously.

ANNOUNCEMENTS – Salmon announced June 21st Summer Solstice Celebration at the Community Park sponsored by San Bruno Mountain Watch.

ORAL COMMUNICATIONS – Paul Bouscal, Brisbane resident, thanked the City and Committee members for assistance and presence at the Frog Habitat Restoration Day. Salmon thanked Bouscal for his work on the Frog Habitat, and Kinser mentioned that talks between City staff and owners and tenants regarding maintenance and the habitat were ongoing. Armstrong brought up that informational signage on protection of the habitat might be necessary in the future. Bouscal also mentioned the broom infestation on Ice House Hill, a viable native plant habitat, and hopes to work with Baylands to mitigate the issue as well as protect open space in the City. Salmon discussed the availability of the Baylands DEIR to the public for comment as Ice House Hill is their property, and hopes to be able to organize a volunteer group for broom cleanup at Ice House Hill at a later date.

APPROVAL OF THE MINUTES

- B. Minutes of April 23, 2025 - Becker motioned to approve the minutes and Attapattu seconded. The motion was adopted unanimously.

OLD BUSINESS

- C. Check in on OSEC Baylands DEIR assignments/review
- Kinser mentioned the revision of the due dates for comments. Baylands Specific Plan comments can be turned in later and will be considered in a public hearing in the future with the final EIR
 - Committee members to check in with staff as chapters are being completed, and will generally focus on the individual chapter assignment first

- Kinser mentioned the final discussion of comments will be at the OSEC meeting in August

NEW BUSINESS

D. Open Space Element Update – Ken Johnson, Senior Planner, Community Development

- Johnson gave a background of the plan, and its emphasis on Open Space regarding land and resources, and preserving land for future generations
- Johnson noted the timeline for the document: brought to Council in the Fall of this year, around October 2025, and finalized by January 1, 2026
- Rogers mentioned the importance of consistency in the definition of Open Space in regard to other projects taking place in the City - Johnson will work with City Staff to clearly delineate this definition.
- Salmon mentioned certain language that could be open to interpretation - Johnson to take a closer look at policies and programs, and editing language
- Johnson to send more concrete updates in July/August for OSEC review. Salmon would like to agendize a progress report on status in the next month
- Comments to be funneled through Public Works staff to forward to Planning Department

STAFF UPDATES - none

SUBCOMMITTEE REPORTS AND REORGANIZATION

- Events (Becker, Salmon) – Day in the Park forthcoming, Dark Skies hike planned for August 11 Perseid meteor shower, to be in touch with Kinser on details
- Education and Outreach (Armstrong, **Rogers**, Walker) – Sub-committee met last week and decided on frogs as the subject for the library display, incorporating the grabber program into Crocker Trail. Bouscal would like to include informational video to be included in the display. De La Cruz to follow up with QR code
- Climate Action Planning (Attapatu, Ebel, Walker) – Walker discussed past meeting with of Public Art Fund, and sub-committee to meet to discuss next steps
- Open space plan update (Becker, Rogers, **Salmon**)– no updates
- *Crocker Trail Frog Habitat (**Armstrong, Rogers, Salmon**) – Rogers suggested quarterly maintenance to be included in calendar, along with a potential mural, and signage on frog habitat maintenance
- Tree Issues (Ebel, Rogers, **Salmon**) – link to tree inventory sent to members for review. Subcommittee to meet with Kinser for updates on meeting. Bouscal brought up the importance of including native species and creating city-sponsored tree nursery with specific acorns and seeds. Breault mentioned the tree maintenance plan will be brought to City Council next Thursday
- Baylands Specific Plan subcommittees – Attapatu to join Chapter 6 review team
- Liaisons – no updates

- PCA Grant – no updates

CALENDAR ITEMS – PCE to meet with OSEC and discuss updates next meeting. De La Cruz to circle back with Bouscal on Frog habitat days, and Winter Habitat Day potential to be broom cleanup on Ice House Hill

CHAIR AND COMMITTEE MEMBER MATTERS – none

NEXT MEETING: June 25, 2025

ADJOURN – 8:19 PM

File Attachments for Item:

C. Alejandra Posada, Program Manager, Residential Programs for Peninsula Clean Energy

PCE Home Upgrade Services

Brisbane Citizens Advisory
Committee

June 25, 2025

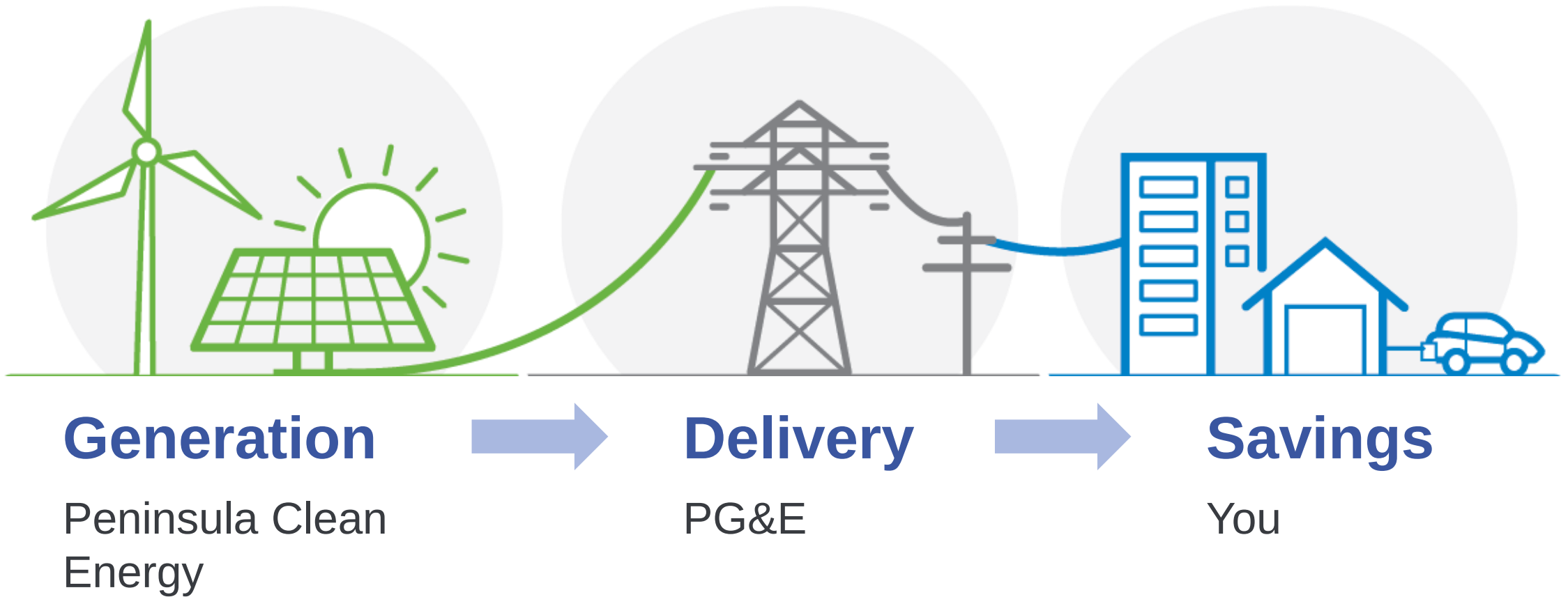


Peninsula Clean Energy

- Local public agency that provides **clean energy at lower rates**
- Launched in 2016 to reduce greenhouse gas emissions
- Serves San Mateo County and the City of Los Banos

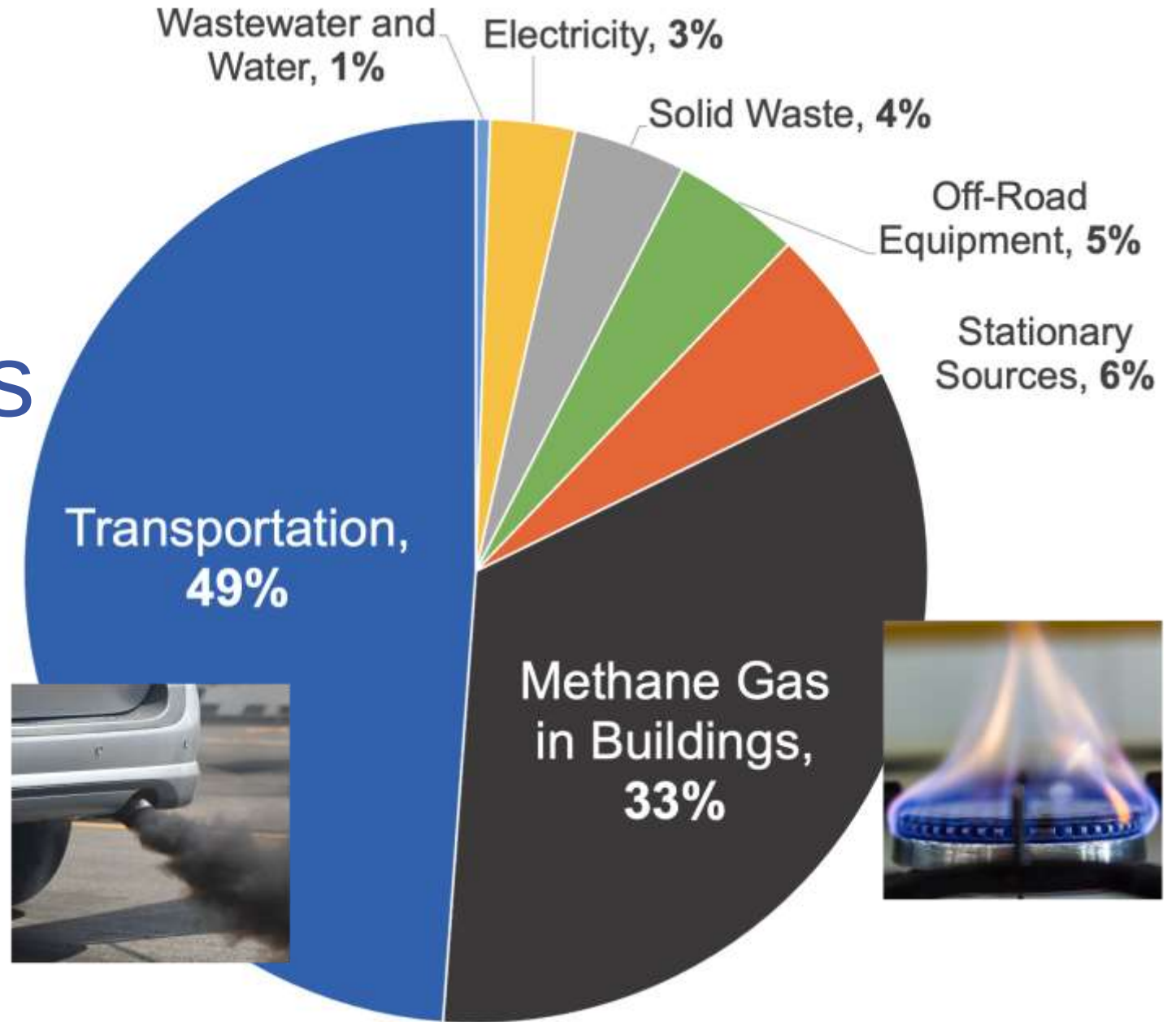


How It Works



What are the local contributors to climate change?

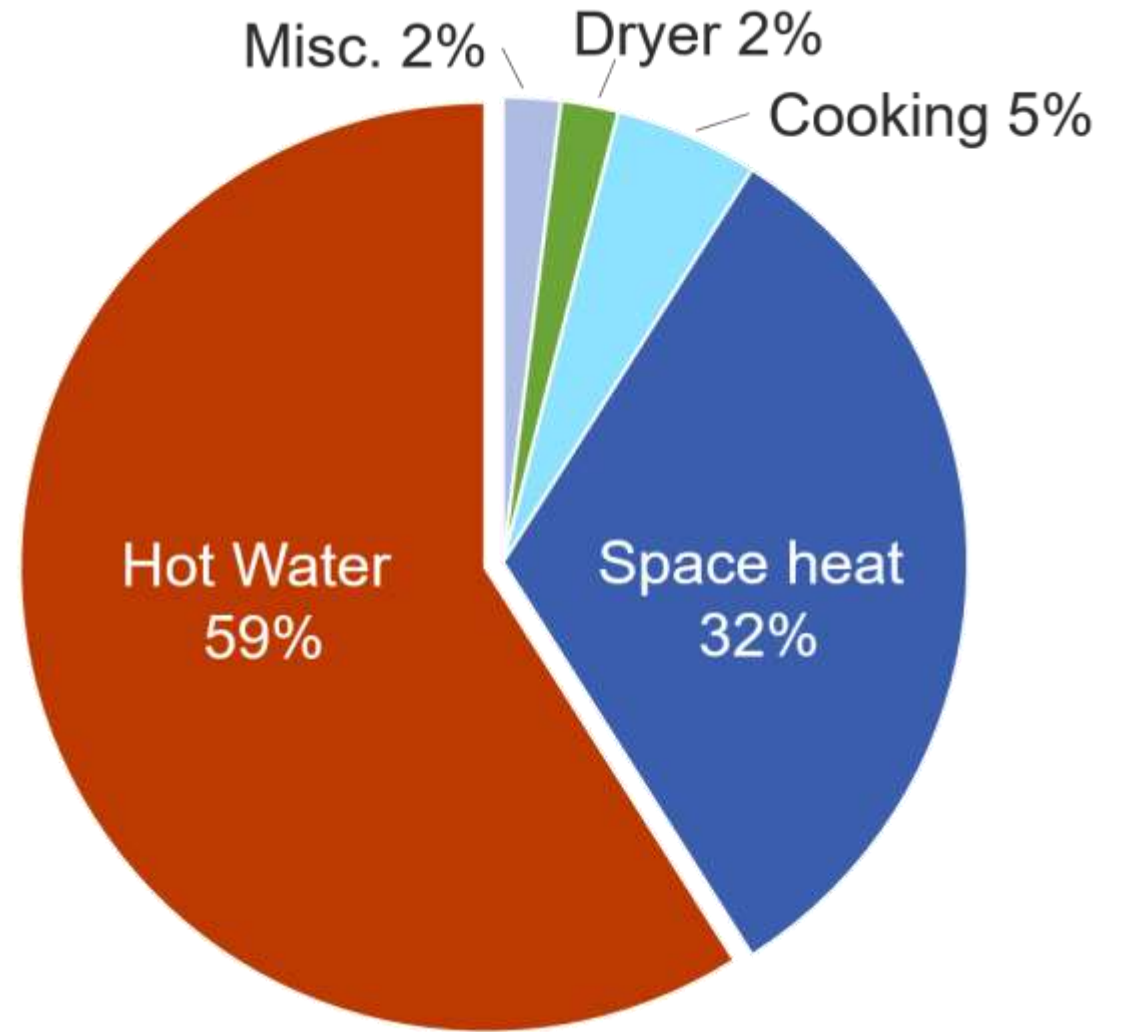
San Mateo County Emissions (2021)



Replace Gas with Electricity, Clean the Air



How do we use fossil fuels in buildings?



Average Gas Usage in CA Homes

Benefits of electric appliances

- Functional and often has enhanced features
- Efficient (uses less energy)
- Safer and better for air quality



What are barriers to using electric appliances?

- Lack of Awareness
- Cost
- Complexity



PCE Home Upgrade Services

A suite of services to help residents electrify their homes – from DIY to full-service



Rebates



Financing



Advising & Support



Full-Service Installation



Emergency Water Heater Replacement

New

Rebates and Financing from PCE



Heat Pump Water
Heater

\$2,500 rebate



Heat Pump Space
Heating & Cooling

\$1,500 rebate



Zero Percent
Loan

\$10,000 Loan

Additional: \$1,000 for CARE/FERA, \$1,000 for electrical panel upgrade

Advising & Support

- In-house call center
 - Better customer experience
 - Support on programs
- Electrification Advisor
 - Personalized 1-on-1 support
 - Scheduled service



Full-Service Installation

- Free upgrades for income-qualified residents
 - Whole-home electrification at no-cost
 - Income-qualified homeowners only
- Incentives and fixed pricing for all other residents
 - PCE-backed installation with select vetted contractors
 - Fixed pricing and incentive support



C. Eligibility Criteria Full-Service Installation

- PCE residential customer
- Owner of residence
- Single-family home (up to a fourplex)
- Install at least a heat pump water heater OR heat pump HVAC replacing gas equipment

Additional criteria for no-cost upgrades only

- Owner and occupant of residence
- Income at or below 80% of area median income
- Residence below 2,000 sqft
- Must not own multiple properties
- **Investable assets must not exceed \$500,000¹**

¹Investable/liquid assets include education/custodial accounts, individually-owned retirement accounts, stocks, options, bonds, mutual funds, managed accounts, hedge funds, structured products, ETFs, cash accounts, annuities, and cash value life insurance.

Emergency Water Heater Replacement

- For failing gas water heaters
- Hot water back within 48 hours
- Installation by PCE vetted contractor, Fuse Service
- No-cost for income-qualified homeowners



C. Meeting different customer needs

Customer A:

- Wants to choose their own contractor or DIY
- Want to compare multiple quotes / get lowest price
- Wants to select exact equipment



Rebates & Financing



Advising & Support

Customer B:

- Just wants to “get it done” and not do a lot of research
- Is okay having less control of equipment and contractor selection
- OR is eligible for no-cost upgrades



Full-Service Installation

Customer C:

- Water heater fails, needs hot water asap



Emergency Water Heater Replacement



Thank you

PenCleanEnergy.com

(866) 966-0110

info@peninsulacleanenergy.com



File Attachments for Item:

E. Progress Report on Open Space Element comments

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
§ 65562(b) State & Regional Plans- Co-ordinated with state and regional plans § 65563 Long Range Comprehensive Plan- Long Range & Comprehensive Plan for Preservation and Conservation of OS Lands	Chapter 1. Introduction		
	ELEMENT GOALS (All Chapters): The City of Brisbane will be a place where... 1. Open space planning is long range and comprehensive; 2. Significant funding resources and other tools are made available such that open space may be established wherever possible; 3. Open space lands have been set aside to protect the natural environment 4. Open space remains undeveloped for future generations; 5. The public is educated and engaged in the value and importance of open space. 6. Residents and the business community respect and maintain the land and the waters for future generations; 7. Open space provides respite to those who live, work, and visit Brisbane; 8. Open space, parks, and open areas provide recreational and educational opportunities; 9. Open space is considered in concert with hazard mitigation. 10. Open space is considered in concert with protection of historical artifacts, where applicable.	GOALS: The City of Brisbane will be a place... Where open space lands have been set aside to protect the natural environment; Where outdoor areas provide recreational open space and educational opportunities; Where open space and natural areas provide respite to both residents and businesses; and Where residents reciprocate by respecting and maintaining the land and the waters for future generations.	
	Goal 1: Open space planning is long range and comprehensive.		
	Policy 1.A Continue long range and comprehensive planning for open space consistent with the City goals and with state and federal laws.		
	Program 1.A.1 Maintain communications on the status of open space programs and operations with other responsible agencies.		

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
	Program 1.A.2 Provide annual reports to City Council on open space and parks, outlining any new acquisitions, significant park development activities, and opportunities for parks and open space acquisitions.	Program 83d: Provide an annual report to the City Council on Federal, State and private opportunities for open space acquisition on San Bruno Mountain and elsewhere in the City. Program 84f: Provide an annual report to the City Council and the community of all activities pertaining to the acquisition, preservation and appreciation of San Bruno Mountain, including information from the HCP manager. Program 93d: Provide an annual report to the City Council on the state of the open space resources in the community, the amount and type of open space land, the needs for operating and maintaining existing lands, and new acquisitions and funding sources.	
	Program 1.A.3 Review and establish parks and open space priorities, including potential acquisitions and improvements, as part of the budget and Capital Improvement program development process.	Policy 93: Establish an implementation program for open space acquisition. Program 93e: Review and establish open space priorities annually as part of the budget and Capital Improvement program development process. (See programs in Chapter 2 also)	
	Program 1.A.4 Continue the function of the Open Space & Ecology Committee to advise the City Council on open space and related environmental matters.	Program 93k: Consider establishing an environmental commission of local citizens to help advise the City Council on open space acquisitions and environmental matters in general.	
65560(b) Inventory of Unimproved Land -Save El Toro Assn. v. Days (1977) 74 Cal. App. 3d 64, 73 Gov. Code § 65560(b) Inventory of the above lands a. Include any parcel that is essentially unimproved (i.e., need not be completely vacant) § 65562(a)	Chapter 2. Inventories & Acquisitions		
	Goal 2: Significant funding resources and other tools are made available such that open space may be established wherever possible.		
	Policy 2.A Maintain an inventory of existing and potential open space and park lands.		
	Program 2.A.1 Consistent with state law and the City’s open space goals, the City will maintain an inventory, through maps and tables, of all unimproved land, park lands and open space lands within the City and its sphere of influence and shall update the inventory on an ongoing basis.	Program 93h: For reference and assistance in establishing open space priorities, prepare a comprehensive map of vacant lands in the planning area and update the map annually.	
	Policy 2.B Maintain an open space acquisition program, on an ongoing basis, to aggressively seek opportunities to preserve lands that are suitable for open space wherever possible.	Policy 90 On an ongoing basis, aggressively seek opportunities to preserve open space.	

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Conserved Wherever Possible- Policies provide that open space “must be conserved wherever possible” § 65564, § 65566, § 65567, § 65910 Consistency- Action plan a. Acquisition and disposal of open space must be consistent with the open space plan b. Building permits, subdivision maps and zoning must be consistent with the plan c. Open-space zoning pursuant to § 65910 (e.g., exclusive agriculture zones, large-lot zones, overlay zones for d. hazards areas, etc.) must be consistent with the plan	Program 2.B.1 The City shall conduct an on-going effort to identify and preserve sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities. In such cases, the City shall explore the feasibility of acquisition of these areas by the City, or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.	Policy 81 The City Shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.	
	Program 2.B.2 Review and establish open space priorities annually as part of the budget and Capital Improvement program development process.	Program 93e: Review and establish open space priorities annually as part of the budget and Capital Improvement program development process.	
	Program 2.B.3 As a part of the open space acquisition plan, provide updated information on County, State and Federal open space plans and programs.	Program 93f: As a part of the open space acquisition plan, provide updated information on County, State and Federal open space plans and programs.	
	Program 2.B.4 In setting priorities and programs for open space acquisition, review proposals for conformance with the County, State and Federal plans.	Program 93g: In setting priorities and programs for open space acquisition, review proposals for conformance with the County, State and Federal plans.	
	Policy 2.C Explore the widest range of options for preserving open space park lands, including acquisitions through such means as donations, dedication and exactions on development projects, density transfers and land purchases.	Policy 91 Explore the widest range of options for preserving open space lands, including acquisition, dedication, and exactions on development projects.	
	Program 2.C.1 On an ongoing basis, explore and pursue funding sources for acquisition of open space lands with habitat, recreational or other natural resource value, including, but not limited to, taxing and assessment districts.	Program 91a: On an ongoing basis, explore and pursue funding sources for acquisition of open space lands with habitat, recreational or other natural resource value. Program 93a: Consider legally available means of funding open space acquisition, such as taxing, assessment districts and other funding mechanisms	
	Program 2.C.2 In conjunction with all new development and the redevelopment of existing uses, where appropriate, require dedication of lands with habitat or other natural resource value to remain as open space and/or in-lieu fees for open space acquisition.	Program 91b: In conjunction with all new development and the redevelopment of existing uses, where appropriate, require dedication of lands with habitat or other natural resource value to remain as open space and/or in-lieu fees for open space acquisition.	
	Program 2.C.3 Require impact fees or exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities.	Program 88c Require impact fees or exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities in conjunction with the mitigation requirements for development projects.	
	Program 2.C.4 Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.	Program 93c: Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.	
	Program 2.C.5 Investigate establishing or joining special open space acquisition districts.	Program 93i: Investigate establishing or joining special open space acquisition districts.	

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	Program 2.C.6 Continue to utilize the open space fund to consolidate in-lieu fees, donations, and grants so-as to be ready to acquire open space as funds are sufficient and opportunities arise.	Program 93b: Establish an open space fund to consolidate in-lieu fees, donations, and grants so as to be ready to acquire open space as funds are sufficient and opportunities arise.	
	Program 2.C.7 On an ongoing basis, review County, State and Federal open space plans and programs for alignment with City acquisitions.	Program 93f: As a part of the open space acquisition plan, provide updated information on County, State and Federal open space plans and programs. Program 93g: In setting priorities and programs for open space acquisition, review proposals for conformance with the County, State and Federal plans.	
	Program 2.C.8 On an annual basis, send out a letter to all property owners, in multiple languages, of potential open space, to outline options for the land to become public open space.	Program 931: On an annual basis, send out a letter to all property owners of potential open space, to see if they would like to donate it to the public.	
	Program 2.C.9 Consistent with the Housing Element, consider expanding the density transfer zoning provisions to allow for dedication of lands that contain habitat value or other open space value in exchange for increased density within the areas of Brisbane that permit multifamily development.		
	Policy 2.D Acquire and establish parks throughout Brisbane, to meet and exceed the standards provided in _____. (See separate policy for open areas)		
	Program 2.D.1 Identify potential sites of various sizes throughout Brisbane for establishment of parks.		
	Program 2.D.2 Establish new parks with the development of the Baylands.		
	Program 2.D.3 Establish a new park at Sierra Point, as funding is made available.		
§ 65560(b)(1) Natural Resources-Open Space for Natural Resources -a. Areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; b. Areas required for ecologic and other scientific study purposes; c. Rivers, streams, bays and estuaries; and d. Coastal beaches, lakeshores, banks	Chapter 3. Open Space for Natural Resources & Rewilding		
	Goal 3: Open space lands have been set aside to protect the natural environment.	Goal: Where open space lands have been set aside to protect the natural environment.	
	Policy 3.A Encourage the preservation, conservation and restoration of open space to retain existing biotic communities, including rare and endangered species habitat, wetlands, watercourses and woodlands.	Policy 82 Encourage the preservation, conservation and restoration of open space to retain existing biotic communities, including rare and endangered species habitat, wetlands, watercourses and woodlands.	

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of rivers and streams, and watershed lands § 65565.5 (NEW) Access for All, Rewilding, Climate Resilience by 1/1/26- Address all of the following: a. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. b. Climate resilience and other cobenefits of open space, correlated with the safety element. c. Rewilding opportunities, correlated with the land use element. For purposes of this section, “rewilding opportunities” may include, but are not limited to, the following: a. Opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics. b. Establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.	Program 3.A.1 Utilizing the open space inventory, the City Shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.	Policy 81 The City Shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.	
	Goal 4: Open space remains undeveloped for future generations.		
	Policy 4.A Preserve publicly dedicated open space both in and around the City.	Policy 87.1 Publicly dedicated open space both in and around the City shall be preserved. The City shall therefore discourage and oppose any attempted conversion of such dedicated open space to urban uses, and shall not authorize or approve the relinquishment, abandonment or release of any open space dedication unless there is a finding of a compelling and overriding public interest and public benefit to be served thereby.	
	Program 4.A.1 The City shall discourage and oppose any attempted conversion of dedicated open space to urban uses, and shall not authorize or approve the relinquishment, abandonment or release of any open space dedication unless there is a finding of a compelling and overriding public interest and public benefit to be served thereby.		
	Goal 5: The public is educated and engaged in the value and importance of open space.		
	Policy 5.A Strengthen and broaden the public's commitment and knowledge regarding San Bruno Mountain and its wildlife and habitat.	Policy 84 Strengthen and broaden the public's commitment and knowledge regarding San Bruno Mountain and its wildlife and habitat.	
	Program 5.A.1 Educate the public of the continued threat of invasive species through the Brisbane Star, brochures, websites, and other means.	Program 82a Educate the public of the continued threat of invasive species through the Brisbane Star.	
	Program 5.A.2 Coordinate with the public schools to encourage and promote San Bruno Mountain as an educational resource.	Program 84b: Through public school programs, encourage and promote San Bruno Mountain as an educational resource.	
	Program 5.A.3 Provide information on the natural ecology of the Canyons through publications and presentations, and encourage citizens to respect the fragility of these eco-systems.	Program 84e: Provide information on the natural ecology of the Canyons through publications and presentations, and encourage citizens to respect the fragility of these eco-systems.	
	Program 5.A.4 Cooperate with the County and State to enhance San Bruno Mountain Park and adjacent lands in Brisbane by joint public information programs about the mountain and by encouraging supervised volunteers in protection and preservation efforts.	Program 84a: Cooperate with the County and State to enhance San Bruno Mountain Park and adjacent lands in Brisbane by joint public information programs about the Mountain and by encouraging supervised volunteers in protection and preservation efforts.	

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	Program 5.A.5 Provide information to citizens on the ecosystems of the Bay, the Lagoon and the Wetland Marsh and how citizens can participate in respecting and conserving these resources.	Program 85c: Provide information to citizens on the eco-systems of the Bay, the Lagoon and the Wetland Marsh and how citizens can participate in respecting and conserving these resources.	
	Program 5.A.6 Discourage the use of some areas under certain circumstances, such as when the use of a trail threatens endangered species habitat, contributes to erosion on fragile slopes, or presents a public safety hazard.		
	Goal 6: Residents and the business community respect and maintain the land and the waters for future generations.	Goal: Where residents reciprocate by respecting and maintaining the land and the waters for future generations.	
	Policy 6.A In consultation with responsible agencies, work to preserve, conserve and restore open space to retain and, where feasible, restore biotic communities, including rare and endangered species habitat. wetlands, watercourses and woodlands.	Policy 82 Encourage the preservation, conservation and restoration of open space to retain existing biotic communities, including rare and endangered species habitat, wetlands, watercourses and woodlands.	
	Program 6.A.1 Comply with the provisions of the San Bruno Mountain Habitat Conservation Plan to protect endangered species habitat.	Program 83b: Comply with the provisions of the Habitat Conservation Plan to protect endangered species habitat.	
	Program 6.A.2 Cooperate with public and private groups involved in rare plant protection, habitat restoration and maintenance of mountain eco-systems to preserve open space on San Bruno Mountain.	Program 83c: Cooperate with public and private groups involved in rare plant protection, habitat restoration and maintenance of mountain eco-systems to preserve open space on San Bruno Mountain.	
	Program 6.A.3 Work with environmental and conservation groups, and State, County and Federal agencies to ensure the preservation and maintenance of San Bruno Mountain State and County Park.	Program 84c: Lobby and work with environmental and conservation groups, and State, County and Federal agencies to ensure the preservation and maintenance of San Bruno Mountain State and County Park.	
	Policy 6.B Encourage the preservation and conservation of aquatic resources for habitat value, including the Lagoon, the Bayfront and the Marsh, in balance with its recreational value.	Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane, including the Lagoon, the Bayfront and the Marsh.	
	Program 6.B.1 Maintain provisions and, where appropriate, adopt provisions in the Zoning Ordinance to protect the natural ecology of aquatic resources, such as use restrictions and setback requirements.	Program 85b: Develop provisions in the Zoning Ordinance, including setback requirements, to protect the natural ecology of aquatic resources.	Examples: MLB Marsh Lagoon and Bayfront and O-S Open Space districts limit permitted uses. R-BA Residential Brisbane Acres district has setbacks from canyon watercourses and wetlands and requires HCP compliance.
	Program6.B.2 Work with responsible agencies, property owners and environmental and conservation groups to preserve aquatic ecosystems.	Program 85d Work with responsible agencies, property owners and environmental and conservation groups to ensure preservation of aquatic eco-systems	
§ 65560(b)(3) Outdoor Recreation- Open Space for Outdoor Recreation a. Areas of outstanding scenic, historic and cultural value; b. Areas	Chapter 4. Open Space and Parks for Outdoor Recreation & Access for All		
	Goal 7: Open space provides respite to those who live, work and visit Brisbane.	Goal: Where open space and natural areas provide respite to both residents and businesses.	

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particularly suited for park and recreation purposes, including access to lakeshores, beaches, and c. rivers and streams; and d. Areas which serve as links between major recreation and open-space reservations, including utility e. easements, banks of rivers and streams, trails, and scenic highway corridors § 65565.5 (NEW) Access for All, Rewilding, Climate Resilience by 1/1/26- Address all of the following: a. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. b. Climate resilience and other cobenefits of open space, correlated with the safety element. c. Rewilding opportunities, correlated with the land use element. For purposes of this section, “rewilding opportunities” may include, but are not limited to, the following: a. Opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics. b. Establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.	Policy 7.A Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres.	Policy 83: Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres.	
	Goal 8: Open space, parks and open areas provide recreational and educational opportunities.	Goal: Where outdoor areas provide recreational open space and educational opportunities.	
	Policy 8.A Work to preserve open space lands to protect the natural environment and to provide access to natural areas and outdoor educational and recreational opportunities consistent with the sensitivity of the resource.	Policy 81.1 Work to preserve open space lands to protect the natural environment and to provide outdoor educational and recreational opportunities consistent with the sensitivity of the resource. Policy 86: Provide access to natural areas consistent with the nature of the resource.	
	Program 8.A.1 Consistent with the nature of the resource areas, maintain and, where appropriate, add to the network of bikeways, walkways and trails throughout the City to provide access to parks and open space and to link City trails with County and regional trail systems.	Program 86a: Develop and maintain a network of trails and pathways throughout the City to provide appropriate access to open space and to link City trails with County and regional trail systems.	
	Program 8.A.2 Provide new connections and maintain existing connections between the bike and pedestrian network, the public transportation systems, to provide open space access for all to parks, open spaces and aquatic areas.	Program 86b: Extend the trail system to include aquatic areas and provide access to public transportation systems.	
	Program 8.A.3 Through development of the Baylands, provide connections to and through recreational resources within and outside the City limits.	Program 86c: Examine the potential to extend a pedestrian and bicycle trail between Sierra Point and the Candlestick Recreation Area along the Bay to the east of Highway 101 in cooperation with regional efforts to obtain the same objective.	
	Program 8.A.4 Maintain the existing portions of the Bay Trail in Brisbane and continue to add to it and its connections to other recreational resources.		
	Program 8.A.5 Provide maps and other informational resources on the City’s webpages, showing the City’s outdoor recreation resources and connection points to the regional transportation network.		
	Policy 8.B Encourage the preservation and conservation of aquatic resources and recreational uses as appropriate to the resource, including, but not limited to, the Lagoon, the Bayfront and the Marsh.	Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane: the Lagoon, the Bayfront and the Marsh.	
	Program 8.B.1 Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.	Program 85a: Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.	
	Policy 8.C Encourage the use of parks and open space resources for active and passive recreation, as appropriate to the resource, in balance with its habitat value.		
	Program 8.C.1 Provide information to the public through various means, including the STAR, website and social media, regarding approved trail access throughout Brisbane’s open space and park resources.		

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	Program 8.C.2 Develop and maintain a network of trails and pathways throughout the City to provide appropriate access and wayfinding to open space and to link City trails with County and regional trail systems.	Program 86a: Develop and maintain a network of trails and pathways throughout the City to provide appropriate access to open space and to link City trails with County and regional trail systems.	
	Program 8.C.3 Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.	Program 84d. Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.	
	Policy 8.D In order to maximize active and passive recreational opportunities, maintain parks and open space to serve the community at or above national standards.	Policy 87 Maintain parks and open space to serve the community equivalent to or greater than the acreage/population standards set by the National Recreation and Parks Association.	
	Program 8.D.1 Maintain parks and open space at, or above, the acreage/population standards set by the National Recreation and Parks Association, as provided in Table ____.	Program 87a Use the standards in Table 6 as guidelines for the provision of parks and open space for the community	
	Policy 8.E Develop parks to maximize passive recreational opportunities.	Policy 88 Develop parks to maximize passive recreational opportunities.	
	Program 8.E.1 Encourage local businesses, citizens, and public and/or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities. (See also the policies and programs under Chapter 2 – Acquisitions)	Program 88a Encourage local businesses, citizens, and public and/or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities.	
	Policy 8.F Encourage the establishment and maintenance of outdoor open areas, undeveloped portions of property, that may be used for recreation by employees and residents.	Policy 89 Work with local employers to preserve open space and to develop outdoor open areas that would benefit employees as well as residents during and after the work day.	Open space may be established per separate program. Employers are often not the property owners and may have limited ability to establish open areas post-development.
	Program 8.F.1 Examine the potential for obtaining funding, including open space, park, and recreational impact fees, to provide benefits for the non-resident population. Consider joint development of facilities.	Program 89a: Examine the potential for obtaining funding, including open space, park, and recreational impact fees, to provide benefits for the non-resident population. Consider joint development of facilities.	
	Program 8.F.2 Consider zoning provisions to establish open areas within new development.		
	Program 8.F.3 Consider requiring easements for public access through certain commercial and multifamily new development projects, where access to or through the property is in the public interest, such as to allow for mid-block trail or sidewalk connections.		
§ 65560(b)(4) Health & Safety-	Chapter 5. Health, Safety and Climate Resilience • Connection to Safety Element and its hazard maps (such as, 100 yr flood plain map and projected sea level rise map).		

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Open Space for Public Health and Safety a. Areas which require special management or regulation because of hazardous or special conditions such as • Earthquake fault zones, • Unstable soil areas, • Flood plains, • Watersheds, • Areas presenting high fire risks, • Areas required for the protection of water quality and water reservoirs and • Areas required for the protection and enhancement of air quality	Goal 9: Open space is considered in concert with hazard mitigation.		
	Policy 9.A Where reasonable and feasible, utilize open space to provide for safety buffers from existing and prospective hazards as identified in the Safety Element.		
	Program 9.A.1 Consistent with the draft Baylands Specific Plan and individual development project approvals on the Baylands, maintain open space and/or open areas to account for projected sea level rise.		
	Program 9.A.2 In conjunction with the triennial Local Hazard Mitigation Plan and corresponding Safety Element updates review the hazards relative to existing and planned open space, parks and open areas, to determine if additional areas need to be designated as open space, parks or open area to provide for safety buffers.		

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§ 65565.5 (NEW) Access for All, Rewilding, Climate Resilience by 1/1/26- Address all of the following: a. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. b. Climate resilience and other cobenefits of open space, correlated with the safety element. c. Rewilding opportunities, correlated with the land use element. For purposes of this section, “rewilding opportunities” may include, but are not limited to, the following: a. Opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics. b. Establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.	Program 9.A.3 Consider the co-benefits of improved air quality through the establishment of open space, parks and open areas, consistent with the Safety Element.		
	<u>Chapter 6. Other Issues:</u> Tribal Coordination Military Managed Resources for Production		
§ 65560(b)(5) Military or Tribal- Open Space for Military Support....	Goal 10: Open space is considered in concert with protection of historical artifacts, where applicable.		
	Policy 10.A Maintain communication with responsible Native American tribal groups and representative agencies regarding Open Space plans and related issues.		

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§ 65560(b)(6) Open Space for Tribal Resources.	Program 10.A.1 If Native American artifacts are found on open space or park lands, notify responsible agencies and address the discovery consistent with state and federal laws.		
	Military		Comment on Brisbane’s lack of military installations.
§ 65560(b)(2) Managed Production-Open Space for Managed Production of Resources a. Forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; c. Areas required for recharge of groundwater basins; d. Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and e. Areas containing major mineral deposits, including those in short supply.	Resources for Managed Production		Comment on the Quarry future. Consider policy and programs.
1994 Open Space Element Policies and Programs not carried through to this draft:			
		Program 83a: In the official actions of the City, including resolutions and ordinances, recognize the importance of maintaining and preserving the natural eco-system and beauty of San Bruno Mountain. (See also Program 3.B.4)	Unnecessary and not specific. This is done on a case-by-case basis, specific to the action.
		Program 88b: Continue to work with citizens to plan and develop a community park on the Old County Road site. - completed	Completed.
		Policy 92 Follow the priorities indicated by citizens in the General Plan survey for the acquisition of open space for preservation of natural areas and recreational potential.	Completed. Reflected in the 1994 GP Open Space Element, which is carried through with this update. Staff will continue to solicit public input in this update.
		Program 93j: Investigate the possible benefits and disadvantages of an expansion of the Golden Gate National Recreation Area into the eastern and northern peninsula of San Mateo County.	Uncertain feasibility or benefit.
Subarea Policies and Programs (open space sections shown only)			

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		Brisbane Acres (Open Space/Conservation)	
		Program 245a: In conjunction with any subdivision or other development application, a landscape program and plan shall be submitted to the City and include the following. a. identification and retention of heritage trees; b. identification and retention of rare plants; c. plant species that are not invasive to the habitat; d. water-conserving plants and irrigation systems; e. reduced fuels adjacent to the wildland; f. screening of structures to blend with the natural landscape; g. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.	
		Program 245b: Examine ways to improve the existing density transfer program so that a developer/owner can be granted increased density on sites already served by infrastructure in conjunction with the dedication of more remote sites as Open Space.	
		Program 245c: Retain a trail system through the Brisbane Acres to connect the area to Central Brisbane and the San Bruno Mountain State and County Park.	
		Program 245d: Map the canyons, intermittent streambeds and banks in the Brisbane Acres and designate such areas for protection.	
		Program 245e: Develop clear regulations that can be enforced to preserve the natural ecology of the canyons, intermittent streambeds and banks.	
		Central Brisbane (Open Space/Recreation and Community Services	
		Policy 259 Seek input from residents and business people on how public/community facilities in this subarea can be more effectively utilized.	
		Program 259a: Identify, through signage, parks and recreation facilities and the hours they are open to the public.	
		Policy 260 Refine the ordinance that establishes requirements for the protection of heritage trees to allow flexibility and to consider factors, including, but not limited to, the tree's effect on surrounding residences.	
		Policy 261 Encourage private investment in landscape improvement and maintenance consistent with the City's Street Tree Program. (See Policy 124.	

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		Policy 262 Preserve the canyons and other open space in Central Brisbane and require development to be set back from intermittent streams. (See definition of Open Space in Chapter VII.)	
		Policy 262.1 Actively identify a site and plan for a Community Center in Central Brisbane.	
		Northeast Ridge (Land Use/Open Space)	
		Policy 307 Development of the land and conservation of open space shall be in accordance with the 1989 approvals for the Northeast Ridge Development Project and amended Habitat Conservation Plan.	
		Northwest Bayshore (Open Space/Conservation)	
		Policy 316 Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.	
		Policy 317 Preserve the marsh as a wetland and natural drainage basin.	
		Policy 318 Preserve conserved habitat in accordance with the Habitat Conservation Plan.	
		Policy 319 Preserve canyons and water courses.	
		Policy 319.1 In conjunction with any proposed development on or near the upland slope of the Levinson property, require study of the impacts to the hydrology, plant and wildlife communities of the Mountain, from the Marsh to the Bay. Consider a habitat migration corridor to ensure ecosystem integrity.	
		Policy 320 Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.	

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		Program 320a: In conjunction with any subdivision or other development application, a landscape program and plan must be submitted to the City and include the following: a. identification and retention of heritage trees; b. identification and retention of rare plants; c. plant species that are not invasive to the habitat; d. water-conserving plants and irrigation systems; e. reduced fuels adjacent to the wildland; f. screening of structures to blend with the natural landscape; g. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.	
		Baylands (Open Space/Conservation)	
		Policy 348 Enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm.	
		Policy 349 After the water environment is determined to be safe for public access, develop public water-related passive recreation at the Brisbane Lagoon, with due concern for the preservation and enhancement of the wetlands.	
		Policy 350 Develop a public pathway and access facilities immediately adjacent to the Lagoon.	
		Policy 351 Establish a buffer zone between the Lagoon and adjacent uses.	
		Policy 352 Plan for landscape improvements to the lands around the Lagoon, including screening of the industrial structures adjacent to Bayshore Boulevard from the Lagoon.	
		Policy 353 Consider a possible golf course if compatible with environmental and conservation concerns	
		Policy 354 Dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon.	
		Policy 355 Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development.	
		Policy 356 Preserve open areas east of the Caltrans Highway 101 right-of-way as Bayfront.	

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		Policy 357 Identify wildlife habitats and encourage programs to retain and/or enhance their natural features and habitat values in consultation with responsible agencies and independent professionals.	
		Policy 358 Investigate methods to improve water quality in the Lagoon without adversely impacting waterfowl and fish.	
		Policy 359 Seek opportunities to enhance and restore wetlands in consultation with responsible agencies.	
		Policy 360 Incorporate new construction standards for energy efficiency and water conservation.	
		Policy 361 Require water-conserving landscape plans, including suitable plant materials and irrigation systems, and explore the use of non-potable water.	
		Policy 362 Support County and regional efforts to maintain and improve water quality in San Francisco Bay. Work closely with responsible agencies to assure monitoring of the landfill so as to avoid toxic leaking into the Bay and to have property owners repair any leaks.	
		Policy 363 Improve water circulation and water quality in the Lagoon by control of sedimentation and by careful monitoring and maintenance of underground pipelines by responsible agencies.	
		Policy 364 Maximize energy conservation and encourage recycling through site planning and building design.	