



CITY of BRISBANE

Open Space and Ecology Committee Meeting Agenda

Wednesday, September 24, 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 from August meeting

OLD BUSINESS

- C. **6:30 PM** Open Space Element - Ken Johnson, Senior Planner

NEW BUSINESS

- D. **7:00 PM** Baylands Development, Inc. (BDI) Presentation
- E. **7:30 PM** Baylands Specific Plan - Review Comment Schedule
- F. **8:00 PM** Quarry Trail work - Tony Verreos

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

NEXT MEETING: Wednesday October 22, 2025 6:30 PM

ADJOURNMENT

File Attachments for Item:

B. Minutes from August meeting



CITY of BRISBANE

Open Space and Ecology Committee Meeting Minutes

Wednesday, August 27, 2025 at 6:30 P.M. • Hybrid Meeting 50 Park Place, Brisbane, CA

CALL TO ORDER – 6:35 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, Becker, Salmon, Walker. Atapattu is attending remotely. Rogers is absent.

Staff members present: Assistant City Manager, Fernandez; Management Analyst, Brown; Sustainability Fellow, De La Cruz

ADOPTION OF THE AGENDA

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

ANNOUNCEMENTS – Salmon mentioned Costal Cleanup Day, September 20, and Renew San Francisco Bay, a Bay Area non-profit, will have a booth at upcoming Day in the Park October 4.

ORAL COMMUNICATIONS – Resident of San Francisco, Hawkins Barratt Heitmann, spoke about a project within his non-profit organization to renew the Sierra Point shoreline with native plants. Heightman asked for the Committee’s support in the form of resources and support in activities like hauling plant debris and procuring compost and wood chips, as well as advertising workdays. The Committee’s recommendation to be agendized in a future meeting.

APPROVAL OF THE MINUTES

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

OLD BUSINESS

- C. Review submitted OSEC Baylands DEIR comments
- Committee to have final edits to comments by September 2
 - Individual comments due September 2

NEW BUSINESS

- D. Now collecting comments on 2025 Draft Baylands Specific Plan
- Committee to review current redline of Baylands Specific Plan
 - De La Cruz to send out timeline and schedule of due dates
 - Final comments due to staff December 9
 - Individual comments can be submitted until December 31

STAFF UPDATES –

- Staff will collaborate with Mountain Watch and Parks and Recreation department for Winter Habitat Restoration Day on Ice House Hill December 13
- Staff will bring an updated Tree Inventory to the Committee for review and feedback before taking to City Council for presentation in October
- Tree of Heaven to be added to the Invasive Species regulation

SUBCOMMITTEE REPORTS AND REORGANIZATION

- Events (Becker, Salmon) – Butterflies to be OSEC's tabling theme, in partnership with San Bruno Mountain Watch. De La Cruz to send sign up sheet.
- Education and Outreach (Armstrong, **Rogers**, Walker) – Library display to be focused on native species and butterfly host plants, Walker's article about electrification incentives was included in the City's weekly Blast and is available to read on the City's website.
- Climate Action Planning (Atapattu, Walker) – Staff report is under review, to be agendized next at next month's meeting.
- Open Space Plan update (Becker, Rogers, **Salmon**) – no updates
- *Crocker Trail Frog Habitat (**Armstrong, Rogers, Salmon**) – no updates
- Tree Issues (Rogers, **Salmon**) – Meeting to be scheduled to discuss tree inventory.
- Baylands Specific Plan subcommittees – no updates
- Sierra Point Park Planning (Salmon) – no updates
- Liaisons – no updates
- PCA Grant (**Becker, Salmon**) – Staff to schedule a meeting, as grant is expected to be released in the fall.

CALENDAR ITEMS – as discussed above.

CHAIR AND COMMITTEE MEMBER MATTERS – Salmon mentioned a local resident involved in beatification and fire safety on Quarry Road. Support from committee to be agendized in next month's meeting. De La Cruz to coordinate with Committee on approval of pamphlets for day in the park.

NEXT MEETING: September 24, 2025

ADJOURN – 8:55

File Attachments for Item:

C. 6:30 PM Open Space Element - Ken Johnson, Senior Planner



MEMORANDUM

DATE: September 18, 2025

TO: Christina Fernandez, Assistant City Manager

FROM: Ken Johnson, Senior Planner

SUBJECT: **Workshop with the Open Space and Ecology Committee, September 24, 2025**
Discussion of Amendment to the Open Space Element of the General Plan

OBJECTIVE

The purpose of this workshop with OSEC is to follow up on the workshop of May 28th with proposed revisions to the goals, policies and programs along with a more complete draft of the Open Space Element, for staff to receive comments.

DISCUSSION

On May 28th, staff received comments from OSEC on preliminary edits to the goals, policies and programs. The overarching comment was that OSEC wanted to retain the original policies and programs from the adopted Open Space Element (1994), to the extent reasonable.

The draft Element that's attached with this memo retains the general organizational structure that was presented at the May 28th meeting and most of the policies and programs from the adopted Element have been carried forward to this draft. The policies and programs from the adopted Element are reorganized under the new structure and some are updated or edited for clarity. Proposed goals, policies and programs that are new, compared to the adopted Element, are shown in red in the draft Element (Attachment 1). A comparison table of the proposed to previously adopted goals policies and programs is also provided (Attachment 2). Note that the draft Element provided at this time is not complete, but is provided on a preliminary basis to allow for OSEC's input at this stage.

NEXT STEPS

Following OSEC's input, next steps are as follows:

- Complete draft amendment to be made available to the public, OSEC, Parks & Recreation Commission, IDEA Committee and Planning Commission
- Planning Commission public hearing and recommendation to City Council
- City Council public hearing and adoption

ATTACHMENTS

1. Preliminary Draft Open Space Element
2. Comparison of Draft Goals, Policies and Programs to the 1994 General Plan

Ken Johnson, Senior Planner

PRELIMINARY DRAFT FOR OSEC REVIEW

OPEN SPACE ELEMENT

9/18/2025

Note: Due to the extensive reorganization from the previously adopted Open Space Element (1994 General Plan) this is not a redline/strikeout document. However, the goals, policies and programs are shown in red where newly proposed for this update. Where an existing or similar policy or program was provided in the previously adopted Open Space Element, that policy or program number is referenced next to the newly proposed number. Also, refer to the cross referencing table in Attachment 2 of staff's memorandum.

1. INTRODUCTION

This Open Space Element provides the policy framework for the management of open space throughout the City of Brisbane. It is one of the State's required general plan elements and legislative policy strongly favors the preservation of open spaces.¹ The Open Space Element identifies areas that provide value in an essentially undeveloped condition and provides a plan to preserve those areas.

While Brisbane is within an urbanized region and is bordered by San Francisco, Daly City and South San Francisco, Brisbane has a variety of open space resources, including wildland habitat open space lands, parks, trails, open areas and recreational facilities. The Open Space Element addresses the State-mandated requirements and is structured around those requirements. Closely related elements include the Conservation, Recreation, Land Use and Safety Elements.

The last Open Space Element was adopted with the 1994 update to the General Plan. In 2001, City Council adopted the "Open Space Plan." While not part of the General Plan, the Open Space Plan references the General Plan policies and programs and serves as an implementation guide. It especially focuses on identification of existing and potential open space resources, procedures and criteria for open space acquisition and long-term preservation of open space. While much of the Open Space Plan's implementation framework remains relevant, the Open Space Plan will be updated following adoption of this amended Open Space Element, as provided in Section 2 of this element.

This Open Space Element contains the following sections:

1. Introduction
2. Comprehensive Open Space Planning
3. Inventories & Acquisitions

¹ *Gisler v. County of Madera* (1974) 38 Cal. App. 3d 303, 307; see also Cal. Const. art. XIII, § 8.

4. Open Space for Natural Resources & Rewilding
5. Open Space for Outdoor Recreation & Access for All
6. Health, Safety and Climate Resilience
7. Historic and Tribal Resources
8. Agriculture & Managed Resources for Production
9. Military

This introduction section outlines Brisbane's setting, existing open space resources and the goals of the Open Space Element. The goals are then repeated in the sections that follow, by topic area, along with the policies and programs to achieve those goals.

1.1 SETTING AND EXISTING RESOURCES

The City's open space resources generally fall under three main categories:

- Open space as wildlands or habitat
- Improved parks and trails
- Open areas on private property that serve both employees and the public.

See the glossary in Appendix A for further descriptions of these categories.

As required by State law, open space may serve other functions as well, such as, but not limited to, providing safety buffers from environmental hazards and preservation of cultural resources.

As indicated above, Brisbane borders the cities of San Francisco, Daly City and South San Francisco. It also has bayfront on its eastern edge and borders San Bruno Mountain State and County Park along much of its southern and western edges. There are a number of open space resources and parks located throughout the City. Figure OS-1 provides an overview of these resources and the goals of the City include maintaining existing open space resources and continuing to establish new ones (see goals in Section 3).

A defining characteristic of Brisbane is its location between San Bruno Mountain and the San Francisco Bay. Brisbane was established as a city in 1961 in large part to protect upper portions of San Bruno Mountain from development that was being proposed by the County and Daly City at the time. The wild lands that border Brisbane to the south and east are now owned by the State and County and are preserved as San Bruno Mountain State and County Park. These lands are host to important plants and animal life, including endangered butterfly species.

In 1983, the San Bruno Mountain Habitat Conservation Plan (HCP) was established through the U.S. Fish & Wildlife Service for protection of endangered butterflies, consistent with the Endangered Species Act of 1972. The HCP extends across the lands of the State and County Park and down the mountain into portions of Brisbane that are privately owned. This includes the subareas of the

Brisbane Acres, Southwest Bayshore, Northeast Ridge, Guadalupe Hills, the Marsh and portions of Northwest Bayshore. It also includes Owl and Buckeye Canyon and Quarry subareas, which are within Brisbane's sphere of influence.

U.S. Highway 101 lies along much of Brisbane's eastern edge, separating a significant portion of the City from the San Francisco Bay. However, the Sierra Point subarea, a closed landfill site (circa 1960s), that is now largely developed with research and development (R&D), hotels and the Brisbane Marina, connects the City's eastern edge to the San Francisco Bay. The subarea is encircled by the Bay Trail, located along the shoreline. The portion of the Bay Trail in Brisbane connects to the Bay Trail in South San Francisco, immediately to the south of Sierra Point, providing for bike and pedestrian access and recreational opportunities across city boundaries and to the larger region. To the north, the Bay Trail connects to a bikeway along Sierra Point Parkway. At the time of this writing, Brisbane is considering a proposed Specific Plan for the Baylands, to the north-northwest, which would provide for extension of the Bay Trail to the north, with further access to points north and west, to San Francisco and Daly City. With development of the Baylands more open space would be added to the City.

To the west, especially in the subareas of Central Brisbane, Brisbane Acres, Crocker Park and the Northeast Ridge, it's evident that Brisbane has committed significant resources to acquiring and preserving open space, including both improved parks and recreational trails and largely unimproved open space lands.

Some resources in Central Brisbane and Crocker Park include the Community Park, Skate Park and Basketball Courts, Dog Park, Crocker Park Recreational Trail, and Old Quarry Road Trail which were improved for recreational uses in the 1990's and 2000's. Other parks and open spaces are interspersed throughout the City, such as Firth Park and Costafios Canyon.

As a condition of development of the Northeast Ridge residential neighborhood, beginning in the 1990's significant acreage previously held by private parties has been dedicated to the City as open space, with some lands still in the process of dedication. The City also required the developer to provide for development of the Mission Blue Center, a recreational facility that includes a tennis court, baseball field and sand volleyball court.

In keeping with the intent of the HCP, the City has been acquiring lands for dedication to open space in the Brisbane Acres since the 1990's.

Reference maps and tables are provided to show the various publicly-owned open space and recreational properties relevant to this Open Space Element throughout Brisbane. Figure OS.1, provided in Appendix B, shows key open space and park resources. Figure OS.2, provided in Appendix C, shows vacant properties (public and private) City-wide. Table OS.1, also contained in Appendix C, provides a listing of the vacant properties. Note that the list of privately owned vacant land is provided to comply with the Government Code and does not indicate an intent for the City to acquire any specific parcel or to deny an owner the rights to develop a specific parcel in compliance with the applicable codes. **(Note to Reviewer: A preliminary Draft of OS.1 is provided at the end of the draft Element. OS.2 and table are in process at this time.)**

The future uses of vacant parcels within the Baylands subarea are subject to City Council's approval of a Specific Plan, expected in the spring of 2026, that will govern future open space uses and parcels in the subarea.

1.2 OPEN SPACE GOALS

The California Government Code includes a number of provisions that pertain to the contents of open space elements. The City's goals outlined in this section, and the policies and programs that follow are to address the State law topic areas pertaining the open space elements.

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 to acquire and preserve open space;
3. Open space provides respite to those who live, work and visit Brisbane;
4. Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding;
5. The public is educated and engaged in the value and importance of open space and respect and maintain the land and the waters for future generations;
6. The public is educated and engaged in the value and importance of open space;
7. Open space provides for a variety of parks and open areas to meet the recreational needs of the community and provides for educational opportunities;
8. Open space is considered in concert with hazard mitigation;
9. Open space planning is considered in concert with protection of cultural and historical artifacts, where applicable;
10. Open space planning is considered in concert with protection of other resources (agriculture and managed production), where applicable.

2. COMPREHENSIVE OPEN SPACE PLANNING

With the ongoing pressures of urbanization, the City will continue to seek every opportunity to preserve open space, especially in environmentally sensitive areas, and to provide open space, parks and open areas within the developed areas of the City to provide respite and recreational opportunities to people who live, work and visit Brisbane. With that in mind, the first goal of this Element is that the City of Brisbane will be a place where open space planning is long range and comprehensive.

Also, the City is committed to ensuring that all people are served in its open space planning and implementation. This is further addressed in Section 5 - Open Space for Outdoor Recreation & Access for All.

Goal OS.1: Open space planning is long range and comprehensive.

	City Dept or Body	Timeframe	Funding Source
Policy OS.1.A Continue long range and comprehensive planning for open space consistent with the City goals and with state and federal laws.			
Program OS.1.A.1 Maintain communications on the status of open space programs and operations with other responsible agencies.	CDD	Ongoing	GF
Program OS.1.A.2 (83d, 84f, 93d) 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.	CM, CDD, P&R, DPW	Annual	GF
Program OS.1.A.3 (93, 93e) Review and establish parks and open space priorities, including potential acquisitions and improvements, as part of the budget and Capital Improvement program development process.	CC	Annual	GF
Program OS.1.A.4 (93k) Continue the function of the Open Space & Ecology Committee to advise the City Council on open space and related environmental matters.	CC	Ongoing	GF
Program OS.1.A.5 Update the 2001 Open Space Plan (implementation plan)	OSEC, CC	2028	GF

Notes: CM: City Manager's Office
 OSEC: Open Space & Ecology Committee
 CDD: Community Development Dept
 P&R: Parks & Recreation Dept

DPW: Dept of Public Works
GF: General Fund
DF: Developer Funded

3. INVENTORIES & ACQUISITIONS

The State requires cities to maintain inventories for the potential acquisition of open space. In 2023, the State placed a requirement on cities to maintain an inventory of all unimproved (that is, vacant or undeveloped) lands within their jurisdictions. A particular parcel need not be completely vacant to be included in the inventory and, but, per the State, a plan should err on the side of inclusion. The City’s inventory of vacant lands is provided as a reference document, in Appendix C. The inventory is intended to be a living document to provide a listing of potential sites that may be considered for acquisition for open space and is subject to updates over time. This chapter provides the policies and programs for keeping that inventory up to date and for acquisitions of new lands for preservation as open space.

Brisbane is also committed to meeting best practice standards related to providing parks. The not-for-profit organization, National Recreation and Park Association (NRPA) and the California Department of Parks & Recreation provide recommended standards for acres of parkland by population.

As of 2024, the NRPA standards included one park for every 2,411 residents served, with 10.2 acres of parkland per 1,000 residents. The California Department of Parks & Recreation has suggested a baseline ratio of 3 acres of parkland per 1,000 residents. According to the 2020 US Census in 2020, Brisbane had a population of 4,851 people. This would suggest a range of approximately 15.5 to 49.5 acres dedicated to parks.

As shown in Appendix B of this Element, Brisbane’s parklands total approximately ____ acres, which exceeds the minimum standards by a factor of ____.

Goal OS.2: Significant funding resources and other tools are made available to acquire and preserve open space.

	City Dept or Body	Timeframe	Funding Source
Policy OS.2.A Maintain an inventory of existing and potential open space and parks.			
Program OS.2.A.1 (93h) Consistent with State law and the City’s open space goals, the City will maintain an inventory, comprised of maps and tables, of all vacant or unimproved lands, park lands and open space lands within	CM	Annually	GF

the City and its sphere of influence and shall update the inventory.

Policy OS.2.B (90 & 91) Maintain an open space acquisition program to aggressively seek the widest range of opportunities to acquire lands that are suitable for open space.

Program OS.2.B.2 (93e) Review and establish open space priorities annually as part of the budget and Capital Improvement program development process.	CM, CC	Annually	GF
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Program OS.2.B.3 (93f & 93g) Create and maintain an open space acquisition plan, considering the City's open space goals and current information on County, State and Federal open space plans and programs.	CM, OSEC, CC	Annually	GF
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Program OS.2.B.5 Prioritize lands within the Priority Conservation Areas (PCAs) for establishment as open space.	CM, CC	Ongoing	GF
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Program OS.2.B.1 (81) The City shall conduct an on-going effort to identify and preserve sites or portions of sites having particular value as open space for rewilding, especially for wildlife habitat, wetlands, or other environmental qualities. In such cases, the City shall explore the feasibility of acquisition of these sites 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.	CM, CC	Ongoing	Various
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Program OS.2.C.1 (91a, 93a) 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.	CM, CC	Ongoing	Various
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Program OS.2.C.2 (91b) In conjunction with new development, 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.	CDD, PC, CC	Ongoing	DF
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Program OS.2.C.3 (88c) In conjunction with new development, where appropriate, require in-lieu fees or	CDD, P&R, PC, CC	Ongoing	DF
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exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities.			
Program OS.2.C.4 (93c) Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.	CM, CC	Ongoing	GF
Program OS.2.C.5 (93b) Continue to utilize the open space fund to consolidate in-lieu fees, donations, and grants to be ready to acquire open space as funds are sufficient and opportunities arise.	CM, CC	Ongoing	OS Fund
Program OS.2.C.6 (93l) On an annual basis, send out a letter, in multiple languages, to all owners of potential open space lands identified on the City's inventory, to outline options for the land to become public open space.	CM	Annually	GF
Program OS.2.C.7 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 other residential or mixed use districts.	CDD, PC, CC	TBD	GF
Policy OS.2.D Acquire, establish and maintain parks throughout Brisbane, to meet and exceed the standards provided by the National Recreation and Parks Association (NRPA) and the California Department of Parks and Recreation.			
Program OS.2.D.1 Identify potential sites of various sizes throughout Brisbane for establishment of parks.	P&R, CM, P&RC, CC	Ongoing	GF
Program OS.2.D.2 Establish new parks with the development of the Baylands subarea pursuant to a Specific Plan adopted by the City Council.	All	Specific Plan	Developer
Goal OS.3: Open space provides respite to those who live, work and visit Brisbane.			
	City Dept or Body	Timeframe	Funding Source
Policy OS.3.A (83) Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant	CDD	Ongoing	GF

habitat including the Brisbane Acres, in balance with respecting the rights of private landowners.

Program OS.3.A.1 Consider zoning updates to maintain visual access to San Bruno Mountain.

CDD, PC

2029

GF

Notes: CC: City Council
 PC: Planning Commission
 CM: City Manager's Office
 CDD: Community Development Dept
 P&R: Parks & Recreation Dept
 P&RC: Parks & Recreation Commission
 DPW: Dept of Public Works
 GF: General Fund
 DF: Developer Funded

Gov't Code Sections 65560(b), 65562(a), 65564, 65566, 65567 and 65910 address the requirements of cities to maintain inventories for the acquisition of open space. In 2023, the State placed a requirement on cities to maintain an inventory of all unimproved (that is, vacant or undeveloped) lands within their jurisdiction that are designated on any local, regional, or state open-space plan. The Governor's Office of Planning and Research (OPR)'s general plan guidance states that open space elements "must contain an inventory of specified categories of open space resources (Save El Toro Assn. v. Days (1977) 74 Cal.App.3d 64, 73).

The Governor's Office of Planning and Research (OPR)'s general plan guidance states that open space elements "must contain an inventory of specified categories of open space resources (Save El Toro Assn. v. Days (1977) 74 Cal.App.3d 64, 73). The inventory must include any parcel in one of the listed categories that is: (1) "essentially unimproved" and (2) designated on any local, regional or state open-space plan (Gov. Code § 65560(b)(1)).

4. OPEN SPACE FOR NATURAL RESOURCES & REWILDING

The State requires that open space element policies provide for areas for preservation of plant and animal life rewilding. Such policies must address opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, natural resources, and water management.

Regarding water resources, Brisbane includes a number of seeps, springs and seasonal streams, wetlands, marshlands, Visitacion Creek, the Brisbane Lagoon and San Francisco Bay waters and related tidal areas. While Brisbane does not rely on surface or groundwater resources for municipal water supply, continuation of these resources is vital to local plant and animal life, stormwater management and the character of Brisbane.

The State also calls for establishing coordinated mitigation of the impacts of new development, which may be through a "natural communities conservation plan". In the case of portions of Brisbane and the larger San Bruno Mountain area, the HCP functions as the equivalent to the natural communities conservation plan, for protection of natural resources on San Bruno Mountain including endangered butterfly species.

The goals, policies and programs provided below provide for rewilding and preservation of natural resources.

Goal OS.4: Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding.

	City Dept or Body	Timeframe	Funding Source
Policy OS.4.A (82 and 87.1) 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 OS.4.A.1 (81) Utilizing the vacant lands and 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.	CM, OSEC, CC	Ongoing	GF
Program OS.4.A.2 (87.1) 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.	CM, CC	Ongoing	GF
Program OS.4.A.3 (83b) Ensure that development applications for privately owned land within the San Bruno Mountain Habitat Conservation Area comply with the provisions of the San Bruno Mountain Habitat Conservation Plan to protect endangered species habitat.	CDD, CM, DPW	Ongoing	GF
Program OS.4.A.4 (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.	CDD, CM, DPW, OSEC	Ongoing	GF

Program OS.4.A.5 (84c) 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.	CDD, CM, DPW, OSEC	Ongoing	GF
Policy OS.4.B (85) 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.			
Program OS.4.B.1 (85b) Maintain provisions and, where appropriate, adopt new provisions in the Zoning Ordinance to protect the natural ecology of aquatic resources, such as use restrictions and setback requirements.	CDD, PC, CC	Ongoing	GF
Program OS.4.B.2 (85d) Work with responsible agencies, property owners and environmental and conservation groups to preserve aquatic ecosystems.	All	Ongoing	GF
Goal OS.5: The public is educated and engaged in the value and importance of open space and respect and maintain the land and the waters for future generations.			
	City Dept or Body	Timeframe	Funding Source
Policy OS.5.A (84) Promote programs and activities that educate the public regarding the habitat and wildlife of San Bruno Mountain.			
Program OS.5.A.1 (82a, 84e) Educate the public and encourage citizens to respect the fragility of ecosystems of the continued threat of invasive species through the Brisbane Star, brochures, the City's website, electronic newsletters and notifications, and other means.	CM, OSEC	Ongoing	GF
Program OS.5.A.2 (85c) 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.	CDD, CM, DPW, OSEC	Ongoing	GF
Program OS.5.A.3 (84b) Coordinate with the public schools to encourage and promote San Bruno Mountain as an educational resource.	CM, OSEC	Ongoing	GF

Program OS.5.A.4 (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.	CDD, CM, DPW, OSEC	Ongoing	GF
Program OS.5.A.5 Discourage the use of City-owned open space or park lands 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.	CDD, CM, DPW, OSEC	Ongoing	GF

Notes: CC: City Council
PC: Planning Commission
CM: City Manager’s Office
CDD: Community Development Dept
P&R: Parks & Recreation Dept
DPW: Dept of Public Works
GF: General Fund
DF: Developer Funded

5. OPEN SPACE FOR OUTDOOR RECREATION & ACCESS FOR ALL

State law requires that the City’s Open Space Element provide for open space for outdoor recreation. This may include areas of outstanding scenic, historic and cultural value, and areas particularly suited for park and recreation purposes.

Open space elements are also to contain policies to ensure access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with an environmental justice element or environmental justice policies in the general plan, if applicable. While the Brisbane does not have communities that are considered disadvantaged under State law and therefore is not obligated to prepare an environmental justice element, as detailed in the 2023-2031 Housing Element, the City still has an obligation and desire to ensure that open space goals, policies and programs allow for access to open space for all people. As new resources are added or recreational improvements are made, the City is also committed to considering how special needs populations may be served.

The National Recreation and Parks Association (NRPA) provides recommended standards for acreage of parks and open space as a ratio of acreage to population. Brisbane exceeds these standards by ____ as shown in Table OS.2, Appendix B.

Goal OS.6: Open space provides for a variety of parks and open areas to meet the recreational needs of the community and provides for educational opportunities.

	City Dept or Body	Timeframe	Funding Source
Policy OS.6.A (81.1, 86) 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.			
Program OS.6.A.1 (86a) 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.	DPW, CC	Ongoing	GF
Program OS.6.A.2 (86b) 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.	DPW, OSEC, CC	Ongoing	GF & DF
Program OS.6.A.3 (86c) Through development of the Baylands, provide connections to and through recreational resources within and outside the City limits.	All	Ongoing	DF
Program OS.6.A.4 Work with landowners and the San Francisco Bay Conservation and Development Commission (BCDC) to maintain the existing portions of the Bay Trail in Brisbane and continue to add to it and its connections to other recreational resources.	CDD, DPW, CC	Ongoing	GF
Program OS.6.A.5 Provide maps and other informational resources on the City's website that show the City's outdoor recreation resources and connection points to the transportation network.	CDD, CM, DPW	Ongoing	GF
Policy OS.6.B (85) 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.			

Program OS.6.B.1 (85a) Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.	P&R, CC	Ongoing	GF
Policy OS.6.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 OS.6.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.	All	Ongoing	GF
Program OS.6.C.2 (86a) 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.	DPW, P&R, P&RC, CC	Ongoing	GF & DF
Program OS.6.C.3 (84d) Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.	P&R, P&RC, CC	Ongoing	GF
Policy OS.6.D (87) In order to maximize active and passive recreational opportunities, maintain parks and open space to serve the community at or above national standards.			
Program OS.6.D.1 (87.a) Maintain parks at, or above, the acreage/population standards set by the National Recreation and Parks Association.	P&R, P&RC, OSEC, CC	Ongoing	
Policy OS.6.E (88) Develop parks to maximize passive recreational opportunities.			
Program OS.6.E.1 (88a) 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 Acquisitions)	CDD, CM, DPW, OSEC, CC	Ongoing	
Policy OS.6.F (89) Encourage the establishment and maintenance of outdoor open areas, undeveloped portions of privately owned property, that may be used for recreation by employees and residents.			

Program OS.6.F.1 (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.	CM		
Program OS.6.F.2 Consider zoning provisions to establish requirements for publicly accessible open areas within new nonresidential and residential developments.	CDD, PC, CC	2029	
Program OS.6.F.3 Consider requiring easements for public access through certain residential and nonresidential 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.	CDD, PC, CC	2029	

Notes: CC: City Council
PC: Planning Commission
CM: City Manager’s Office
CDD: Community Development Dept
P&R: Parks & Recreation Dept
DPW: Dept of Public Works
GF: General Fund
DF: Developer Funded

6. HEALTH, SAFETY & CLIMATE RESILIENCE

The Government Code requires that the City’s Open Space Element address climate resilience and other co-benefits of open space, correlated with the Safety Element. The Safety Element includes mapping of hazards and climate change vulnerability assessment and related technical studies. Additionally, the draft Specific Plan for the Baylands, under consideration and prior to adoption by City Council, will need to be found as providing the required details on hazards specific to the subarea and open space planning consistent with those hazards. The goal, policy and programs below provide an overall framework for coordination and consistency between the two General Plan elements and the pending Specific Plan.

Goal OS.7: Open space is considered in concert with hazard mitigation.			
	City Dept or Body	Timeframe	Funding Source
Policy OS.7.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 OS.7.A.1 Maintain open space and/or open areas to account for projected sea level rise.	CDD, CM, DPW, CC	Ongoing
Program OS.7.A.2 Long term planning for open space, to continue to meet the standards provided in Section 3 of this Element, will account for projected losses of land due to sea level rise.		
Program OS.7.A.3 In conjunction with the Local Hazard Mitigation Plan (LHMP) 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.	CDD, CM, DPW, OSEC, CC	Ongoing
Program OS.7.A.4 Consider the co-benefits of improved air quality through the establishment of open space, parks and open areas, consistent with the Safety Element.	CDD, CM, DPW, OSEC, CC	Ongoing
Notes: CM: City Manager's Office OSEC: Open Space & Ecology Committee CDD: Community Development Dept P&R: Parks & Recreation Dept DPW: Dept of Public Works GF: General Fund DF: Developer Funded Gov't Code Section 65565.5 requires that the City's Open Space Element address climate resilience and other co-benefits of open space, correlated with the Safety Element		

7. HISTORIC AND TRIBAL RESOURCES

The Government Code requires that the City's Open Space Element address "rewilding opportunities", that may include, among other things, opportunities to preserve and enhance historic and tribal resources. This section provides policies and programs to address these potential resources.

Goal OS.8: Open space planning and acquisition is considered in concert with protection of cultural and historical artifacts, where applicable.

	City Dept or Body	Timeframe	Funding Source
Policy OS.8.A Maintain communication with responsible Native American tribal groups and representative agencies regarding Open Space plans and related issues.			

Program OS.8.A.1 If tribal cultural resources are found on open space or park lands, notify responsible agencies and address the discovery consistent with state and federal laws.	CDD	Ongoing	GF or DF
Policy OS.8.B Consistent with state law preserve and enhance historical resources.			
Program OS.8.B.1 Where reasonable and feasible enhance historic structures that have been significant in the City's for public use and/or education.	CDD	Ongoing	GF or DF
Notes: CM: City Manager's Office OSEC: Open Space & Ecology Committee CDD: Community Development Dept P&R: Parks & Recreation Dept DPW: Dept of Public Works GF: General Fund DF: Developer Funded			
Government Code § 65565.5(b)(1) requires that the City's Open Space Element address "rewilding opportunities", that may include, among other things, opportunities to preserve and enhance historic and tribal resources.			

8. AGRICULTURE & MANAGED PRODUCTION

Agriculture: The Government Code includes requirements for cities to provide open space planning for agricultural land in their open space element, or through a separate element. This includes identification and mapping, utilizing the designations in the Farmland Monitoring and Mapping Program or soil surveys conducted by the US Natural Resources Conservation Service.

The California Department of Conservation provides mapping of California Important Farmland and open space elements are to map and provide policies and programs to address such lands.

The latest mapping from 2020 shows that Brisbane does not have land with farming or agricultural designations as provided in the Government Code. The mapping available through the Department of Conservation indicated that Brisbane contains only land designated as "other land" and "urban and built-up land". The "other land" is generally that undeveloped land within the Northeast Ridge, Brisbane Acres, and Baylands subareas within the City's limits, and the unincorporated Quarry and Owl & Buckeye Canyon subareas within the City's Sphere of Influence. The "urban or built-up land" included Brisbane's developed areas, including Sierra Point, Central Brisbane, portions of the Brisbane Acres, Crocker Park, the Bayshore and Beatty subareas.

As provided in the program below, Brisbane will continue to monitor the State's mapping and comply with applicable requirements as changes may occur, such as conversion of land to agricultural uses.

Managed Production: Government Code § 65560(h)(2) provides that open space lands include open space for managed production of resources. This may include forest lands, range lands, agricultural lands, areas required for recharge of groundwater basins, streams, etc., and areas of mineral deposits. Farmland and agricultural land and water resources are addressed below. Given

Brisbane’s geographic setting its land use categories include “other land” and “urban and built-up land” and generally does not include land for production of resources.

One exception is the Guadalupe Quarry, which is located in unincorporated San Mateo County but within the City’s Sphere of Influence. The Guadalupe Quarry is located to the southwest of Crocker Park. Surface mining of construction aggregate materials has been ongoing at that location since 1895. At the time of this writing, it is operated by Evans Brothers, Inc under surface mining permit SMP 87-1 and reclamation plan (American Rock and Asphalt, Inc. 1994), prepared in conformance with the California Surface Mining and Reclamation Act (SMARA) and approved by the County. In 2020, an Interim Management Plan (IMP) was approved by the County. The IMP provides erosion control, revegetation, public safety, maintenance, and monitoring requirements.

At the time of this writing, the Guadalupe Quarry is the subject of development proposal by Orchard Partners, LLC to construct and operate an approximately 1.3 million square foot warehouse facility. Subject to approval by City Council, following the ongoing California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) process and associated discretionary permit applications, that proposal would result in 1) closure and reclamation of the quarry, 2) construction and operation of a warehouse facility, access routes and ancillary modifications, and 3) dedication and/or protection of the upper benches of the quarry and undeveloped areas as open space. The area is within the San Bruno Mountain HCP area and is therefore subject to compliance with the HCP.

Goal OS.9: Open space planning is considered in concert with protection of other resources (agriculture and managed production), where applicable.

	City Dept or Body	Timeframe	Funding Source
Policy OS.9.A Maintain compliance with state law regarding agricultural resources and open space.			
Program OS.9.A.1 Monitor Department of Conservation mapping for changes to Farmland resources and update Open Space programs, if required for compliance with State law.	CDD	Annually	GF

Notes: CM: City Manager’s Office
 OSEC: Open Space & Ecology Committee
 CDD: Community Development Dept
 P&R: Parks & Recreation Dept
 DPW: Dept of Public Works
 GF: General Fund
 DF: Developer Funded

Government Code § 65565(a) includes requirements for cities to provide open space planning for agricultural land in their open space element, or through a separate element.

Farming or agricultural designations are provided in Government Code § 65565(1) (A) - (K).

Government Code § 65560(h)(2) provides that open space lands include open space for managed production of resources.

9. MILITARY

Government Code § 65560(h)(5) provides that open space may include lands in support of military installations, training routes and restricted airspace. Brisbane does not contain lands in use or restricted airspace for military purposes.

APPENDIX A - GLOSSARY

The following terms are included in this Element and described below.

Open-space land: California Government Code Section 65560(h) defines open-space land as “any parcel or area of land or water that is devoted to an open-space use as defined in this section, and that is designated on a local, regional, or state open-space plan as any of the following:

- Open space for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams that are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and

streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

- Open space for public health and safety, including, but not limited to, areas that 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.
- Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.
- Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.997 of the Public Resources Code.”

Open Area(s): Open areas are parcels of land or portions thereof, primarily in private ownership, that serve to soften the impacts of urban development and otherwise provide primarily green areas and a feeling of openness to the development pattern. Typical open areas include, but are not limited to, setbacks and easements that are landscaped or characterized by vegetation. Open areas might also include private parks and recreation areas within private development. An open area may consist of a combination of hardscape and landscape, such as a plaza. Streets, conventional sidewalks, parking lots and similar improvements function as circulation facilities and do not qualify as open areas. For the purposes of this element, open areas are considered a subcategory of open space.

Park(s): Government Code Section 65560(H) in its definition of “open-space land” includes outdoor space for outdoor recreation, which includes “...areas suited for parks and recreation purposes, including access to lakeshores, beaches, and rivers and streams...” For the purposes of this element, parks are considered as a subcategory of open space that primarily serves recreational purposes. Parks often have improvements for public use.

Natural Communities Conservation Plan: A natural community conservation plan (NCCP) is the state counterpart to the federal habitat conservation plan (HCP). It provides a means of complying with the Natural Community Conservation Planning Act (NCCP Act) and securing take authorization at the State level. To be approved by the California Department of Fish and Wildlife (CDFW), an NCCP must provide for the conservation of species and protection and management of natural communities in perpetuity within the area covered by permits. At the time of this writing an NCCP has not been established in Brisbane.

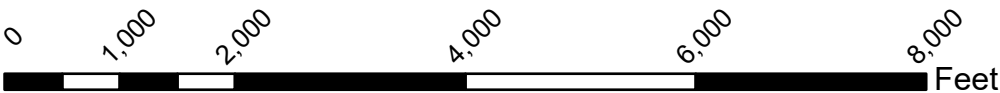
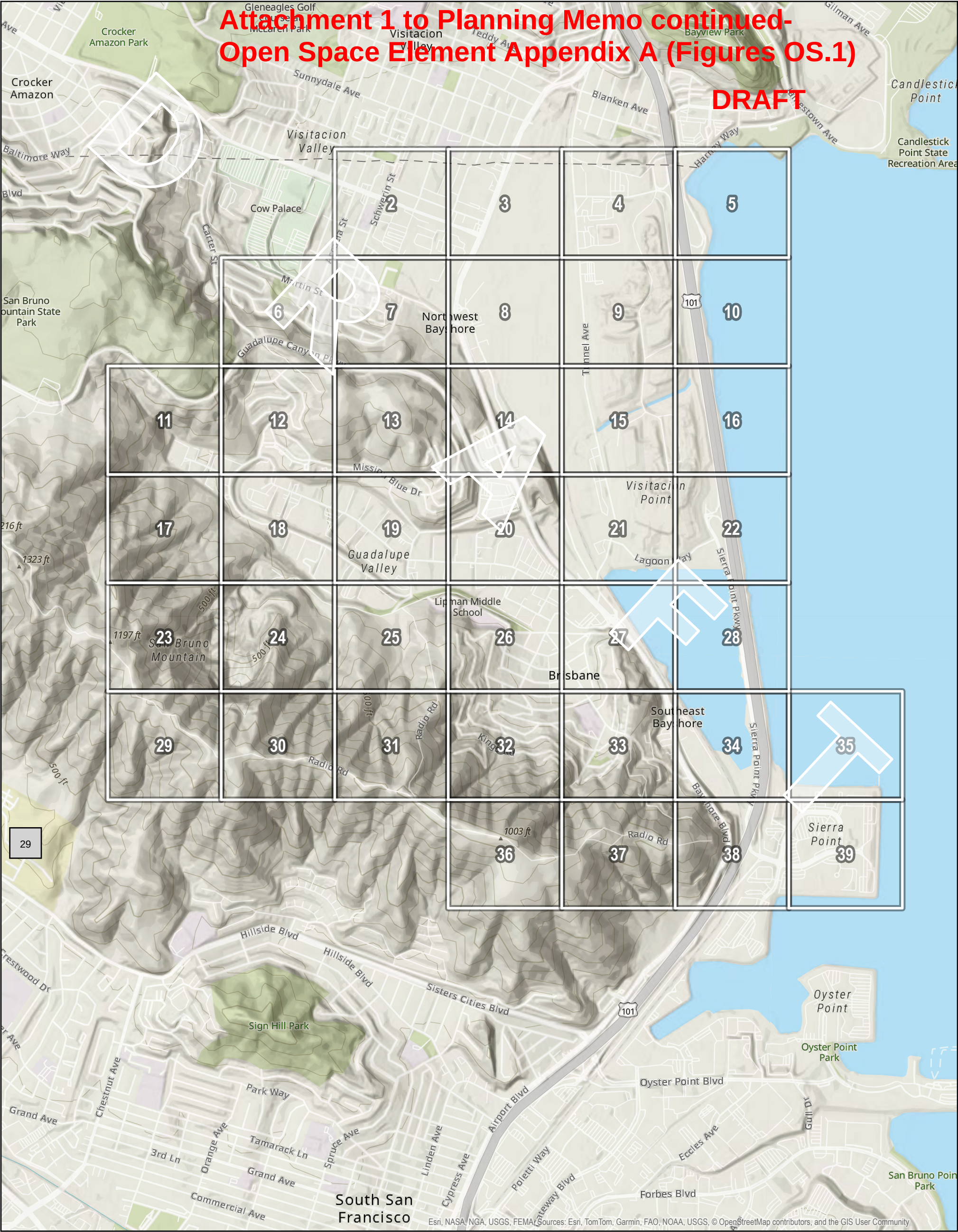
Habitat Conservation Plan: A Habitat Conservation Plan (HCP) is a plan approved by the United States Fish and Wildlife Service pursuant to the federal Endangered Species Act. An HCP “is a planning document designed to accommodate economic development to the extent possible by

authorizing the limited and unintentional take of [federally] listed species when it occurs incidental to otherwise lawful activities. The plan is designed not only to help landowners and communities but also to provide long-term benefits to species and their habitats. HCPs describe the anticipated effects of the proposed taking, how those impacts will be minimized and mitigated, and how the conservation measures included in the plan will be funded. If the Service finds an HCP meets the specified criteria, it issues an incidental take permit. This allows the permit holder to proceed with an activity that could otherwise result in the unlawful take of a listed species.”

A significant amount of land within the Brisbane City limits and its sphere of influence is within the San Bruno Mountain Habitat Conservation Plan area. That was established as the nation’s first HCP in 1982.

Attachment 1 to Planning Memo continued-
Open Space Element Appendix A (Figures OS.1)

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DISCLAIMER:
The information provided herein is intended solely for general planning and reference purposes and is made available on an “AS IS” basis. The City of Brisbane makes no warranties, either expressed or implied, regarding the accuracy, completeness, or reliability of the information displayed or referenced. This data shall not be used as a substitute for legal documentation, nor shall it be relied upon for matters requiring precise boundary or ownership determinations. For authoritative and legally defensible delineation of property boundaries, or legal, engineering, or construction-related decisions, the services of a licensed land surveyor should be obtained.



c.

RAFT Open Space Resources
Brisbane - California



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City Facilities, Open Spaces, & Parks

- City Facility
- Open Space
- Park
- School
- Walkway

Trails & Walkways

- Improved / Maintained by Others
- Improved / City Maintained
- Unimproved

Classified Bike Lanes

- Class 1 Bike Lane
- Class 2 Bike Lane
- Class 3 Bike Lane

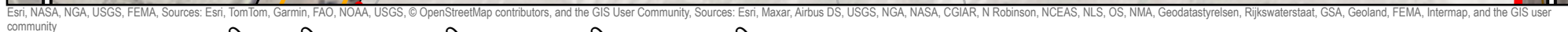
All Other Layers

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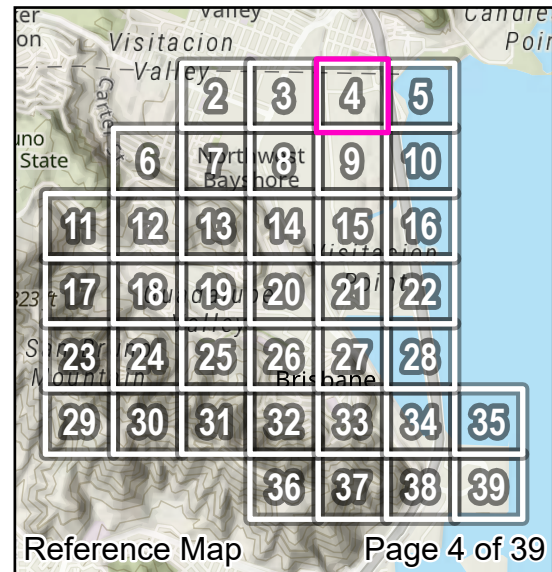
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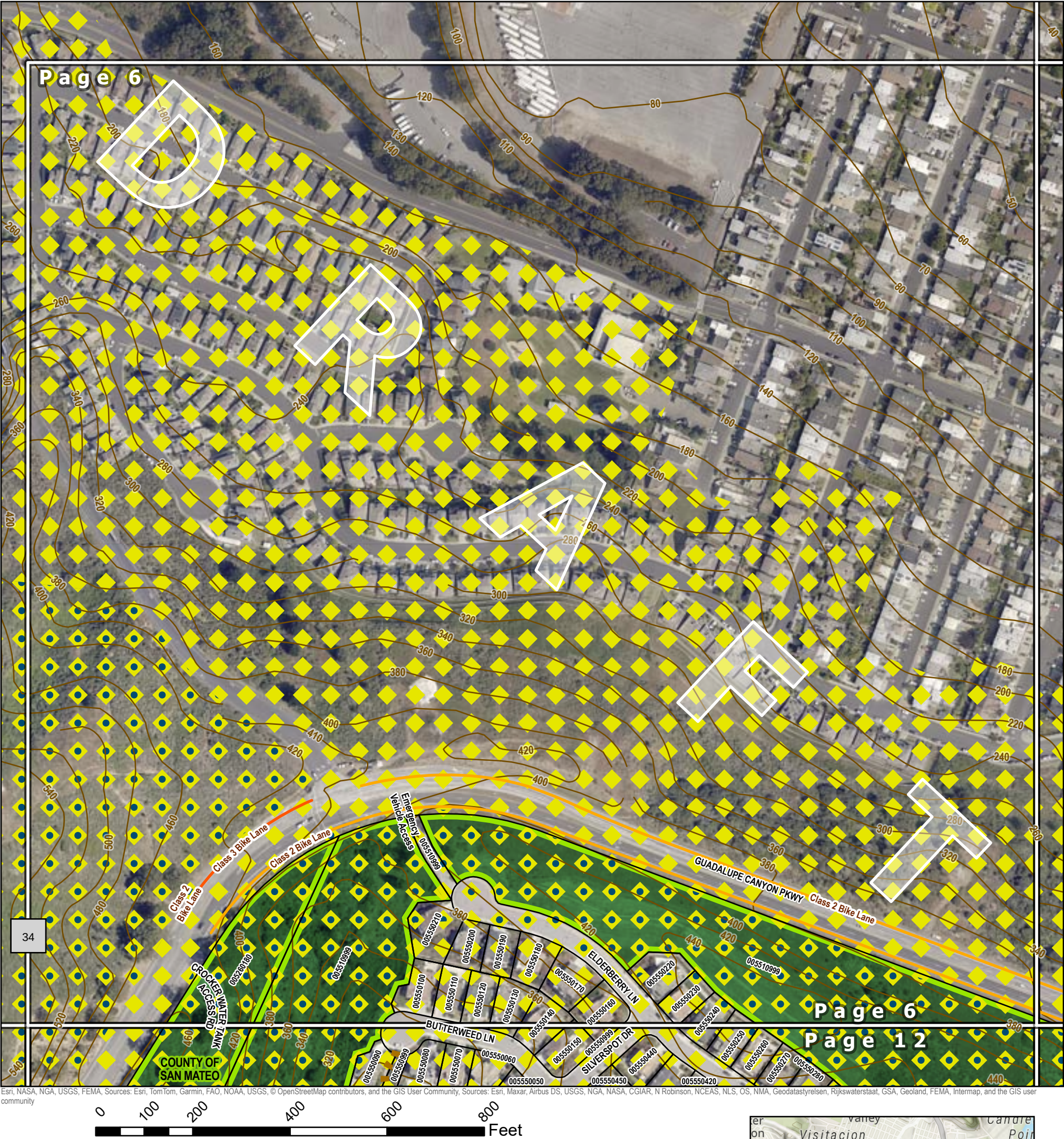
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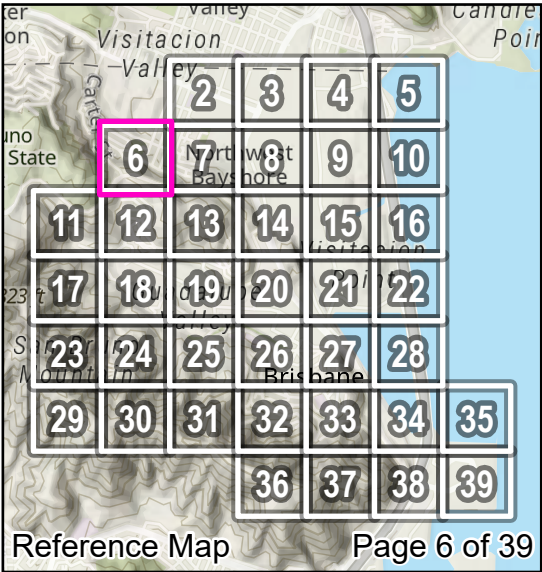
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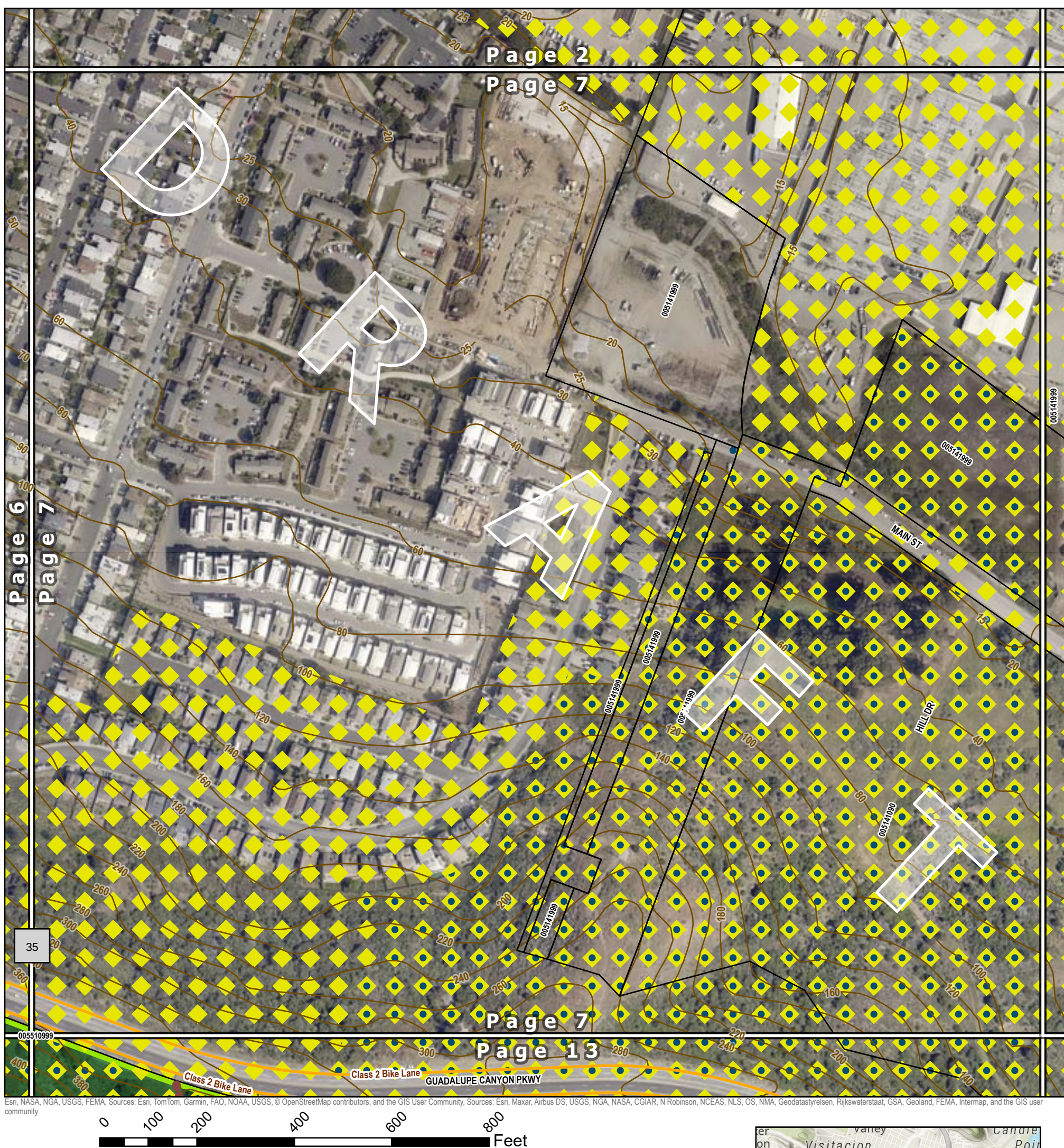
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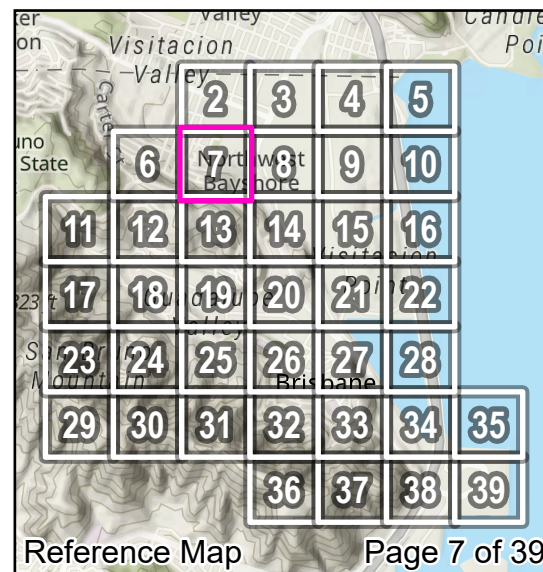
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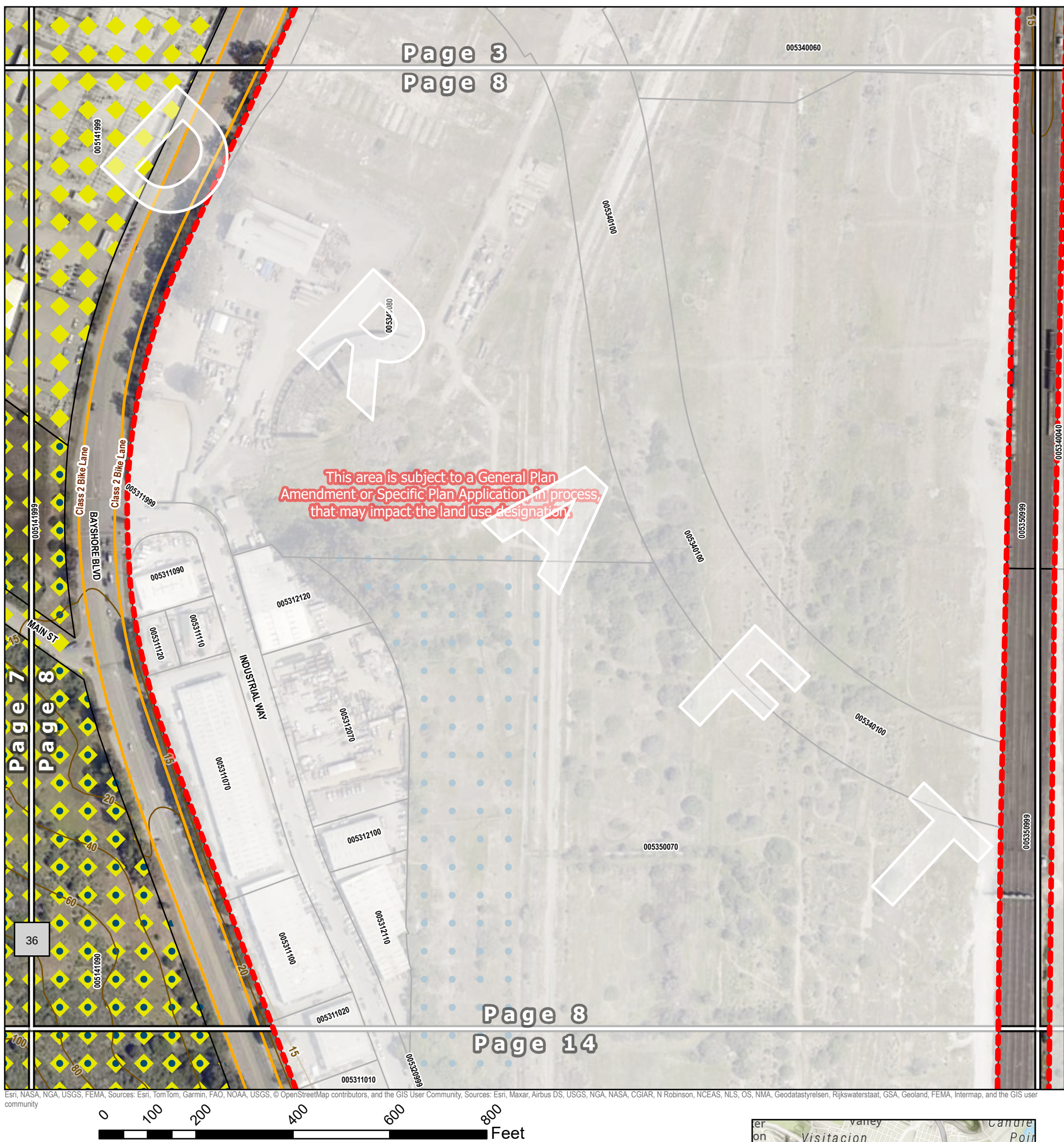
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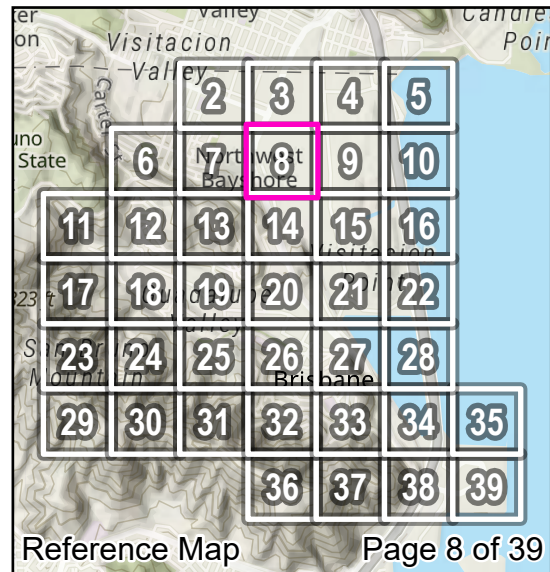
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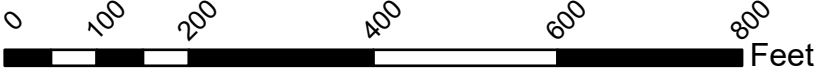
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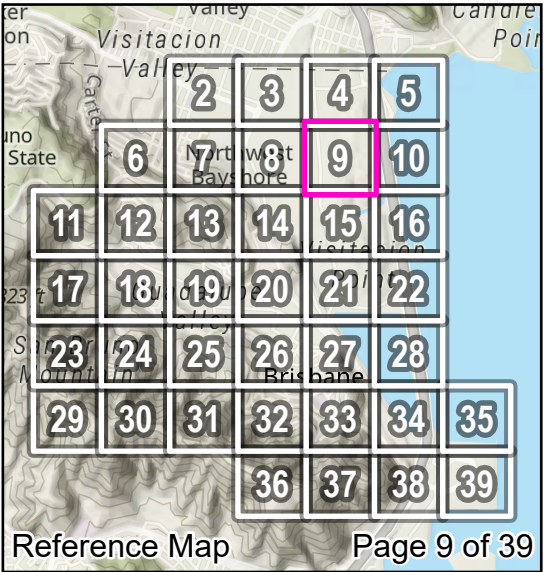
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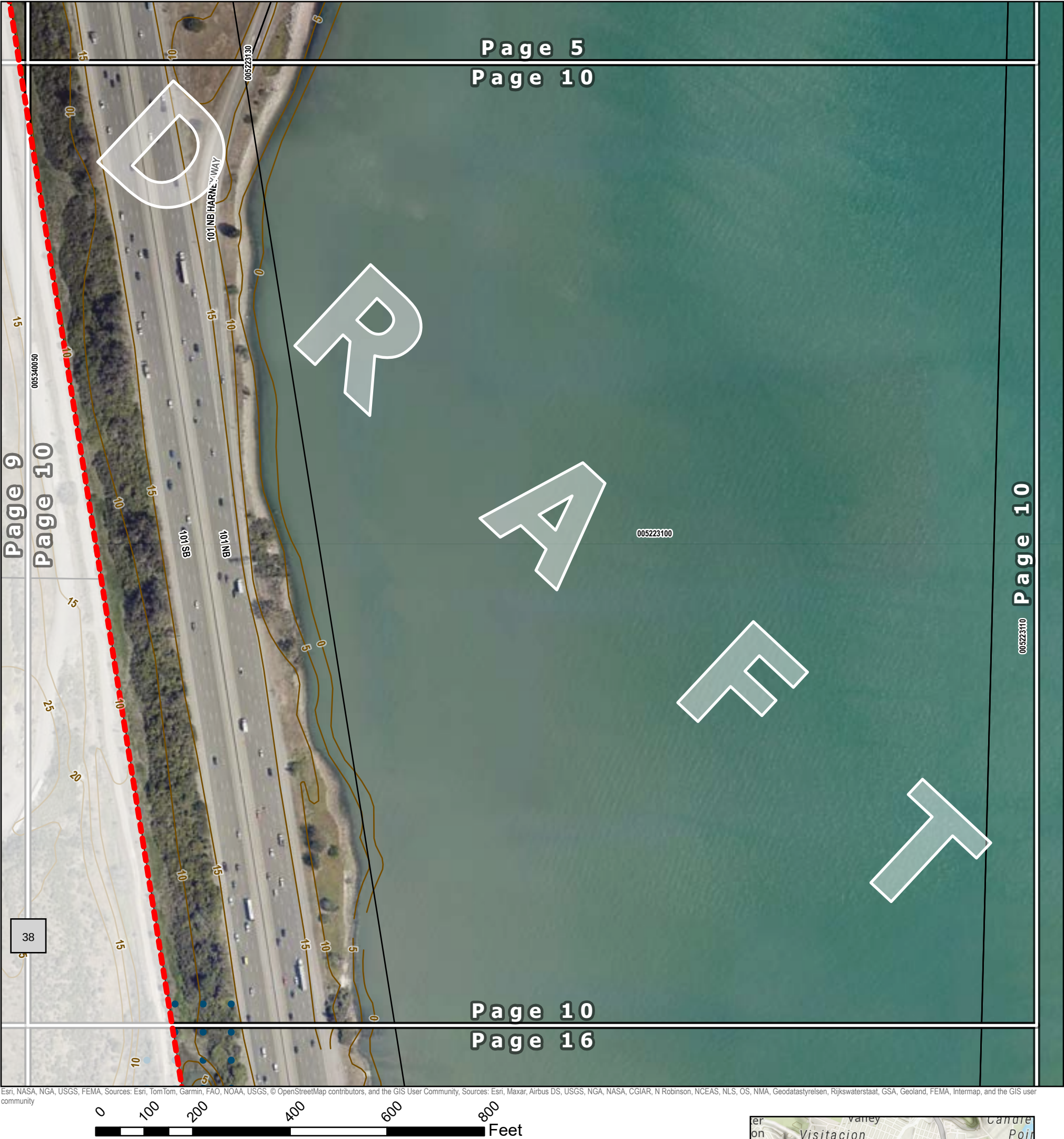
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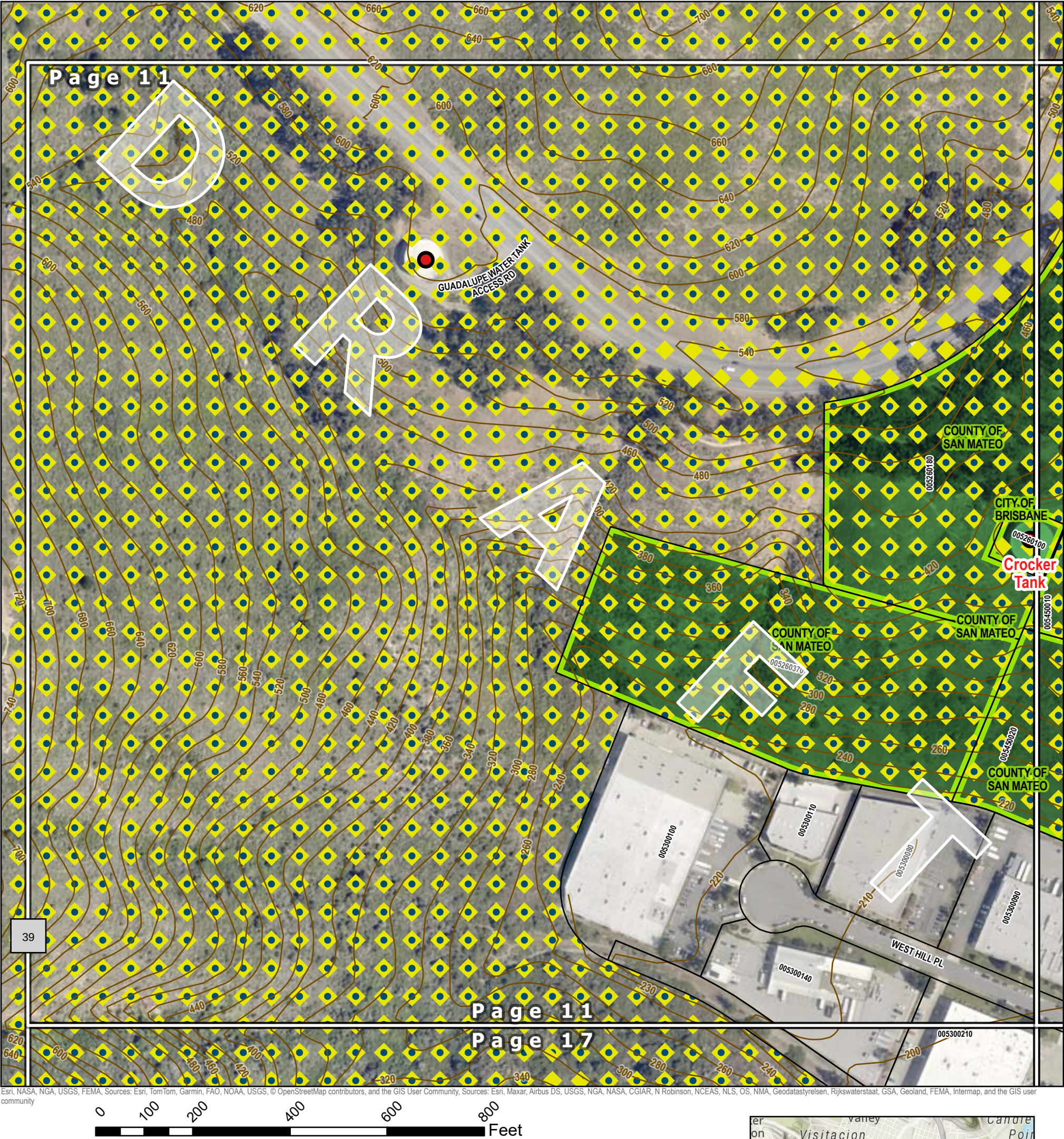
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City Facilities, Open Spaces, & Parks

- City Facility
- Open Space
- Park
- School
- Walkway

Trails & Walkways

- Improved / Maintained by Others
- Improved / City Maintained
- Unimproved

Classified Bike Lanes

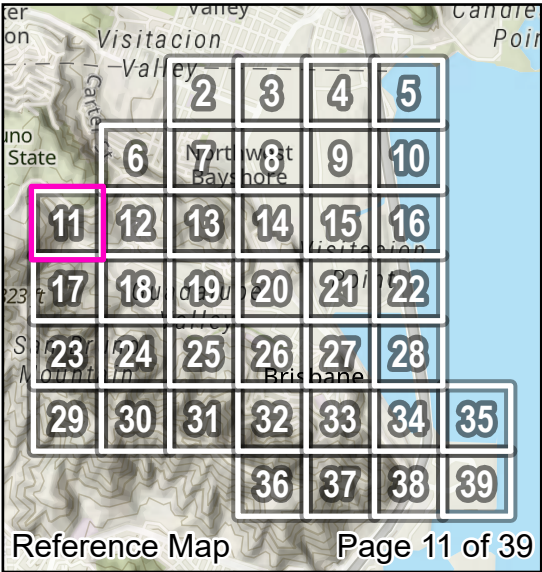
- Class 1 Bike Lane
- Class 2 Bike Lane
- Class 3 Bike Lane

All Other Layers

- Sphere of Influence
- Parcels (from SMCO GIS)
- City Owned Parcels
- Open Space Land Use Designation Parcels
- Topographic Contour Lines
- General Plan Amendment

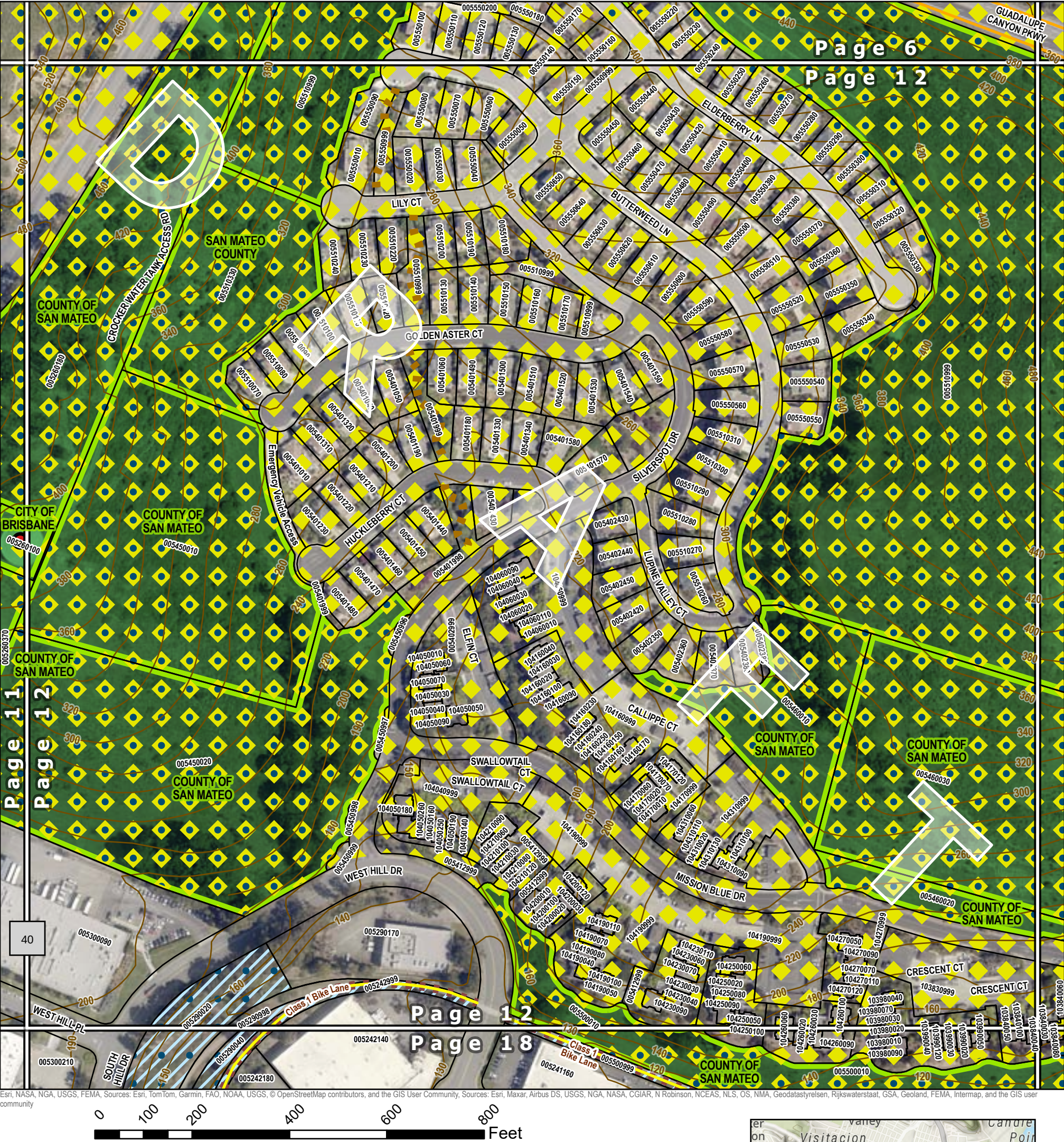
Conservation & Preservation Areas

- SBM Priority Conservation Area (PCA)
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- PCA & HCP Overlapping Areas
- HCP & Brisbane's Priority Preservation Areas (PPA)
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Brisbane - California



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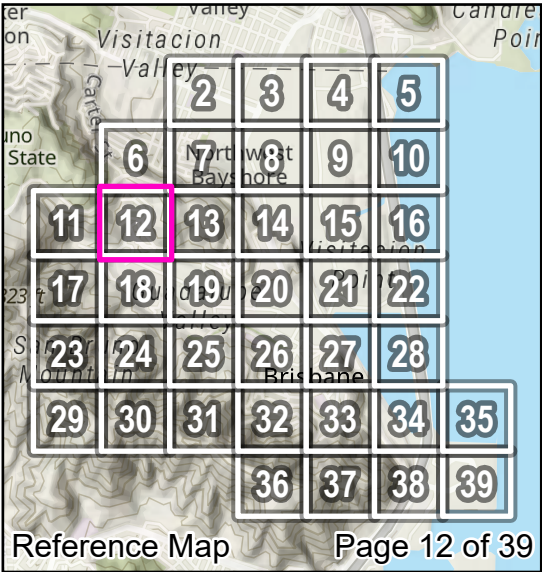
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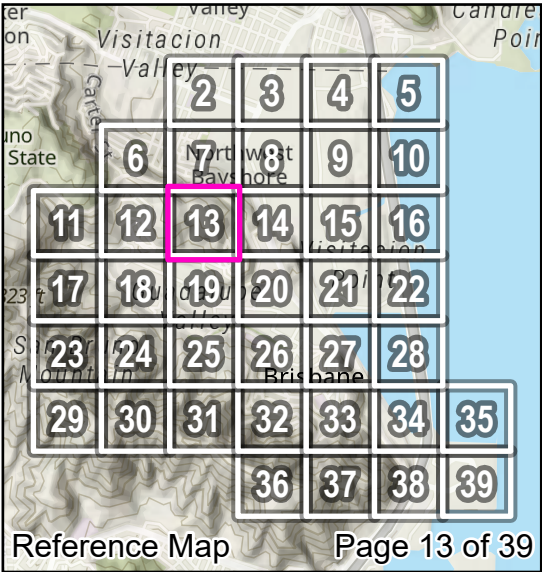
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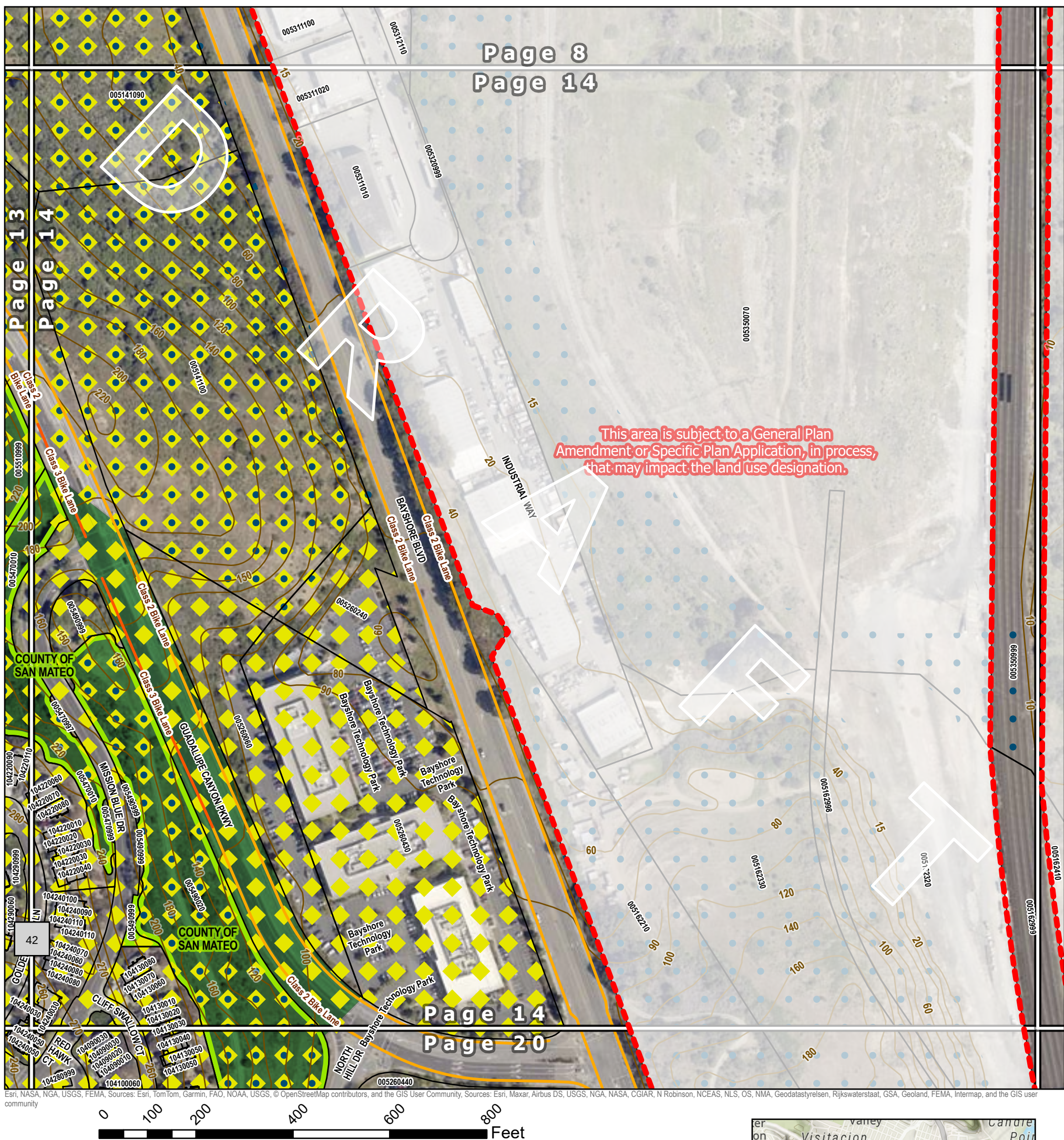
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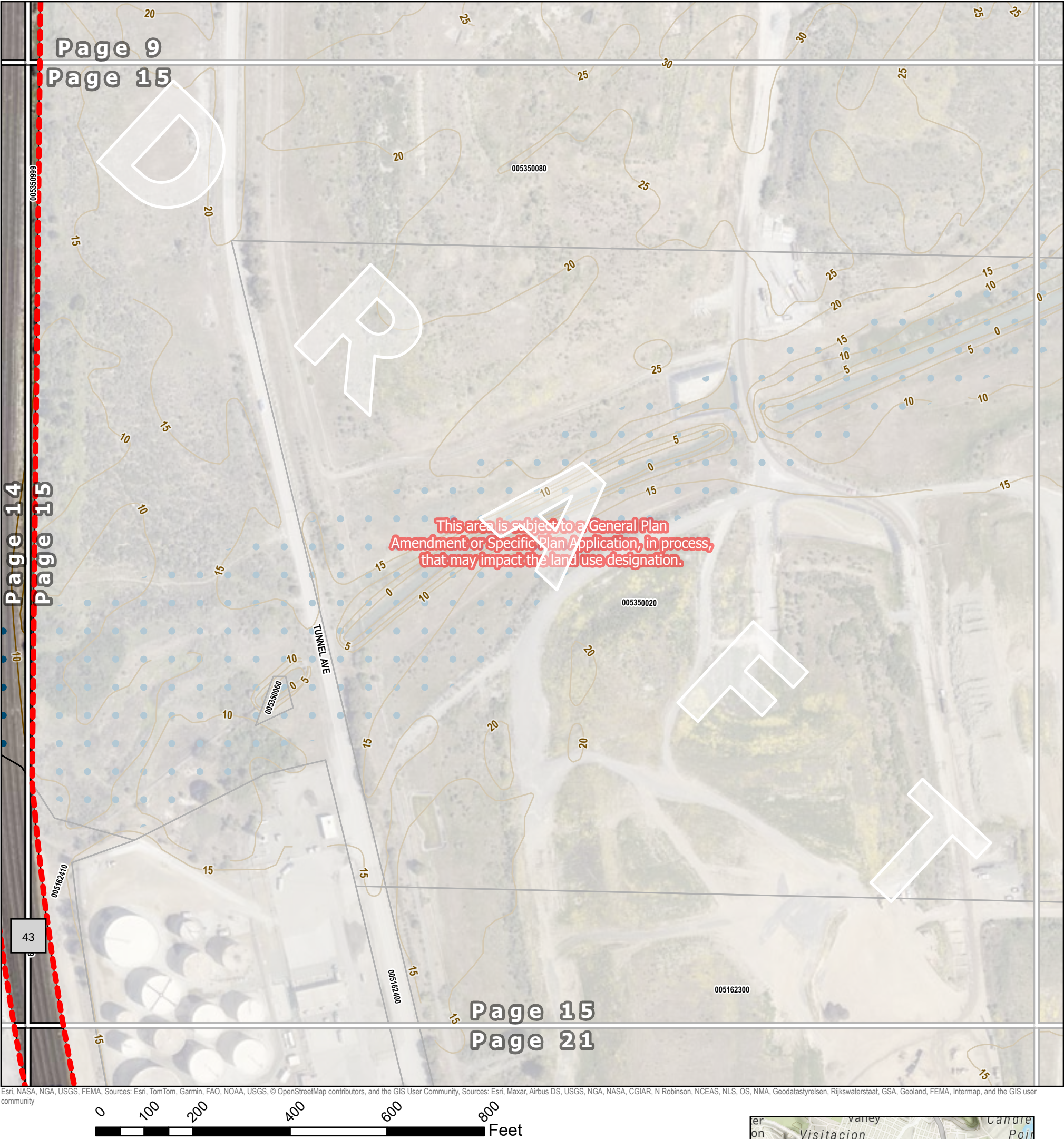
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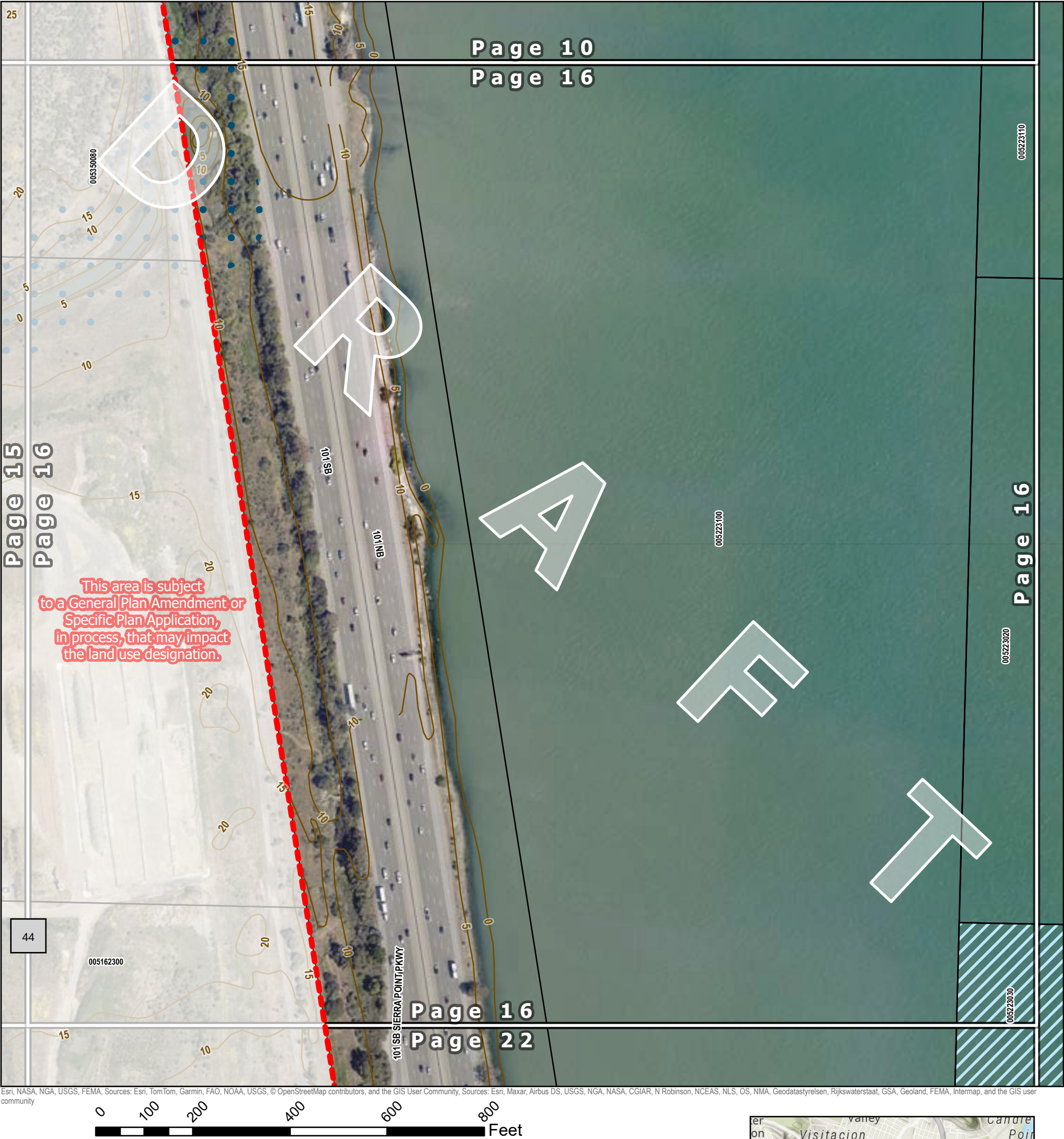
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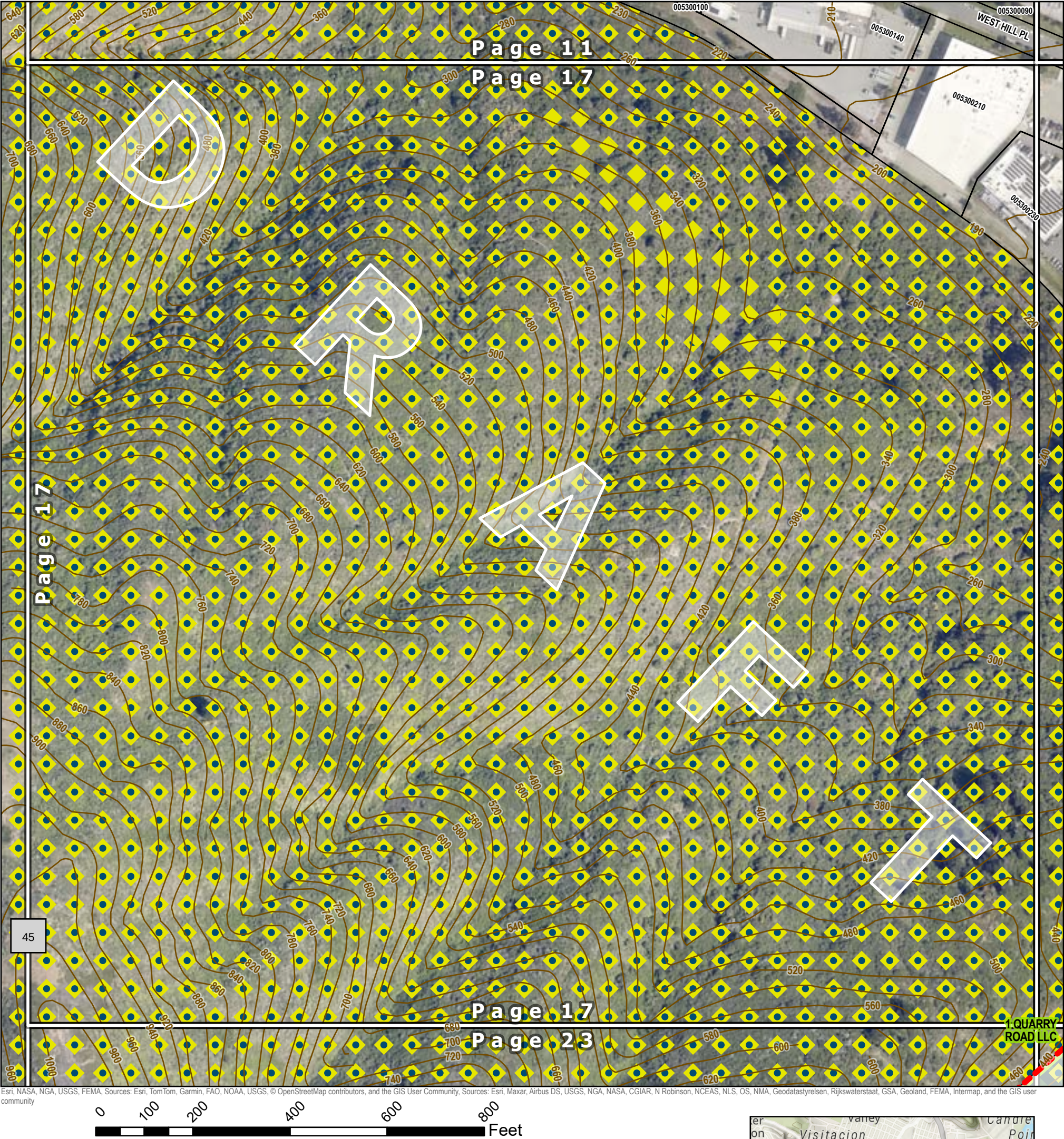
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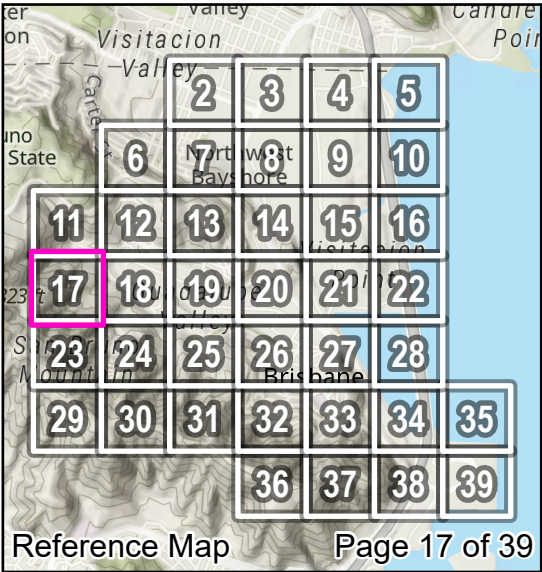
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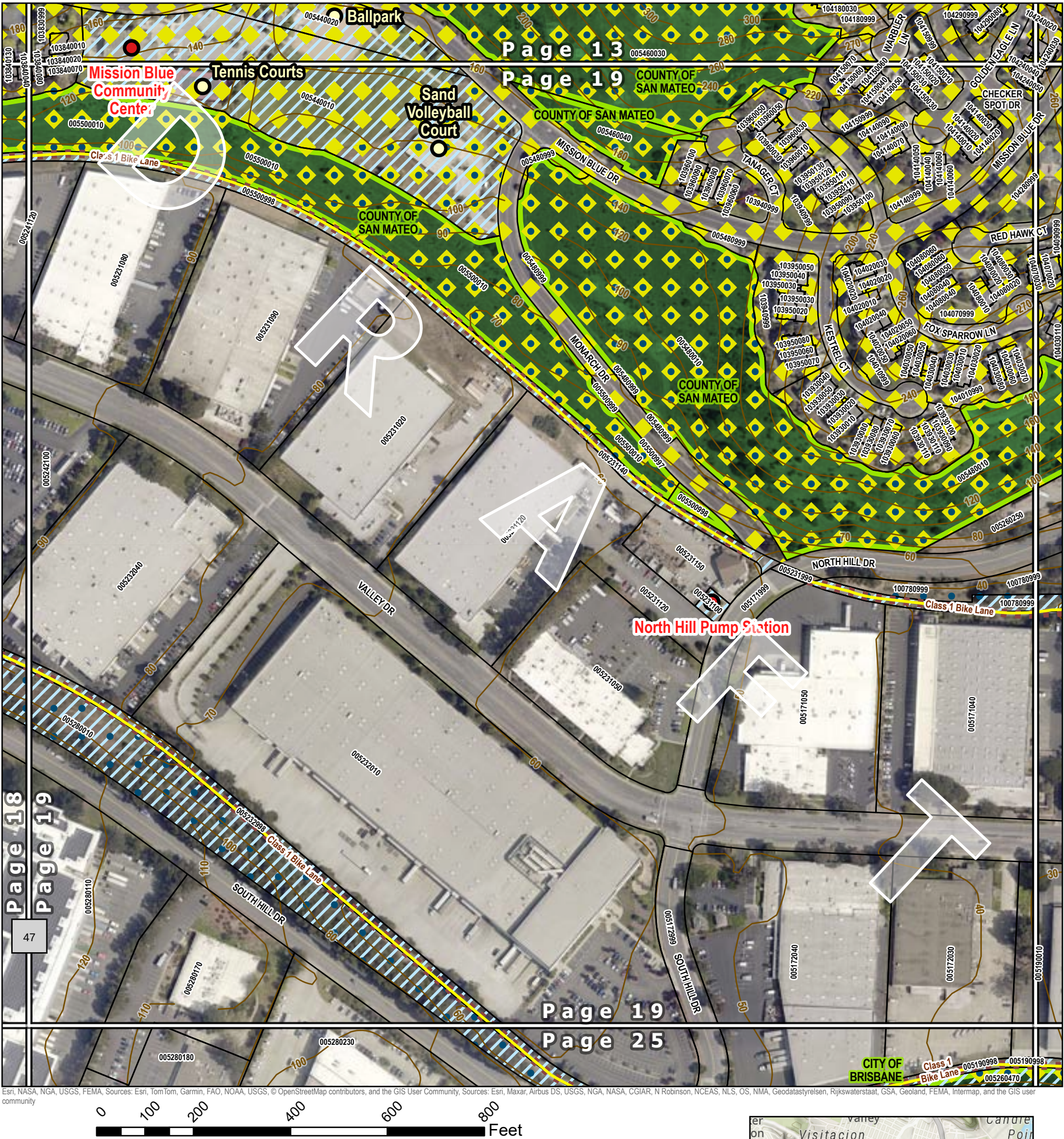
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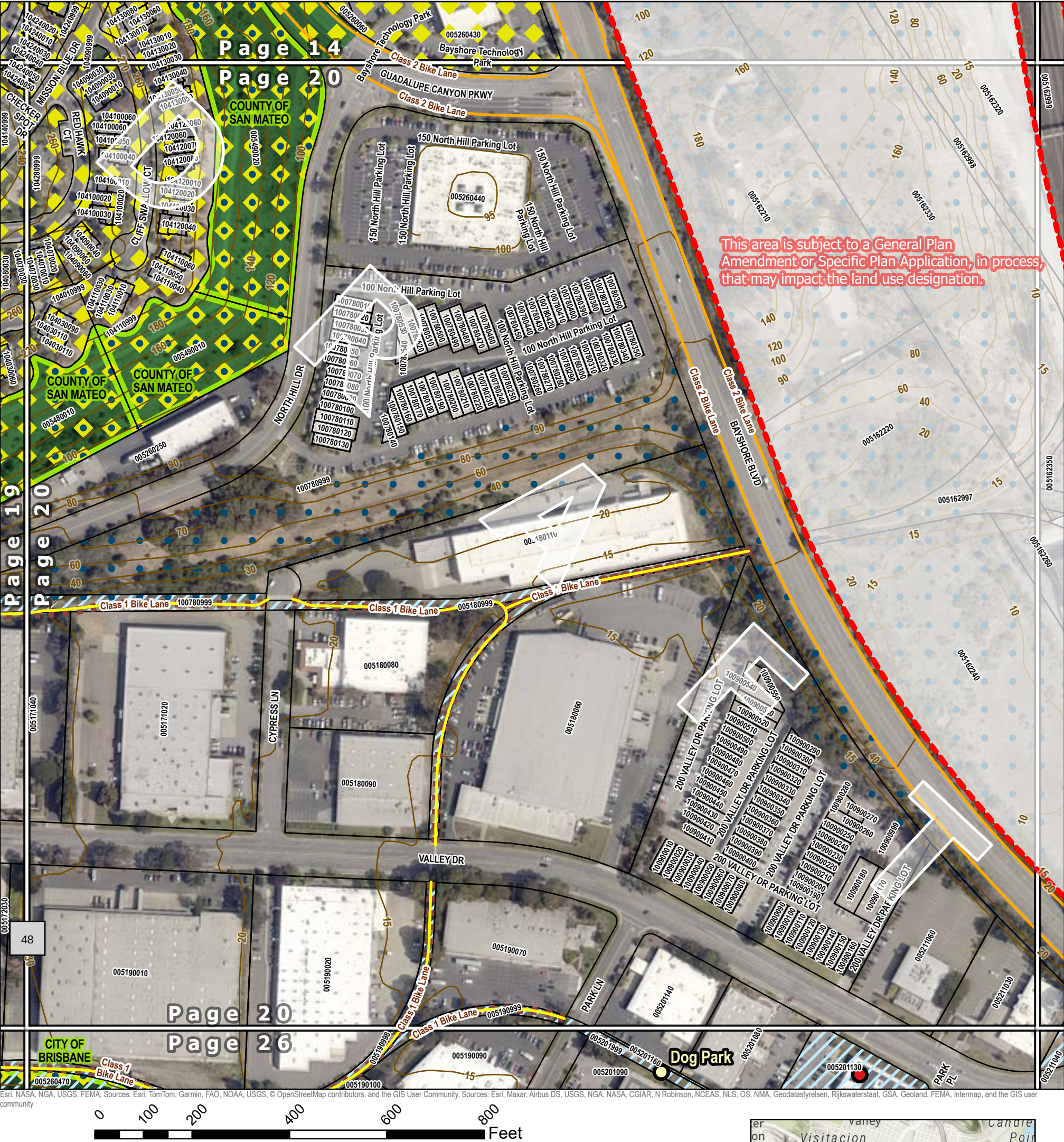
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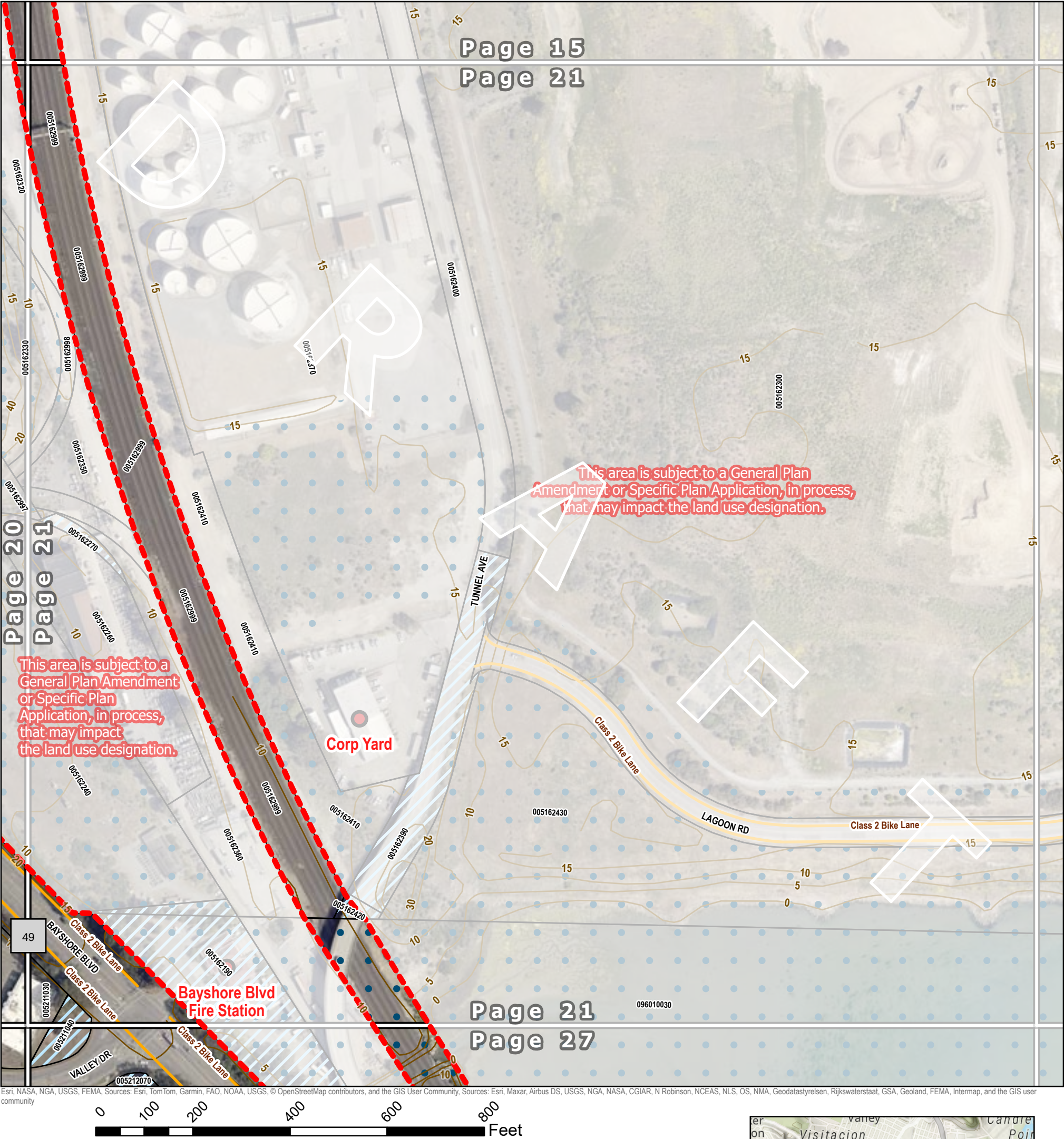
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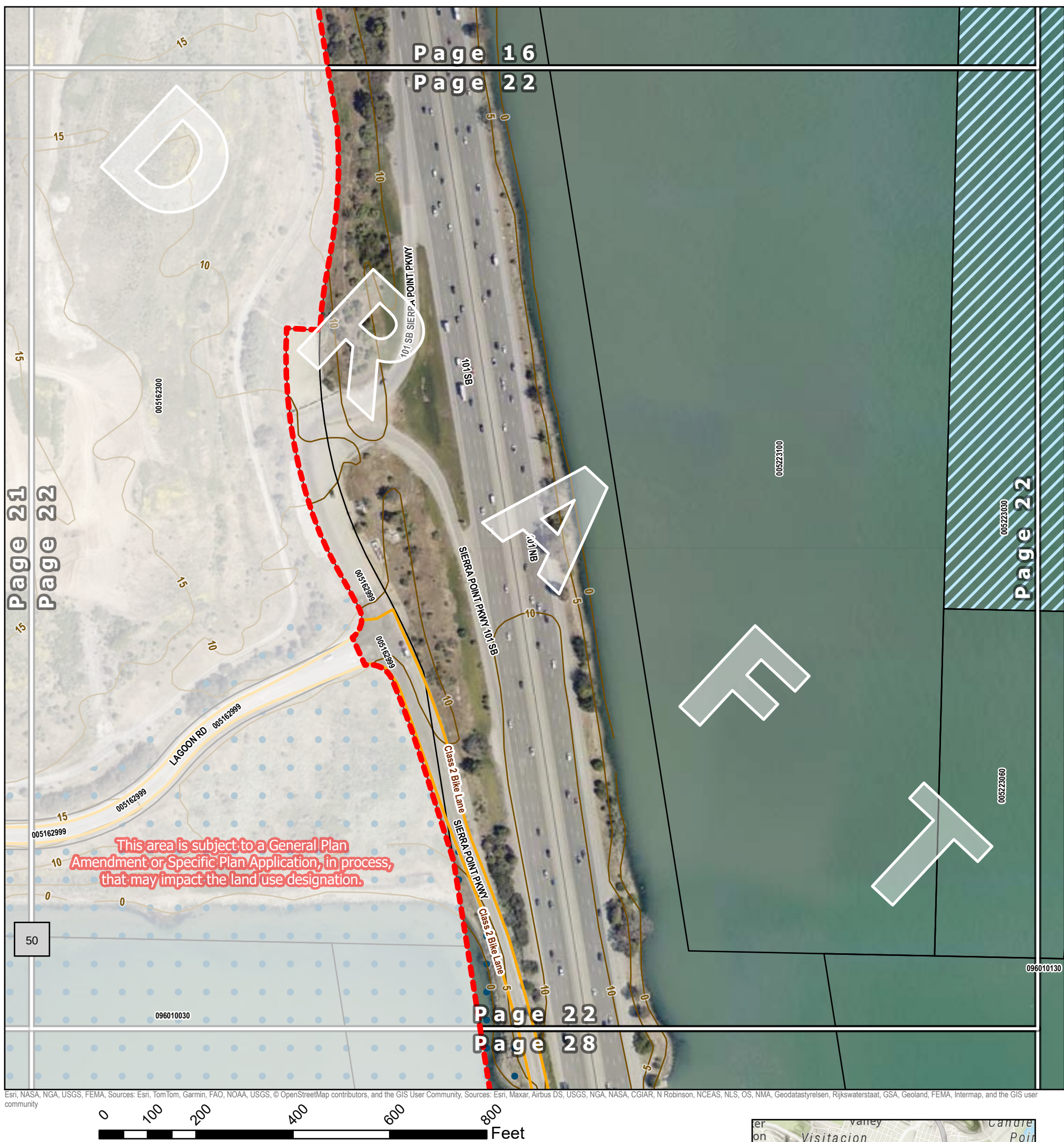
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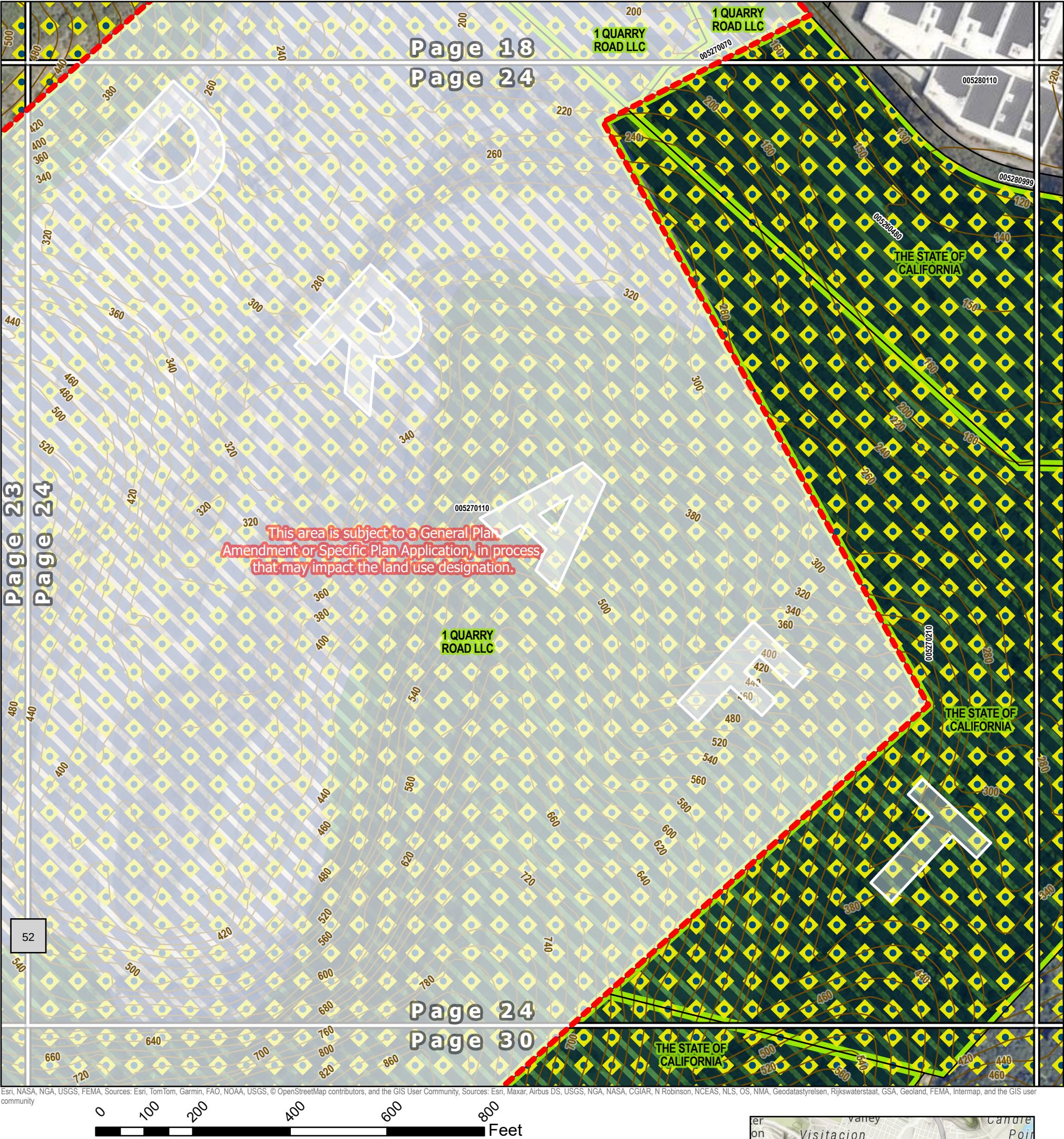
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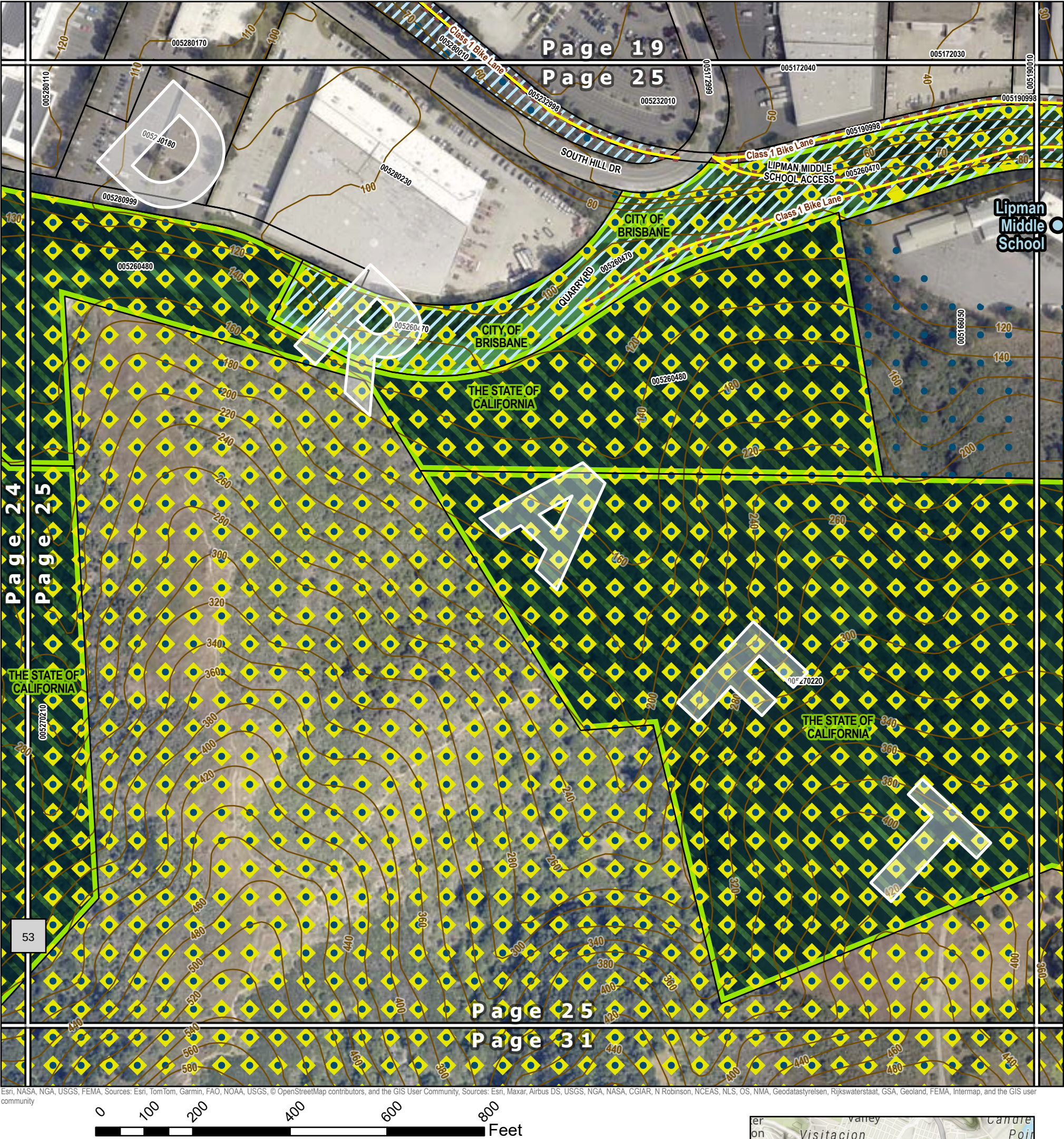
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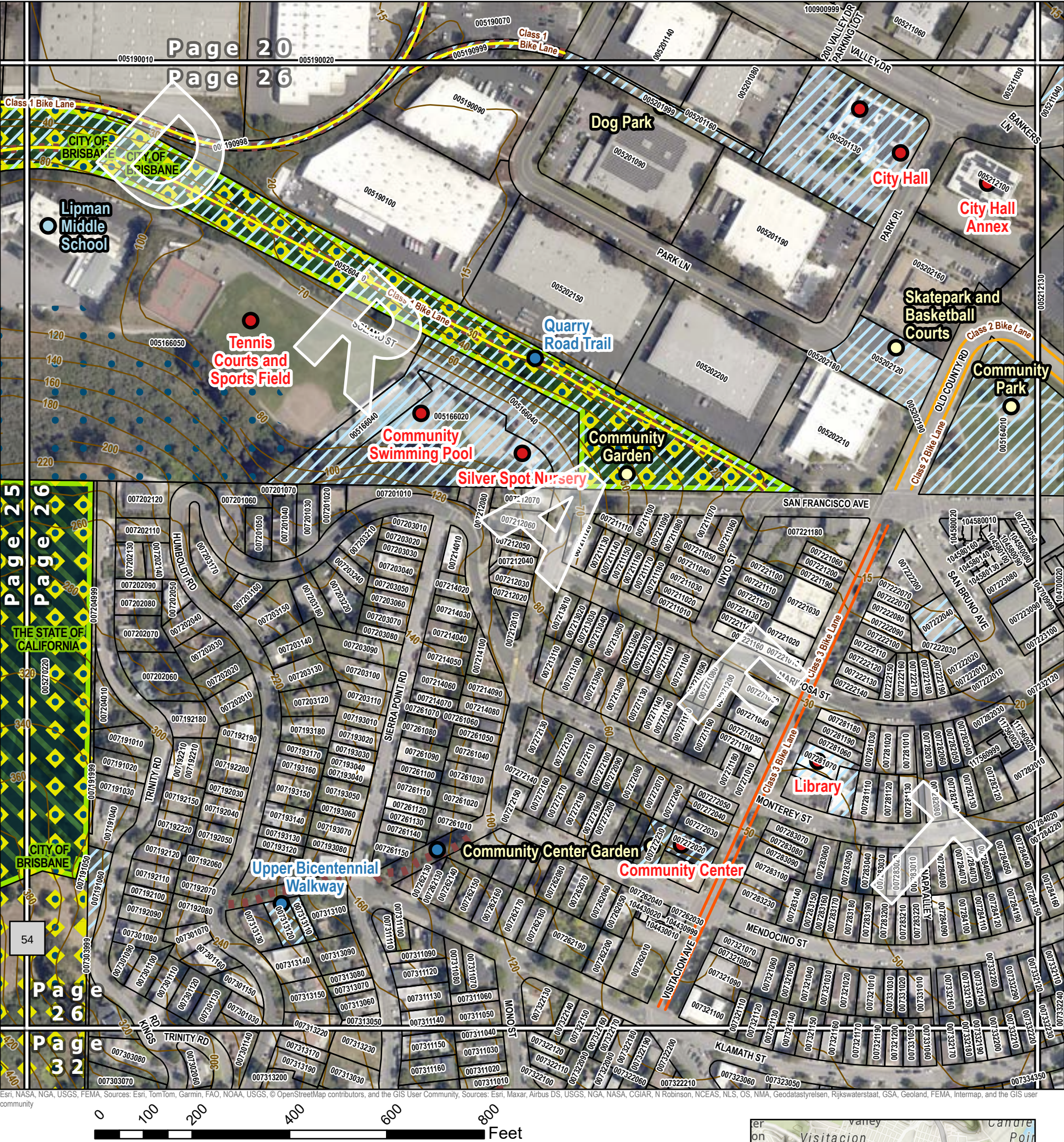
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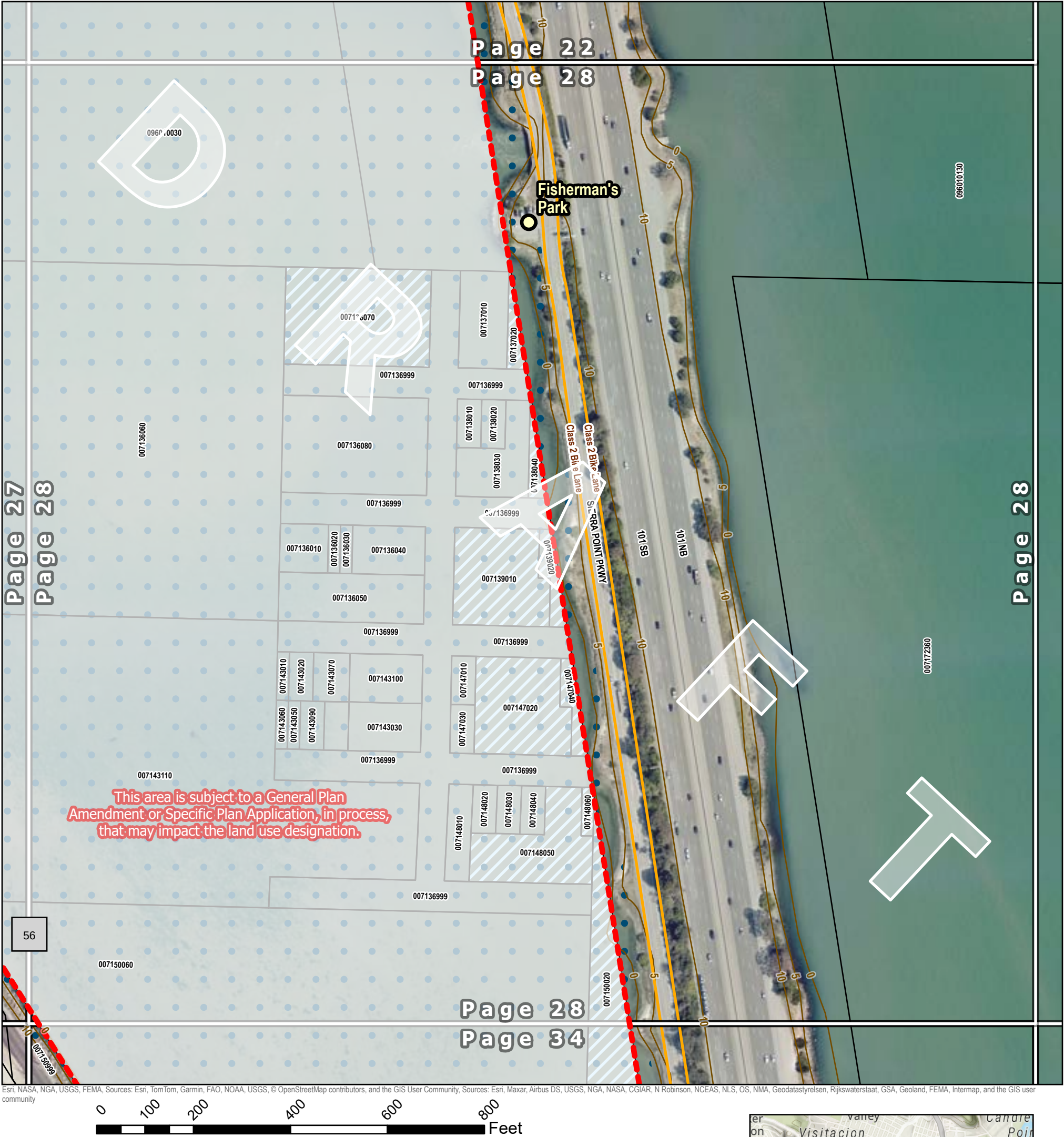
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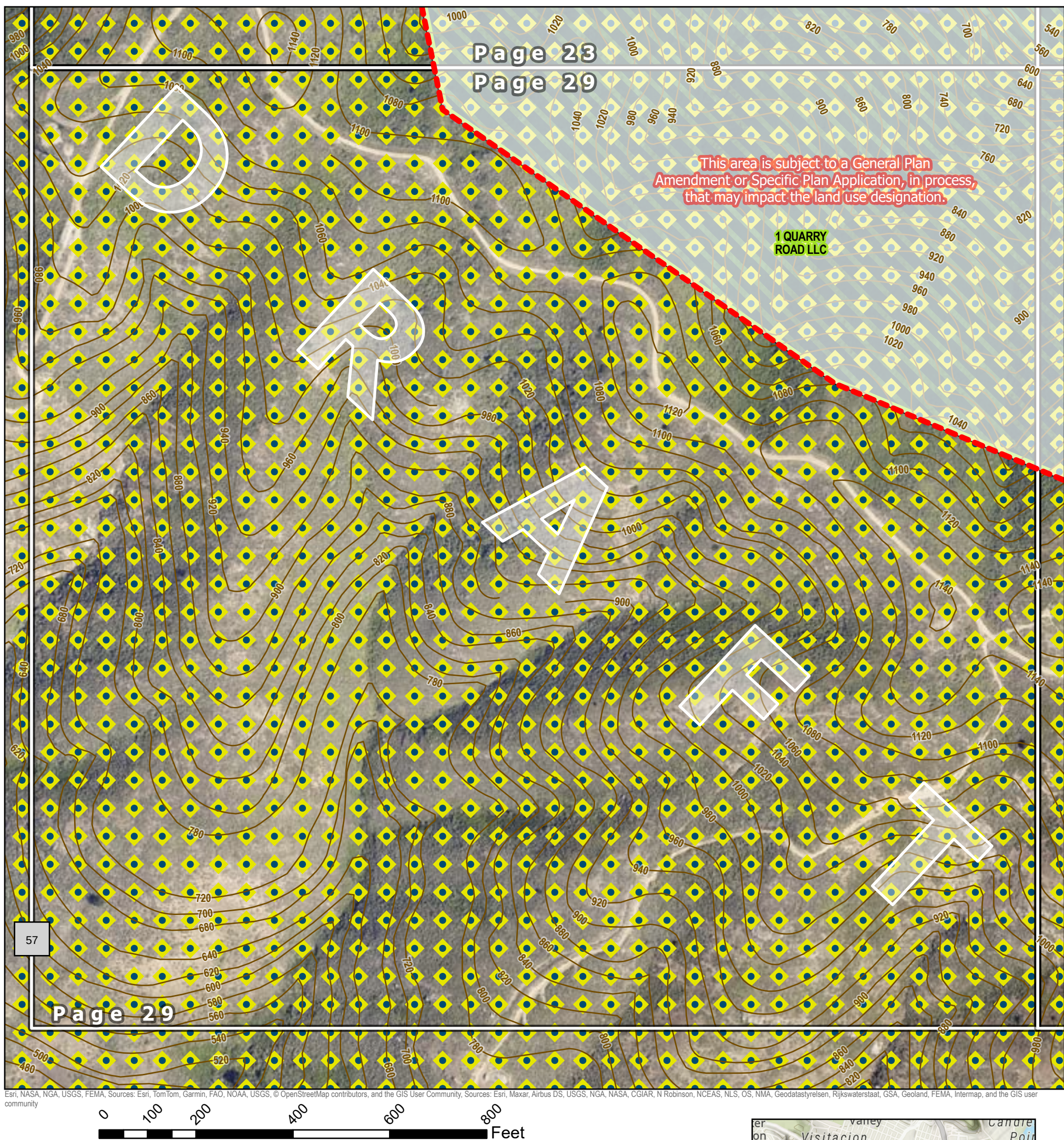
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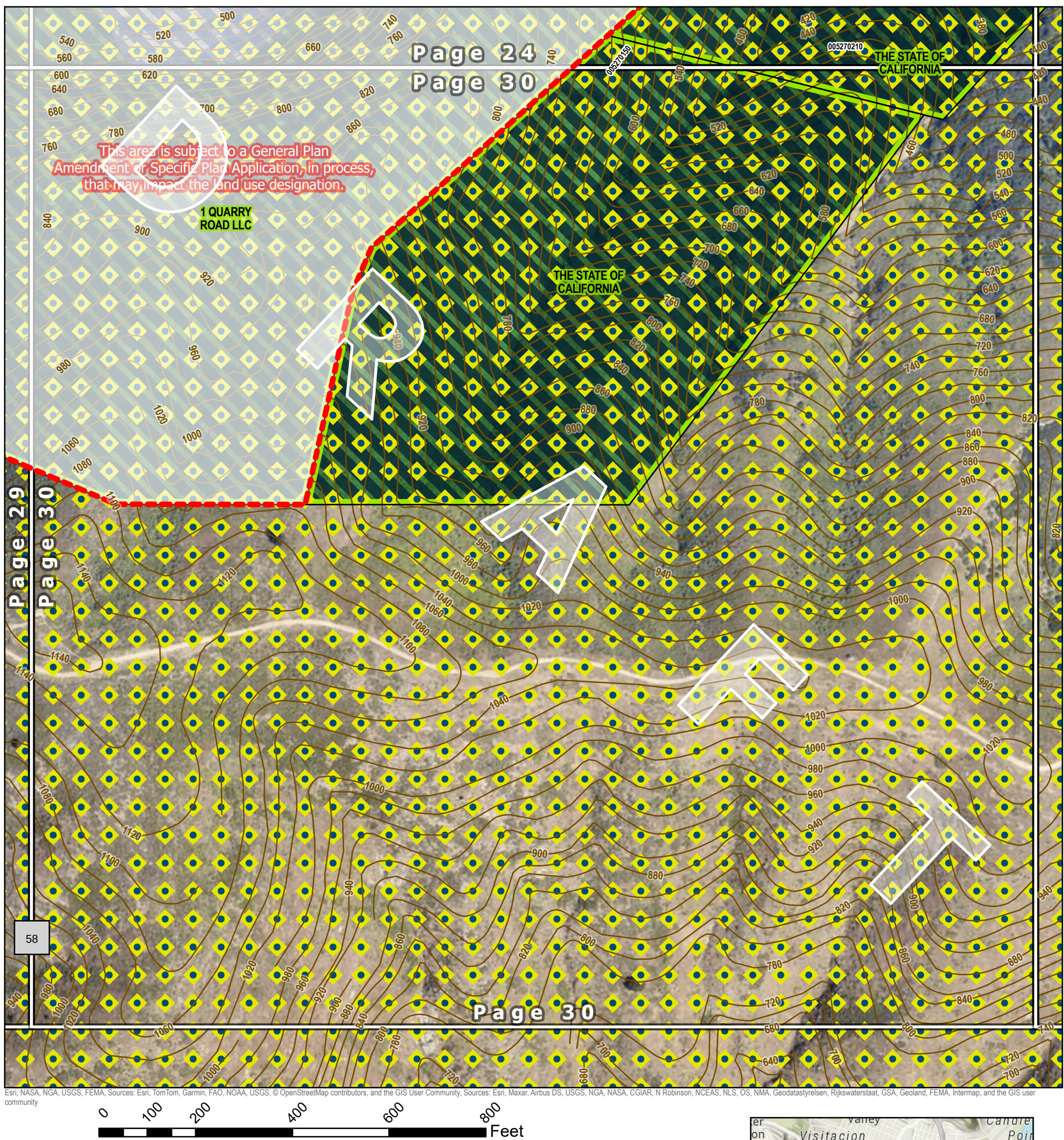
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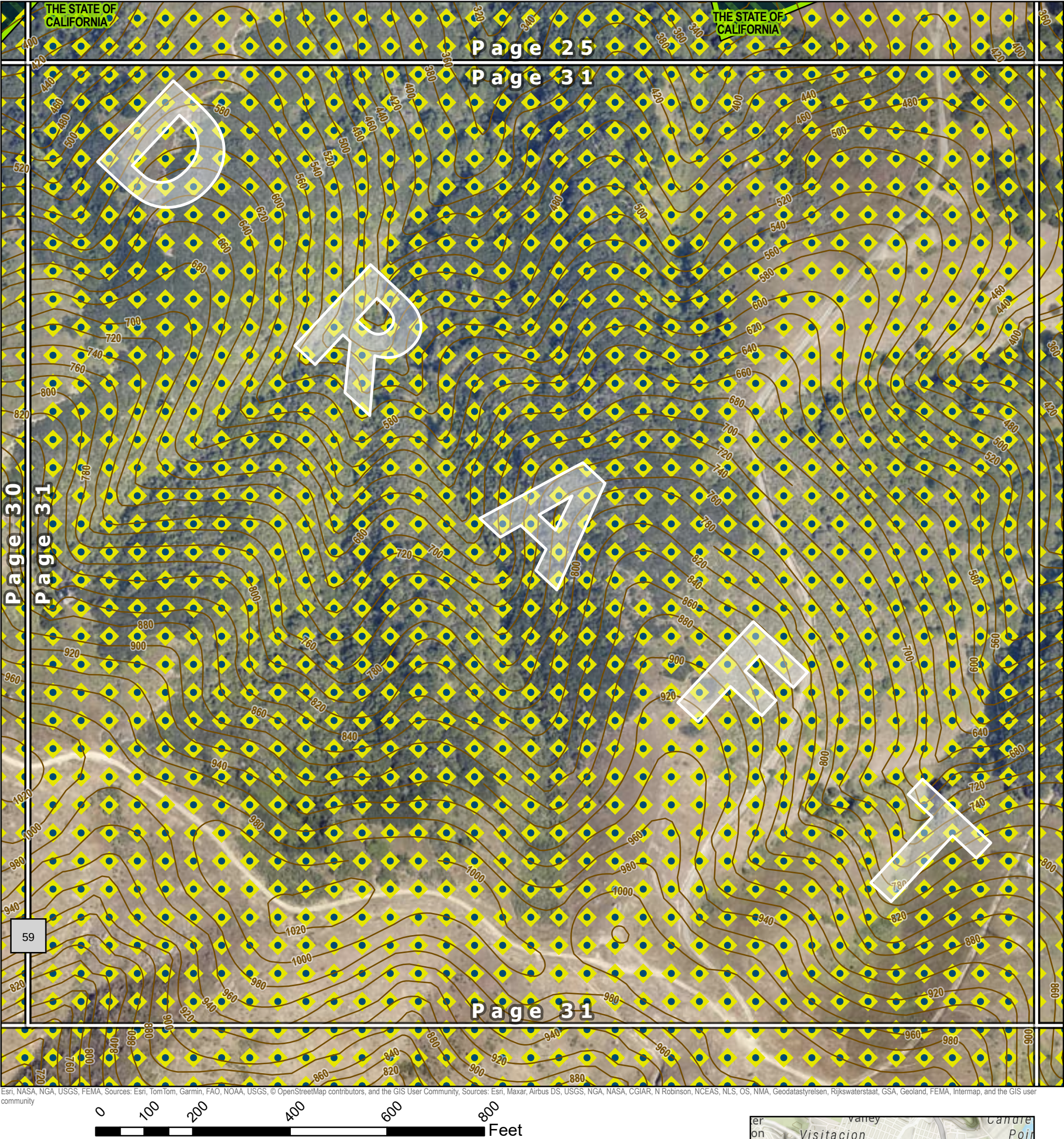
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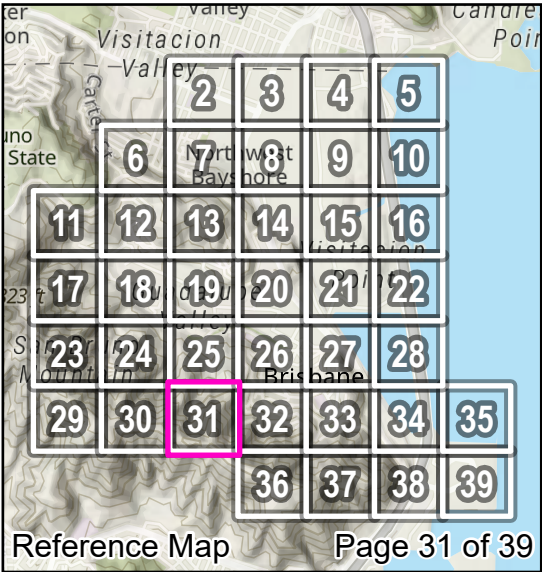
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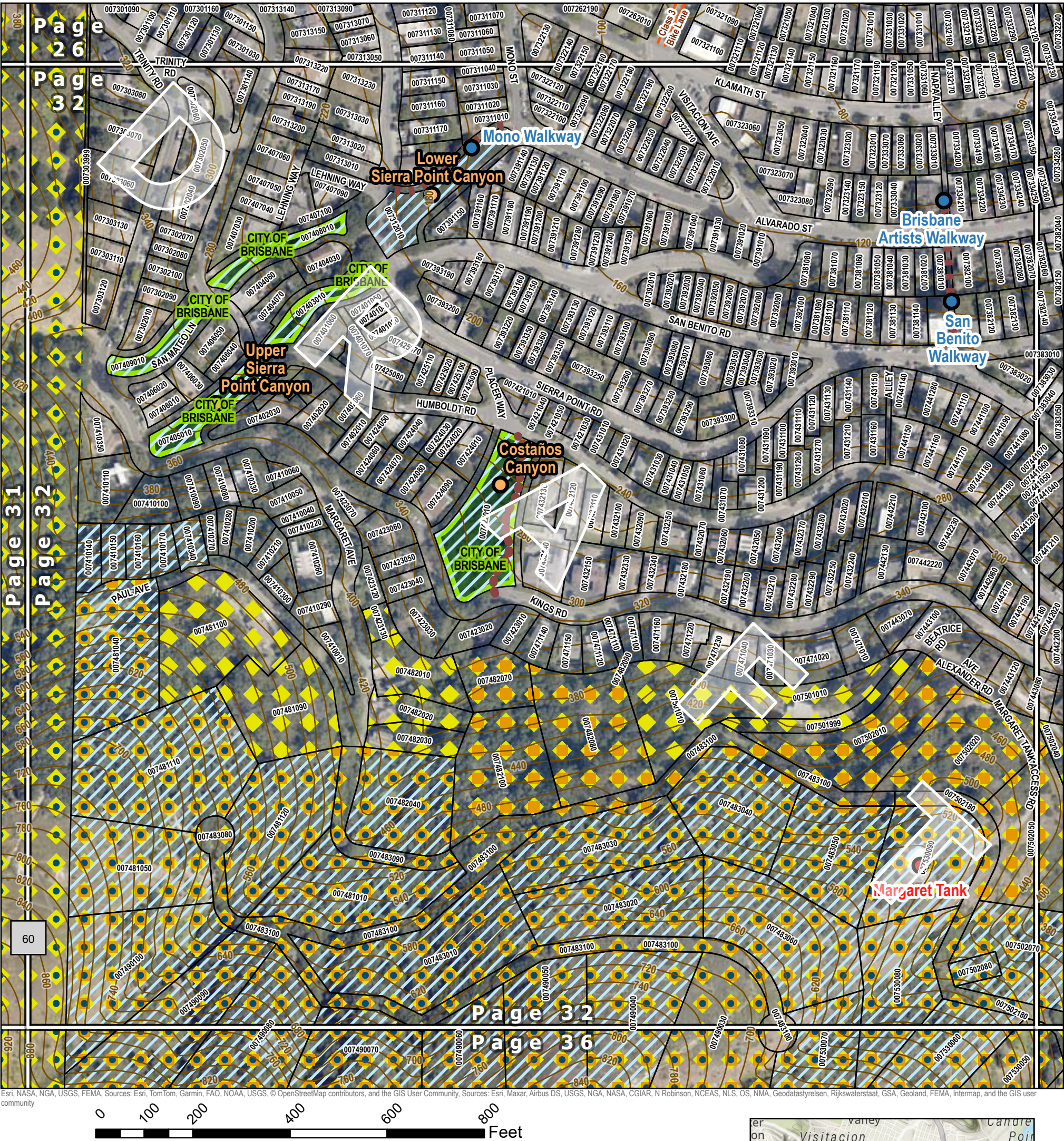
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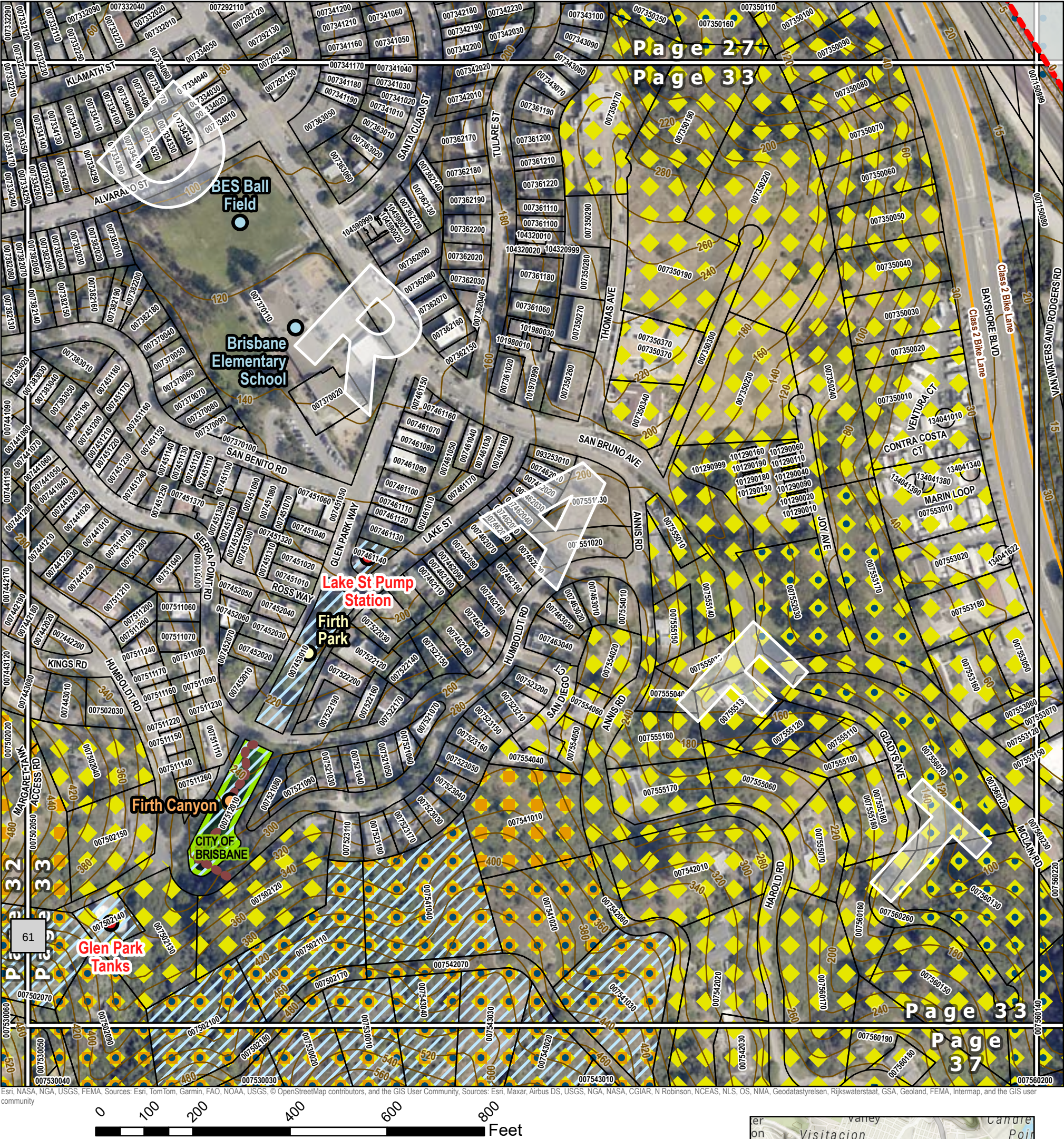
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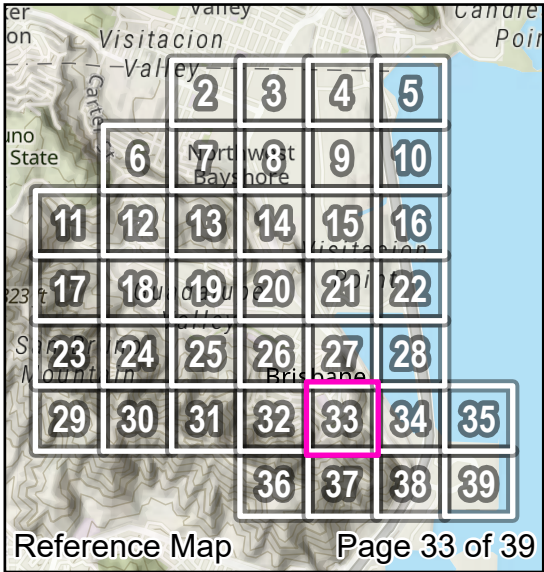
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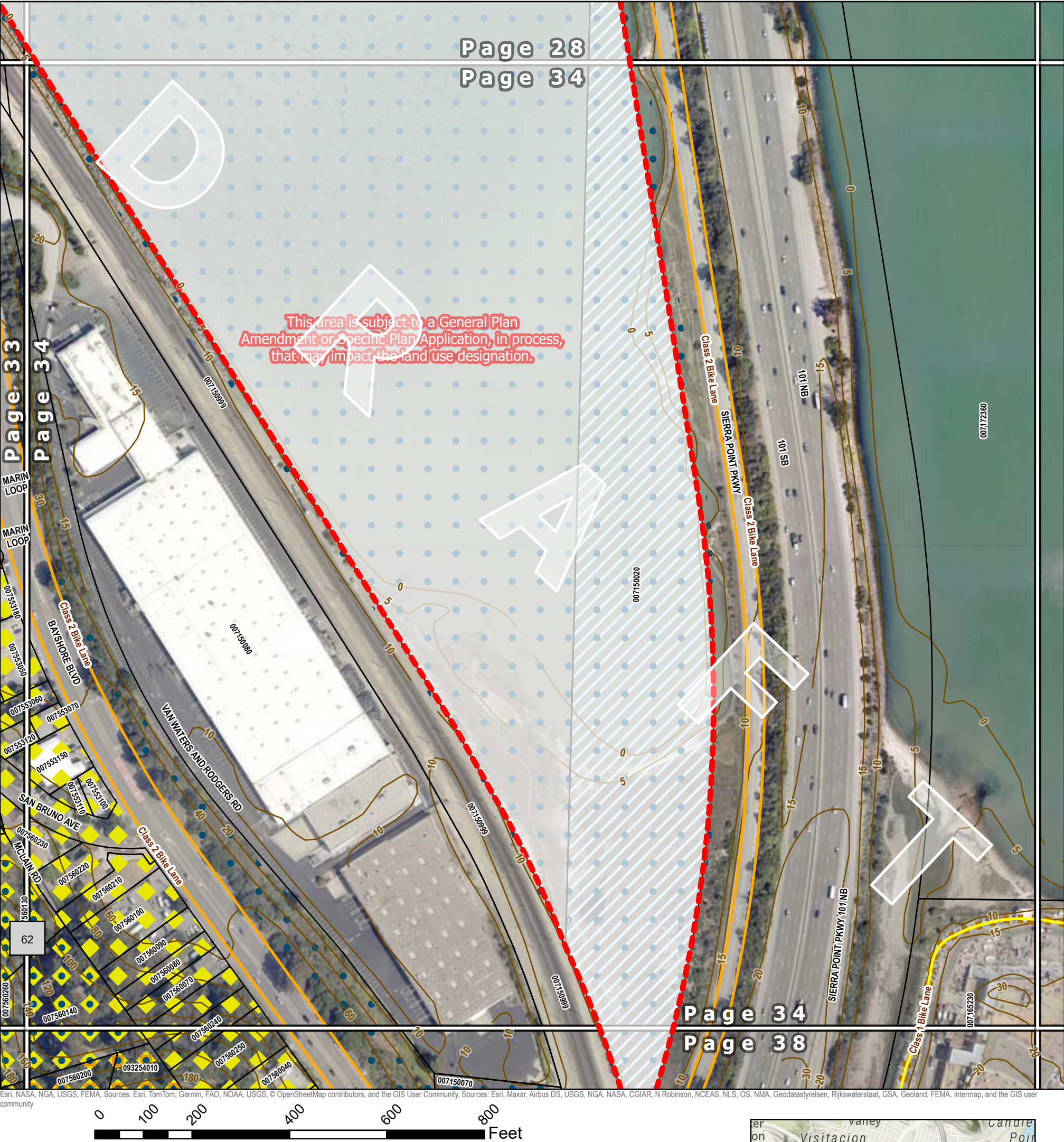
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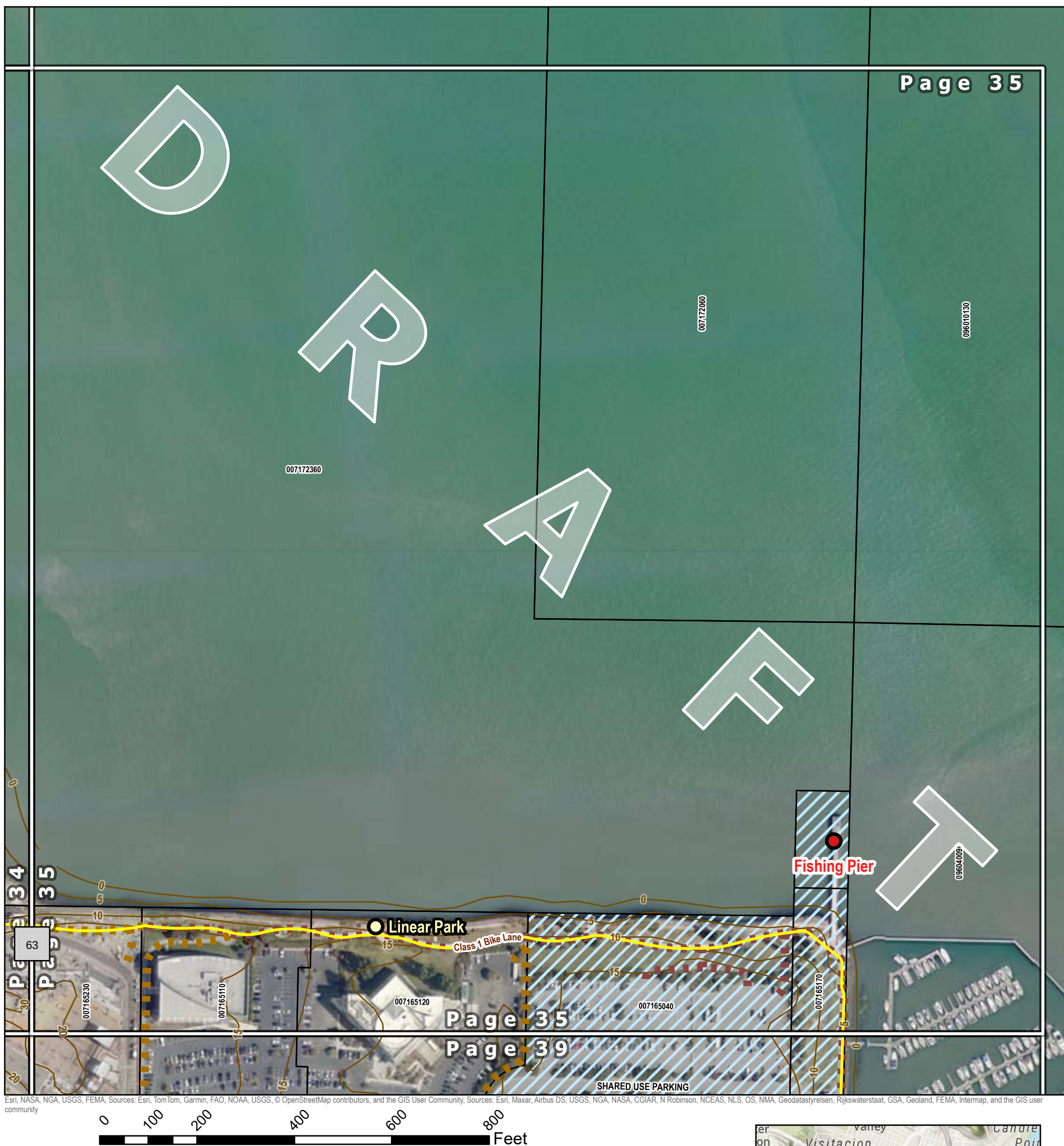
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- Sphere of Influence
- Parcels (from SMCO GIS)
- City Owned Parcels
- Open Space Land Use Designation Parcels
- Topographic Contour Lines
- General Plan Amendment

Conservation & Preservation Areas

- SBM Priority Conservation Area (PCA)
- Habitat Conservation Plan Area (HCP)
- PCA & HCP Overlapping Areas
- HCP & Brisbane's Priority Preservation Areas (PPA)
- PCA, HCP, & PPA Areas





Map Legend - Legend items may not appear on all map pages.

City Facilities, Open Spaces, & Parks

-  City Facility
-  Open Space
-  Park
-  School
-  Walkway

Trails & Walkways

- ■ Improved / Maintained by Others
- ■ Improved / City Maintained
- ● ● Unimproved

Classified Bike Lanes

-  Class 1 Bike Lane
- Class 2 Bike Lane
-  Class 3 Bike Lane

All Other Layers

-  Sphere of Influence
-  Parcels (from SMCO GIS)
-  City Owned Parcels
-  Open Space Land Use Designation Parcels
- Topographic Contour Lines
-  General Plan Amendment

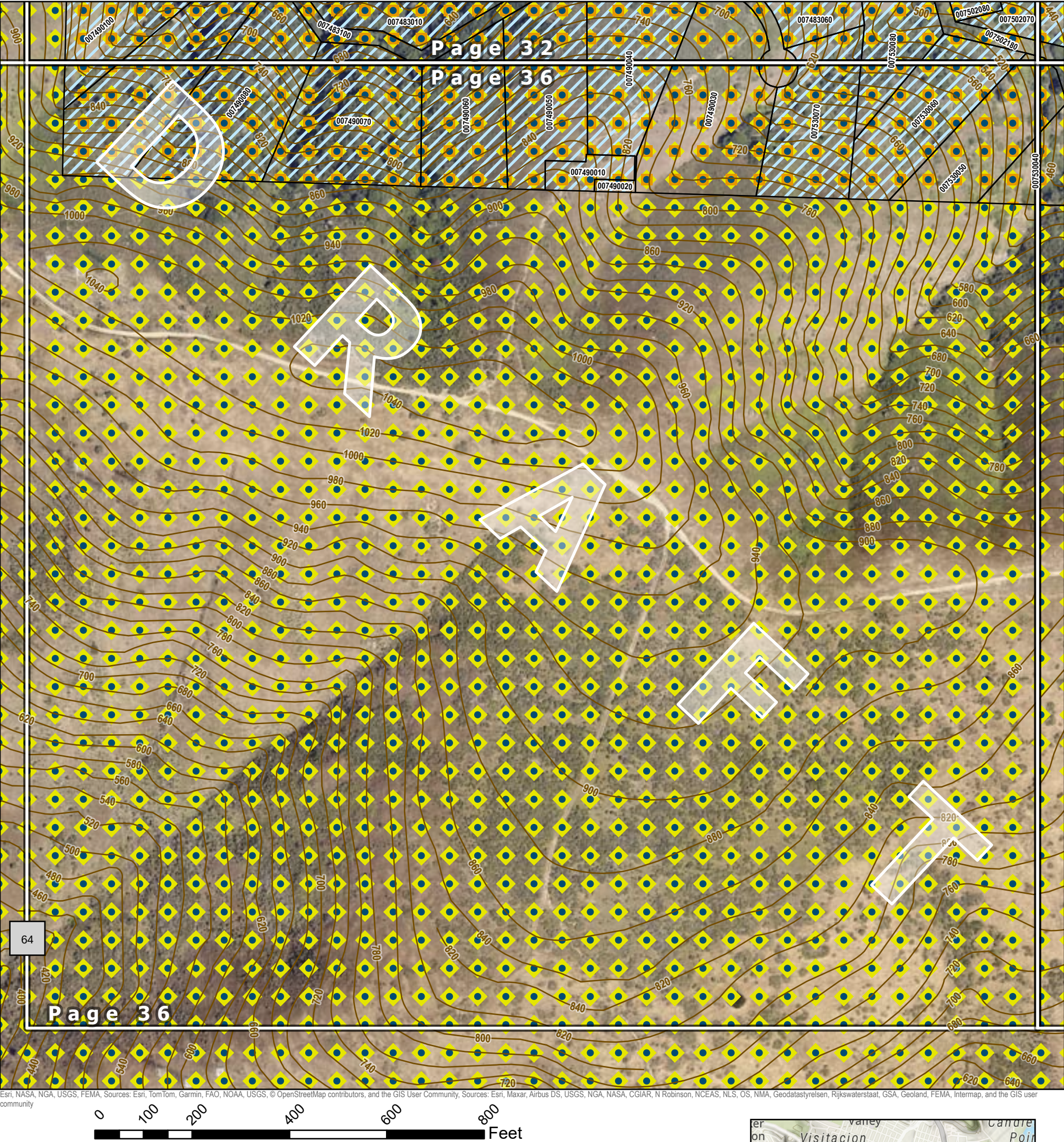
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- ◆ ● PCA & HCP Overlapping Areas
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- ◆ ● PCA, HCP, & PPA Areas



C.

RAFT Open Space Resources
Brisbane - California



Map Legend - Legend items may not appear on all map pages.

City Facilities, Open Spaces, & Parks

- City Facility
- Open Space
- Park
- School
- Walkway

Trails & Walkways

- Improved / Maintained by Others
- Improved / City Maintained
- Unimproved

Classified Bike Lanes

- Class 1 Bike Lane
- Class 2 Bike Lane
- Class 3 Bike Lane

All Other Layers

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RAFT Open Space Resources Brisbane - California



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City Facilities, Open Spaces, & Parks

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- Open Space
- Park
- School
- Walkway

Trails & Walkways

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- Improved / City Maintained
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Classified Bike Lanes

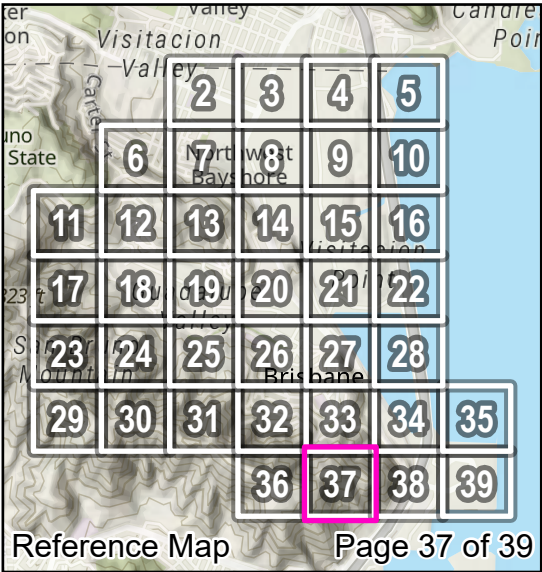
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- Class 3 Bike Lane

All Other Layers

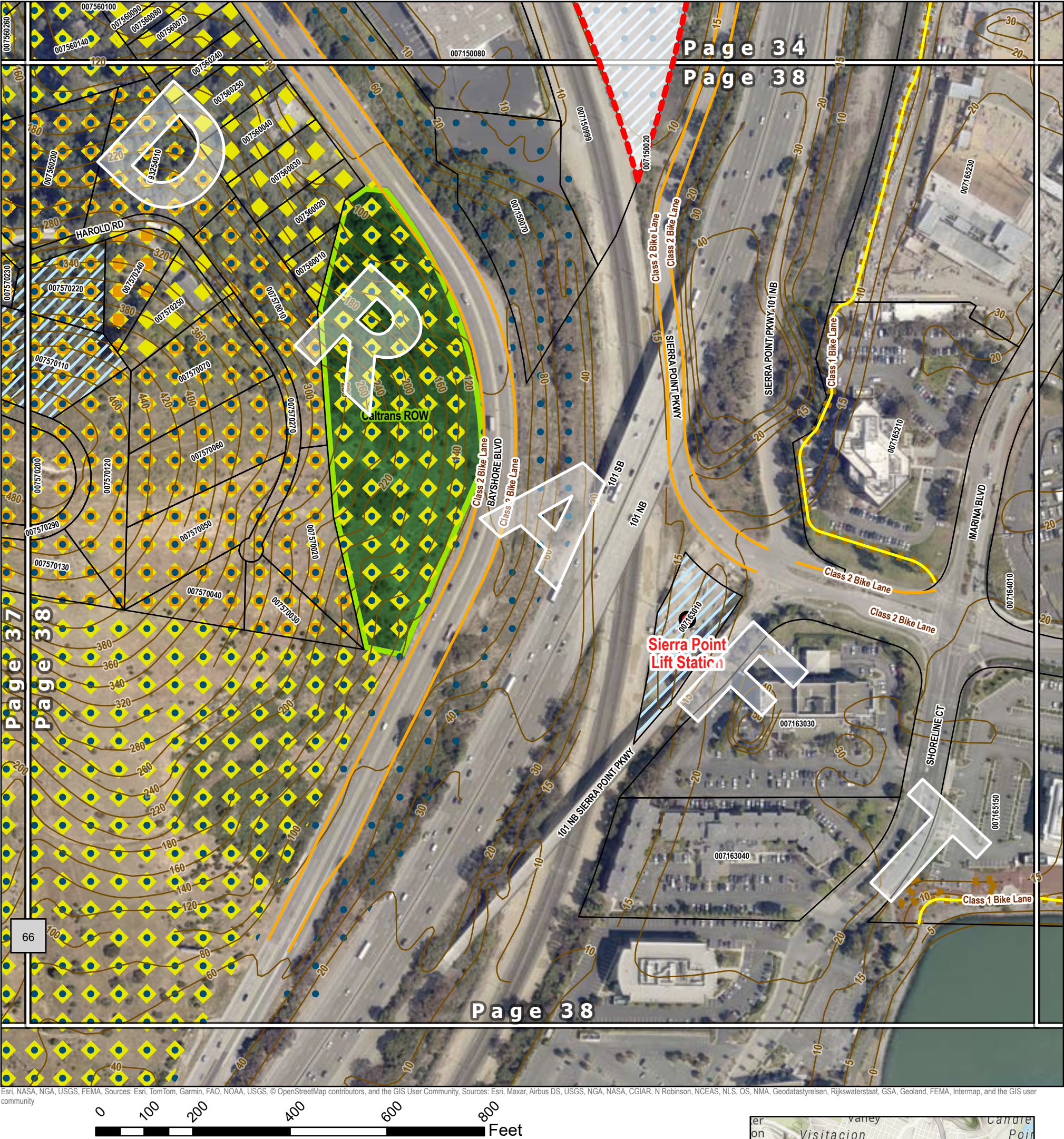
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RAFT Open Space Resources Brisbane - California



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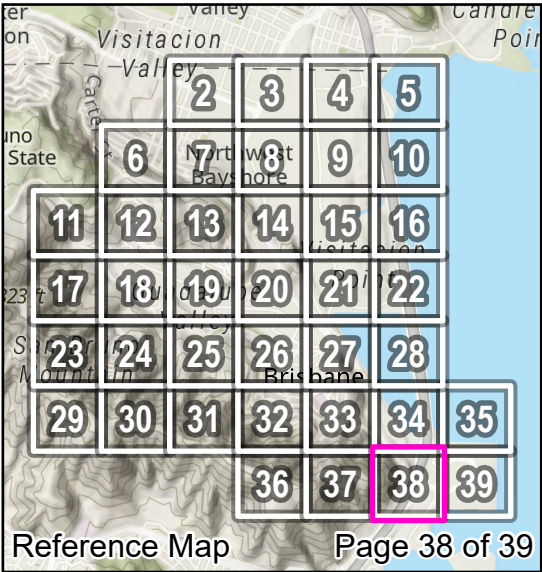
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- Class 2 Bike Lane
- Class 3 Bike Lane

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Conservation & Preservation Areas

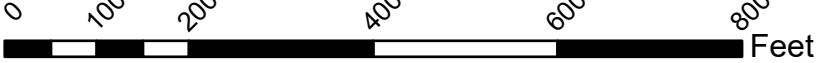
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RAFT Open Space Resources Brisbane - California



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Classified Bike Lanes

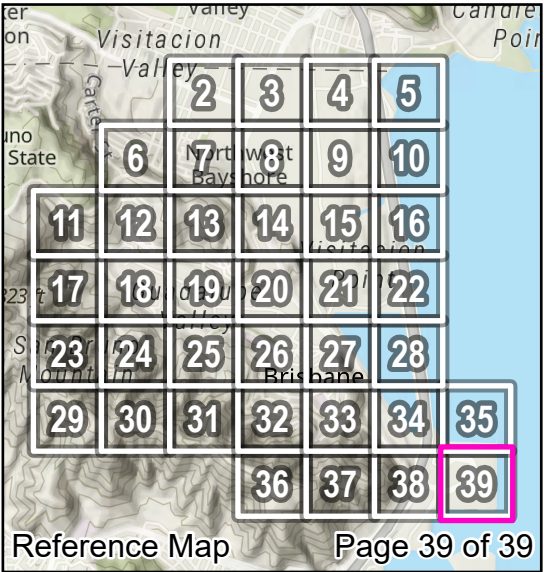
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Attachment 2. Preliminary Draft Framework & Comparison to Existing Goals, Policies & Programs
for update to the Open Space Element of the General Plan

9/18/2025

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
1. Introduction	ELEMENT GOALS (All Chapters): The City of Brisbane will be a place where... - Open space planning is long range and comprehensive; - Significant funding resources and other tools are made available to acquire and preserve open space; - Open space provides respite to those who live, work and visit Brisbane; - Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding; - The public is educated and engaged in the value and importance of open space and respect and maintain the land and the waters for future generations; - The public is educated and engaged in the value and importance of open space; - Open space provides for a variety of parks and open areas to meet the recreational needs of the community and provides for educational opportunities; - Open space is considered in concert with hazard mitigation; - Open space planning is considered in concert with protection of cultural and historical artifacts, where applicable; - Open space planning is considered in concert with protection of other resources (agriculture and managed production), 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.
2. Comprehensive Open Space Planning	Goal 1: Open space planning is long range and comprehensive.	
	Policy OS.1.A Continue long range and comprehensive planning for open space consistent with the City goals and with state and federal laws.	
	Program OS.1.A.1 Maintain communications on the status of open space programs and operations with other responsible agencies.	

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.1.A.2 (83d, 84f, 93d) 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 OS.1.A.3 (93, 93e) 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 OS.1.A.4 (93k) 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.
	Program OS.1.A.5 Update the 2001 Open Space Plan (implementation plan)	
3. Inventories & Acquisitions	Goal OS.2: Significant funding resources and other tools are made available to acquire and preserve open space.	
	Policy OS.2.A Maintain an inventory of existing and potential open space and park lands.	
	Program OS.2.A.1 (93h) Consistent with State law and the City’s open space goals, the City will maintain an inventory, comprised of maps and tables, of all vacant or unimproved lands, park lands and open space lands within the City and its sphere of influence and shall update the inventory	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 OS.2.B (90 & 91) Maintain an open space acquisition program to aggressively seek the widest range of opportunities to acquire lands that are suitable for open space.	Policy 90 On an ongoing basis, aggressively seek opportunities to preserve open space. Policy 91 Explore the widest range of options for preserving open space lands, including acquisition, dedication, and exactions on development projects.
	Program OS.2.B.2 (93e) 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.

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.2.B.3 (93f & 93g) Create and maintain an open space acquisition plan, considering the City’s open space goals and current 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 93g: In setting priorities and programs for open space acquisition, review proposals for conformance with the County, State and Federal plans.
	Program OS.2.B.5 Prioritize lands within the Priority Conservation Areas (PCAs) for establishment as open space.	
	Program OS.2.B.1 (81) The City shall conduct an on-going effort to identify and preserve sites or portions of sites having particular value as open space for rewilding, especially for wildlife habitat, wetlands, or other environmental qualities. In such cases, the City shall explore the feasibility of acquisition of these sites 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 OS.2.C.1 (91a, 93a) 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 OS.2.C.2 (91b) In conjunction with new development, 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 OS.2.C.3 (88c) In conjunction with new development, where appropriate, require in-lieu 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 OS.2.C.4 (93c) 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 OS.2.C.5 (93b) Continue to utilize the open space fund to consolidate in-lieu fees, donations, and grants 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 OS.2.C.6 (93l) On an annual basis, send out a letter, in multiple languages, to all owners of potential open space lands identified on the City’s inventory, to outline options for the land to become public open space.	Program 93l: 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 OS.2.C.7 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 other residential or mixed use districts	
	Policy OS.2.D Acquire, establish and maintain parks throughout Brisbane, to meet and exceed the standards provided by the National Recreation and Parks Association (NRPA) and the California Department of Parks and Recreation.	
	Program OS.2.D.1 Identify potential sites of various sizes throughout Brisbane for establishment of parks.	
	Program OS.2.D.2 Establish new parks with the development of the Baylands subarea pursuant to a Specific Plan adopted by the City Council.	

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Goal OS.3: 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.
	Policy OS.3.A (83) Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres, in balance with respecting the rights of private landowners.	Policy 83: Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres.
	Program OS.3.A.1 Consider zoning updates to maintain visual access to San Bruno Mountain.	
4. Open Space for Natural Resources & Rewilding	Goal OS.4: Open space lands have been set aside for future generations, to protect the natural environment and provide for rewilding.	Goal: Where open space lands have been set aside to protect the natural environment.
	Policy OS.4.A (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.	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 OS.4.A.1 (81) Utilizing the vacant lands and 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.
	Program OS.4.A.2 (87.1) 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.	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 OS.4.A.3 (83b) Ensure that development applications for privately owned land within the San Bruno Mountain Habitat Conservation Area 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 OS.4.A.4 (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 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 OS.4.A.5 (84c) 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 OS.4.B (85) 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.

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.4.B.1 (85b) Maintain provisions and, where appropriate, adopt new 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.
	Program OS.4.B.2 (85d) 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
	Goal OS.5: The public is educated and engaged in the value and importance of open space and 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 OS.5.A (84) Promote programs and activities that educate the public regarding the habitat and wildlife of San Bruno Mountain.	Policy 84 Strengthen and broaden the public's commitment and knowledge regarding San Bruno Mountain and its wildlife and habitat.
	Program OS.5.A.1 (82a, 84e) Educate the public and encourage citizens to respect the fragility of ecosystems of the continued threat of invasive species through the Brisbane Star, brochures, the City’s website, electronic newsletters and notifications, and other means.	Program 82a Educate the public of the continued threat of invasive species through the Brisbane Star. 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 OS.5.A.2 (85c) 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 OS.5.A.3 (84b) 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 OS.5.A.4 (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.	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.
	Program OS.5.A.5 Discourage the use of City-owned open space or park lands 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.	
5. Open Space and Parks for Outdoor Recreation & Access for All	Goal OS.6: Open space provides for a variety of parks and open areas to meet the recreational needs of the community and provides for educational opportunities.	Goal: Where outdoor areas provide recreational open space and educational opportunities.
	Policy OS.6.A (81.1, 86) 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.

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	Program OS.6.A.1 (86a) 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 OS.6.A.2 (86b) 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 OS.6.A.3 (86c) 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 OS.6.A.4 Work with landowners and the San Francisco Bay Conservation and Development Commission (BCDC) to maintain the existing portions of the Bay Trail in Brisbane and continue to add to it and its connections to other recreational resources.	
	Program OS.6.A.5 Provide maps and other informational resources on the City’s website that show the City’s outdoor recreation resources and connection points to the transportation network.	
	Policy OS.6.B (85) 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 OS.6.B.1 (85a) 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 OS.6.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 OS.6.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.	
	Program OS.6.C.2 (86a) 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 OS.6.C.3 (84d) 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 OS.6.D (87) 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 OS.6.D.1 (87.a) Maintain parks at, or above, the acreage/population standards set by the National Recreation and Parks Association.	Program 87a Use the standards in Table 6 as guidelines for the provision of parks and open space for the community
	Policy OS.6.E (88) Develop parks to maximize passive recreational opportunities.	Policy 88 Develop parks to maximize passive recreational opportunities.

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	Program OS.6.E.1 (88a) 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 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 OS.6.F (89) Encourage the establishment and maintenance of outdoor open areas, undeveloped portions of privately owned 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.
	Program OS.6.F.1 (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 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 OS.6.F.2 Consider zoning provisions to establish requirements for publicly accessible open areas within new nonresidential and residential developments	
	Program OS.6.F.3 Consider requiring easements for public access through certain residential and nonresidential 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.	
6. Health, Safety and Climate Resilience	Goal OS.7: Open space is considered in concert with hazard mitigation.	
	Policy OS.7.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 OS.7.A.1 Maintain open space and/or open areas to account for projected sea level rise.	
	Program OS.7.A.2 Long term planning for open space, to continue to meet the standards provided in Section 3 of this Element, will account for projected losses of land due to sea level rise.	
	Program OS.7.A.3 In conjunction with the Local Hazard Mitigation Plan (LHMP) 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.	
	Program OS.7.A.4 Consider the co-benefits of improved air quality through the establishment of open space, parks and open areas, consistent with the Safety Element.	
6. HEALTH, SAFETY & CLIMATE RESILIENCE	Goal OS.7: Open space is considered in concert with hazard mitigation	
	Policy OS.7.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 OS.7.A.1 Maintain open space and/or open areas to account for projected sea level rise.	
	Program OS.7.A.2 Long term planning for open space, to continue to meet the standards provided in Section 3 of this Element, will account for projected losses of land due to sea level rise.	

Draft Open Space Element Section	Preliminary 2025 Draft – Goals, Policies & Programs (Redlined text are new, not included in 1994 adopted Element. Revisions to 1994 are not redlined, but see the adjacent column for comparison.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs
	Program OS.7.A.3 In conjunction with the Local Hazard Mitigation Plan (LHMP) 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.	
	Program OS.7.A.4 Consider the co-benefits of improved air quality through the establishment of open space, parks and open areas, consistent with the Safety Element	
7. HISTORIC AND TRIBAL RESOURCES	Goal OS.8: Open space planning and acquisition is considered in concert with protection of cultural and historical artifacts, where applicable	
	Policy OS.8.A Maintain communication with responsible Native American tribal groups and representative agencies regarding Open Space plans and related issues.	
	Program OS.8.A.1 If tribal cultural resources are found on open space or park lands, notify responsible agencies and address the discovery consistent with state and federal laws.	
	Policy OS.8.B Consistent with state law preserve and enhance historical resources.	
	Program OS.8.B.1 Where reasonable and feasible enhance historic structures that have been significant in the City’s for public use and/or education.	
8. AGRICULTURE & MANAGED PRODUCTION	Goal OS.9: Open space planning is considered in concert with protection of other resources (agriculture and managed production), where applicable.	
	Policy OS.9.A Maintain compliance with state law regarding agricultural resources and open space.	
	Program OS.9.A.1 Monitor Department of Conservation mapping for changes to Farmland resources and update Open Space programs, if required for compliance with State law.	
	Remaining from 1994 adopted Element. Otherwise covered, completed or out of date.	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)
		Program 88b: Continue to work with citizens to plan and develop a community park on the Old County Road site. - 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.
		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.
		Program 93i: Investigate establishing or joining special open space acquisition districts.

File Attachments for Item:

D. 7:00 PM Baylands Development, Inc. (BDI) Presentation



Specific Plan Overview

Baylands Development Inc

Agenda

Background on the Baylands Specific Plan

Overview of Conservation & Open Space Chapter

Q&A

What is a Specific Plan?

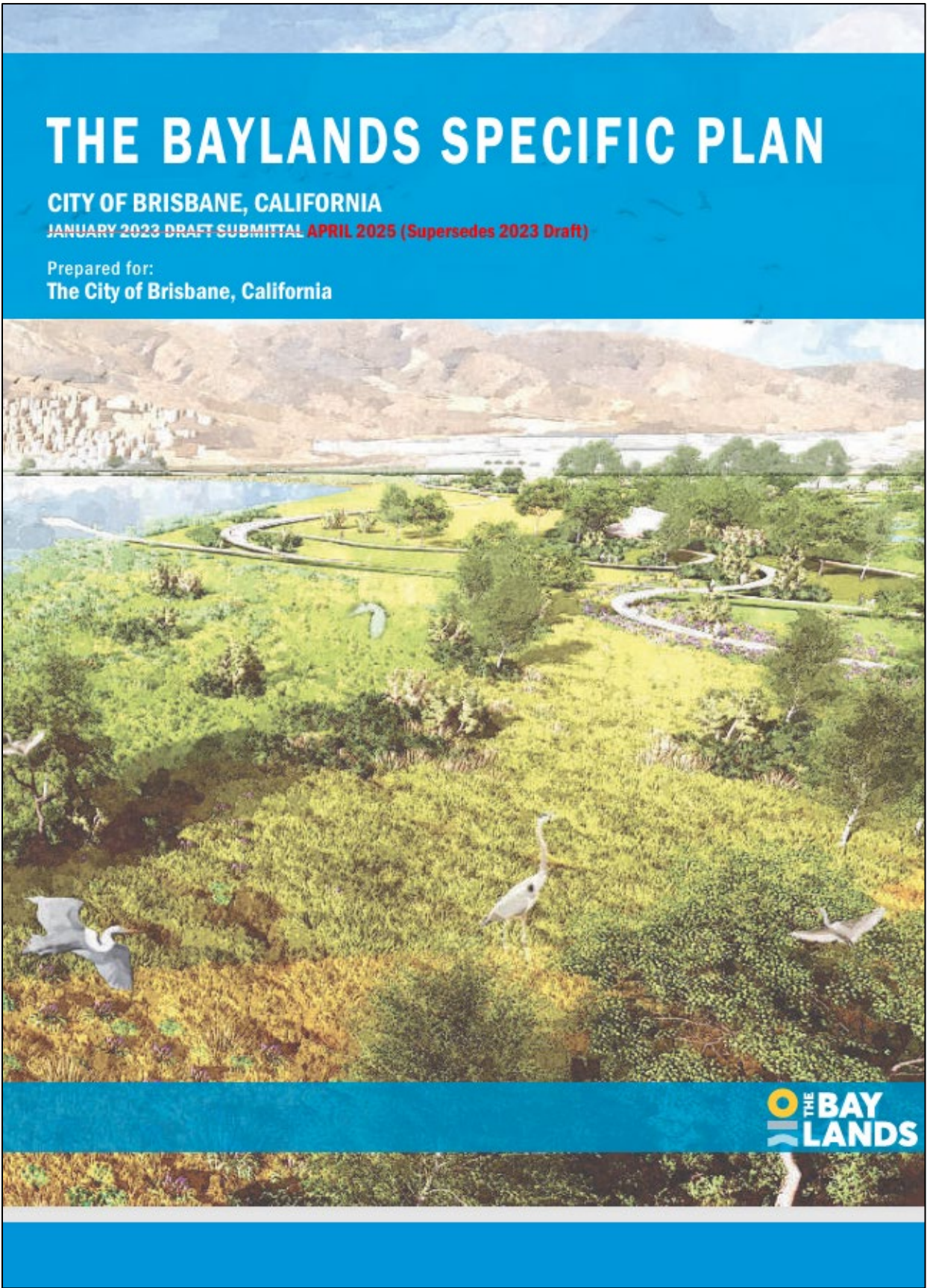
The Specific Plan is a tool to implement the General Plan for particular geographical areas.

Measure JJ requires the developer to prepare a Specific Plan, which details the land use program and addresses the following policy issues:

- Site remediation
- Water supply
- Revenue positive for the City
- Sustainability principles
- Habitat restoration
- Sea level rise and flood protection

2025 Baylands Specific Plan

- Executive Summary
- Chapter 1 - Introduction
- Chapter 2 – Land Use Program and Definitions
- Chapter 3 – Development Standards and Controls
- Chapter 4 – Sustainability Framework
- Chapter 5 – Conservation and Open Space**
- Chapter 6 – Circulation
- Chapter 7 – Infrastructure
- Chapter 8 – Public Facilities and Financing
- Chapter 9 – Implementation
- Chapter 10 – Appendices



25%+ Open Space



Lagoon Park

Community Fields

Icehouse Hill

Ecological Park

Roundhouse Park

Visitation Creek

Bay Trail

Baylands Park

Caltrain Station Plaza

Plan Overview

The Baylands includes a diverse range of open spaces:

- Ecological Greenspaces
- Active Recreation Areas
- Community Greens
- Trails and Pedestrian Networks
- Urban plaza

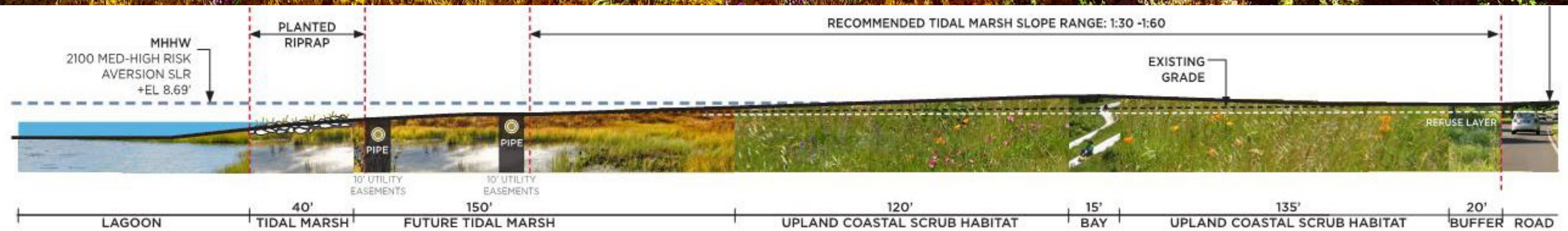


Ecological Preservation & Enhancement

A key objective of the Open Space Plan is “to identify and seek methods to protect, restore, and enhance natural habitats and connecting corridors, scenic areas, and other significant open spaces resources” (Open Space Plan, Section E).

- **Habitat Protection:** Limited use of landscapes to prevent the degradation of thriving native biotic/habitat communities
- **Habitat Restoration:** Modification of a landscape to assist in the recovery of impacted native biotic/habitat communities.
- **Habitat Enhancement/Creation:** Improvements to the landscape to increase its ability to support ecological functions, such as stormwater quality, connectivity, and other biotic/habitat values.





Icehouse Hill | Habitat Restoration

Invasive Species Management + Planting of the native butterfly host species



Habitat Enhancement & Creation



Ecological Park

- Central swale as the stormwater management & part of larger stormwater strategy
- Planted with grasslands, coastal scrub, and woodland
- Nest boxes to support bats and cavity-nesting bird species



Visitacion Creek Park

- Freshwater wetlands with habitat islands, tidal wetlands, and wildlife crossing/culverts

Questions?

File Attachments for Item:

F. 8:00 PM Quarry Trail work - Tony Verreos

BRISBANE QUARRY TRAIL FIRE SAFETY & BEAUTIFICATION PROJECT

Jeremy Dennis, City Manager

AUG 22, 2025

Randy Breault, City Engineer

Clyde Preston, NCFA

✓ OSEC

GOALS: Remove deadwood from trail, prevent arbor creep, and prevent dry fuel build up on adjacent hillsides.

Recycle deadwood to line the North edge of the road/trail adding to the trail's natural appearance and reducing the mud flows during Winter heavy storms. Keep the road clear of debris.

COST: NONE.

Tony Verreos adopted this project in 2018 which was started by other Volunteers many years ago. It includes cleaning the road/trail of rocks, sticks, and pine cones that present slip and fall hazards. And removing deadwood, fallen branches and trees as falling hazards and road block obstructions. This happens throughout the year, heaviest in Winter.

BRISBANE QUARRY TRAIL

FIRE SAFETY & BEAUTIFICATION PROJECT

REQUEST: City Manager please approve adoption of this plan and support;

1. As the city normally performs or hires contractors to trim large trees on Quarry Rd. rather than chipping or disposing of them at cost, leave them on the North side of the road/trail, and I will line them all up eventually replacing older with newer from the trail head to the path at the rear of Lipman Middle School = approximately 0.5miles.
2. DPW remove large fallen trees from the hillsides below the school and playground area above the trail, and also from below the trail above the Crocker Trail section that parallels Quarry Trail. Those can also be used on the Crocker Trail if OSEC and the City agree.
3. DPW to remove small wood piles (16+) of cuttings left on the North side of the road over the years.
4. DPW Please aggressively cut back Poison Oak encroaching onto the trail on both sides
5. DPW mark off tenths of a mile from the trail head to the path behind the school estimated 1-2-3-4-5-6-7-8 as each 100 yards as an exercise measurement.
6. Consider adding improved drain across the road per attached diagram to reduce or eliminate mudflow into the 5 corners intersection in storm years.

Thank you for your consideration.

Tony Verreos, 122 Warbler, 415-467-9600, tony@verreos.com

AUG 22, 2025

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