



## **CITY COUNCIL AGENDA REPORT**

**Meeting Date:** October 20, 2022

**From:** Karen Kinser, Deputy Director of Public Works

**Subject:** Open Space Plan Amendment

### **Community Goal/Result**

Ecological Sustainability - Brisbane will be a leader in setting policies and practicing service delivery innovations that promote ecological sustainability

### **Purpose**

To preserve significant natural and open space resources.

### **Recommendation**

Amend the 2001 Open Space Plan (Plan) to expand the Priority Preservation Area (PPA) of the Brisbane Acres to include six additional lots and modify the criteria that establishes priority.

### **Background**

The city developed the Plan to evaluate open space land acquisition opportunities relative to their value. The plan prioritized properties in five subareas based on criteria that determined the most significant natural and open space resources in the city. The Open Space and Ecology Committee (OSEC) recently requested the support of staff to review the Plan with respect to the Brisbane Acres, as General Plan references to open space acquisition, mapping and reporting mention an annual process.

For the Acres, five original criteria that were chosen related to natural resources, and the sixth, a negative factor, disallowed inclusion in the PPA if a property “adjoins developed land on more than one side”. While data on three further criteria was collected, it was not used to evaluate properties.

### **Discussion**

In 2001, when the Plan was adopted, the city had already purchased 13 “Acres”, or lots of approximately an acre in size. The Plan prioritized another 54 Acres. As of now, the city has acquired a total 48 Acres, and only 19 remain in the hands of private owners, excluding remnant parcels (paper streets). With the city having acquired 72% of the original PPA, the committee felt that six additional Acres should be added to the PPA to establish a buffer of sorts between developed areas and the already acquired property in the PPA. In other words, if the city does not acquire the proposed properties to serve as a buffer, then the lower properties within the PPA could end up with homes next to them and would possibly then only serve as a buffer themselves. See Attachment 1, a map identifying the current PPA and city-

owned properties within it, developed properties, and the six Acres recommended to be added to the PPA.

OSEC specifically wished to revise the “negative” criteria excluding parcels that adjoin developed land on more than one side, since with oddly shaped Acres, adjoining development on two short sides could be less impactful than it seems. Their recommendation is to revise this criterion to include properties that adjoin open space on one or more sides. The committee further recommends changing the three “secondary” criteria, evaluated but not used in the original Plan, to primary criteria, changing the total criteria used from six to nine. (See Attachment 2, Original and Proposed Criteria list).

The six Acres proposed to be added to the PPA were evaluated relative to all nine criteria, and were found to qualify for priority preservation, if the negative criteria not allowing the Acre to adjoin developed parcels on more than one side were modified as described above. (See Attachment 3, Information regarding the six Acres).

### **Fiscal Impact**

None. This action would expand the PPA but is not a directive to purchase these six Acres. Purchase of any available PPA Acres would be brought to the Council separately for consideration.

### **Measure of Success**

Expansion of the Priority Preservation area of the Brisbane Acres Subarea of the Open Space Plan to create a buffer zone between Acres already acquired and developed lots.

### **Attachments**

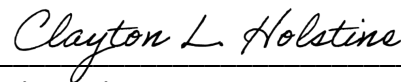
1. Map of the Brisbane Acres Priority Preservation Area
2. Criteria list
3. Information regarding Six Acres to be added to PPA



Karen Kinser, Deputy Director of Public Works

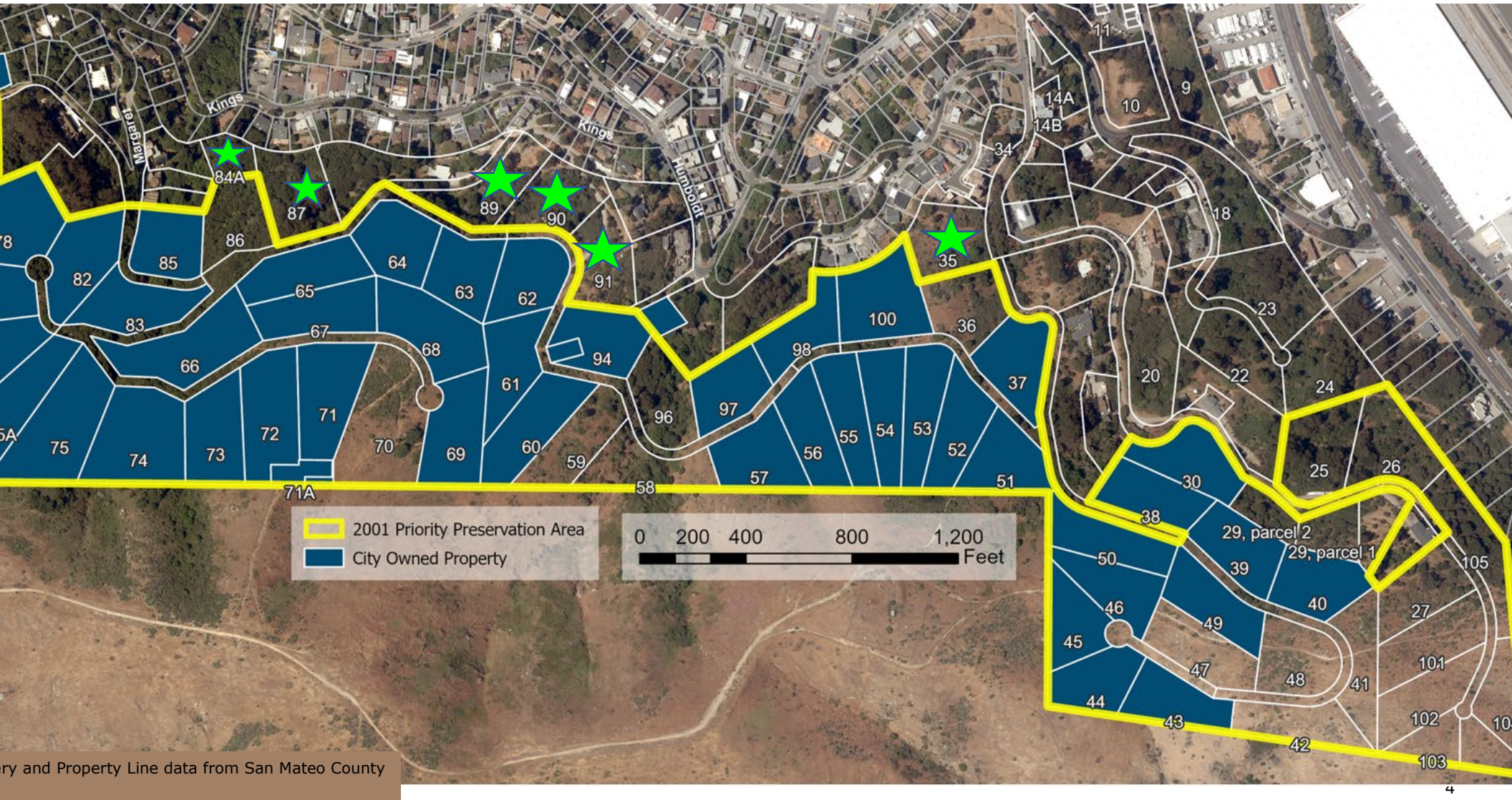


Randy Breault, Director of Public Works



Clay Holstine, City Manager

# Attachment 1 - Parcels recommended to be added to Brisbane Acres PPA



## Attachment 2

### 2001 Open Space Plan Brisbane Acres Priority Preservation Area Criteria

The chosen criteria for selection of an Acre to be included in the Priority Preservation Area. Acre was required to meet at least one or more of these criteria:

- Contiguous with San Bruno Mountain State and County Park
- Contains intact native vegetation
- Contains endangered butterfly habitat
- Contains permanent or semi-permanent wetlands
- Forms a portion of a significant watercourse
- ***Adjoins developed parcels on more than one side (negative factor: its presence makes a parcel less desirable as open space)***

Original studied criteria also included the following, which were deemed relatively less important:

- Potential trail corridors and access points
- Forms a portion of a significant ridgeline
- Falls within the central Brisbane viewshed

### Recommended new Brisbane Acres Priority Preservation Area Criteria

- Contiguous with San Bruno Mountain State and County Park
- Contains intact native vegetation
- Contains endangered butterfly habitat
- Contains permanent or semi-permanent wetlands
- Forms a portion of a significant watercourse
- ***Adjoins open space on one or more sides (revised from original)***
- Potential trail corridors and access points
- Forms a portion of a significant ridgeline
- Falls within the central Brisbane viewshed

Attachment 3 – Information regarding six Acres to be added to PPA, evaluated with new criteria

Lot #	Contiguous with County Park	Contains Intact Native Vegetation	Contains Endangered Butterfly Habitat	Contains Permanent of Semi-Permanent Wetlands	Forms Portion of a Significant Watercourse	Parcel adjoins open space on one or more sides	Potential Trail Corridor - TO BE INCLUDED	Forms portion of a Significant Ridgeline - TO BE INCLUDED	Falls within the Central Brisbane Viewshed - TO BE INCLUDED
35	no	yes	yes	no	no	yes*	yes	yes	yes
84 A	no	yes	no	no	yes	yes*	no	no	yes
87	no	yes	no	no	yes	yes*	yes	no	yes
89	no	yes	no	no	no	yes*	yes	no	yes
90	no	yes	no	no	no	yes*	yes	yes	yes
91	no	yes	yes	no	no	yes*	yes	no	yes

- Lots 35 & 91 – Acre meets five criteria
- Lot 84A – Acre meets three criteria
- Lot 87 – Acre meets four criteria
- Lot 89 - Acre meets three criteria
- Lot 90 - Acre meets four criteria
- \* Criteria “Parcel adjoins open space on one or more sides” – new criteria language