



MEMORANDUM

DATE: May 16, 2025

TO: Karen Kinser, Deputy Director of Public Works,
for the Open Space and Ecology Committee meeting of May 28, 2025

FROM: Ken Johnson, Senior Planner

SUBJECT: **Workshop – Discussion of the General Plan Open Space Element Amendment**

OBJECTIVES

The purpose of the workshop with the Open Space and Ecology Committee is to:

- Provide an introduction and background to a state required amendment to the Open Space Element of the General Plan and provide context for the Open Space and Ecology Committee's role;
- Receive feedback from the Open Space and Ecology Committee; and
- Outline next steps.

BACKGROUND

A city's general plan contains its vision for its future. General plans have been required under California law since 1971 and the law pertaining to general plans has been amended over the years to include provisions governing general plan scope, contents and timing of updates to certain general plan elements. Per California Government Code Sections 65300 - 65303.4, jurisdictions state-wide are to include at least 7 mandatory elements. Other elements may be applicable to individual jurisdictions on a case-by-case basis, or they may be included in a city's general plan voluntarily. The mandatory elements and Brisbane's additional elements, or General Plan chapters are listed here:

State Mandated Elements	Brisbane's 1994 General Plan Additional Elements or Chapters
<ul style="list-style-type: none">• Land Use• Circulation• Housing• Conservation• Open Space• Noise• Safety	<ul style="list-style-type: none">• Introduction• The Planning Area• Community Character• Local Economic Development• Recreation and Community Services• Policies and Programs by Subarea.

The City of Brisbane's last comprehensive update to the General Plan was adopted by City Council in 1994 and some of the individual elements have been updated since that time, although the Open Space

Element has not been updated.

In 2023, the state passed Senate Bill SB 1425, which is codified as Government Code § 65565.5 and requires that every city and county shall review and update its Open Space Element by January 1, 2026. SB 1425 requires the Open Space Element to address the following:

- a. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable.
- b. Climate resilience and other co-benefits of open space, correlated with the safety element.
- c. Rewilding opportunities, correlated with the land use element. Rewilding opportunities may include, but are not limited to, opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.

Note also that the City adopted an Open Space Plan in 2001 that is separate from the General Plan Open Space Element. It was intended that it be a working tool to guide the City in implementing the General Plan programs. That document has the adopted Open Space Element programs imbedded and thus will be rendered out of date with this update. Following this Open Space Element update, an update to the Open Space Plan may be undertaken separately by OSEC at the direction of City Council.

On April 10th the update to the Open Space Element was initiated at the Planning Commission with a workshop. Then on May 14th the Parks and Recreation Commission also held a workshop to provide their input. Links to the staff reports from those meetings are provided in Attachments 4 and 5.

DISCUSSION

The Open Space Element update is related to the adopted Conservation Element. Both elements are related to the work of the Open Space and Ecology Committee, in its role of acting in an advisory capacity to City Council in open space planning and maintenance and natural resource conservation. The adopted Open Space Element and the Conservation Element are provided for reference, see Attachment 2.

Staff has not proposed any amendments to the Conservation Element at this time, but if it's determined that such amendment is needed for consistency, it should also be amended concurrently with the Open Space Element. Otherwise, it's intended that an overall update to the General Plan would follow City Council's adoption of a Baylands Specific Plan, with the timing subject to City Council's direction.

This update to the Open Space Element would restructure it to more specifically address state law. The goals, policies and programs that would direct future City actions serve as the core of the element and would follow this new organizational structure. A draft of the updated goals, policies and programs is provided in Attachment 1. Those that are most closely related to the work of the Open Space and Ecology Committee are highlighted in green; although the Committee's discussion is not limited to these

goals, policies and programs. Note that while other commissions, committees, or staff may have a primary responsibility for implementing many of the programs, the Open Space and Ecology Committee may have a more direct role in some of those that are highlighted.

In brief, items within the draft Open Space Element that are most related to the work of the Open Space and Ecology Committee are:

- Chapter 2 Inventories & Acquisitions. This chapter includes programs that pertain to acquisition, establishing and maintaining open space throughout Brisbane, which Open Space and Ecology Committee may have a role in prioritizing.
- Chapter 3 Open Space for Natural Resources & Rewilding. The Open Space and Ecology Committee plays a key role in the implementation of the programs in this chapter.

At this time, a complete draft of the element containing the body of the chapter has not been prepared, but it will follow this summer and will be provided to the Open Space and Ecology Committee for consideration once it's available.

NEXT STEPS

- Staff to prepare a complete draft amendment, June-July
- Draft Amendment to be made available to the public, Open Space and Ecology Committee and Parks & Recreation Commission
- Planning Commission public hearing for recommendation to City Council, Summer 2025
- City Council public hearing in Fall 2025 for adoption

ATTACHMENTS

1. Comparison of Preliminary Draft Goals, Policies and Programs to the 1994 General Plan
2. 1994 General Plan [The Brisbane General Plan | Brisbane, CA](#) , select chapters (attached by pdf and weblinks):
 - i. Open Space Element [CHAPTER VII](#)
 - ii. Conservation Element [CHAPTER IX](#)
3. Open Space Plan, August 27, 2001 (weblink: [Introduction](#))
4. Planning Commission April 10, 2025 Meeting Agenda Report (weblink: [Planning Commission Meeting 04/10/2025 07:30 PM | Brisbane, CA](#))
5. Parks and Recreation Commission May 14, 2025 Meeting Agenda Report (weblink: [_MEET-Packet-1f98614d735c4714a1a7da69a82fbc44.pdf](#))



Ken Johnson, Senior Planner

With items most closely related to the work of Open Space and Ecology Committee highlighted in green.

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
§ 65562(b) State & Regional Plans- Co-ordinated with state and regional plans § 65563 Long Range Comprehensive Plan- Long Range & Comprehensive Plan for Preservation and Conservation of OS Lands	Chapter 1. Introduction		
	ELEMENT GOALS (All Chapters): The City of Brisbane will be a place where... 1. Open space planning is long range and comprehensive; 2. Significant funding resources and other tools are made available such that open space may be established wherever possible; 3. Open space is maintained and remains undeveloped for future generations; 4. The public is educated and engaged in establishing and maintaining open space for its natural resource value and importance to wildlife. 5. Residents and the business community respect and maintain the land and the waters for future generations; 6. Open space provides respite to those who live, work and visit Brisbane; 7. Open space provides recreational and educational opportunities; 8. Open space is considered in concert with hazard mitigation. 9. Open space is considered in concert with protection of historical artifacts, where applicable.	GOALS: The City of Brisbane will be a place... Where open space lands have been set aside to protect the natural environment; Where outdoor areas provide recreational open space and educational opportunities; Where open space and natural areas provide respite to both residents and businesses; and Where residents reciprocate by respecting and maintaining the land and the waters for future generations.	
	Goal 1: Open space planning is long range and comprehensive.		
	Policy 1.A Continue long range and comprehensive planning for open space consistent with the City goals and with state and federal laws.	Policy 93: Establish an implementation program for open space acquisition. (See also Policy 2, below.)	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
	Program 1.A.1 Maintain communications on the status of open space programs and operations with other responsible agencies.	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 1.A.2 Provide annual reports to City Council on open space and parks, outlining any new acquisitions, significant park development activities, and opportunities for parks and open space acquisitions.	Program 83d: Provide an annual report to the City Council on Federal, State and private opportunities for open space acquisition on San Bruno Mountain and elsewhere in the City. Program 84f: Provide an annual report to the City Council and the community of all activities pertaining to the acquisition, preservation and appreciation of San Bruno Mountain, including information from the HCP manager. Policy 93: Establish an implementation program for open space acquisition. 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 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 1.A.3 Review and establish parks and open space priorities 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.	
	Program 1.A.4 Continue the function of the Open Space & Ecology Committee to advise the City Council on open space and related environmental matters.	Program 93k: Consider establishing an environmental commission of local citizens to help advise the City Council on open space acquisitions and environmental matters in general.	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
<p>65560(b) Inventory of Unimproved Land -Save El Toro Assn. v. Days (1977) 74 Cal. App. 3d 64, 73</p> <p>Gov. Code § 65560(b) Inventory of the above lands a. Include any parcel that is essentially unimproved (i.e., need not be completely vacant)</p> <p>§ 65562(a)</p> <p>Conserved Wherever Possible- Policies provide that open space “must be conserved wherever possible”</p> <p>§ 65564, § 65566, § 65567, § 65910</p> <p>Consistency-</p> <p>Action plan a. Acquisition and disposal of open space must be consistent with the open space plan b. Building permits, subdivision maps and zoning must be consistent with the plan c. Open-space zoning pursuant to § 65910 (e.g., exclusive agriculture zones, large-lot zones, overlay zones for d. hazards areas, etc.) must be consistent with the plan</p>	Chapter 2. Inventories & Acquisitions		
	Goal 2: Significant funding resources and other tools are made available such that open space may be established wherever possible.		
	Policy 2.A Maintain an inventory of existing and potential open space and park lands.	Policy 81 The City Shall conduct an on-going effort to identify sites or portions of sites having particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected. In such cases, the City shall explore the feasibility of acquisition of these areas by the City or by other public or private agencies that are engaged in the ownership and preservation of open space, and, when legally possible, imposing a requirement that such areas be dedicated by the owner to the public for open space purposes.	
	Program 2.A.1 Consistent with state law and the City’s open space goals, the City will maintain an inventory, through maps and tables, of all unimproved land, park lands and open space lands within the City and its sphere of influence; including identification of sites that are known to have particular value as open space, wildlife habitat, wetlands, or other environmental qualities that should be preserved and protected.	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
	Policy 2.B Conserve lands that are suitable for open space wherever possible, using a wide range of options, such as acquisition, dedication and exactions on development projects.	<p>Policy 90 On an ongoing basis, aggressively seek opportunities to preserve open space.</p> <p>Policy 91 Explore the widest range of options for preserving open space lands, including acquisition, dedication, and exactions on development projects.</p>	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
	Program 2.B.1 In consultation with responsible agencies, conserve open space wherever possible.	<p>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.</p> <p>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.</p>	
	Program 2.B.2 Whether within or outside the HCP area, continue to identify sites that would have value as open space, habitat, wetlands or other environmental qualities and impose dedication requirements or in lieu fees with new development, consistent with local state and federal laws that pertain to the specific resource.	<p>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. (See also Policies 2.A and 2.B)</p> <p>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.</p>	
	Program 2.B.3 Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.	Program 93c: Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.	
	Program 2.B.4 Investigate establishing or joining special open space acquisition districts.	Program 93i: Investigate establishing or joining special open space acquisition districts.	
	Program 2.B.5 On an ongoing basis, explore and pursue funding sources for acquisition of open space lands with habitat, recreational or other natural resource value (also see annual reporting policy and program above).	<p>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.</p> <p>Policy 93 Establish an implementation program for open space acquisition.</p> <p>Program 93a: Consider legally available means of funding open space acquisition, such as taxing, assessment districts and other funding mechanisms</p>	
	Program 2.B.6 Continue to utilize the open space fund to consolidate in-lieu fees, donations, and grants so-as to be ready to acquire open space as funds are sufficient and opportunities arise.	Program 93b: Establish an open space fund to consolidate in-lieu fees, donations, and grants so as to be ready to acquire open space as funds are sufficient and opportunities arise.	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
	Program 2.B.7 On an ongoing basis, review County, State and Federal open space plans and programs for alignment with City acquisitions.	Program 93f: As a part of the open space acquisition plan, provide updated information on County, State and Federal open space plans and programs. Program 93g: In setting priorities and programs for open space acquisition, review proposals for conformance with the County, State and Federal plans.	
	Program 2.B.8 On an annual basis, send out a letter to all property owners of potential open space, to outline options for the land to become public open space.	Program 931: On an annual basis, send out a letter to all property owners of potential open space, to see if they would like to donate it to the public.	
	Program 2.B.9 (new) Consistent with the Housing Element, consider expanding the density transfer zoning provisions to allow for dedication of lands that contain habitat value or other open space value in exchange for increased density within the areas of Brisbane that permit multifamily development.		
	Policy 2.C (new) Acquire, establish and maintain parks throughout Brisbane. (See separate policy for open areas)		
	Program 2.C.1 Require impact fees or exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities .	Program 88c Require impact fees or exactions as contributions to the acquisition, development and maintenance of passive open space, park and recreation facilities in conjunction with the mitigation requirements for development projects.	
	Program 2.C.2 (new): Establish new parks with the development of the Baylands.		
	Program 2.C.3 (new): Establish a new park at Sierra Point, as funding is made available.		
	Program 2.C.4 (new): Identify potential sites of various sizes throughout Brisbane for establishment of parks. (See also Program 1.A.2)		
	Goal 3: Open space is maintained and remains undeveloped for future generations.	Goal: Where open space lands have been set aside to protect the natural environment	
	Policy 3.A Preserve publicly dedicated open space both in Brisbane and within its sphere of influence.	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.	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
	Program 3.A.1 The City shall discourage and oppose any attempted conversion of dedicated open space to urban uses, and shall not authorize or approve the relinquishment, abandonment or release of any open space dedication unless there is a finding of a compelling and overriding public interest and public benefit to be served thereby.	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.	
§ 65560(b)(1) Natural Resources-Open Space for Natural Resources -a. Areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; b. Areas required for ecologic and other scientific study purposes; c. Rivers, streams, bays and estuaries; and d. Coastal beaches, lakeshores, banks of rivers and streams, and watershed lands § 65565.5 (NEW) Access for All, Rewilding, Climate Resilience by 1/1/26- Address all of the following: a. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. b. Climate resilience and other cobenefits of open space, correlated with the safety element. c. Rewilding opportunities, correlated with the land use element. For purposes of this section, “rewilding opportunities” may include, but are	Chapter 3. Open Space for Natural Resources & Rewilding		
	Goal 4: The public is educated and engaged in establishing and maintaining open space for its natural resource value and importance to wildlife.		
	Policy 4.A Strengthen and broaden the public's commitment and knowledge regarding San Bruno Mountain and its wildlife and habitat.	Policy 84 Strengthen and broaden the public's commitment and knowledge regarding San Bruno Mountain and its wildlife and habitat.	
	Program 4.A.1 Educate the public of the continued threat of invasive species through the Brisbane Star, brochures, websites, and other means.	Program 82a Educate the public of the continued threat of invasive species through the Brisbane Star.	
	Program 4.A.2 Coordinate with the public schools to encourage and promote San Bruno Mountain as an educational resource.	Program 84b: Through public school programs, encourage and promote San Bruno Mountain as an educational resource.	
	Program 4.A.3 Provide information on the natural ecology of the Canyons through publications and presentations, and encourage citizens to respect the fragility of these eco-systems.	Program 84e: Provide information on the natural ecology of the Canyons through publications and presentations, and encourage citizens to respect the fragility of these eco-systems.	
	Program 4.A.4 Cooperate with the County and State to enhance San Bruno Mountain Park and adjacent lands in Brisbane by joint public information programs about the mountain and by encouraging supervised volunteers in protection and preservation efforts.	Program 84a: Cooperate with the County and State to enhance San Bruno Mountain Park and adjacent lands in Brisbane by joint public information programs about the Mountain and by encouraging supervised volunteers in protection and preservation efforts.	
	Program 4.A.5 (new) Discourage the use of some areas under certain circumstances, such as when the use of a trail threatens endangered species habitat, contributes to erosion on fragile slopes, or presents a public safety hazard.		
	Goal 5: Residents and the business community respect and maintain the land and the waters for future generations.	Goal: Where residents reciprocate by respecting and maintaining the land and the waters for future generations.	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
not limited to, the following: a. Opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics. b. Establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.	Policy 5.A In consultation with responsible agencies, work to preserve, conserve and restore open space to retain and, where feasible, restore biotic communities, including rare and endangered species habitat. wetlands, watercourses and woodlands.	Policy 82 Encourage the preservation, conservation and restoration of open space to retain existing biotic communities, including rare and endangered species habitat, wetlands, watercourses and woodlands.	
	Program 5.A.1 Comply with the provisions of the San Bruno Mountain Habitat Conservation Plan to protect endangered species habitat.	Program 83b: Comply with the provisions of the Habitat Conservation Plan to protect endangered species habitat.	
	Program 5.A.2 Cooperate with public and private groups involved in rare plant protection, habitat restoration and maintenance of mountain eco-systems to preserve open space on San Bruno Mountain.	Program 83c: Cooperate with public and private groups involved in rare plant protection, habitat restoration and maintenance of mountain eco-systems to preserve open space on San Bruno Mountain.	
	Program 5.A.3 Work with environmental and conservation groups, and State, County and Federal agencies to ensure the preservation and maintenance of San Bruno Mountain State and County Park.	Program 84c: Lobby and work with environmental and conservation groups, and State, County and Federal agencies to ensure the preservation and maintenance of San Bruno Mountain State and County Park.	
	Policy 5.B Encourage the preservation and conservation of aquatic resources for habitat value, including the Lagoon, the Bayfront and the Marsh, in balance with its recreational value.	Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane, including the Lagoon, the Bayfront and the Marsh.	
	Program 5.B.1 Maintain provisions and, where appropriate, adopt provisions in the Zoning Ordinance to protect the natural ecology of aquatic resources, such as use restrictions and setback requirements.	Program 85b: Develop provisions in the Zoning Ordinance, including setback requirements, to protect the natural ecology of aquatic resources.	Examples: MLB Marsh Lagoon and Bayfront and O-S Open Space districts limit permitted uses. R-BA Residential Brisbane Acres district has setbacks from canyon watercourses and wetlands and requires HCP compliance.
	Program 5.B.2 Provide information to citizens on the ecosystems of the Bay, the Lagoon and the Wetland Marsh and how citizens can participate in respecting and conserving these resources.	Program 85c: Provide information to citizens on the eco-systems of the Bay, the Lagoon and the Wetland Marsh and how citizens can participate in respecting and conserving these resources.	
	Program 5.B.3 Work with responsible agencies, property owners and environmental and conservation groups to preserve aquatic ecosystems.	Program 85d Work with responsible agencies, property owners and environmental and conservation groups to ensure preservation of aquatic eco-systems	
§ 65560(b)(3) Outdoor Recreation-	Chapter 4. Open Space for Outdoor Recreation & Access for All		
Open Space for Outdoor Recreation a. Areas of outstanding scenic, historic and cultural value; b. Areas	Goal 6: 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.	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
<p>particularly suited for park and recreation purposes, including access to lakeshores, beaches, and c. rivers and streams; and d. Areas which serve as links between major recreation and open-space reservations, including utility e. easements, banks of rivers and streams, trails, and scenic highway corridors</p> <p>§ 65565.5 (NEW)</p> <p>Access for All, Rewilding, Climate Resilience by 1/1/26-</p> <p>Address all of the following: a. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. b. Climate resilience and other cobenefits of open space, correlated with the safety element. c. Rewilding opportunities, correlated with the land use element. For purposes of this section, “rewilding opportunities” may include, but are not limited to, the following: a. Opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics. b. Establishing a natural communities conservation plan to provide for coordinated mitigation of</p>	Policy 6.A Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres.	Policy 83: Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres.	
	Goal 7: Open space and parks provide recreational and educational opportunities.	Goal: Where outdoor areas provide recreational open space and educational opportunities.	
	Policy 7.A. Provide access to open space and parks consistent with the nature of the resource.	Policy 86: Provide access to natural areas consistent with the nature of the resource.	
	Program 7.A.1 (new) Provide maps and other informational resources on the City’s webpages, showing the City’s outdoor recreation resources and connection points to the regional transportation network.		
	Program 7.A.2 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.	<p>Program 85a: Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.</p> <p>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.</p>	
	Program 7.A.3 Provide new connections and maintain existing connections between the bike and pedestrian network and the public transportation systems, to provide open space access for all.	Program 86b: Extend the trail system to include aquatic areas and provide access to public transportation systems.	
	Program 7.A.4 Seek to extend the trail system to provide access to aquatic areas, as appropriate to the resource.	Program 86b: Extend the trail system to include aquatic areas and provide access to public transportation systems.	
	Program 7.A.5 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.	
	Policy 7.B 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.	<p>Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane: the Lagoon, the Bayfront and the Marsh.</p> <p>Program 85a Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.</p> <p>Policy 86 Provide access to natural areas consistent with the nature of the resource.</p>	
	Program 7.B.1 (new) 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 7.B.2 Develop and maintain a network of trails and pathways throughout the City to provide appropriate access and wayfinding to open space and to link City trails with County and regional trail systems.	Program 86a: Develop and maintain a network of trails and pathways throughout the City to provide appropriate access to open space and to link City trails with County and regional trail systems.	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
the impacts of new development.	Policy 7.C Establish and maintain parks and open space to serve the community, at equivalent to or greater than the acreage/ population standards set by the National Recreation and Parks Association and as provided in Table ____.	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 87a Use the standards in Table 6 as guidelines for the provision of parks and open space for the community Policy 88 Develop parks to maximize passive recreational opportunities.	
	Program 7.C.1 Encourage local businesses, citizens, and public and/or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities. (See also the policies and programs under Chapter 2 – Acquisitions)	Program 88a Encourage local businesses, citizens, and public and/or private landowners to participate in the planning, acquisition, development, maintenance and use of park facilities.	
	Program 7.C.2 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 7.D Encourage the establishment and maintenance of outdoor open areas, undeveloped portions of property, that may be used for recreation by employees and residents.	Policy 89 Work with local employers to preserve open space and to develop outdoor open areas that would benefit employees as well as residents during and after the work day.	Open space may be established per separate program. Employers are often not the property owners and may have limited ability to establish open areas post-development.
	Program 7.D.1 Consider zoning provisions to establish open areas within new development.	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 7.D.2 (new) Consider requiring easements for public access through certain commercial and multifamily new development projects, where access to or through the property is in the public interest, such as to allow for mid-block trail or sidewalk connections.		
	Program 7.D.3 Encourage the establishment of outdoor open areas within existing development that are suitable for active and/or passive recreation.	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.	
§ 65560(b)(4) Health & Safety- Open Space for Public Health and Safety a. Areas which require special management or regulation because of hazardous or special conditions such as • Earthquake fault zones, • Unstable soil areas, • Flood plains, •	Chapter 5. Health, Safety and Climate Resilience <ul style="list-style-type: none">• Connection to Safety Element and its hazard maps (such as, 100 yr flood plain map and projected sea level rise map).		
	Goal 8: Open space is considered in concert with hazard mitigation.		
	Policy 8.A (new) Where reasonable and feasible, utilize open space to provide for safety buffers from existing and prospective hazards as identified in the Safety Element.		

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
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 § 65565.5 (NEW) Access for All, Rewilding, Climate Resilience by 1/1/26- Address all of the following: a. Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable. b. Climate resilience and other cobenefits of open space, correlated with the safety element. c. Rewilding opportunities, correlated with the land use element. For purposes of this section, “rewilding opportunities” may include, but are not limited to, the following: a. Opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics. b. Establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.	Program 8.A.1 (new) Consistent with the draft Baylands Specific Plan and individual development project approvals on the Baylands, maintain open space and/or open areas to account for projected sea level rise.		
	Program 8.A.2 (new) In conjunction with the triennial Local Hazard Mitigation Plan and corresponding Safety Element updates review the hazards relative to existing and planned open space, parks and open areas, to determine if additional areas need to be designated as open space, parks or open area to provide for safety buffers.		

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
	<u>Chapter 6. Other Issues:</u> Tribal Coordination Military Managed Resources for Production		
§ 65560(b)(5) Military or Tribal- Open Space for Military Support.... § 65560(b)(6) Open Space for Tribal Resources.	Goal 9: Open space is considered in concert with protection of historical artifacts, where applicable.		
	Policy 6.A (new) Maintain communication with responsible Native American tribal groups and representative agencies regarding Open Space plans and related issues.		
	Program 6.A.2 (new) If Native American artifacts are found on open space or park lands, notify responsible agencies and address the discovery consistent with state and federal laws.		
	Military		Comment on Brisbane’s lack of military installations.
§ 65560(b)(2) Managed Production-Open Space for Managed Production of Resources a. Forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; c. Areas required for recharge of groundwater basins; d. Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and e. Areas containing major mineral deposits, including those in short supply.	Resources for Managed Production		Comment on the Quarry future. Consider policy and programs.
1994 Open Space Element Policies and Programs not carried through to this draft:			
		Program 83a In the official actions of the City, including resolutions and ordinances, recognize the importance of maintaining and preserving the natural eco-system and beauty of San Bruno Mountain. (See also Program 3.B.4)	Unnecessary and not specific. This is done on a case-by-case basis, specific to the action.

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
		Program 88b: Continue to work with citizens to plan and develop a community park on the Old County Road site. - completed	Completed.
		Policy 92 Follow the priorities indicated by citizens in the General Plan survey for the acquisition of open space for preservation of natural areas and recreational potential.	Completed. Reflected in the 1994 GP Open Space Element, which is carried through with this update. Staff will continue to solicit public input in this update.
		Program 93j: Investigate the possible benefits and disadvantages of an expansion of the Golden Gate National Recreation Area into the eastern and northern peninsula of San Mateo County.	Uncertain feasibility or benefit.
Subarea Policies and Programs (open space sections shown only)			
		Brisbane Acres (Open Space/Conservation)	
		Program 245a: In conjunction with any subdivision or other development application, a landscape program and plan shall be submitted to the City and include the following. a. identification and retention of heritage trees; b. identification and retention of rare plants; c. plant species that are not invasive to the habitat; d. water-conserving plants and irrigation systems; e. reduced fuels adjacent to the wildland; f. screening of structures to blend with the natural landscape; g. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.	
		Program 245b: Examine ways to improve the existing density transfer program so that a developer/owner can be granted increased density on sites already served by infrastructure in conjunction with the dedication of more remote sites as Open Space.	
		Program 245c: Retain a trail system through the Brisbane Acres to connect the area to Central Brisbane and the San Bruno Mountain State and County Park.	
		Program 245d: Map the canyons, intermittent streambeds and banks in the Brisbane Acres and designate such areas for protection.	
		Program 245e: Develop clear regulations that can be enforced to preserve the natural ecology of the canyons, intermittent streambeds and banks.	
		Central Brisbane (Open Space/Recreation and Community Services)	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
		Policy 259 Seek input from residents and business people on how public/community facilities in this subarea can be more effectively utilized.	
		Program 259a: Identify, through signage, parks and recreation facilities and the hours they are open to the public.	
		Policy 260 Refine the ordinance that establishes requirements for the protection of heritage trees to allow flexibility and to consider factors, including, but not limited to, the tree's effect on surrounding residences.	
		Policy 261 Encourage private investment in landscape improvement and maintenance consistent with the City's Street Tree Program. (See Policy 124.	
		Policy 262 Preserve the canyons and other open space in Central Brisbane and require development to be set back from intermittent streams. (See definition of Open Space in Chapter VII.)	
		Policy 262.1 Actively identify a site and plan for a Community Center in Central Brisbane.	
		Northeast Ridge (Land Use/Open Space)	
		Policy 307 Development of the land and conservation of open space shall be in accordance with the 1989 approvals for the Northeast Ridge Development Project and amended Habitat Conservation Plan.	
		Northwest Bayshore (Open Space/Conservation)	
		Policy 316 Require the improvement of drainage and correction of hillside erosion and flooding on Bayshore Boulevard.	
		Policy 317 Preserve the marsh as a wetland and natural drainage basin.	
		Policy 318 Preserve conserved habitat in accordance with the Habitat Conservation Plan.	
		Policy 319 Preserve canyons and water courses.	
		Policy 319.1 In conjunction with any proposed development on or near the upland slope of the Levinson property, require study of the impacts to the hydrology, plant and wildlife communities of the Mountain, from the Marsh to the Bay. Consider a habitat migration corridor to ensure ecosystem integrity.	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
		Policy 320 Require landscape plans to consider the impacts on the habitat and the marsh in terms of plant materials and irrigation programs.	
		Program 320a: In conjunction with any subdivision or other development application, a landscape program and plan must be submitted to the City and include the following: a. identification and retention of heritage trees; b. identification and retention of rare plants; c. plant species that are not invasive to the habitat; d. water-conserving plants and irrigation systems; e. reduced fuels adjacent to the wildland; f. screening of structures to blend with the natural landscape; g. areas for Conserved Habitat and/or other provisions required by the Habitat Conservation Plan Operator.	
		Baylands (Open Space/Conservation)	
		Policy 348 Enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm.	
		Policy 349 After the water environment is determined to be safe for public access, develop public water-related passive recreation at the Brisbane Lagoon, with due concern for the preservation and enhancement of the wetlands.	
		Policy 350 Develop a public pathway and access facilities immediately adjacent to the Lagoon.	
		Policy 351 Establish a buffer zone between the Lagoon and adjacent uses.	
		Policy 352 Plan for landscape improvements to the lands around the Lagoon, including screening of the industrial structures adjacent to Bayshore Boulevard from the Lagoon.	
		Policy 353 Consider a possible golf course if compatible with environmental and conservation concerns	
		Policy 354 Dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon.	
		Policy 355 Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development.	

Government Code Section (Abridged, for reference)	Preliminary 2025 Draft – Chapter Titles, Goals, Policies & Programs (Revisions are not redlined, but see the adjacent column for comparison to adopted.)	Corresponding 1994 Adopted Open Space Element - Goals, Policies & Programs (Policies and programs in this column may show up more than once, to correspond to more than one proposed draft policy or program.)	Notes:
		Policy 356 Preserve open areas east of the Caltrans Highway 101 right-of-way as Bayfront.	
		Policy 357 Identify wildlife habitats and encourage programs to retain and/or enhance their natural features and habitat values in consultation with responsible agencies and independent professionals.	
		Policy 358 Investigate methods to improve water quality in the Lagoon without adversely impacting waterfowl and fish.	
		Policy 359 Seek opportunities to enhance and restore wetlands in consultation with responsible agencies.	
		Policy 360 Incorporate new construction standards for energy efficiency and water conservation.	
		Policy 361 Require water-conserving landscape plans, including suitable plant materials and irrigation systems, and explore the use of non-potable water.	
		Policy 362 Support County and regional efforts to maintain and improve water quality in San Francisco Bay. Work closely with responsible agencies to assure monitoring of the landfill so as to avoid toxic leaking into the Bay and to have property owners repair any leaks.	
		Policy 363 Improve water circulation and water quality in the Lagoon by control of sedimentation and by careful monitoring and maintenance of underground pipelines by responsible agencies.	
		Policy 364 Maximize energy conservation and encourage recycling through site planning and building design.	

CHAPTER VII

OPEN SPACE

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.

OPEN SPACE

Chapter Index

	<u>Page</u>
Existing Parks, Aquatic and Open Space Resources	111
Open Space, Aquatic Areas and the Natural Environment	115
Future Parks and Open Space Resources	117
The Open Space Plan	118

CHAPTER VII

OPEN SPACE

Government Code Section 65560(b) defines "open space land" as "any parcel or area of land or water which is essentially unimproved and devoted to an open space use.. and which is designated on a local, regional, or State open space plan as any of the following: (1) open space for the preservation of natural resources...; (2) open space used for the managed production of resources...; (3) open space for outdoor recreation...; and (4) open space for public health and safety." For the purposes of the 1994 Brisbane General Plan, the land use designation "Open Space" is reserved for lands that are essentially unimproved and dedicated or proposed to be dedicated to the public for outdoor recreation and for the preservation of biotic communities. Aquatic areas that are in whole or part in private ownership, such as the Brisbane Lagoon, are not designated Open Space, but are given an aquatic designation denoting the unique nature of each resource. Areas of land that are essentially unimproved and which are in private ownership are called "open areas." These areas are not designated on the land use maps, and are addressed by the policies in Chapter V of this Plan.

VII.1 EXISTING PARKS, AQUATIC AND OPEN SPACE RESOURCES

A comprehensive survey of existing and planned parks and open space was undertaken by a joint committee of the Parks, Beaches and Recreation and Planning Commissions. They evaluated the type and amount of parks and open space available to Brisbane residents against the standards of the National Recreation and Parks Association. They found that, although the NRPA standards were useful in gauging the amount of parkland considered appropriate for a residential population, several of the definitions did not comfortably apply to the configuration of Brisbane and therefore needed to be amended. They also found that the NRPA standards did not address parks and open space needs of a non-residential population.

The background report on Existing and Planned Parks, Recreation, Historic & Cultural Resources, OS-1, updated and republished in March 1994, reflects the work of the Commissions. The report concludes that in most categories, Brisbane currently meets or exceeds NPRA standards for parks and open space for residential populations based on acreage per 1,000 population. The following Table 6 summarizes this analysis. However, the public desires additional open space.

The policies in this chapter and in Chapter VIII of this Plan address maintaining and enhancing parks, open space and aquatic areas over the ten-year General Plan period and increasing the amount of parks and dedicated open space to continue to meet the needs of the community.

1994 GENERAL PLAN PARKS STANDARDS

A. MINI/NEIGHBORHOOD/LINEAR PARKS		
Mini Park--a small-scale outdoor area for limited public or private park and recreation uses.		
	Total Acreage	Ratio
1994 Existing:	1.0+/- acres Marina par course/ picnic area; Community Center Park; Plug Preserve; Joy Condominiums yard area	0.3+/- acres per 1,000 existing residential population
Existing + Planned with Northeast Ridge:	1.25+/- acres Northeast Ridge Neighborhood III recreation area	0.3+/- acres per 1,000 projected residential population
Neighborhood Park--a public area of at least 0.5 acre for a range of recreational activities, such as field games, court and playground games, crafts or picnicking, including school/park facilities.		
	Total Acreage	Ratio
1994 Existing:	22.5+/- acres Marsili Field; Lipman School/courts; Kids & Things/court; Brisbane Elementary; Firth Park	7.6+/- acres per 1,000 existing residential population
Existing + Planned with Northeast Ridge:	23.2 +/- acres Northeast Ridge Neighborhood 1-South recreation area	5.5+/- acres per 1,000 projected residential population
Linear Park -- A long, narrow area used for one or more varying modes of recreational travel, such as hiking, biking or horseback riding, including built or natural corridors, such as utility rights of way fire roads and canyons.		
	Total Acreage	Ratio
1994 Existing:	7.4+/- acres Sierra Point public access trail; Bicentennial Walkways	2.5 acres per 1,000 existing residential population
COMBINED STANDARD FOR MINI/ NEIGHBORHOOD/ LINEAR PARKS:		Minimum of 10.5 acres per 1,000 residential population, representing continuation of the 1994 existing level of service.

B. COMMUNITY PARKS		
Community Park--a public area of at least 2 acres in size serving the residential and business communities, such as outdoor community gathering places or multi-use recreational complexes.		
	Total Acreage	Ratio
1994 Existing:	0 acres	0 acres per 1,000 residential population
Existing + Planned with Northeast Ridge:	8.5+/- acres Community Park (Old County Road); Northeast Ridge school/park site	2.0 acres per 1,000 projected residential population
STANDARD FOR COMMUNITY PARKS:	Minimum of 8 acres per 1,000 residential population, representing the top of the range of the NRPA standard.	

C. SPECIAL RECREATIONAL USE	
Special Recreational Use--A structure for specialized or single purpose recreational activities.	
1994 Existing:	5 structures Sierra Point Fishing Pier; Marina; Harbor Master building; Kids & Things building; Community Center building
STANDARD FOR SPECIAL RECREATIONAL USE:	To be determined by City facilities study.

D. CONSERVANCY		
Conservancy -- An area of protected and managed natural /cultural resources.		
	Total Acreage	Ratio
1994 Existing:	84.6+/- acres Owl and Buckeye Canyons: Sierra Point Canyon; Costanos Canyon; Firth Canyon	28.7+/- acres per 1,000 existing residential population
Existing + Planned with Northeast Ridge:	220+/- acres Northeast Ridge habitat	52 +/- acres per 1,000 existing residential population
STANDARD FOR CONSERVANCY:	66 acres per 1,000 residential population, representing existing, Northeast Ridge dedication, and 40% conservation of the "Brisbane Acres" per the HCP.	

VII.2 OPEN SPACE, AQUATIC AREAS AND THE NATURAL ENVIRONMENT

Brisbane's unique natural setting provides unparalleled access to open space and recreational opportunities unique to the San Francisco Bay Area. As noted in Table 6, the majority of existing open space in the General Plan planning area is composed of parks which are ecological reserves and areas conserved for endangered species, including San Bruno Mountain State and County Park, and Owl and Buckeye Canyons. Within the City Limits, Sierra Point, Firth and Castanos Canyons preserve the San Bruno Mountain eco-system. The Bay, Brisbane Lagoon and the Marsh in the Northwest Bayshore subarea are aquatic resources, each a special environment. Brisbane's love of nature and pride of setting makes appropriate access to and preservation of open space one of the highest priorities of General Plan policy.

The following policies reflect the community's strong interest in designating and preserving open space during this General Plan period.

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.**

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 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 82a: Educate the public of the continued threat of invasive species through the Brisbane Star.

Policy 83 **Maintain the visual beauty of the Mountain, the ridgelines, hilltops, wildlife and plant habitat including the Brisbane Acres.**

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.

Program 83b: Comply with the provisions of the Habitat Conservation Plan to protect endangered species habitat.

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 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.

Policy 84 Strengthen and broaden the public's commitment and knowledge regarding San Bruno Mountain and its wildlife and habitat.

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 84b: Through public school programs, encourage and promote San Bruno Mountain as an educational resource.

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.

Program 84d: Through the Recreation Program, provide educational and volunteer programs to adults and youth regarding San Bruno Mountain.

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 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.

Policy 85 Encourage the preservation and conservation of aquatic resources in Brisbane: the Lagoon, the Bayfront and the Marsh.

Program 85a: Seek opportunities to utilize aquatic areas for recreational and educational activities consistent with the sensitivity of the resource.

Program 85b: Develop provisions in the Zoning Ordinance, including setback requirements, to protect the natural ecology of aquatic 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 85d Work with responsible agencies, property owners and environmental and conservation groups to ensure preservation of aquatic ecosystems

Policy 86 Provide access to natural areas consistent with the nature of the resource.

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 86b: Extend the trail system to include aquatic areas and provide access to public transportation systems.

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.

VII.3 FUTURE PARKS AND OPEN SPACE RESOURCES

The following policies address the provision of parks and open space during the General Plan ten-year time frame. See Chapter VIII for policies and programs on recreational programs and facilities.

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 87a: Use the standards in Table 6 as guidelines for the provision of parks and open space for the community

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.

Policy 88 Develop parks to maximize passive recreational opportunities.

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.

Program 88b: Continue to work with citizens to plan and develop a community park on the Old County Road site.

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.

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 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.

VII.4 THE OPEN SPACE PLAN

Government Code Section 66564 requires the City to prepare an Open Space Plan that contains an action program consisting of specific programs the City intends to pursue in implementing the Plan. The required goal of the plan is the comprehensive, long-range preservation and conservation of open space lands within the jurisdiction. Under the definition of Open Space in the 1994 Brisbane General Plan, ownership by a public agency is an integral part of long-term preservation efforts.

The economic climate at the time of the preparation of this General Plan makes it very difficult for public agencies to acquire open space. Cities throughout the State are losing revenues, reducing staff and cutting back on critical services. The same is true of other agencies. There have been no new programs to fund open space acquisition developed at the State or Federal level. The only hope for grant funding comes from citizen initiatives. Any open space plan must take into account the lack of predictable funding for land acquisition.

To address this difficult issue and to assist in drafting the Open Space Plan contained in this chapter, several questions pertaining to open space acquisition were included in the General Plan alternatives survey. Respondents were asked to give their views on whether the City should acquire most of the private undeveloped lands in Brisbane for open space or whether the City should allow owners to develop these lands if public benefits, including open space, would be forthcoming. Figure VII-A illustrates the response: 58% of respondents chose development with public benefits. Respondents were then asked to state their preferences for these public benefits. The response is illustrated in Figure VII-B: open space is among the top five priorities.

FIGURE VII-A

Response to Voter Survey

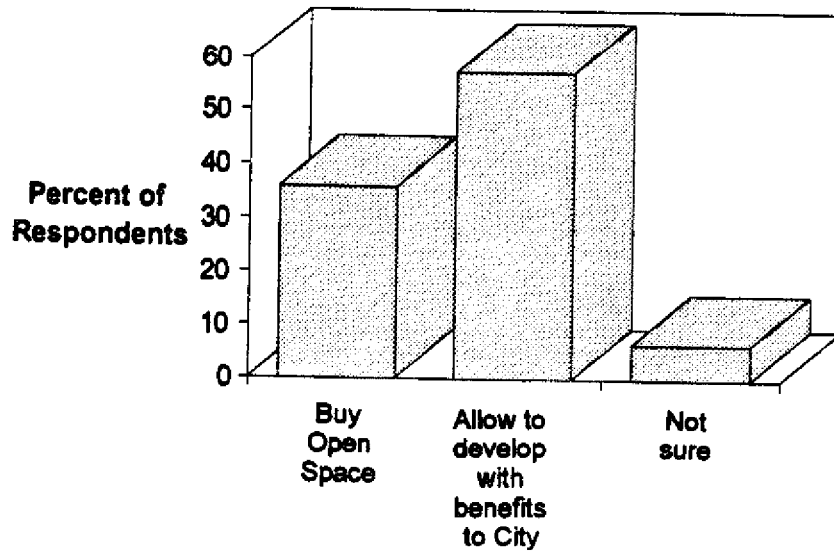
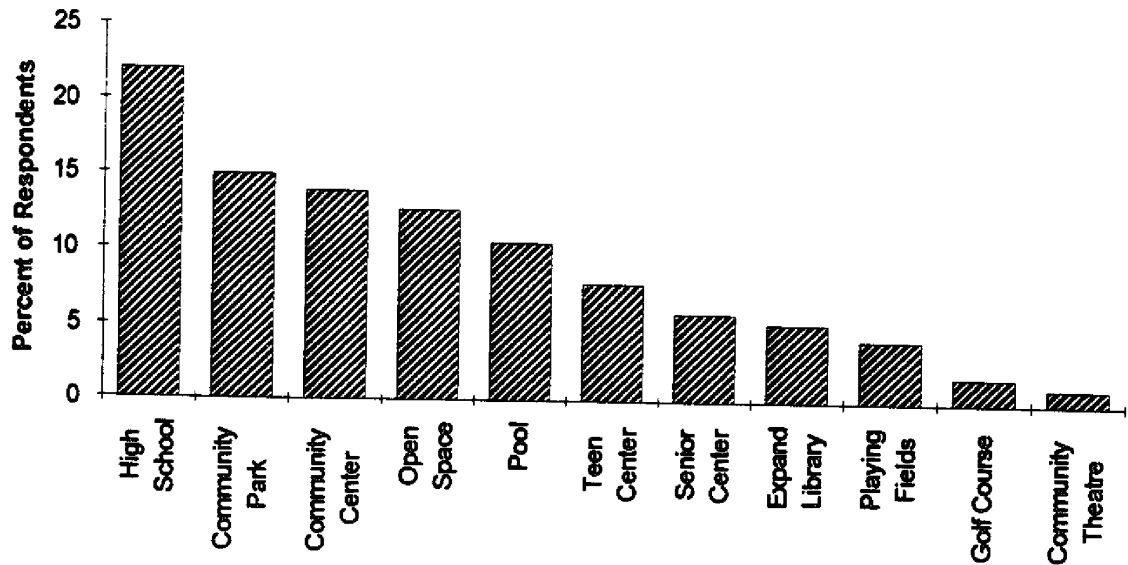


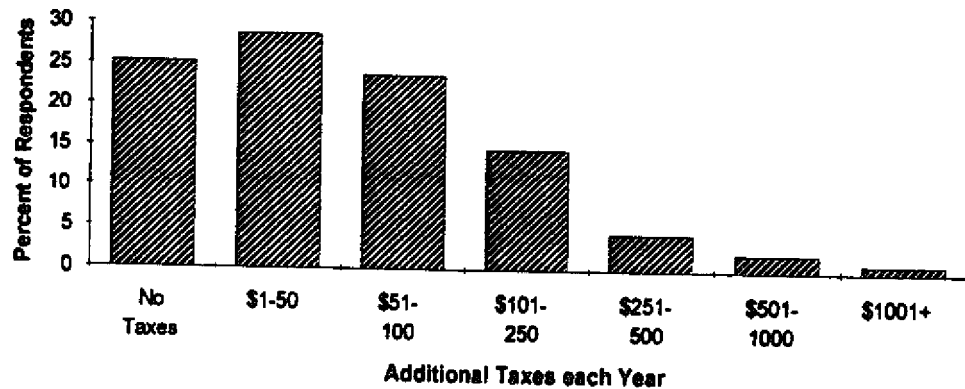
FIGURE VII-B

Highest Priority for Contributed Public Improvements



To test the strength of local commitment to open space acquisition, respondents were asked whether and to what extent they would be willing to contribute to acquire open space. A full 75% of respondents said they would be willing to contribute some amount of funds annually. This is considered an exceptional response in the current economic situation. This is illustrated in Figure VII-C.

**FIGURE VII-C
Response to Voter Survey**

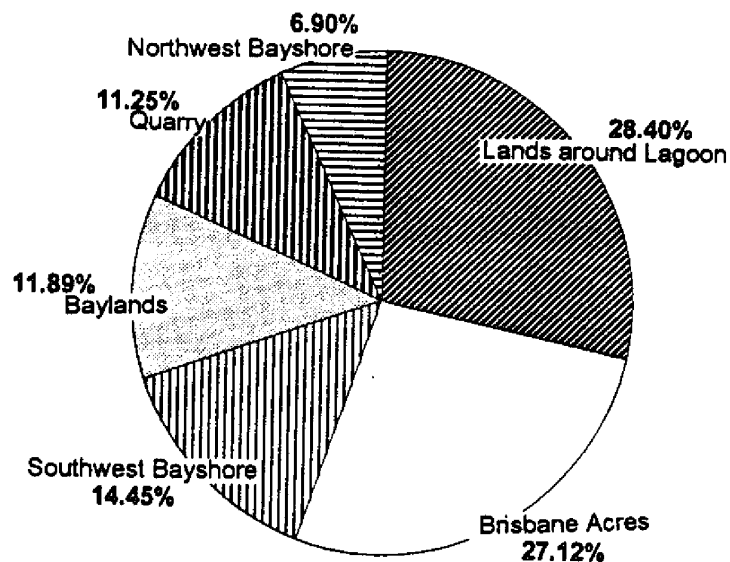


Survey Question:

"Assume that any purchase of privately owned land for open space use must be paid for out of City tax revenues. If the City were to follow your own priorities for open space purchases, how much would you and members of your household be willing to pay each year in additional taxes over a 25-year period to purchase such open space?"

Respondents were also asked to identify their highest and second highest priority for open space acquisition for public use. Lands around the Lagoon and the Brisbane Acres were chosen by the greatest number of respondents.

**FIGURE VII-D
Combined Highest and Second Highest Priority for
Open Space Purchase**



The following policies are based on these responses. They establish an "opportunistic" strategy for open space acquisition. The policies commit the City to maximize opportunities for open space preservation, to establish priorities and designate responsibilities, and to seize opportunities for the preservation of open space whenever they arise.

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 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 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.

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.

Policy 93 Establish an implementation program for open space acquisition.

Program 93a: Consider legally available means of funding open space acquisition, such as taxing, assessment districts and other funding mechanisms

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 93c: Encourage volunteer efforts in supporting open space acquisition, through such activities as initiating legislation, fund-raising and generating philanthropic dedications.

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 93e: Review and establish open space priorities annually as part of the budget and Capital Improvement program development process.

Program 93f: As apart 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 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.

Program 93i: Investigate establishing or joining special open space acquisition districts.

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 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 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.

The following Table 7 establishes a timeline and responsible party for each of the policies in the Open Space Plan.

Table 7
Open Space Plan Implementation Programs

Policy/ Program	Product	Responsibility	Review/Approval	Timeline
#90	Seek opportunities to preserve open space and natural areas.	All City Departments, Citizens & conservation groups		Ongoing
#91	Explore options.	All City Departments, Citizens & conservation groups		Ongoing
#91a	Pursue funding sources.	All City Departments, Citizens & conservation groups		Ongoing
#91b	Require dedications and/or in-lieu fees.	Planning Department	City Council Planning Commission	Ongoing
#92	Follow priorities in General Plan Survey.	All City Departments	City Council Planning Commission	Ongoing
#93	Establish implementation program for acquisition.	Planning Dept, Parks & Recreation Dept., Public Works Dept., Finance Dept.	City Council Planning Commission	1994-95
#93a	Consider means of funding.	Finance Department	City Council	Ongoing
#93b	Establish open space fund.	Finance Department	City council	1994
#93c	Encourage volunteer efforts to support open space acquisition,	All City Departments, Citizens & conservation groups		Ongoing
#93d	Provide annual report to City Council.	Planning Dept, Parks & Recreation Dept., Public Works Dept., Finance Dept.	City Council	Annual
#93e	Establish open space priorities.	Planning Dept, Parks & Recreation Dept., Public Works Dept.,	City Council Planning Commission Parks, Beaches & Recreation	Annual

Table 7: Open Space Plan Implementation Programs
Page 2

#93f	Provide information on plans & programs of other agencies.	Planning Dept, Parks & Recreation Dept., Public Works Dept.,	City Council Planning Commission Parks, Beaches & Recreation	Annual
#93g	Review for conformance with agency plans.	All City Departments	City Council Planning Commission Parks, Beaches & Recreation	Annual
#93h	Prepare and maintain map of vacant lands.	Planning Department	City Council	Consider in the 1995-96 Budget
#93i	Investigate establishing or joining open-space acquisition district.	Planning Department	City Council	Consider in the 1995-96 Budget
#93j	Investigate expansion of Golden Gate Recreation Area.	Planning Department	City Council	Ongoing
#93k	Consider establishing environmental commission.	Planning Department	City Council	1994-1995
#93l	Letter to property owners re: donations.	Planning Department	City Council	Annual

CHAPTER IX

CONSERVATION

GOALS:

The City of Brisbane...

*Where there is daily contact with the
Mountain and Bay*

*And there is an awareness of the finite
nature of resources;*

*Where the citizens are judicious in the use
of water and energy*

*And recycling has become part of everyday
life...*

*A community that carefully manages the
present to protect the future.*

CONSERVATION

Chapter Index

	<u>Page</u>
Biological Resources	139
Plant and Animal Species	139
Soils	149
Water Resources	150
Mineral Resources	155
Cultural Resources	157
Domestic Water	159
Energy	159
Solid Waste	160

CHAPTER IX

CONSERVATION

Conservation policies address the management of resources. The principle of conservation recognizes that natural resources are fragile and finite and must be maintained if future generations are to enjoy and benefit from what is taken for granted today.

In recent years, conservation practices have become a part of Brisbane's daily life. Residents and businesses have faced water restrictions and energy shortages. They have been asked to separate materials from their waste stream and to be careful of what flows to their storm drains. They have been asked to conserve energy and water and practice soil conservation measures when constructing or improving their homes and businesses. Conservation has become an integral part of every issue area addressed in this Plan.

The involvement of government in regulating the conservation of resources has expanded significantly in the last ten years. Legislation, especially at the State and Federal level, has not only established new agencies, but has given existing agencies broader regulatory powers. The relationship between private individuals, the City and other government agencies is complex in regard to conservation issues, where the City's authority is often preempted or circumscribed by the regulations and requirements of others. The challenges in this General Plan period are to most efficiently conserve resources, communicate well with the public and work constructively with other agencies. These challenges are reflected in the policies in this chapter.

This chapter contains a number of sections. It begins with consideration of the natural resources in the planning area, including plant and animal species, soils, water and mineral resources. It next addresses cultural resources, and then turns to issues of domestic water, energy and waste disposal.

IX.1 BIOLOGICAL RESOURCES

Plant and Animal Species

The portions of San Bruno Mountain that fall within the General Plan area contain many species of plants and animals native to California. The locally unique ecosystem on the Mountain makes it the center of efforts in conservation biology. The Mountain is home for two species of butterfly that are listed by the United States Fish and Wildlife Service as endangered. Two additional species are listed as candidate and threatened species. Two species of plants, Arctostaphylos pacifica and A. imbricata are listed by the State of California as endangered. San Bruno Mountain is an exceptional natural resource.

TABLE 8
Butterflies of San Bruno Mountain

<u>Butterfly</u>	<u>Federal Status</u>
Mission blue (<i>Icaricia Icaroides Missionensis</i>)	Endangered
San Bruno elfin (<i>Incisalia Fotis Bayensis</i>)	Endangered
Callippe silverspot (<i>Speyeria Callippe Callippe</i>)	Candidate
Bay checkerspot (<i>Euphydryas Editha Bayensis</i>)	Threatened

TABLE 9
Rare Plants in the Planning Area

<u>Scientific Name</u>	<u>Common Name</u>	<u>R-E-D Code*</u>
<i>Arabis blepharophylla</i>	coast rock cress	1-1-3
<i>Collinsia franciscana</i>	San Francisco collinsia	1-1-3
<i>Arctostaphylos imbricata imbricata</i>	San Bruno Mt. manzanita	3-3-3
<i>Arctostaphylos imbricata montaraensis</i>	Montara Mt. Manzanita	3-2-3
<i>Erysimum franciscanum</i>	Franciscan wallflower	1-2-3
<i>Helianthella castanea</i>	Diablo helianthella	3-2-3
<i>Silene verecunda verecunda</i>	San Francisco campion	3-2-3
<i>Pentachaeta bellidiflora</i>	White-rayed pentachaeta	3-2-3

* RARITY (R) 1=rare, 2=several populations, 3=one population
 ENDANGERMENT (E) 1 =not endangered, 2=endangered in portion of range,
 3=endangered throughout range
 DISTRIBUTION (D): 1 =widespread, 2 =rare outside Calif, 3=endemic to Calif

Source: CNPS Rare Plant Inventory

The technical background reports (EIR-1 and NR-1) and Figures IX-A through IX-F provide more detailed information on the vegetation communities and plant and animal species native to the Mountain.

Rare and endangered biological communities are strongly protected by State and Federal law. The Federal Endangered Species Act, the California Environmental Quality Act, and wetlands legislation are the best known of these legislative protections. The technical background reports (NR-1 and EIR-1) provide an overview of the various agencies with conservation responsibilities and describe key pieces of legislation.

The butterfly species on San Bruno Mountain are covered by a Habitat Conservation Plan (HCP) prepared under the authority of the Endangered Species Act. The HCP was approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Game, and allows limited development on San Bruno Mountain in conjunction with the implementation of a biological program for the remaining habitat. The biological program includes a provision for controlling the spread of invasive non-native plant species and monitoring the status of the species of concern.

Any parcel located within the area of the HCP must follow its provisions. Areas subject to the provisions of the HCP are shown in Figure IX-F. Authority to regulate compliance with the HCP is vested in the County of San Mateo as the Plan Operator, manager of the habitat. The responsibilities of the City are to identify when lands affected by a development proposal are subject to the HCP, and to refer that proposal to the manager of the habitat for review. The City must incorporate the conditions imposed by the Plan Operator into the City's action when considering a land use development permit.

The HCP provides a good example of the type of relationship the City has with responsible agencies with authority for resource conservation. The State Department of Fish and Game, the Army Corps of Engineers, the Water Quality Control Board and the Bay Conservation and Development Commission are among the agencies that have the authority to require conditions on whether and how projects can be implemented. The City turns to these agencies for their expertise and cooperates with their directives. General Plan policy in the area of resource conservation emphasizes the relative responsibilities of these agencies and the need for good communication and coordination between all concerned in the interest of providing good public service.

VEGETATION COMMUNITIES

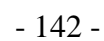
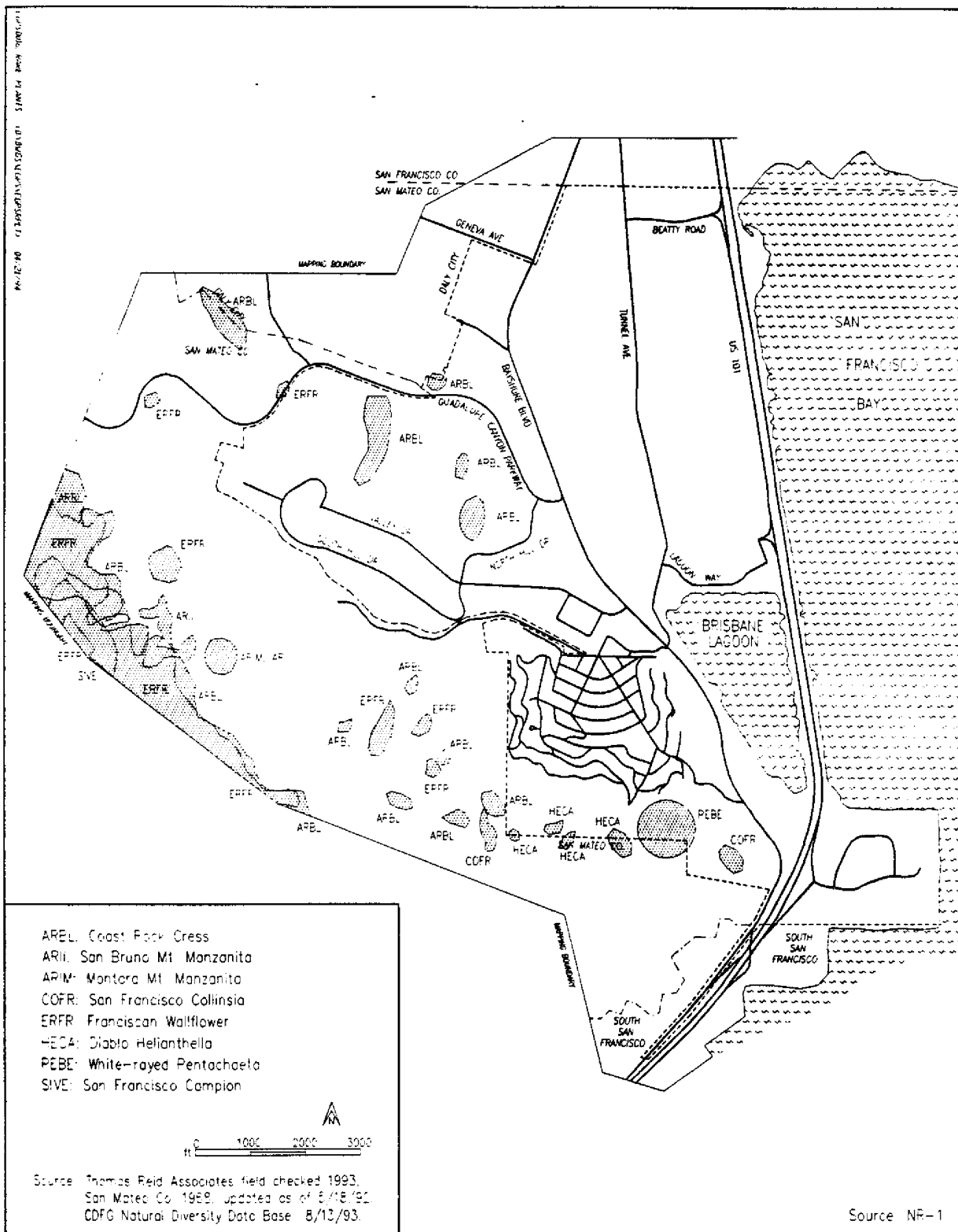
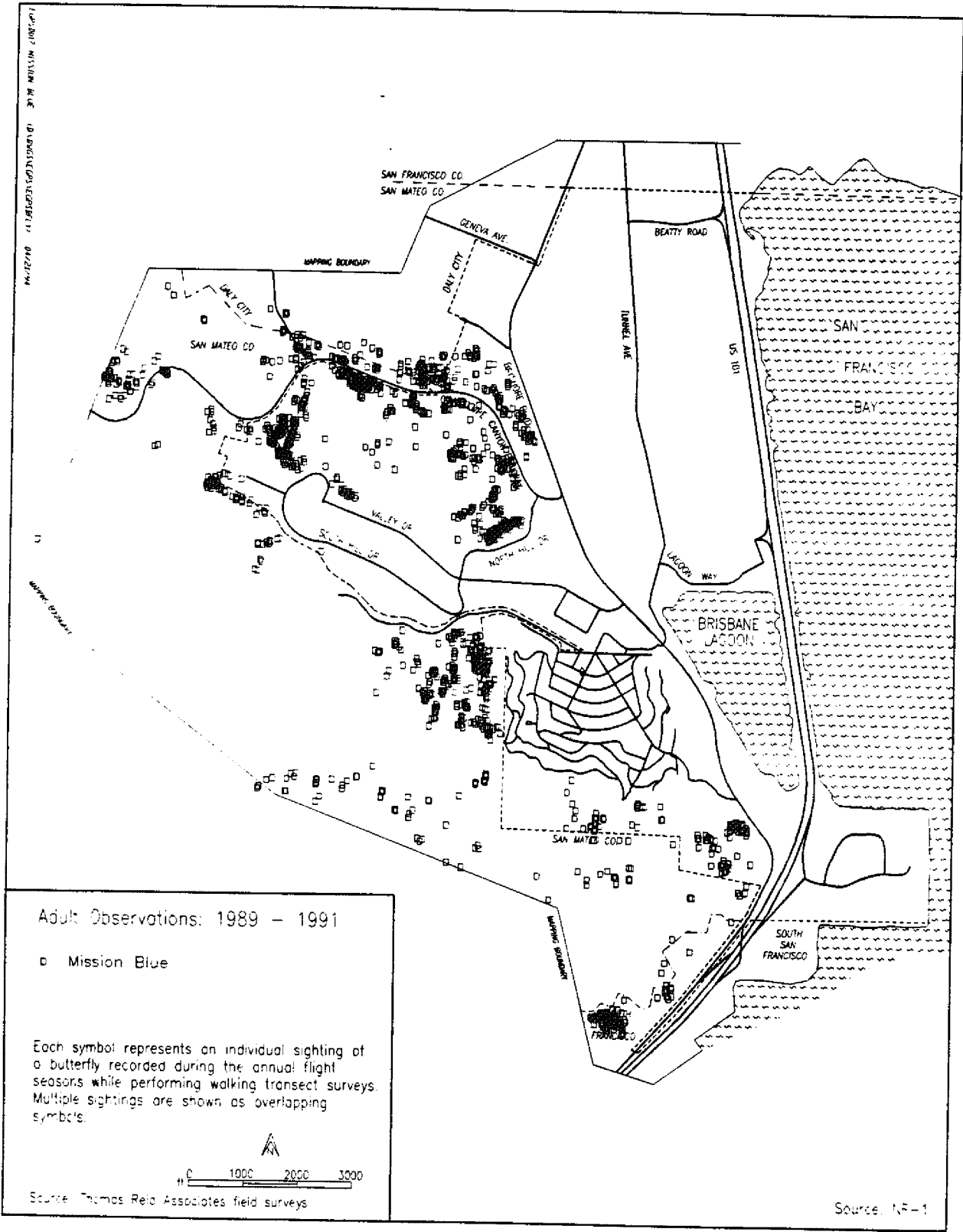


FIGURE IX-B



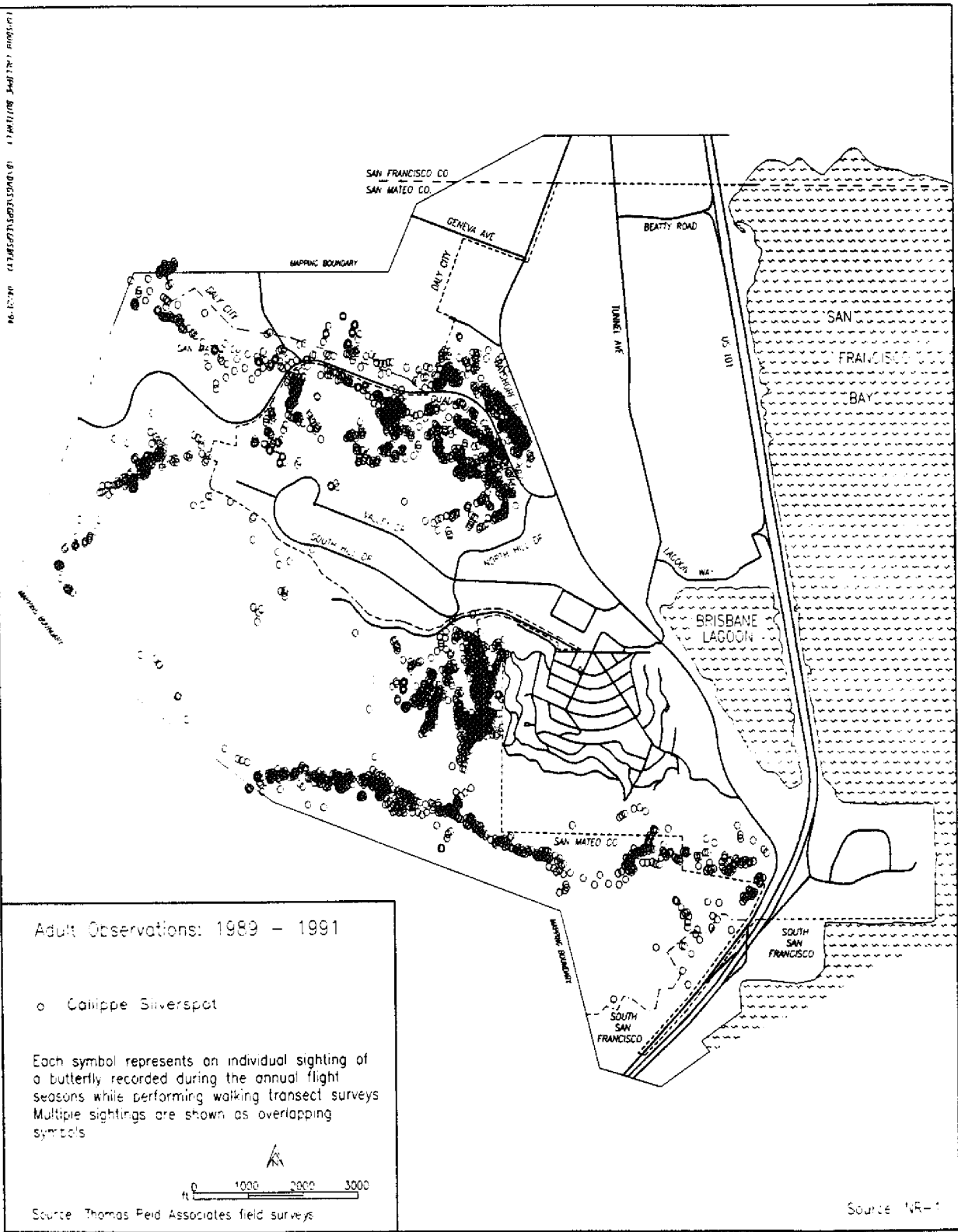
MISSION BLUE BUTTERFLY

FIGURE IX-C



CALLIPPE SILVERSPOT BUTTERFLY

FIGURE IX-D



Adult Observations: 1989 - 1991

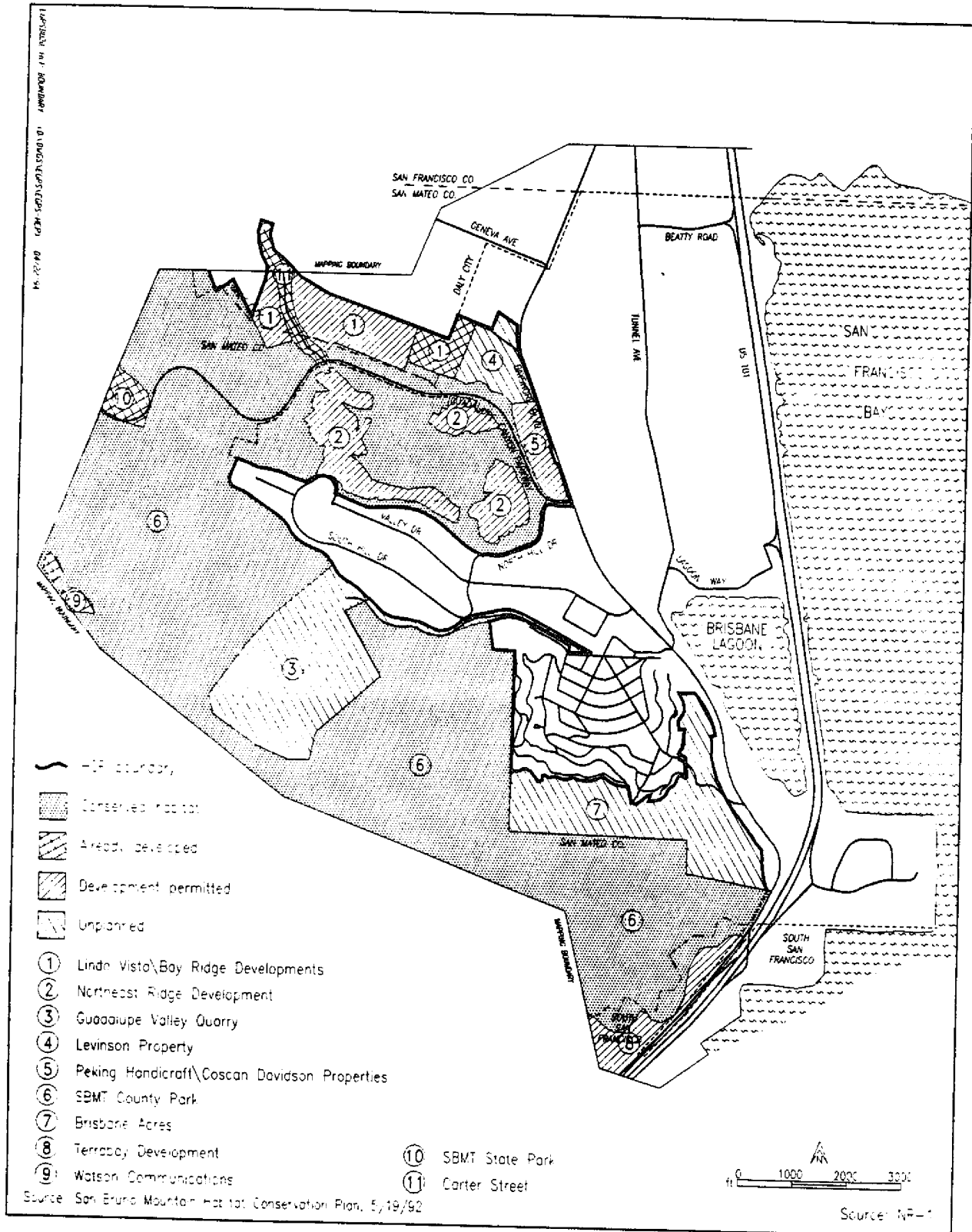
San Bruno Elfins

Each symbol represents an individual sighting of a butterfly recorded during the annual flight seasons while performing walking transect surveys. Multiple sightings are shown as overlapping symbols.

Source: Thomas Reid Associates field surveys.

SAN BRUNO MOUNTAIN AREA HABITAT CONSERVATION PLAN

FIGURE IX-F



- Policy 118** **Preserve areas containing rare and endangered species habitat to the extent allowed by law and available resources.**
- Policy 119** **Comply with the provisions of the Habitat Conservation Plan and the Agreement with respect to the San Bruno Mountain Area Habitat Conservation Plan.**
- Policy 120** **Cooperate with local, State and Federal agencies in conservation efforts for biological resources.**
- Policy 121** **Support efforts to acquire additional rare and endangered species habitat and enlarge San Bruno Mountain State and County Park.**
- Policy 122** **Cooperate with other agencies in conservation efforts.**

Program 122a: Work with the Habitat Conservation Plan Operator, the State Department of Fish and Game, the U. S Fish and Wildlife Service, and other agencies as appropriate regarding plans and programs that may affect biological resources in the planning area.

Program 122b. Consult the maps in the technical background reports and information supplied by responsible agencies to determine potential for environmental impacts to biological resources and take appropriate action.

Program 122c: Consult with local, State and Federal agencies to determine when field studies are required to supplement or update existing data.

Program 122d: Work with appropriate agencies to prevent motor bikes and other unauthorized off-road vehicles on San Bruno Mountain.

Program 122e: Encourage applicants to initiate early CEQA consultation on conservation issues.

- Policy 123** **Conserve important biological communities through sensitive project design.**

Program 123a: In land use development applications, consider the siting of structures and utilities so as to conserve identified biological communities.

Program 123b: Request that the HCP Operator study the Brisbane Acres to determine whether there is the potential to meet the 40% requirement for conserved habitat by dedication of large areas of land rather than small portions of parcels.

In Brisbane, the urban setting is an important part of the ecosystem. Street trees in the public way and landscape on private properties contribute to the richness of the plant and animal communities that make Brisbane a special place. The City's policies can have a direct effect on the conservation of the urban environment.

Policy 124 Conserve the urban landscape.

Policy 125 Protect heritage trees.

Program 125a: Refine the ordinance that establishes requirements for protection of heritage trees in the urban setting.

Policy 126 Continue and refine street tree and public landscape programs.

Policy 127 Encourage the use of plants that are compatible with the natural flora in landscape programs.

Policy 128 Encourage the use of native plants in landscape programs that provide food and shelter to indigenous wildlife.

Program 128a: Encourage conservation groups to provide public information on plant materials.

IX.2 SOILS

Chapter X addresses the issue of erosion of soils in regard to slope and hazard. Conservation of soils approaches the issue from a different perspective: the retention of soils that have properties to support plant and animal life. When topsoil erodes, the exposed rock and colluvium are extremely difficult to revegetate. Thus, conservation of existing soils is an important aspect of the conservation of plant and animal communities.

Policy 129 Require erosion controls to mitigate soil disturbance.

Program 129a: Encourage all property owners, especially of the Quarry, to address erosion on their properties through revegetation or other measures.

IX.3 WATER RESOURCES

Water resources in the planning area consist of watersheds and drainage basins, open water in the Bay and Lagoon, marshes and intermittent streams. There are two watersheds, the Guadalupe Valley and Visitacion Valley Watersheds, and five drainage basins, the GVMID, San Bruno/Bayshore, Downtown, Bayshore and Beatty Basins, in the area. Sierra Point is a self-contained drainage area. (See Figures IX-G and IX-H.) The technical background reports (NR-1 and UT-1) speak to these in some detail. Drainage generally runs through open flood channels or via the Brisbane Lagoon to the Bay.

No aquifers or recharge areas have been identified in the area by the U.S. Geological Survey.

The U.S. Army Corps of Engineers shares primary responsibility for regulating waters and wetlands in the United States with the Federal Environmental Protection Agency. Most of the waters and wetlands in the planning area would be subject to Corps jurisdiction if an activity would result in dredging or filling of waters or the alteration of wetlands. The State Department of Fish and Game and the Water Quality Control Board also have regulatory powers over water resources and wetland habitats.

Policy 130 Conserve water resources in the natural environment.

Program 130a: As an ongoing part of land use planning and CEQA analysis, determine whether proposals could affect water resources.

Program 130b: Require, as appropriate, project analysis of drainage, siltation, and impacts on vegetation and on water quality.

Program 130c: Consult with responsible agencies for design parameters and potential mitigation measures for the conservation of all water resources, especially pertaining to wetlands conservation.

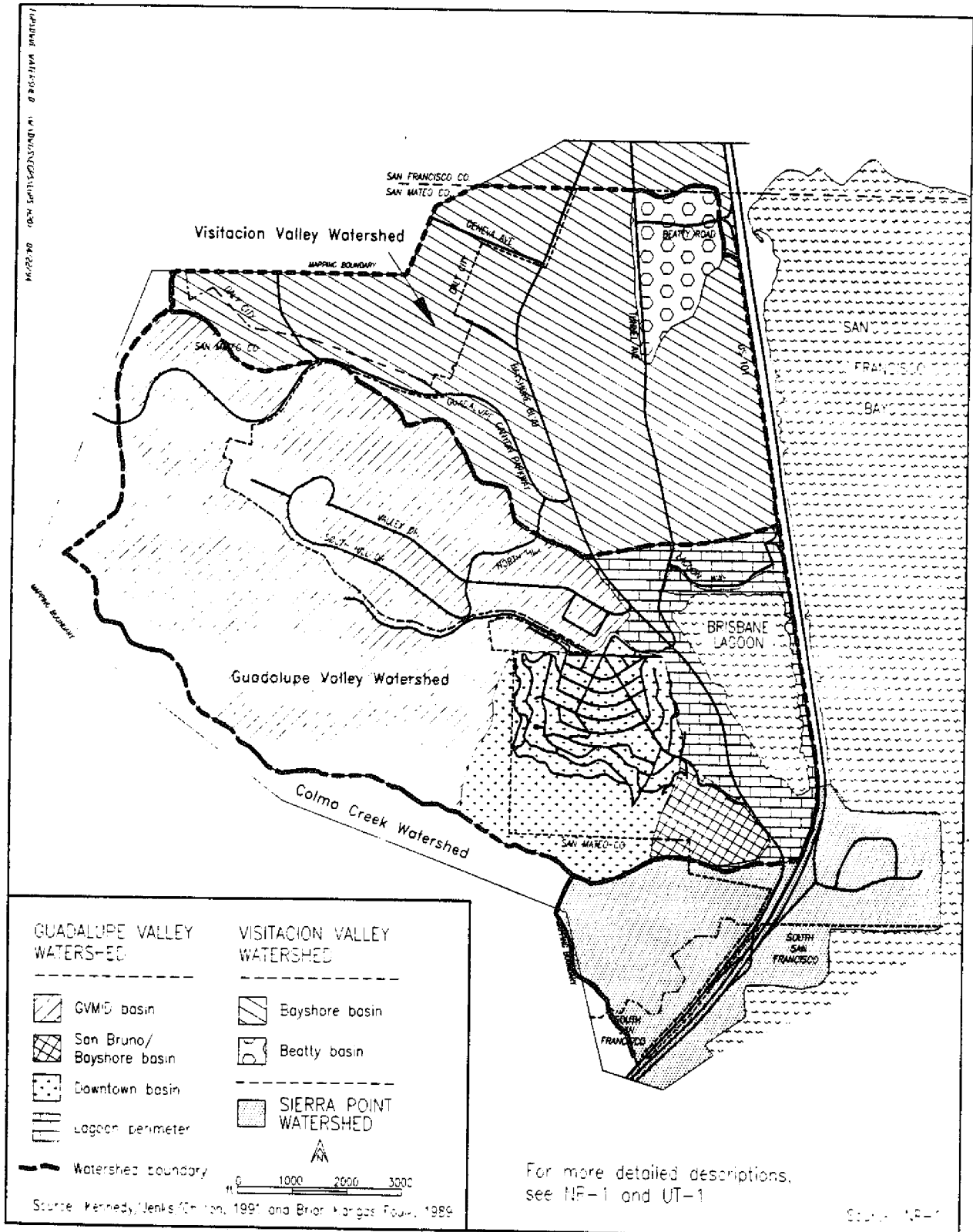
Program 130d: Work with the U.S. Geological Survey to identify the water resources in the planning area.

Program 130e: Obtain maps of drainages and aquifers in and around the City as they become available.

Program 130f: Brisbane will review the San Francisco Bay Estuary Plan to determine whether any amendments to the Brisbane General Plan are appropriate.

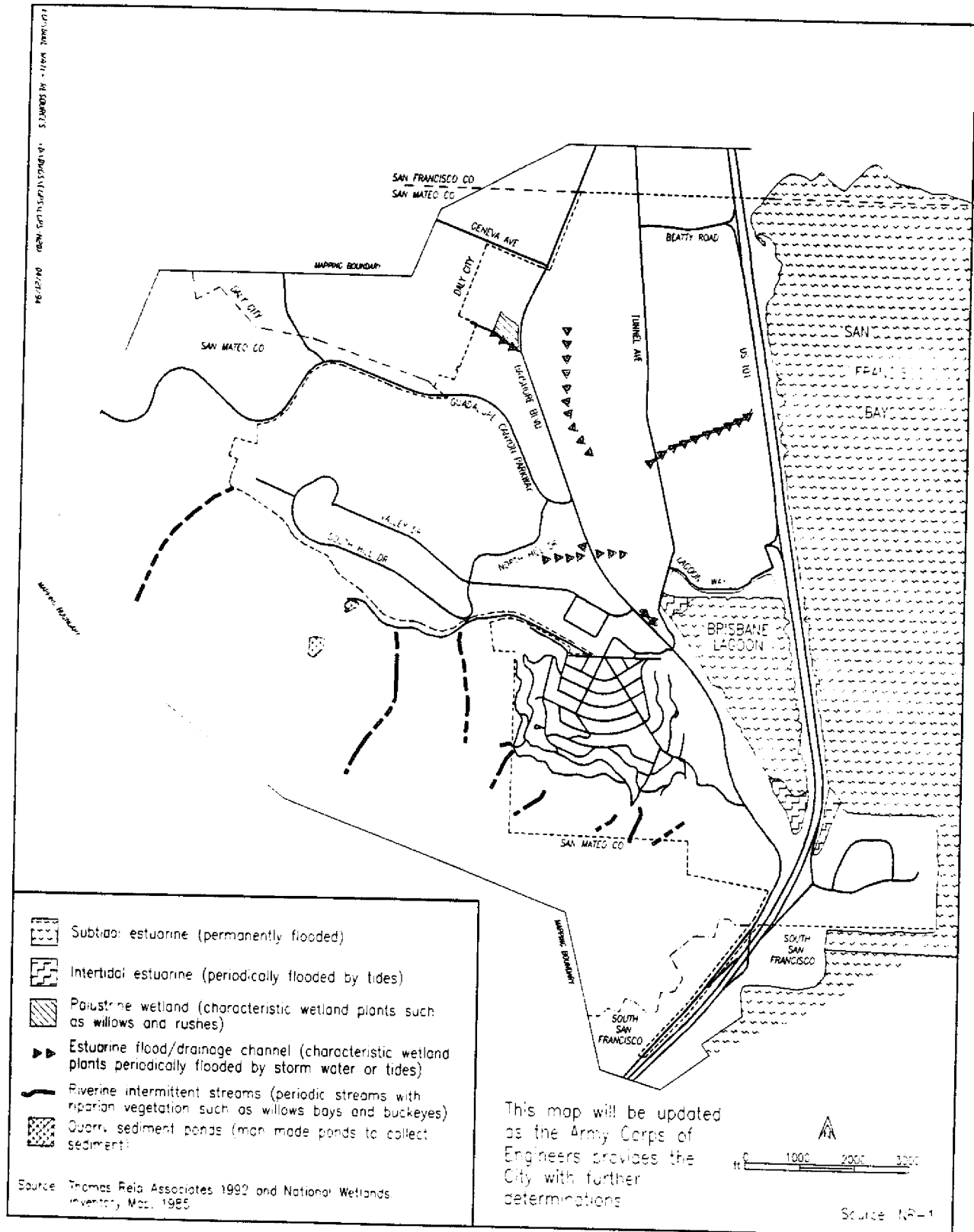
WATERSHEDS AND DRAINAGE BASINS

FIGURE IX-G



WATER-RELATED FEATURES

FIGURE IX-H



Policy 130.1 **The City requires restoration of wetland losses. The determination of which land areas are wetlands will be done by those Federal and State agencies having jurisdiction. The City, however, is especially concerned with those wetlands surrounding the perimeter of the Brisbane Lagoon, the Bay shoreline, the Levinson Marsh and the Quarry sediment ponds. The ratios of restoration may exceed the regulatory agencies' mitigation minimums.**

Policy 130.2 **Consider wetland restoration as a part of flood control projects.**

Policy 130.3 **Seek grant funding for a wetland restoration plan in Brisbane.**

Program 130.3a: As a part of the annual reviews called for in the General Plan, such as in the Open Space Plan, determine the feasibility of cooperative grant applications for wetland restoration or enhancement and proceed appropriately.

Policy 130.4 **Wetland and mitigation areas that are mitigations for project impacts must be protected by recorded deed restrictions.**

Policy 130.5 **It is Brisbane's desire that mitigation for Brisbane's wetland losses occur somewhere within the jurisdictional boundaries or sphere of influence of the City of Brisbane, if feasible.**

Policy 131 **Emphasize the conservation of water quality and of riparian and other water-related vegetation, especially that which provides habitat for native species, in planning and maintenance efforts.**

Program 131a: Encourage studies by responsible agencies and conservation groups of the environmental values and conservation and maintenance requirements of the various water courses in the planning area.

Policy 132 **Recognize the importance of the Brisbane Lagoon and the Levinson Marsh as wildlife habitats, valuable community resources and drainage basins, and cooperate with responsible agencies in their conservation.**

Policy 133 **Reduce the amount of sediment entering waterways.**

Program 133a: Participate in programs to improve water quality in the Lagoon and the Bay.

Program 133b: Require all development, especially that involving grading, to exercise strict controls over sediment.

Program 133c: Require the Quarry, as a major source of sediment for the Lagoon, to closely monitor its containment systems to ensure their effectiveness.

Policy 134 Reduce the amount of pollutants entering waterways.

Program 134a: Cooperate with the Water Quality Control Board and County Department of Environmental Health and participate in the NPDES Program to monitor and regulate point and non point discharges.

Program 134b: Provide public information on how individual citizens can contribute to the reduction of pollutants in the storm drain and sewer systems.

Program 134c: Encourage wetlands restoration projects to remove or fix toxicants and reduce siltation.

Program 134d: Utilize wetlands restoration projects to remove or fix toxicants and reduce siltation where appropriate.

IX.4 MINERAL RESOURCES

The State requires that General Plans identify areas of mineral resources in the planning area and establish policies for their conservation. The only designated mineral resource within the General Plan planning area is the Guadalupe Valley Quarry. In January 1987, the California Division of Mines and Geology designated the Quarry as a "regionally significant construction aggregate resource area" (Figure IX-I). Although the Quarry is within the City's planning area, it is not under the jurisdiction of the City. The County of San Mateo has permit authority for the Quarry as well as enforcement obligations.

The Quarry operates as an open pit mining operation, crushing and producing aggregate rock, which it sells on site. The Quarry has also been collecting recycled materials to crush and sell intermixed with native rock.

As noted in other chapters of this Plan, the mining and recycling operation raises issues of air quality, noise and circulation. For the City, these impacts must be considered, as well as the issue of the conservation of the mineral resource.

Chapter XII sets forth subarea policies for the Quarry. The policies emphasize the City's strong interest in concluding the quarrying operation as soon as possible and converting the property to other beneficial uses. The Quarry operator is required to address this conversion in a reclamation plan that must be submitted and approved by State agencies. The policies in this chapter address the conservation of the mineral resource at the Quarry by responsible management practices.

Policy 135 During the limited time of the County of San Mateo permit, conserve mineral resources at the Quarry through responsible mining and management practices.

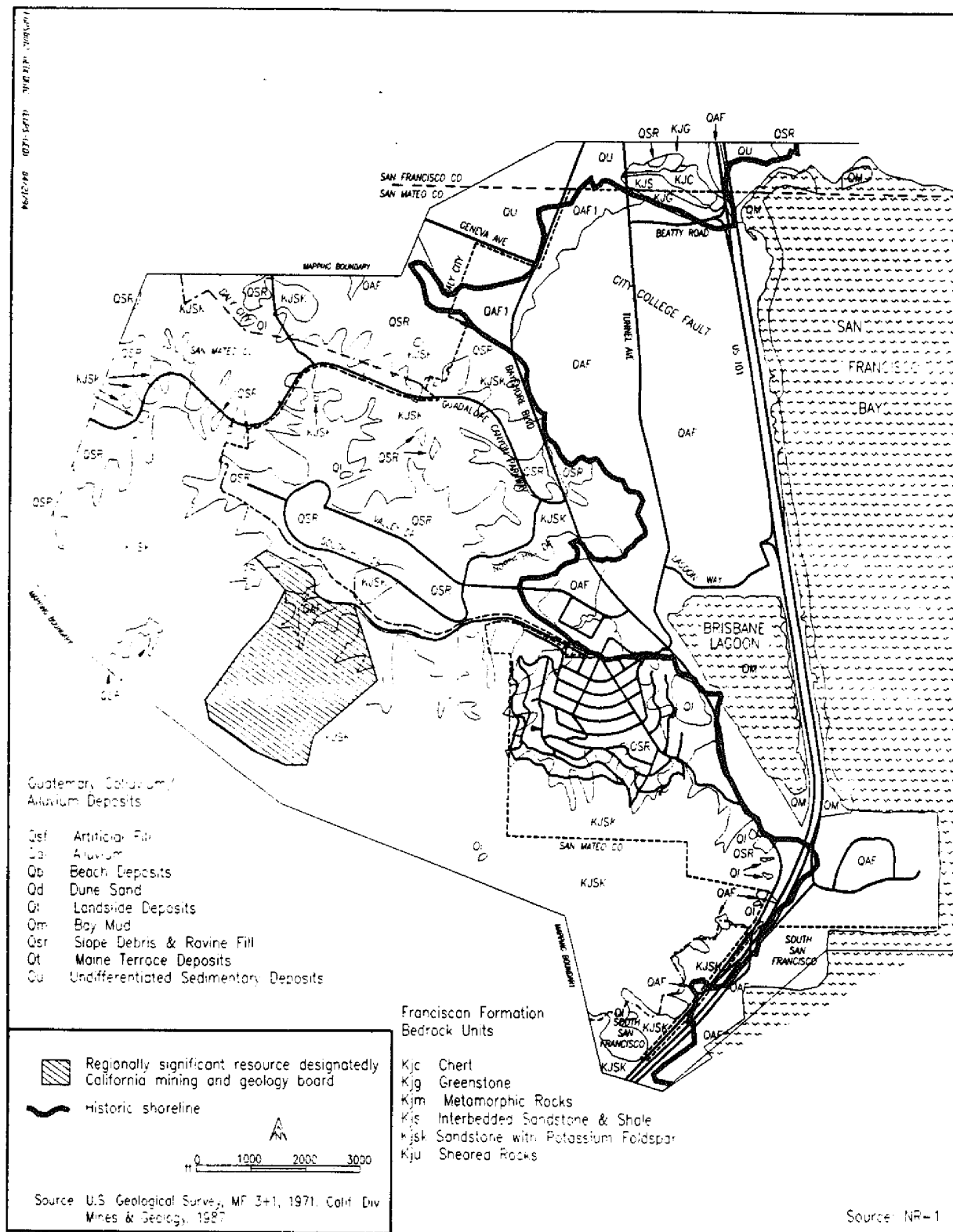
Program 135a: Request that the County of San Mateo regularly monitor the Quarry operation to assure that the operator is meeting all health and safety obligations and required management practices.

Program 135b: Contact the County of San Mateo, the Bay Area Air Quality Management District and the Water Quality Control Board if it appears that there are violations of local, State or Federal requirements at the site.

Program 135c: Actively participate in County permit review to develop conditions of approval that address air pollution and water quality issues in conjunction with mineral resource conservation.

GEOLOGIC UNITS/MINERAL RESOURCES

FIGURE IX-1



Program 135d: In conjunction with any application for annexation of the Quarry to the City, develop and adopt a Mineral Resources Element to the General Plan to establish parameters and conditions for short-term Quarry operation and long-term reclamation.

IX.5 CULTURAL RESOURCES

Conservation of cultural resources has become important throughout the State. Cultural resources are defined as historical resources, which include structures over 50 years old, and prehistoric resources, generally archeological sites.

Brisbane has several older structures that remain from the railroad period, including the Roundhouse, as well as some residential structures of significance to the history of the City. (See background report OS-1 for further identification of local historical resources.)

Due to Brisbane's location and natural amenities, the area was favored by Native Americans. Several archeological sites have been recorded in this locality. (See Figure IX-J.) City policy to preserve archeological resources is based on consistency with CEQA requirements.

Policies in this chapter address the conservation of historical and archeological resources.

Policy 136 Entourage the maintenance and rehabilitation of structures important to the history of Brisbane.

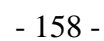
Program 136a: Provide assistance to owners of historic property in planning rehabilitation projects.

Program 136b: Provide information to property owners on loan and grant funds and tax incentives.

Program 136c: Provide local incentives, such as the Brisbane Star awards, to maintain historic places.

Policy 137 Conserve pre-historic resources in accordance with State and Federal requirements.

Program 137a: Consider amendments to the Zoning Ordinance to require resource surveys in conjunction with land use development applications and to establish procedures in the event of discovery to protect Native American Cultural Resources consistent with the standardized procedures given in Appendix K of CEQA.



IX.6 DOMESTIC WATER

The recent drought has called attention to the finite nature of the domestic water supply and the need to incorporate conservation measures into the daily life of the community.

Policy 133 Encourage conservation of domestic water.

Program 138a. Require the use of water conserving fixtures in new construction and remodeling projects

Program 138b: Encourage the use of water conserving landscape and irrigation systems.

Program 138c: Utilize, if safe and appropriate, recycled water for landscape irrigation and dust control.

Program 138d. Provide public information on water conservation practices.

Program 138e: As a part of the land use planning process, consider how water conserving features are incorporated into project design.

IX.7 ENERGY

Energy conservation policies are given below. They focus on non-renewable resources, electricity, gas and petroleum products and emphasize the various regulations and technologies that apply to energy conservation.

Policy 139 Promote the conservation of non-renewable energy resources.

Policy 140 Encourage energy-efficient building design and site planning.

Program 140a: Continue to administer building codes that contain State requirements for energy conservation.

Program 140b: As a part of the review of land use applications for subdivisions, specific plans and new non-residential and multi-family projects, encourage the design and siting of structures and the use of landscape materials in terms of utilizing natural resources for heating and cooling.

Policy 141 Encourage the installation of energy-efficient appliances.

Program 141a: Cooperate with PG&E in promoting energy conservation by providing information and referral on energy-efficient appliances and heating and cooling systems.

Policy 142 Continue to support vehicle trip-reduction programs to conserve non-renewable fuels. (See Chapters VI and X for additional trip reduction policies.)

IX.8 SOLID WASTE

Recycling of solid waste provides two important benefits: recycling extends the life of remaining landfills and reduces the demand on natural resources. The City has participated with other cities in San Mateo County in developing a plan to reduce the waste stream,⁽¹⁾ which will be implemented in this General Plan period.

Policy 143 Maximize opportunities to recycle solid waste.

Program 143a: Continue to participate in joint planning and collection programs with other agencies, such as those required by AB 939, to manage solid waste in order to maximize reclamation and reuse of the resources contained in the solid waste stream and reduce the impacts on landfills.

Program 143b: In negotiating franchise agreements with scavenger companies, require that they provide recycling incentives to both residential and business customers.

Program 143c: In negotiating franchise agreements with scavenger companies, require a curb-side collection of large items several times a year. Coordinate with non-profit agencies so that opportunities for reuse are provided.

Program 143d: Purchase goods containing recycled materials for City use.

Program 143e: In the review of land use development applications, consider design factors pertaining to the storage and disposal of recycling materials.

Program 143f: Consult with refuse disposal contractors or other recycling services on applicable land use development applications regarding the adequacy of the proposed measures.

Program 143g: Stay informed about new programs and technologies.

Program 143h: Provide public information about the benefits of recycling and encourage participation by residents and businesses.

FOOTNOTES

- 1 . See the elements of the County of San Mateo Integrated Waste Management Plan for detailed program descriptions, especially the Source Reduction and Recycling and Household Hazardous Waste Elements adopted by the City of Brisbane.