

# **OPEN SPACE PLAN FOR THE CITY OF BRISBANE**

## **BACKGROUND AND REFERENCE INFORMATION**



*Brisbane and San Bruno Mountain form the Baylands: photo Randy Anderson*

**Prepared for the Brisbane City Council**  
by  
**The Brisbane Open Space & Ecology Committee**

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# **Parcel Reports – Brisbane Acres Subarea**

**Lot #: 2**

Owner: Lillian Colletti

Size: 1.17 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-350-170

Assessed Value: \$141,309

“Lot” 2 is an approximately 1.17-acre site situated on a ridgeline of a San Bruno Mountain foothill overlooking Tulare Street in the northeastern portion of the Brisbane Acres subarea. The site is irregularly shaped and consists of Brisbane Acres “lot” 2 and an undedicated cul-de-sac at the end of private property previously referred to as Thomas Avenue. This northwest-facing property is part of the Bayshore watershed and while southern portions appear to be level, slopes average +/- 21 percent overall and +/- 50 percent on northern and eastern portions, where sheer rocky cliffs drop into a deep ravine. Elevations range from roughly 190 feet along the site's northeastern perimeter to 280 feet above sea level to the southeast.

“Lot” 2 has been significantly altered by human activities, perhaps its most apparent open space attribute. The site (known as 99 Thomas Avenue) was once inhabited and seven abandoned and extensively vandalized structures exist, which are in varying states of deterioration. An abandoned truck, trash, and debris also occur as do remnants of an unimproved looping driveway. Sheer cliffs on eastern portions may be a result of leveled slopes to allow construction of Bayshore Boulevard. Soil is barren in places and erosion is evident throughout, particularly on eastern margins. There are no pending development proposals for “lot” 2, although the property is currently for sale.

Natural disturbance has also impacted the property, but to a lesser degree. According to the 1994 Brisbane General Plan, “lot” 2 may have geological constraints (although these are perhaps a consequence of human actions) since landslide activity has historically occurred in the area, most notably east of the subject site adjacent to Bayshore Boulevard. Soils are listed as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. It is not known whether “lot” 2 sits on an active earthquake fault line and there is no observable fire or storm damage. “Lot” 2 does not contain seasonal or perennial water features and its wildland fire hazard and historical and archeological significance are not known.

Soil disturbance can open-up niches for opportunistic exotic plants to establish themselves and it appears that extensive human activities may have resulted in the spread of non-natives on site. Indeed, “lot” 2 contains almost no indigenous vegetation, while exotic species are abundant and clearly dominate coverage. Introduced plants include varying amounts of invasive species such as Italian thistle, fennel, iceplant, broom, Cape ivy, weedy grasses, and mature eucalyptus and pine trees.

“Lot” 2 has a very low relationship to the San Bruno Mountain HCP because it is overgrown with exotic pest plants, does not contain host plants of the federally endangered Mission blue or callippe silverspot butterflies, and it is located far from suitable butterfly habitat. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, has never recorded Mission blues or callippe silverspots on or near the subject property.

“Lot” 2 is situated adjacent to residential areas and has a high relationship to public infrastructure. Public utilities are within or nearby the property, and Tulare Street runs only 100 feet to the west and private property previously referred to as Thomas Avenue abuts to the south. It is important to stress that despite “lot” 2’s proximity to urbanized areas, because it is located on an overgrown cliff, it provides an isolated and peaceful setting. Furthermore, the site affords nice views through the dense tree canopy of central Brisbane and San Bruno Mountain to the west, the northeast ridge to the north, and Brisbane Lagoon to the east. “Lot” 2, however, is located outside of the central Brisbane viewshed and vegetation generally blocks off-site views.

Recreational opportunities on “lot” 2 are moderate and both high- and low-intensity activities, such as hiking and viewing scenic points, are possible. The site is easily accessible by numerous modes from private property previously referred to as Thomas Avenue to the southeast, but because of development and treacherous terrain, it is difficult to reach from the west, north and east. Because “lot” 2 is located on a steep cliff and developed properties adjoin on three sides, it does not have trail connector potential

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lot 2, 007-350-170	Zoning: R-1 (single-family) 20,000	Date: 06/14/00
Description (acreage, location, terrain): Highly disturbed but tranquil site located adjacent to a residential area on a significant ridgeline overlooking Tulare Avenue			
Property Owner: Lillian Colletti	Assessed Value: \$141,309	Size: 1.17 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Very low – not suitable habitat for endangered butterflies, and no host plants were observed
Relationship to public infrastructure	High – lot was once inhabited, Tulare St. is 100 feet to the west and utilities are within or proximate to lot
Surrounding Land Use (contiguous to open space)	Developed lots adjoin to the north, south and west. Open space abuts to the east (lot 3) and northeast (lot 107)
Landform	
Soil Erosion, Stability	High – erosion observed throughout site, particularly on and around steep cliff walls
Landslides, Active Fault Lines	Landslide activity has historically occurred in the area. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Ridgeline parcel
Slope (percentage)	Average slope is +/- 21 percent. Slopes appear level to the south and average +/- 50 percent to the north and east. Lowest elevation is about 190 feet to the northeast and highest is 280 feet to the southeast
Natural Habitat	
Vegetation (rare, diverse) and coverage	Very low – vegetation is completely disturbed and exotic plants dominate, including a number of invasives
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Very high – blasted cliffs, seven structures exist in varying states of deterioration, and an overgrown, unimproved looping driveway occurs as well as an abandoned truck, trash and other debris
Natural Disturbance (storms, fires, erosion, etc.)	Medium – landslide activity, but no apparent fire or storm damage
Exotic Plant Infestation	Very high – exotics blanket site, including fennel, iceplant, Italian thistle, and eucalyptus and pine trees
Risk of Fire	Unknown
Public Access (frontage on public way)	Medium – accessible from private Thomas Avenue by numerous modes
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Views east, west and north of the lagoon, San Bruno Mountain and Central Brisbane through tree canopy
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, and off-site views are blocked by thick vegetation
Orientation	Northwest

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – potential for high- and low-intensity recreational opportunities
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Numerous modes from private Thomas Avenue, but hiking only in interior
Significant Connector/Multi-use	Low – easy connection to private Thomas Avenue, but site does not offer connection to mountain summit
Pending Development Proposals	None currently, but property is on the market and was once inhabited





Lot 2

6/20/2000

**Lot #: 3 & 4**

Owner: P S Sabharwal

Size: Approximately 2.17 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-350-190

Assessed Value: \$170,000

APN # 007-350-190 includes Brisbane Acres "lots" 3 and 4 and is situated on the ridgeline of a San Bruno Mountain foothill in the northeastern margin of the Brisbane Acres subarea. This roughly 2.17-acre site is part of the Bayshore watershed, and is bound by "lot" 106 to the north; unrecorded highway "lots", "lot" 6 and APN 007-350-300, private property previously referred to as William Avenue to the east; parcel A of former "lot" 5 to the south; and private property previously referred to as Thomas Avenue and "lot" 2 to the west.

The site's topography varies. While slopes average +/- 38 percent, northerly portions, roughly following the boundaries of "lot" 3, are sheer as they drop into a deep ravine and southerly portions, within "lot" 4, are more gentle. Elevations peak at 275 feet in the middle of the site and drop to 140 feet above sea level along its northeastern perimeter.

The parcel is located close to urbanized areas and has a high relationship to public infrastructure: San Bruno Avenue runs 240 feet to the south, Bayshore Boulevard lies 226 feet to the east and public utilities are proximate or within the parcel. There are no pending development proposals for the site.

It appears that both human and natural forces have greatly impacted the area. Human disturbance is conspicuous and includes the following: the toe of the foothill's eastern slope appears to have been leveled to allow construction of Bayshore Boulevard. An informal foot-trail occurs and grading is apparent between private properties previously referred to as Thomas and William Avenues. Vehicles are parked along the eastern side of private property previously referred to as Thomas Avenue, three abandoned cars exist on the ravine floor and an abandoned homeless encampment appears in a forested area to the north.

According to the 1994 Brisbane General Plan, the parcel may have geological constraints, as landslide activity has historically occurred within the ravine area (although unstable slopes may be a consequence of human activities). Erosion is apparent along ravine walls and within a gully, and a former landslide is visible east of the site on unrecorded highway "lots" fronting Bayshore Boulevard. It is not known whether "lots" 3 and 4 sit on an active earthquake fault line and there is no observable fire or storm

damage on site. The parcel contains no seasonal or perennial water features, and its fire hazard and historical and archeological significance are not known.

Vegetation, for the most part, is disturbed and dominated by exotic grasses, shrubs and trees including a number of invasive species. Liberal amounts of French broom, iceplant, wild oats, field mustard, wild radish, and lesser quantities of fennel, valerian, cheese-weed and pin-cushion plant occur on southern portions. Degraded northern sections are covered almost entirely with impenetrable stands of French broom. Eucalyptus lines the site's northern and northwestern margins, and a few Monterey pine also occur. Native plants are limited to toyon, coast buckwheat and California poppy.

The site is not known or expected to contain habitat for any rare or endangered plants or animals. A biological survey of the site performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, in August, 1988 concluded that it did not contain appropriate habitat for the endangered Mission blue or callippe silverspot butterflies. The survey went on to state that host plants of these endangered species were not found in the area, and that their presence was highly unlikely, particularly with so much broom.

On the one hand, the site's proximity to residential areas and its degraded state appear to reduce its natural habitat value. The parcel's topography and location, on the other hand, increase its open space value by allowing easy access, recreational opportunities and extensive views. Open space lands border to the north, northwest and southeast. Southern portions are easily accessible by numerous modes from private properties previously referred to as Thomas or William Avenues, and northern areas can be reached from a well-maintained fire road (known as Santa Clara Street extension). A road cut and an informal trail roughly follows APN 007-350-300 and leads west to private property previously referred to as Thomas Avenue, and another undeveloped trail branches off Santa Clara Street extension on "lot" 106 but apparently disappears in the overgrown vegetation. Southern portions of the site are open and easily accessible and could support both active and passive recreation, but neither are currently possible within the treacherous ravine. The site's trail-connector potential is low; no link is apparent across the ravine to vacant northern parcels and there is no avenue to access upper reaches of San Bruno Mountain to the south.

Overall, the site has valuable scenic and aesthetic properties. More important than on-site panoramic vistas of points east, south and west from southern portions, however, may be off-site views of the site. Although the site is outside of the central Brisbane viewshed, its southern portions are visually prominent from the adjacent neighborhood and northern areas can be seen from eastern roadways by thousands of motorists every day.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lots 3 & 4, 007-350-190	Zoning: R-1 (single-family) 20,000	Date: 06/14/00
Description (acreage, location, terrain): Large, overgrown ridgeline parcel located near residential area, which is accessible, affords nice views and offers recreation			
Property Owner: P S Sabharwal	Assessed Value: \$170,000	Size: Roughly 2.17 acres	

CRITERIA	DESCRIPTION
<b>Location</b>	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Very low – no endangered butterflies have ever been found anywhere near site and no host plants observed
Relationship to public infrastructure	High – public utilities on or near lot; private Thomas Ave. adjoins to west and San Bruno Ave. is 240' south
Surrounding Land Use (contiguous to open space)	Vacant to north, northwest and southeast. Developed to south (parcel 5A), northeast and across private Thomas Avenue
<b>Landform</b>	
Soil Erosion, Stability	High – southern portions have little erosion and appear stable, but significant erosion occurs to the north
Landslides, Active Fault Lines	Area has a high susceptibility to landsliding. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Ridgeline parcel; northern portions drop precipitously into a ravine
Slope (percentage)	Average slope is +/- 38 percent. Elevations peak at 275 feet and drop to 140 feet above sea level to the north
<b>Natural Habitat</b>	
Vegetation (rare, diverse) and coverage	Low – a handful of native brush species, but vegetation is disturbed and exotic plants dominate coverage
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
<b>Significant Disturbances</b>	
Human Disturbance (vehicular, grazing, etc.)	High – cliffs appear blasted by explosives, southern areas have been graded, informal foot paths, cars parked on perimeter along private Thomas Avenue, abandoned cars at bottom of ravine, and a homeless encampment
Natural Disturbance (storms, fires, erosion, etc.)	High – erosion on cliffs and in ravine and evidence of landsliding to east. No apparent fire or storm damage
Exotic Plant Infestation	Very high – invasive exotics dominate and include French broom, mustard, iceplant, radish, eucalyptus & pine
Risk of Fire	Unknown
Public Access (frontage on public way)	Medium-high – southern portions and northern perimeter are easily accessible
<b>Scenic and Aesthetic Considerations</b>	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Panoramic views to the east, south and west from southern margins, but vistas are less impressive from north
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but site is visible from points east, particularly adjacent roadways
Orientation	Southern portions have a southern exposure and northern areas are northeast-oriented

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – variety of opportunities to the south, but slopes are too steep and flora impenetrable to the north
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians, bicycles and vehicles on southern parts from private Thomas and William Avenues
Significant Connector/Multi-use	Low – informal trails observed, but no apparent trail connection across ravine or to main mountain summit
Pending Development Proposals	None currently



**Lot 3**

**6/20/2000**



Lot 4

6/20/2000

**Lot #: 5, Parcel B**

Owner: Albert O. Engel

Size: 0.37 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-350-210

Assessed Value: \$133,250

Parcel B of former "lot" 5 is a 0.37-acre site situated atop an eastern spur ridge of San Bruno Mountain in the northeastern portion of the Brisbane Acres subarea. The site has an east slope aspect and is the southerly portion of the original Brisbane Acres subdivided "lot" 5. "Lot" 5 was resubdivided in 1967, creating the subject property and parcel A, a 0.46-acre site, which contains a single-family dwelling. Parcel B is part of the Bayshore watershed, and its relatively gentle slopes average +/- 15 percent. Elevations range from roughly 192 feet to the east to 212 feet above sea level to the west.

Parcel B of former "lot" 5 forms a portion of the subarea's western perimeter and is bound by private property previously referred to as Thomas Avenue on the west, parcel A of former "lot" 5 on the north, APN 007-350-300, private property previously referred to as William Avenue on the east, and San Bruno Avenue on the south. Open space is located to the east of parcel B across APN 007-350-300 ("lot" 12), but the subject site is adjacent to urbanized areas and is easily accessible by various modes from San Bruno Avenue. Parcel B has a high relationship to public infrastructure and a fifteen-foot wide sanitary sewer easement runs diagonally through the property from private unimproved William Avenue to parcel A of former "lot" 5. There are no pending development proposals for parcel B.

In addition to its exceptional accessibility, parcel B's scenic and recreational resources are also valuable. While parcel B is located outside of the central Brisbane watershed, it is highly visible from off site, particularly from the surrounding neighborhood, from portions of San Bruno Mountain to the south and from adjacent roadways to the east. On-site views are extensive to the east and south.

Non-native plants cover the site; French broom and fennel dominate the westerly side and iceplant occurs elsewhere. Italian thistle, wild radish, field mustard, and a single pine tree also occur. Few native species grow on site, but isolated toyon plants were observed. Because the site is overgrown with weedy non-native plants and it is far from suitable endangered butterfly habitat, it has a very low relationship to the San Bruno Mountain HCP. A biological survey performed on the parcel by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, on August 18, 1988 found no host plants of the endangered Mission blue or callippe silverspot butterflies; neither species has ever been observed on or near the subject property by Thomas Reid Associates.



Both high- and low-intensity recreation are feasible on parcel B of former “lot” 5, but because iceplant blankets most of the site, its interior is accessible by foot only. And because parcel B is almost completely surrounded by roadways and a developed parcel abuts to the north, its trail connector potential is extremely low.

Human actions have clearly impacted the site and it is now quite degraded. Parcel B appears to be mostly of a natural grade and contour, but cut slopes for development of adjacent roadways occupy the south, west and east margins of the parcel. Cut slopes are variable in height and reach about 15 feet at the site’s southwest corner; slopes appear to be relatively stable. Infestations of French broom along the parcel’s western perimeter may be a result of past roadwork and utility line maintenance, which disturbed soils. Trash and other debris were also observed in this area.

Natural disturbance, by contrast, appears to be relatively minor. While extensive landslide activity has historically occurred in locations north of the site, the subject property does not have a history of geologic instability and there is no evidence of landsliding. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. It is not known whether parcel B sits on an active earthquake fault line and there is no observable fire or storm damage on site. Parcel B contains no seasonal or perennial water features and its wildland fire hazard and historical and archeological significance are not known.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lot 5, Parcel B, 007-350-210	Zoning: R-1 (single-family) 20,000	Date: 06/14/00
Description (acreage, location, terrain): Located on a significant ridgeline adjacent to a densely urbanized area, this small parcel is easy to access and offers nice views			
Property Owner: Albert O. Engel	Assessed Value: \$133,250	Size: 0.37 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Very low – never been an endangered butterfly observation on this property – no host plants or open grassland
Relationship to public infrastructure	High – San Bruno Avenue abuts to the south and public utilities are in the vicinity
Surrounding Land Use (contiguous to open space)	Developed parcels on three sides. Open space to the east across private unimproved William Avenue (lot 12)
Landform	
Soil Erosion, Stability	Low – no significant erosion
Landslides, Active Fault Lines	Landslide activity has historically occurred north of site. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Ridgeline parcel
Slope (percentage)	Average slope is +/- 15 percent. Lowest elevation is about 192' to the east and highest is 212' to the west
Natural Habitat	
Vegetation (rare, diverse) and coverage	Very low – exotic plants dominate. No intact native plant communities. Toyon was observed
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – cut slopes and grading are apparent on margins of parcel, and trash and other debris was observed
Natural Disturbance (storms, fires, erosion, etc.)	Low – no apparent fire or storm damage
Exotic Plant Infestation	Very high – invasive non-natives cover entire site, particularly French broom, fennel and iceplant
Risk of Fire	Unknown
Public Access (frontage on public way)	Very high – easy access from public San Bruno Avenue
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Excellent views east of the lagoon, adjacent roads, Sierra Point, and south of the neighborhood and mountain
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but subject property is visible from mountain and surrounding area
Orientation	East
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources

Recreation Potential (except trails)	
Wide Variety of Uses	Medium – potential for high and low intensity recreation, but vegetation makes even walking difficult
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians, bicycles and vehicles along San Bruno Avenue. Hiking only in interior
Significant Connector/Multi-use	Very low – roadways and developed parcels virtually surround property
Pending Development Proposals	None currently, but property to the north (lot 5, parcel A) contains a single-family dwelling



Private Thomas Avenue

Unimproved William Ave.

San Bruno Ave.

Lot 5, Parcel B

6/20/2000

**Lot #: 6 & 7**

Owner: P S Sabharwal

Size: Roughly 2.19 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-350-220

Assessed Value: \$145,000

APN # 007-350-220 consists of Brisbane Acres "lots" 6 and 7 and is located at the terminus of APN 007, 350-300, private property previously referred to as William Avenue, and it forms a portion of the eastern margin of the Brisbane Acres subarea. This approximately 2.19-acre site is part of the Bayshore watershed, and is bound by "lots" 8 and 12 to the south; "lots" 3 and 4 to the north and west, respectively; and unrecorded highway "lots" to the east. The site is situated on the eastern slope of a San Bruno Mountain foothill, which averages +/- 40 percent in grade. "Lot" 7 makes up the southerly portion of the site and can be characterized by steep hillside topography, while northern sections drop precipitously into a deep ravine and swale. Elevations range from about 125 feet to 275 feet above sea level.

The site has an east to northeast slope aspect and is located adjacent to urbanized areas and has a moderate-to-high relationship to public infrastructure: Bayshore Boulevard runs 226 feet to the east and developed "lot" 8 abuts to the south. While a plan was put forth to develop a portion of the site in the past, there are no pending development proposals.

The site has been disturbed by both human and natural forces and like many vacant parcels in the vicinity, it is quite degraded and contains few valuable open space resources. The site, however, is a rewarding vista point and it gains its open space value primarily from scenic resources. On-site views are expansive in all directions and are particularly impressive to the east of Brisbane Lagoon, San Francisco Bay and the East Bay hills in the distance. Perhaps as important as on-site views are vistas of the site from adjacent roadways. While the site is outside of the central Brisbane viewshed and is neither peaceful nor particularly aesthetically pleasing, it is highly visible to passing motorists and serves as a visual, if not physical, buffer.

The terminus of a road cut that roughly follows APN 007, 350-300, private property previously referred to as William Avenue, partially bisects the site. And it appears that this private parcel is the only practical means of accessing the subject site (and can be traversed by numerous modes), as terrain is too rugged and vegetation impenetrable to reach the area from other directions. An informal trail branches off the road cut and leads upslope to a small mesa on "lot" 3, which is denuded of vegetation, and continues west to private property previously referred to as Thomas Avenue. It appears that a trail once existed across the deep ravine linking "lot" 6 with "lots" 3 and 106 to the north, but French broom is now so overgrown that no connection to these northern parcels could be

made. Rugged slopes and thick vegetation also limit on-site recreational opportunities. Both high- and low-intensity recreation is feasible on southern and western portions of the site, but neither are possible in the ravine.

While native brush species, including coyote brush, toyon, California sagebrush and coast buckwheat, are apparent on “lot” 7, invasive exotic vegetation dominates coverage. Native species could not be found on northern portions. Introduced species include valerian, pin-cushion plant, fennel, Italian thistle, dandelion, sheep sorrel, field mustard, wild radish, wild oat grass and rattlesnake grass; weedy grasses, pine and eucalyptus trees and impenetrable stands of French broom occur in the ravine.

A biological survey performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, in August, 1988 concluded that this area was not appropriate Mission blue or callippe silverspot butterfly habitat and found no larval host plants of these endangered species. Furthermore, according to the biological survey, “no Mission or callippe have ever been found anywhere near this property.” The site is not known or expected to contain habitat for any other rare or endangered plants or animals.

The solid stands of exotic pest plants appear to be a result of both human and natural disturbance, which has opened up avenues for opportunistic pests to invade. Human disturbance is moderate and is most visible along the road cut and informal footpaths described above. Additionally, adjacent areas show signs of disturbance – garbage and other debris are scattered throughout. According to the 1994 Brisbane General Plan, the eastern margins of “lots” 6 and 7 are located within a CNEL 65 dB noise contour, a level considered “conditionally acceptable” for residential homes.

For many vacant parcels in the subarea, human actions are more consequential than disturbance caused by natural forces. Natural disturbance, by contrast, appears to have impacted the subject site more than human activities. The site may have geological constraints, as the area has a relatively high susceptibility to landsliding. Within the ravine and swale, landslide activity has historically occurred and significant erosion is evident in a gully. A former landslide is visible east of the site on unrecorded highway “lots” fronting Bayshore Boulevard. It is not known whether the site sits on an active earthquake fault and there is no observable fire or storm damage. The parcel contains no seasonal or perennial water features, and its fire hazard and historical and archeological significance are not known.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lots 6 & 7, 007-350-220	Zoning: R-1 (single-family) 20,000	Date: 06/14/00
Description (acreage, location, terrain): Relatively large site located adjacent to urbanized areas having little open space value other than scenic resources			
Property Owner: P S Sabharwal	Assessed Value: \$145,000	Size: Approximately 2.19 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Very low – no endangered butterflies or host plants observed and site is not contiguous with suitable habitat
Relationship to public infrastructure	Medium-high – public utilities are in the area and Bayshore Boulevard runs about 226 feet to the east
Surrounding Land Use (contiguous to open space)	Open space to the north and west. Developed parcels to the south (lot 8) and arterial roadway to the east
Landform	
Soil Erosion, Stability	High – significant erosion within ravine, particularly eastern portions adjacent to Bayshore Boulevard
Landslides, Active Fault Lines	Area has a high susceptibility to landsliding. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Lot 7 to the south is a hillside parcel and northern portions (lot 6) drop precipitously into a deep ravine
Slope (percentage)	Average slope is +/- 40 percent. Elevations range from 125 feet to 275 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – some native brush species (toyon and coyote brush) on lot 7, but exotic plants dominate coverage
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – parts have been graded and are disturbed and portions are located within a 65 CNEL dB contour
Natural Disturbance (storms, fires, erosion, etc.)	High – erosion within ravine and evidence of landsliding to the east. No apparent fire or storm damage
Exotic Plant Infestation	Very high – invasive exotics dominate and include French broom, fennel, eucalyptus, Italian thistle and radish
Risk of Fire	Unknown
Public Access (frontage on public way)	Low – western portions are accessible from private unimproved William Avenue, but site is difficult to access from Bayshore Boulevard
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Extensive views to the east, south and west from the south, and northern portions provide vistas to the north
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but site is visible from points east, especially roadways and lagoon
Orientation	East/northeast
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – some opportunities to the south and west, but slopes are quite steep and flora impenetrable to the north
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians, bicycles and all-terrain vehicles along unimproved William Ave. Foot only in interior
Significant Connector/Multi-use	Low – no apparent trail connection from site to the north or west
Pending Development Proposals	None currently





**Lot 6**

**6/20/2000**



**Lot 7**

**6/20/2000**

**Lot #: 9**

Owner: Johnson Yiu Wong

Size: 1.20 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-553-170

Assessed Value: \$191,522

“Lot” 9 is a relatively large parcel, roughly 1.20 acres in size, forming a part of the eastern perimeter of the Brisbane Acres subarea. “Lot” 9 is a hillside parcel; slopes average +/- 22.5 percent overall, but average only 2 percent in southern portions and 45 percent in northern areas, where the property drops precipitously to the Sierra Point Mobile Home Park adjacent to busy Bayshore Boulevard. The site is part of the Bayshore watershed and appears to have a subtle east slope aspect. Elevations range from roughly 40 feet to the northeast to 105 feet above sea level to the southwest.

The site is not directly contiguous with open space lands. “Lot” 9 shares its western border with private property known as Joy Avenue, its southern edge with San Bruno Avenue, its eastern perimeter with the mobile home park and its northern border with developed Brisbane Acres “lot” 8. Vacant parcels exist across San Bruno Avenue and private property known as Joy Avenue to the south and west, respectively. The area, however, is residential and highly urbanized and consequently, “lot” 9 has a high relationship to public infrastructure. The site itself contains the San Francisco Water Department’s Hetch Hetchy water line within a 40-foot wide easement and a private sewer line for Joy Condominiums (“lot” 11 to the northwest). Old topographical maps indicate that the site (formerly known as 40 Joy Avenue) was once developed and contained two structures on its southern portion and a concrete foundation to the north (which still remains). There have been a few proposals to develop “lot” 9 in recent years, but it remains vacant and no pending development proposals exist.

While “lot” 9 appears to contain relatively few valuable natural resources, it has more open space value than “lot” 10 to the west. Like “lot” 10, the subject site gains its open space value, in large part, from its accessibility. The site is accessible by numerous modes from San Bruno Avenue. In contrast to “lot” 10, however, the recreation potential of “lot” 9 is quite high because of its relatively level slopes in southern areas, which have been denuded of vegetation. Passive rather than active recreation is more practical. But because the area is residential and the site is isolated from larger open space lands, it has no local or regional trail connector potential to other parts of town or to San Bruno Mountain State and County Park.

As is the case with “lot” 10, the subject site has a low relationship to the San Bruno Mountain HCP. A biological survey performed on “lot” 9 on August 28, 1990 by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, concluded that the site did not contain appropriate habitat for either the endangered Mission blue or callippe silverspot butterflies.

Vegetation can be characterized as a disturbed community and is dominated by eucalyptus and weedy non-native herbaceous species with a scattering of native and non-native brush. The following is a representative list of the exotic plants found on site in 1990 by Thomas Reid Associates: wild oats, field mustard, rattlesnake grass, Italian thistle, Jupiter’s beard, pampas grass, broom, fennel, cheeseweed, iceplant, bristly ox-tongue, English plantain, wild radish, groundsel, and eucalyptus and almond trees. More recently, large patches of Himalayan blackberry and Bermuda buttercup were observed. In 1990, native species were limited to toyon, coyote brush, California blackberry and *Agoseris* sp. (dandelion).

“Lot” 9 is highly degraded as a result of prior human activities. Two structures once existed on the site’s southern section, which are not apparent now, but a retaining wall probably constructed in association with private property known as Joy Avenue and a concrete foundation are visible. “Lot” 9 contains debris from demolished buildings and past dumping and what appears to be more recent trash and dead vegetation piles. Impacts of the utility line maintenance activities are apparent, as are remnants of an asphalt drive leading into the site from San Bruno Avenue. Finally, according to the 1994 Brisbane General Plan, eastern portions of “lot” 9 are within a CNEL 65 dB noise contour, a level considered “conditionally acceptable” for residential homes.

Natural disturbance, by contrast, seems to be relatively low. Erosion is evident along the site’s northeastern perimeter, as slopes drop sharply to the trailer park. The site may have geotechnical constraints – according to the General Plan the area has a relatively high susceptibility to seismically induced landslides. It is not known whether “lot” 9 sits on an active earthquake fault line, and it does not contain observable fire or storm damage. “Lot” 9 does not contain seasonal or perennial water features. Its wildland fire hazard is not known. The historical and archeological significance of the property is also not known, but the General Plan states that there is potential for prehistoric resources within the subarea.

In contrast to “lot” 10, the subject site contains valuable scenic and aesthetic resources. “Lot” 9 affords extensive views east of the lagoon, U.S. Highway 101, San Francisco Bay, the Sierra Point subarea and the East Bay hills in the distance. And while the property is located outside of the central Brisbane viewshed, it is highly visible from the surrounding neighborhood as well as from points east, particularly from Bayshore Boulevard and the Sierra Point subarea.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lot 9, 007-553-170	Zoning: R-1 (single-family) 20,000	Date: 04/26/00
Description (acreage, location, terrain): Highly disturbed lot fronting San Bruno Avenue in an urbanized area having more valuable environmental resources than lot 10			
Property Owner: Johnson Yiu Wong	Assessed Value: \$191,522	Size: 1.20 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no grassland, no host plants and site is far from and not contiguous with existing butterfly habitat
Relationship to public infrastructure	High – site is bounded to the south by San Bruno Avenue and public utilities are within or proximate to lot
Surrounding Land Use (contiguous to open space)	Vacant lot across private Joy Avenue to the west (lot 10) and on the other side of San Bruno Avenue (lot 18)
Landform	
Soil Erosion, Stability	Medium – erosion on northeastern perimeter adjacent to mobile home park. Otherwise little erosion on site
Landslides, Active Fault Lines	Area has a high susceptibility to seismically induced landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Hillside parcel
Slope (percentage)	Average slope is +/- 22.5 percent. Slopes average 2 percent to the south and 45 percent to the north. Lowest elevation is about 40 feet to the northeast and highest is 105 feet to the southwest
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – disturbed vegetation dominated by weedy non-natives. Natives include toyon, coyote brush, blackberry
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Very high – retaining wall, concrete foundation and asphalt drive. Site appears to have been previously graded and is highly disturbed with trash, debris and piles of dead vegetation. Site is quite noisy
Natural Disturbance (storms, fires, erosion, etc.)	Low – erosion in northeast perimeter. No fire or storm damage observed
Exotic Plant Infestation	Very high – eucalyptus, fennel, Himalayan blackberry, Bermuda buttercup, French broom, mustard, iceplant
Risk of Fire	Unknown
Public Access (frontage on public way)	Very high – easy access from San Bruno Avenue
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Extensive unobstructed views east of lagoon, Highway 101, SF Bay, Sierra Point and Alameda County
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed but site is visible from surrounding neighborhood and points east
Orientation	East

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium-high – potential for active and passive recreation
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians, bicycles and vehicles along perimeter and in interior
Significant Connector/Multi-use	Low – poor connector to main ridgeline because developed lots adjoin to the west across San Bruno Avenue
Pending Development Proposals	None currently, but this site (formerly known as 40 Joy Avenue) contained at least two structures at one time



Lot 9

4/27/2000

**Lot #: 10**

Assessor's Lot #: 007-552-030

Owner: Dharma Realm Buddhist

Assessed Value: \$57,370

Size: 0.873 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

”Lot” 10 is a 0.873-acre site located between San Bruno Avenue and private property known as Joy Avenue in the northeastern portion of the Brisbane Acres subarea. “Lot” 10 is part of the Bayshore watershed and is a hillside parcel (although a shallow ravine cuts through its southern half) containing slopes which have an east aspect and average +/- 25 percent in grade. Elevations range from about 100 feet on the property’s eastern perimeter to 155 feet above sea level adjacent to San Bruno Avenue to the west.

While open space lands are located to the east of the site across private property known as Joy Avenue (“lot” 9) and to the south across San Bruno Avenue (“lot” 18), the vicinity is residential and highly urbanized. Consequently, “lot” 10 has a high relationship to public infrastructure; public utilities are within or proximate to the parcel. Old topographic maps show that the northern half of “lot” 10 (formerly known as 10 Joy Avenue) once contained three structures varying in size, but vegetation is now so dense in this area that evidence of these buildings is not apparent. Records indicate that in the 1960s the existing buildings burned down and were demolished in 1965. There are no pending development proposals for “lot” 10.

“Lot” 10 is quite easy to access because San Bruno Avenue adjoins to the south and west. Indeed, accessibility may be its most, and perhaps only, valuable open space resource. But while the site has the potential to support active and passive recreation on it’s southern half, where it appears the area has been graded and vegetation cleared, “lot” 10 is not directly contiguous to vacant properties and therefore has no trail connector potential.

“Lot” 10 also has a low relationship to the San Bruno Mountain HCP because it does not contain any of the three necessary components to support the endangered Mission blue or callippe silverspot butterfly: host plants, nectar plants, and ridgetops for mating (vital to the callippe only). And the site is not contiguous with existing Mission blue or callippe silverspot habitat. “Lot” 10 is covered in large part with invasive exotic plants including Italian thistle, French broom, fennel, *Oxalis pes-caprae* (Bermuda buttercup), field mustard, wild radish, poison hemlock, Himalayan blackberry and Cape ivy; a number of exotic trees, including eucalyptus and pine, occur along its perimeter. Native plants are limited to bee plant, poison oak and miner’s lettuce. A few mushrooms occur on the property as well.



Despite the fact that at one time “lot” 10 contained three buildings and that it is located adjacent to busy San Bruno Avenue, human disturbance appears to be only moderate. The southern portion of the site along San Bruno Avenue lies under a dense eucalyptus canopy and appears to have been graded and contains little vegetation. Piles of cleared vegetation occur in other areas. Natural disturbance seems to be relatively insignificant. Erosion was not evident on “lot” 10, perhaps because dense vegetation in northern portions helps to stabilize soils on relatively gradual slopes. “Lot” 10, however, may have geotechnical constraints because, according to the 1994 Brisbane General Plan, the area north and south of this segment of San Bruno Avenue has a high susceptibility to seismically induced landslides. It is not known whether “lot” 10 sits on an active earthquake fault line, and the site has no observable fire or storm damage. “Lot” 10 contains no seasonal or perennial water features and its wildland fire hazard, and historical and archeological significance is not known.

Finally, “lot” 10’s scenic and aesthetic resources are relatively low. The site affords sporadic views east of the lagoon, nearby roadways and San Francisco Bay through the eucalyptus canopy, but these same trees tend to block off-site views of the site. “Lot” 10 is located outside of the central Brisbane viewshed.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lot 10, 007-552-030	Zoning: R-1 (single-family) 20,000	Date: 04/26/00
Description (acreage, location, terrain): Hillside parcel located between San Bruno and private Joy Avenues in a residential area having little open space value			
Property Owner: Dharma Realm Buddhist	Assessed Value: \$57,370	Size: 0.873 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no grassland, no host plants and site is too far from significant hilltops to be suitable butterfly habitat
Relationship to public infrastructure	High – San Bruno Avenue abuts to the south and west and public utilities are within or proximate to the lot
Surrounding Land Use (contiguous to open space)	Open space across private Joy Avenue to the east (lot 9) and across San Bruno Avenue to the south (lot 18)
Landform	
Soil Erosion, Stability	Low – no visible erosion
Landslides, Active Fault Lines	Area has a high susceptibility to seismically induced landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Hillside parcel, but shallow ravine cuts through southern portion of site
Slope (percentage)	Average slope is +/- 25 percent. Lowest elevation is 100 feet to the east and highest is 155 feet to the west
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – little vegetation on southern portions and invasive exotic plants dominate remainder of site
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – records indicate three units burned down on this lot in the 1960s. It appears that land has been graded and vegetation cleared on southern portions, and piles of dead vegetation occur
Natural Disturbance (storms, fires, erosion, etc.)	Low – no fire or storm damage observed
Exotic Plant Infestation	Very high – eucalyptus line San Bruno Ave., and large infestations of blackberry, French broom and ivy occur
Risk of Fire	Unknown
Public Access (frontage on public way)	Very high – easy access from public San Bruno Avenue
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Only sporadic views east because of eucalyptus
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed and not visible from off-site because of thick vegetation
Orientation	East
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – hiking and passive activities on southern portions, but vegetation is impenetrable to the north
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians, bicycles and vehicles along San Bruno Avenue. Hiking only in interior
Significant Connector/Multi-use	Low – poor connector to main ridgeline because developed lots adjoin to the west across San Bruno Avenue
Pending Development Proposals	None currently, but this site (formerly known as 10 Joy Avenue) once contained three structures



**Lot 10**

**4/27/2000**

**Lot #: 12**

Owner: Melinda S. Lau

Size: Roughly 1.12 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-350-230

Assessed Value: \$41,556

“Lot” 12 is an approximately 1.12-acre property situated on the east slope of a foothill of San Bruno Mountain, which inclines towards San Francisco Bay. “Lot” 12 is located in the northeastern portion of the Brisbane Acres subarea within the Bayshore watershed. It is bound by APN 007-350-300, private property previously referred to as William Avenue, on the west, private property known as Joy Avenue on the east, “lots” 7 and 8 on the north, and “lot” 11 on the south. Slopes on this hillside parcel are quite steep and average +/- 44 percent, while elevations range from about 100 feet to the southeast to 205 feet above sea level to the northwest.

The property sits adjacent to urbanized areas and is almost completely surrounded by developed parcels – open space adjoins to the north only (“lot” 7). “Lot” 12 has a high relationship to public infrastructure. Utilities are within or proximate to the subject property and San Bruno Avenue runs about 60 feet to the southwest. There are no pending development proposals for “lot” 12.

As is true for many of the parcels in the immediate area, “lot” 12’s open space value is derived primarily from its scenic resources. Although located outside of the central Brisbane watershed, the property is highly visible from adjacent streets and hillsides. Upper slopes afford panoramic views to the east of San Francisco Bay and the East Bay hills; south of the Sierra Point subarea and adjacent roadways; and west of the surrounding neighborhood and natural slopes of San Bruno Mountain.

In addition to scenic resources, “lot” 12 gains open space value from its accessibility. Located a few steps from San Bruno Avenue, the western perimeter of “lot” 12 can be reached by numerous modes. However, because of precipitous slopes and thick vegetation, the interior of the site is accessible by foot only and recreational opportunities are limited. While perhaps a few high- and low-intensity recreational activities are feasible, the property offers little trail-connector potential to vacant properties to the north and absolutely no connection to upper slopes of San Bruno Mountain.

Exotic forbs and grasses dominate “lot” 12, including a number of highly invasive species, and as a consequence, the site contains little biodiversity of flora and associated fauna. Furthermore, while “lot” 12 is highly visible from surrounding hillsides, it does not offer an aesthetically pleasing textured landscape, as do many Brisbane Acres parcels that contain intact native plant communities. The site is a monoculture of wild radish, while groundcover consists of weedy grasses. In addition to wild radish and introduced

grasses, during a 1990 biological survey performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, the following exotic plants were observed: fennel, field mustard, almond trees (3), Italian thistle, dock, salsify, cheeseweed, Opuntia cactus (4), and daisy. Additionally, this author observed isolated broom plants and patches of Himalayan blackberry. The 1990 biological survey noted only a scattering of native species including coyote brush and California blackberry and poppy.

The 1990 biological survey concluded that “lot” 12 did not contain appropriate habitat for the endangered Mission blue or callippe silverspot butterflies found on San Bruno Mountain. Furthermore, neither endangered butterfly species has ever been recorded on or near the subject property by Thomas Reid Associates.

Despite its location adjacent to urbanized areas, “lot” 12 seems relatively undisturbed by human forces. The majority of the site appears to be mostly of a natural grade and contour, but portions adjacent to APN 007-350-300 and private property known as Joy Avenue have been disturbed by past roadwork. Soils are listed as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Noise generated from adjacent roadways is audible and according to the 1994 Brisbane General Plan, “lot” 12 is located just west of a CNEL 65 dB noise contour, a level considered “conditionally acceptable” for residential homes.

Natural disturbance also appears to be relatively minor. While extensive landslide activity has historically occurred in locations north of the site, “lot” 12 has no recorded history of geologic instability and contains no significant erosion. It is not known whether “lot” 12 sits on an active earthquake fault line and there is no observable fire or storm damage on site. “Lot” 12 contains no seasonal or perennial water features. Its wildland fire hazard and historical and archeological significance are not known.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lot 12, 007-350-230	Zoning: R-1 (single-family) 20,000	Date: 06/14/00
Description (acreage, location, terrain): Steep hillside lot located adjacent to a residential area that appears to be in a relatively natural state, and is easily accessible and offers extensive views			
Property Owner: Melinda S. Lau	Assessed Value: \$41,556	Size: Approximately 1.12 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Very low – not appropriate habitat; no endangered butterflies or host plants observed
Relationship to public infrastructure	High – public utilities are in the area and San Bruno Avenue runs about 60 feet to the southwest
Surrounding Land Use (contiguous to open space)	Open space to the north (lot 7). Developed parcels on three sides
Landform	
Soil Erosion, Stability	Low – no significant erosion observed
Landslides, Active Fault Lines	Landslide activity has historically occurred north of site. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel
Slope (percentage)	Average slope is +/- 44 percent. Lowest elevation is about 100' to southeast and highest is 205' to northwest
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – exotic plants dominate. Native plants include scattered coyote brush, California blackberry and poppy
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – some grading, otherwise little disturbance observed. Site is located near a 65 CNEL dB noise contour
Natural Disturbance (storms, fires, erosion, etc.)	Low – little visible erosion, and no fire or storm damage observed
Exotic Plant Infestation	Very high – wild radish dominates, but fennel, field mustard, Italian thistle, dock, salsify, cheeseweed, daisy, Opuntia cactus, Himalayan blackberry, broom, weedy grasses and almond trees are also present
Risk of Fire	Unknown
Public Access (frontage on public way)	High – easily accessible from San Bruno Avenue
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Panoramic views east, south and west of the immediate neighborhood and distant points
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but subject property is visible from mountain and surrounding area
Orientation	Southeast

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – potential for high and low intensity recreation, but slopes are quite steep and vegetation overgrown
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians, bicycles and vehicles from San Bruno Avenue. Hiking only in interior
Significant Connector/Multi-use	Low – connects with vacant parcels to the north, but poor connector south or west to the mountain summit
Pending Development Proposals	None currently





**Lot 12**

Private Joy Avenue

**6/20/2000**

**Lot #: 14, Parcel B**

Owner: Brenda Elmore

Size: Approximately 0.23 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-555-150

Assessed Value: \$158,428

This 0.23-acre parcel is located on the downslope side of private property previously referred to as Annis Road, about 50 feet southeast of its intersection with Humboldt Road in the northeastern portion of the Brisbane Acres subarea. Former Brisbane Acres "lot" 14 was resubdivided into four parcels, and the subject site, parcel B, also known as 200 Annis Road, is a result. Parcel B is vacant while each of the other three parcels contains a single-family dwelling. Because existing residential development surrounds the subject site and public roads and utilities are nearby, it has a high relationship to public infrastructure. Plans to build a single-family residence on site were proposed in 1990, but never materialized. Last year the site was purchased and the current owner recently submitted draft plans for a new single-family residence to the city.

Parcel B is part of the Bayshore watershed and it can be characterized as a ridgeline parcel with an east slope aspect. The site slopes steeply from private property previously referred to as Annis Road and then slopes less steeply easterly to the rear of the property. Slopes average +/- 42 percent and elevations range from 200 feet on its eastern perimeter to roughly 235 feet above sea level abutting private property previously referred to as Annis Road.

Other than scenic resources, parcel B has almost no open space value. To begin, the property is mostly densely brush covered and vegetation is dominated by invasive exotic plant species, particularly eucalyptus and French broom. Iceplant, poison hemlock, Italian thistle, field mustard, *Oxalis pes-caprae* (Bermuda buttercup) and pine and acacia trees are also present, and groundcover consists of a thick mat of weedy grasses.

The property has no value as endangered butterfly habitat. A biological survey of the parcel performed on February 17, 1989 by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, found no larval food plants of the endangered Mission blue or callippe silverspot butterflies, and because of its degraded state, concluded that it was "highly unlikely that any of the butterflies of concern would use the site as habitat."

Overall, human disturbance on parcel B is quite high. Vegetation has been cleared and a row of eucalyptus near the upper property line has been cut, and piles of dead vegetation, apparently consisting of French broom and juvenile eucalyptus, are visible from private

property previously referred to as Annis Road. Soils are listed as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Soils have been disturbed, particularly around the clearing where erosion is evident. Trash and other debris is scattered throughout the site and city records indicate that a shed once existed (and may still) on the northeast portion of the property. In addition, while most of the site is of a natural grade and contour, there appears to be some localized terracing.

Natural disturbance, by contrast, seems to be relatively insignificant. There are no visible landslides and dense vegetation may act as erosion control. It is not known whether parcel B sits on an active earthquake fault line and there is no observable fire or storm damage. Parcel B contains no seasonal or perennial water features and its wildland fire hazard and its historical and archeological significance are not known.

The property is easily accessible by car, bicycle or foot from private property previously referred to as Annis Road and it is situated only a few steps from Humboldt Road. But because parcel B is surrounded by developed properties it cannot be accessed from any other direction and its interior can only be traversed on foot. Consequently, its potential as a trail connector is quite low. The property could support active and passive recreation, such as hiking and viewing scenic points, but because it is overgrown with vegetation, it is not contiguous to open space lands, and it is relatively small in size, recreational opportunities cannot be considered significant.

Finally, and perhaps most important in terms of open space value, are the site's scenic properties. Despite being outside of the central Brisbane viewshed, upper slopes, near private property previously referred to as Annis Road, afford sweeping views to the east of the bay and the East Bay hills in the distance. On-site views, however, of more immediate points, such as the lagoon and the Sierra Point subarea, are obstructed by eucalyptus and pine trees. This thick tree canopy also blocks off-site views from eastern areas.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lot 14, Parcel B, 007-555-150	Zoning: R-1 (single-family) 20,000	Date: 04/26/00
Description (acreage, location, terrain): Small ridgeline parcel sloping steeply down from private Annis Road, surrounded on all sides by existing residential development and having little open space value other than scenic resources			
Property Owner: Brenda Elmore	Assessed Value: \$158,428	Size: Approximately 0.23 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – overgrown, no host plants were observed and it is unlikely that butterflies would use site as habitat
Relationship to public infrastructure	High – public utilities run along private Annis Road, and Humboldt Road and San Bruno Ave. are close by
Surrounding Land Use (contiguous to open space)	Surrounded by existing residential development on all sides. Private Annis Road abuts to the west
Landform	
Soil Erosion, Stability	Low – minor erosion as a result of human activities, but groundcover appears to stabilize slopes
Landslides, Active Fault Lines	No visible landslides. It is not known if parcel sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Ridgeline parcel
Slope (percentage)	Slopes average +/- 42 percent. Lowest elevation is 200 feet to the east and highest is 235 feet to the west
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – non-native brush and trees dominate. Morning glory was observed
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – a number of eucalyptus trees have been cut. Dead broom and other vegetation was observed and trash occurs. Some remnants of local terracing occurs and records indicate that a shed once existed on site
Natural Disturbance (storms, fires, erosion, etc.)	Low – no fire or storm damage observed
Exotic Plant Infestation	High – non-native trees, scrub and grass dominate, including eucalyptus, acacia, French Broom and iceplant
Risk of Fire	Unknown
Public Access (frontage on public way)	Medium – accessible only from private Annis Road
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Panoramic views to the east of the bay and East Bay hills and sporadic vistas of the surrounding neighborhood
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed and not visible from off-site because of thick tree canopy
Orientation	East

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – active and passive uses are possible, but overgrown vegetation limits activities
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only in interior of parcel
Significant Connector/Multi-use	Very low – surrounded by developed lots
Pending Development Proposals	Property was recently purchased and there is currently a draft proposal for a single-family residence



*Lot 14, Parcel B*

**Lot #: 15, Parcel 1**

Owner: Mike Kelly

Size: Approximately 0.44 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-555-160

Assessed Value: \$23,312

Parcel 1 is an approximately 0.44-acre site located within the eastern portion of the Brisbane Acres subarea. The site slopes steeply down from private property previously referred to as Annis Road between Humboldt Road and private property previously referred to as Harold Road. The site was resubdivided into two parcels and the subject parcel is the northerly portion of former Brisbane Acres "lot" 15. This hillside parcel contains what appears to be a dry streambed on its eastern (downslope) perimeter, but neither seasonal nor perennial streams occur on site. Slopes on this east-facing parcel average +/- 45 percent, and elevations range from a low of 175 feet to the east to about 260 feet above sea level to the west.

Parcel 1 is part of the Bayshore watershed. The site is located within a residential area (existing development borders to the north, northeast and south), public utilities run along private property previously referred to as Annis Road, and San Bruno Avenue, the closest public street, lies only 150 feet to the east. While there are no pending development proposals for parcel 1, city records indicate that in 1989-1990, a proposal was submitted to build a single-family residence on site (known as 254 Annis Road).

The site is extremely degraded and has low open space value – invasive exotic plants dominate, the site contains no endangered butterfly species habitat, off-site views are limited, and it has low recreation and trail connector potential. Vegetation is dominated by low-lying 'weedy' non-native species including Italian thistle, fennel, wild oats, French broom, plantain, *Oxalis pes-caprae* (Bermuda buttercup), Cape ivy and field mustard. A large patch of iceplant occurs on the lower northeast corner of the parcel. Eucalyptus trees are also present, particularly near the site's eastern and western perimeters. A sparse distribution of native species is intermingled with non-native brush and includes toyon, coyote brush, poison oak, California poppy and a willow tree; groundcover consists primarily of a thick blanket of exotic grasses.

A biological survey on August 30, 1989 by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, concluded that the site had no habitat value for the endangered butterflies found on San Bruno Mountain, and host plants of these butterflies were not observed, nor expected on site.

Human activities have greatly altered the site. A row of eucalyptus trees approximately 30 feet downslope from private property previously referred to as Annis Road has been cut and trees on lower slopes have also been cleared, apparently in the last few years, as piles of debris are present and some eucalyptus have fresh resprouts. Soils are listed as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock, and are disturbed and denuded in spots apparently as a result of human activities. Overall, groundcover is thick and may help stabilize the earth.

Natural disturbance, by contrast, appears to be relatively insignificant, although the property may have geotechnical constraints. According to the 1994 Brisbane General Plan, the area has a relatively high susceptibility to seismically induced landslides, but it is not known whether the property sits on an active earthquake fault. Parcel 1 contains no observable fire or storm damage and its wildland fire hazard and its historical and archeological significance are not known.

Like the portion of “lot” 16, which adjoins to the southeast, the site’s scenic resources are only moderately valuable. Upper slopes, near private property previously referred to as Annis Road, afford unobstructed vistas east of San Francisco Bay and the East Bay hills. From on-site, however, tall trees obstruct views to the north and south. Parcel 1 is located outside of the central Brisbane viewshed and is generally not visible from off-site because it is screened by tall vegetation. It is visible, however, from San Bruno Avenue.

Parcel 1 of former Brisbane Acres “lot” 15 is easiest to access from private property previously referred to as Annis Road. Indeed, this appears to be the only route to reach the site, as developed private property abuts downslope portions. Although vegetation is less overgrown than nearby parcels, both vacant and developed, the site has low recreational value. Steep slopes limit its recreational potential to hiking and a few passive activities, and because it is located within a residential area, the site has no value as a trail connector.



## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lot 15, Parcel 1, 007-555-160	Zoning: R-1 (single-family) 20,000	Date: 04/26/00
Description (acreage, location, terrain): Small hillside parcel on the downslope side of private Annis Road which is highly disturbed and nearby developed parcels			
Property Owner: Mike Kelly	Assessed Value: \$23,312	Size: Approximately 0.44 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no host plants were observed, nor expected on the site, and the area is far from significant hilltops
Relationship to public infrastructure	High – public utilities run along private Annis Road and public San Bruno Avenue is 150 feet downslope
Surrounding Land Use (contiguous to open space)	Surrounded by developed lots on 2 ½ sides. Vacant lot 34 sits across the street & lot 16 abuts to the southeast
Landform	
Soil Erosion, Stability	Low – some erosion as a result of human activities, but groundcover appears to stabilize steep slopes
Landslides, Active Fault Lines	May have a high susceptibility to seismically induced landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel
Slope (percentage)	Slopes average +/- 45 percent. Lowest elevation is 175 feet to the east and highest is 260 feet to the west
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – introduced plants dominate. Sparse distribution of natives including toyon, coyote brush & poison oak
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – a number of eucalyptus trees have been cut. Soil is generally disturbed and denuded in spots, and piles of debris occur on the eastern (downslope) portion of the site
Natural Disturbance (storms, fires, erosion, etc.)	Low – no fire or storm damage observed
Exotic Plant Infestation	High – non-native grass, scrub and trees dominate, including numerous eucalyptus (many have been cut)
Risk of Fire	Unknown
Public Access (frontage on public way)	Medium – accessible only from private Annis Road
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Clear views to the east, but vistas to the north and south are blocked by trees
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed. Visible from San Bruno Avenue, but not from points further east
Orientation	East
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – active and passive uses are possible, but steep slopes limit activities
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only in interior of parcel
Significant Connector/Multi-use	Low – no connector potential from San Bruno Avenue to private Annis Road
Pending Development Proposals	None. Proposed single-family residence in 1989-1990



Lot 15, Parcel 1

**Lot #: Portion of “lot” 16**

Owner: Daniel and Sharon Gonzales

Size: Approximately 0.54 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor’s Lot #: 007-555-060

Assessed Value: \$58,947

This 0.54-acre site is located in the eastern portion of the Brisbane Acres subarea on the downslope side of private property previously referred to as Harold Road. The property is the northerly portion of original Brisbane Acres “lot” 16 and is a relatively steep sloping hillside parcel, which is part of the Bayshore watershed. Slopes average +/- 48 percent and elevations range from a low of 200 feet to the northwest to roughly 255 feet above sea level on its southern perimeter.

The parcel has a north slope aspect and does not appear to contain unique natural resources. It has similar open space resources to the other undeveloped properties situated between private property previously referred to as Harold Road and private property previously referred to as Gladys Avenue. All of these parcels have relatively low overall open space value; the subject site derives its value primarily from on-site views. On-site views are mainly of points north and east and these are fair only as trees screen potentially sweeping vistas. The site is outside of the central Brisbane viewshed and is generally not visible from off-site through the thick tree canopy.

The parcel has a high relationship to public infrastructure. Public utilities run along private property previously referred to as Harold Road, the site is virtually surrounded by developed parcels (vacant parcel 1 of former “lot” 15 adjoins to the northwest), and San Bruno Avenue, the closest public street, runs a mere 160 feet to the northeast. There are no pending development proposals for the site. Accessing the site is a challenge from all directions except from its southern perimeter fronting private property previously referred to as Harold Road; this private accessway provides passage by a variety of modes. But reaching the interior of the site appears to be impossible because of precipitous slopes and impenetrable vegetation. Steep slopes and dense vegetation clearly limit the recreational and trail connector potential of the site. Vegetation is too dense for either high- or low- intensity activities, including hiking, and neither formal nor informal trails are apparent.

Although located within a residential area, there is surprisingly little apparent human disturbance associated with the site. Human disturbance is limited to telephone poles with overhanging wires along its southern perimeter near private property previously referred to as Harold Road. Natural disturbance also appears to be low. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Minor erosion was observed on steep slopes, but vegetation seems

to stabilize potentially erosive soils. The property has potential geotechnical constraints because according to the 1994 Brisbane General Plan, the area has a higher susceptibility to seismically induced landslides than other parts of the subarea.

The site contains no observable fire or storm damage and it is not known whether it sits on an active earthquake fault. There are no seasonal or permanent water features associated with the property. The wildland fire hazard and the historical and archeological significance of this portion of “lot” 16 are not known.

On-site plant communities are similar to southerly portions of “lot” 19 and “lot” 20, which lie to the south. Non-native brushland vegetation dominates all sites, and on the subject property, brush is intermingled with introduced trees and weedy grasses. While the property contains a diversity of native species, including fern, morning glory, poison oak, sticky monkey flower, manroot, California poppy and toyon, introduced species are clearly more prevalent. In addition, the number and coverage of alien trees, which includes eucalyptus, pine and acacia, is greater than other vacant parcels in the vicinity.

The site has a low relationship to the San Bruno Mountain HCP because it is located far from significant hilltops, the area is overgrown with invasive non-native grasses, brush and trees, and host plants of both the endangered Mission blue and callippe silverspot butterflies do not occur.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Portion of lot 16, 007-555-060	Zoning: R-1 (single-family) 20,000	Date: 04/26/00
Description (acreage, location, terrain): Small hillside parcel located on the downslope side of private Harold Road surrounded by developed properties			
Property Owner: Daniel and Sharon Gonzales	Assessed Value: \$58,947	Size: Approximately 0.54 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no host plants, site is overgrown with dense vegetation and area is far from significant hilltops
Relationship to public infrastructure	High – public utilities run along private Harold Road and San Bruno Avenue is only 160 feet away
Surrounding Land Use (contiguous to open space)	Virtually surrounded by developed properties
Landform	
Soil Erosion, Stability	Low – minor erosion on slopes, but vegetation seems to stabilize potentially erosive soils
Landslides, Active Fault Lines	Area has a high susceptibility to seismically induced landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel
Slope (percentage)	Slopes average +/- 48 percent. Lowest elevation is about 200 feet and highest is 255 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – non-natives dominate but site contains a diversity of native forbs
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – no apparent signs of human disturbance other than telephone poles and overhanging wires
Natural Disturbance (storms, fires, erosion, etc.)	Low – no fire or storm damage observed
Exotic Plant Infestation	High – non-native brushland vegetation dominates, but invasive exotic grasses and trees also occur
Risk of Fire	Unknown
Public Access (frontage on public way)	Medium – accessible from private Harold Road. Difficult from other directions because of thick vegetation
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Views north and east through tree canopy
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed and not visible from off site because of tall trees
Orientation	North
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources

Recreation Potential (except trails)	
Wide Variety of Uses	Very low – vegetation is too thick for either high- or low-intensity recreation, even hiking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Interior of parcel is virtually inaccessible by all modes
Significant Connector/Multi-use	Low – poor connector to private Harold Road and County Park property from areas downslope
Pending Development Proposals	None



Portion of lot 16



**Lot #: 18**

Owner: Melinda S. Lau

Size: 1.29 to 1.30 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-556-010

Assessed Value: \$41,556

“Lot” 18 is a long, thin triangular-shaped parcel, 1.29 to 1.30 acres in size, located between private property previously referred to as Gladys Avenue and San Bruno Avenue and private McLain Road. The site forms a portion of the eastern perimeter of the Brisbane Acres subarea and drains into the Bayshore watershed. This hillside parcel has a northeast slope aspect with slopes averaging +/- 50 percent. Elevations range from roughly 75 feet on the southeastern perimeter to 150 feet above sea level adjacent to private property previously referred to as Gladys Avenue. The southern edge of “lot” 18 drops into a ravine, which is a significant watercourse that carries intermittent streams. “Lot” 18 does not contain permanent wetland or water features, however.

Developed parcels border “lot” 18 on three sides, and open land (“lot” 23) adjoins to the south. Undeveloped “lots” 9 and 10 are located north of the site across busy San Bruno Avenue. Because “lot” 18 is located near urbanized areas and borders a public street, it has a high relationship to public infrastructure. While there are no pending development proposals for the site, records indicate that two structures (formerly known as 1100 and 1110 San Bruno Avenue) were located on site, but were demolished between 1966 and 1970. Remnants of the demolished structures are not apparent and despite “lot” 18’s proximity to urbanized areas, human disturbance seems quite low. The only noticeable disturbance is a telephone pole or two with overhanging wires along the site’s western edge.

Natural disturbance also appears to be minimal and includes some erosion on steep slopes and the potential for geotechnical constraints. According to the 1994 Brisbane General Plan, “lot” 18 has a higher susceptibility to seismically induced landslides than other parts of the subarea. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. The site contains no observable fire or storm damage and it is not known whether it sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are high for the site. The historical and archeological significance of “lot” 18 is not known, but the Brisbane General Plan states that there is potential for prehistoric resources within the subarea.

Despite the fact that the site appears to be relatively free of disturbance, its overall open space value is low. As is true with many properties in the vicinity, “lot” 18 does not contain suitable habitat for the endangered butterflies of San Bruno Mountain. A biological survey of the site performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, on

July 6, 1990 concluded that “lot” 18 did not “contain appropriate habitat for the Mission blue, callippe silverspot or San Bruno elfin butterflies.” The survey went on to state that none of the host plants of these butterflies existed on or were expected on “lot” 18 or any properties in the vicinity.

“Lot” 18’s recreational value is also quite low. Precipitous slopes and rugged terrain coupled with the fact that the entire site is overgrown with dense trees and tall shrubs limit recreational activities to hiking. And hiking is only feasible around the site’s perimeter and perhaps in southern portions where vegetation is not as thick. Because “lot” 18 is surrounded on the east and west by developed properties and it is virtually impossible to access undeveloped “lot” 23 from the site, it has little value as a trail connector.

“Lot” 18’s derives its open space value primarily from its easy access and richly rewarding views. The site is easily accessible from either private property previously referred to as Gladys Avenue, San Bruno Avenue or private McLain Road. Upper slopes afford striking views to the east of Brisbane Lagoon, U.S. Highway 101, San Francisco Bay and Alameda County in the distance. “Lot” 18 is located outside of the central Brisbane viewshed but is visible off-site from adjacent eastern roads and from the lagoon and its environs.

Perhaps the most distinguishing open space feature of “lot” 18 is vegetation. “Lot” 18 is overgrown with non-native plants including a number of highly invasive species. In contrast to “lot” 23, non-native brushland and woodland species dominate, and indigenous plants appear to be limited to a few large toyon, some poison oak and bee plant. Non-native species include ice plant, Cape ivy, oxalis, Italian thistle, pampas grass, fennel, Himalayan blackberry, weedy grasses, and large amounts of wild radish and French broom. In addition, exotic trees are abundant and include acacia, pine and many eucalyptus, which are particularly dominant along the site’s eastern perimeter.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Lot 18, 007-556-010	Zoning: R-1 (single-family) 20,000	Date: 05/02/00
Description (acreage, location, terrain): This long, thin lot has little open space value as improved roads abut two sides, invasive exotic plants dominate, habitat is unsuitable for endangered butterflies, and recreational activities are extremely limited			
Property Owner: Melinda S. Lau	Assessed Value: \$41,556	Size: 1.29 to 1.30 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no host plants, vegetation is overgrown and site is too far from significant hilltops to be suitable habitat
Relationship to public infrastructure	High – fronts public San Bruno Avenue and public utilities are in the vicinity
Surrounding Land Use (contiguous to open space)	Open space to the south. Across San Bruno Avenue to the north are undeveloped lots 9 and 10
Landform	
Soil Erosion, Stability	Low – minor erosion on slopes, but vegetation seems to stabilize soil
Landslides, Active Fault Lines	Area has a high susceptibility to seismically induced landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel
Slope (percentage)	Average slope is +/- 50 percent. Lowest elevation is about 75 feet and highest is 150 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – most of lot is entirely overgrown with invasive exotic plants. Bee plant, toyon and poison oak occur
Riparian	Southern edge is a significant watercourse, which carries intermittent streams and contains riparian vegetation
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – telephone pole with overhanging wires. Two structures were apparently located on this lot but remnants were not observed
Natural Disturbance (storms, fires, erosion, etc.)	Low – no fire or storm damage observed
Exotic Plant Infestation	Very high – overgrown with non-native shrubs and trees. Eucalyptus line eastern edge along San Bruno Ave.
Risk of Fire	High
Public Access (frontage on public way)	High – easy access from public San Bruno Avenue, or from private Gladys Avenue or McLain Road
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Excellent views to the east of Brisbane lagoon, Highway 101, San Francisco Bay and Alameda County
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but visible from the lagoon
Orientation	Northeast

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Very low – parcel has almost no recreational value – northern parts are too overgrown and steep for hiking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Perhaps foot use on southern portions and around perimeter
Significant Connector/Multi-use	Low – poor connector
Pending Development Proposals	None



Lot 18

4/27/2000

**Lot #: Portion of “lot” 19**

Owner: Deanna Cheung

Size: 0.45 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor’s Lot #: 007-560-160

Assessed Value: \$20,000

This 0.45-acre parcel is situated in the eastern portion of the Brisbane Acres subarea abutting the western side of APN 007-560-260, private property previously referred to as Gladys Avenue. This portion of “lot” 19 has an east slope aspect and is within a ravine that is part of the Bayshore watershed. Elevations range from about 140 feet to the southeast to 225 feet above sea level to the northwest, and slopes average +/- 40 percent. The parcel is extremely degraded and has limited open space resource value. It’s open space value is derived primarily from its visual assets and from an intermittent stream that runs through its southern half.

The site has a high relationship to public infrastructure and is situated adjacent to residential areas. The parcel is contiguous to open land on only 1 ½ sides: APN 007-560-260 and vacant “lot” 23 lie to the east and “lot” 20 abuts to the southwest. The closest public street, San Bruno Avenue, runs about 300 feet to the east. Despite being surrounded by residential areas, the site is difficult to access. Hikers, equestrians and vehicles can gain access from private property previously referred to as Gladys Avenue, as it is paved to the northern edge of the subject property. But, accessing the parcel’s interior is only possible on foot, walking beyond improved portions of APN 007-560-260. It is virtually impossible to reach the site from the south because of the steep ravine or from the west from private property previously referred to as Harold Road. Moreover, the site has no trail connector potential and its recreational value is limited to hiking and a few passive uses because of precipitous slopes and impenetrable vegetation.

The site and the property known as 43 – 45 Gladys Avenue, which adjoins to the north, comprise the original Brisbane Acres “lot” 19. While there are no pending development proposals for the subject parcel, city records indicate that a house, constructed in 1939, was located on the property (formerly known as 47 Gladys Avenue), but was demolished in 1967 because of health and safety hazards. Evidence of the structure is not apparent but the area contains various disturbances as a result of human activities. Two abandoned vehicles were observed on the eastern perimeter of the property along a road cut roughly following APN 007-560-260. A dilapidated storage container, scattered car parts and other debris were also observed. Some vegetation appears to have been cleared on slopes and erosion occurs along the road cut and throughout the property, probably a result of human activities.

Natural disturbance, by contrast, appears minimal. The only known natural constraints are hydrologic. According to the U.S. Geological Survey, during the 1982 storm season, debris flows were experienced in the area. While a significant watercourse carrying

intermittent streams during the rainy season bisects the site, there are no permanent water features associated with the area. There is no observable fire or storm damage on the property and it is not known whether it sits on an active earthquake fault. According to the San Bruno Mountain HCP, fire hazards are high for the area. The historical and archeological significance of this portion of “lot” 19 is not known, but the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the entire subarea.

The parcel is completely infested with invasive exotic vegetation. Non-native shrubs dominate the site, including large patches of iceplant and French broom, as well as isolated wild radish, field mustard, fennel, oxalis, Italian thistle and cotoneaster. Groundcover consists of weedy grasses. At least four adult eucalyptus trees also occur. Native plants appear to be limited to toyon and manroot, as well as a few California buckeye trees within the densely vegetated ravine. The site has a low relationship to the San Bruno Mountain HCP because it is located far from significant hilltops, it is overgrown with grass and brush, and it contains no host plants of the endangered butterflies of San Bruno Mountain. A biological survey performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, on July 6, 1990 concluded that the site did not “contain appropriate habitat for the Mission blue, callippe silverspot or San Bruno elfin butterflies.”

The site contains valuable scenic properties, and while it is located outside of the central Brisbane viewshed, southern portions are visible from nearby roadways and from the lagoon to the east. On site views are primarily to the east of the surrounding neighborhood, San Francisco Bay, Brisbane Lagoon, and the northern tip of the Sierra Point subarea.

## Brisbane Open Space and Ecology Committee – Vacant parcel criteria checklist

Assessor's Parcel Number:	Portion of lot 19, 007-560-160	Zoning: R-1 (single-family) 20,000	Date: 05/02/00
Description (acreage, location, terrain): Small canyon parcel with a significant watercourse and nice views, but otherwise having few notable open space resources			
Property Owner: Deanna Cheung	Assessed Value: \$20,000	Size: 0.45 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no host plants, site is overgrown with invasive exotic vegetation and area is far from significant hilltops
Relationship to public infrastructure	High – public utilities are in the vicinity and public San Bruno Avenue is about 300 feet away
Surrounding Land Use (contiguous to open space)	Open space on 1 ½ sides: to the east (paper Gladys Avenue and lot 23) and to the southwest (lot 20)
Landform	
Soil Erosion, Stability	Medium – erosion on steep slopes and on high road cut along paper portions of private Gladys Avenue
Landslides, Active Fault Lines	Incidence of debris flows on site in 1982. No visible landslides & unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Canyon parcel
Slope (percentage)	Slopes average +/- 40 percent. Lowest elevation is roughly 140 feet and highest is 225 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – invasive exotic vegetation dominates; natives are limited to toyon, manroot and California buckeye
Riparian	Canyon is a significant watercourse, which carries intermittent streams. Riparian vegetation in the area
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – two abandoned cars and various car parts and debris along paper portions of private Gladys Avenue
Natural Disturbance (storms, fires, erosion, etc.)	Low – debris flows in the area. No fire or storm damage observed
Exotic Plant Infestation	Very high – weedy grasses and invasive exotic shrubs and trees dominate site, principally French broom
Risk of Fire	High
Public Access (frontage on public way)	Low – difficult to impossible to access from all directions except from paper portions of private Gladys Ave.
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Excellent views east of the San Francisco Bay, Brisbane lagoon and northern portions of Sierra Point
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but southern half is visible from easternmost portions of the city
Orientation	East
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources



Recreation Potential (except trails)	
Wide Variety of Uses	Low – hiking and passive recreational activities, including bird watching and viewing scenic points
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only in interior because French broom is generally impenetrable
Significant Connector/Multi-use	Low – poor connector from primary residential areas to private Harold Road and County Park property
Pending Development Proposals	None currently, but the site contained a house which was constructed in 1939 and demolished in 1967



Portion of lot 19

**Lot #: 20**

Owner: Deanna Cheung

Size: 1.16 to 1.21 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-560-170

Assessed Value: \$40,000

“Lot” 20 is a roughly 1.16 to 1.21-acre site located in the eastern portion of the Brisbane Acres subarea on the downslope (eastern) side of private property previously referred to as Harold Road. “Lot” 20 is an east-facing parcel located within a ravine carrying intermittent streams that drain into the Bayshore watershed. While there are no permanent water features associated with the site, the ravine, which runs through the southern half of the property, is a significant watercourse.

With regards to open space resources, “lot” 20 is similar to the southerly portion of “lot” 19, which adjoins to the east. Both properties derive much of their open space value because they contain a significant watercourse, are relatively accessible and afford nice easterly views. At the same time, both sites have low recreational value, are extremely degraded, are overgrown with invasive plants, and do not contain suitable habitat for the endangered butterflies of San Bruno Mountain.

Elevations range from about 180 feet to the east to 275 feet above sea level on the southwestern perimeter of the site. Slopes are precipitous and average +/- 45 percent, and are steepest in the ravine. “Lot” 20 has a high relationship to public infrastructure because utilities run along private property previously referred to as Harold Road and the site is virtually surrounded by developed properties. Open space borders the subject site to the northeast (portion of “lot” 19) and to the south beyond private property previously referred to as Harold Road (“lot” 30). Despite the site’s proximity to residential areas, the closest public street, San Bruno Avenue, runs about 450 feet to the northeast. There are no pending development proposals for the property.

“Lot” 20 is only moderately accessible and is easiest to reach from private property previously referred to as Harold Road. From this route, hikers, equestrians and vehicles can gain access to the property, but its interior can be reached on foot only and even this mode is virtually impossible in spots because of impenetrable vegetation and precipitous slopes. Additionally, it is difficult to reach eastern parts of the site from APN 007-560-260, private property previously referred to as Gladys Avenue. Overgrown vegetation and steep slopes also limit on-site recreational opportunities to rugged hiking and perhaps a few passive activities such as bird watching and viewing scenic points. “Lot” 20 has little potential as a trail connector; no trails were observed.

Human disturbance is significant and revolves around erosion problems along private property previously referred to as Harold Road. As a result of soil erosion caused by severe rainstorms at the beginning of 1998, a 32-foot long section of private property previously referred to as Harold Road collapsed near the site's northwestern perimeter. A 40-foot long retaining wall was subsequently constructed and in the process soils on "lot" 20 appear to have been cut and filled. The northwestern portion of "lot" 20 is now visibly disturbed and erosion is evident.

In contrast, natural disturbance appears minimal. Minor erosion is visible on steep slopes, but thick vegetation seems to stabilize potentially erosive soils, which are classified as Candlestick-Kron-Buriburi complex. The only other known constraint is hydrologic in nature. According to the U.S. Geological Survey, the area experienced debris flows during the 1982 fifty year storm. There is no observable fire or storm damage and it is not known whether the site sits on an active earthquake fault line. According to the San Bruno Mountain HCP, wildland fire hazards are high to extreme for "lot" 20, perhaps because of the relatively high coverage of flammable non-native vegetation. The historical and archeological significance of "lot" 20 is not known, but the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea.

Similar to southerly portions of "lot" 19 to the east, non-native brushland vegetation, primarily French broom, dominates "lot" 20. Non-native grasses and trees are also common, but unlike portions of "lot" 19, the subject property contains a diversity of native plants, particularly within the moist overgrown ravine. Native plants include California poppy, bee plant, poison oak, toyon and coyote brush, as well as coast live oak, arroyo willow, holly-leaved cherry and California buckeye in the ravine. In addition to large infestations of French broom, introduced plants include Himalayan blackberry, plantain, Bermuda buttercup, wild radish, iceplant, field mustard, thistle, Cape ivy, fennel, pampas grass, weedy grasses, and one pine and four young eucalyptus trees.

"Lot" 20 has a low relationship to the San Bruno Mountain HCP because it is located far from significant hilltops, it is overgrown with weedy grasses and brush, and it does not contain host plants of the federally endangered Mission blue or callippe silverspot butterflies. A biological survey performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, on July 6, 1990 concluded that the site did not contain appropriate habitat for the endangered butterflies of San Bruno Mountain.

The scenic properties of "lot" 20 are valuable although the site is located outside of the central Brisbane viewshed. A dense eucalyptus canopy screens off-site views from many eastern areas, but on-site views to the east are excellent of the surrounding neighborhood, San Francisco Bay, Brisbane Lagoon, U.S. Highway 101, the Sierra Point subarea and the distant East Bay hills.

## Brisbane Open Space and Ecology- Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 20, 007-560-170	Zoning: R-1 (single-family) 20,000	Date: 04/26/00
Description (acreage, location, terrain): Overgrown canyon surrounded by residences, containing a significant watercourse and native plants, and providing nice views			
Property Owner: Deanna Cheung	Assessed Value: \$40,000	Size: 1.16 to 1.21 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no host plants, site is overgrown with dense vegetation and area is far from significant hilltops
Relationship to public infrastructure	High – abuts developed lots and public utilities run along private Harold Road, but San Bruno Avenue, the closest public street, is about 450 feet to the northeast
Surrounding Land Use (contiguous to open space)	Open space on 1 ½ sides: vacant portion of lot 19 abuts to northeast and lot 30 lies beyond private Harold Rd.
Landform	
Soil Erosion, Stability	High – in 1998, a portion of private Harold Rd. failed as a result of severe rainstorms. Some erosion on slopes
Landslides, Active Fault Lines	Incidence of debris flows in area in 1982. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Canyon parcel
Slope (percentage)	Slopes average +/- 45 percent. Lowest elevation is roughly 180 feet and highest is 275 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – non-natives dominate, but a handful of native species was observed and are abundant in the canyon
Riparian	Canyon is a significant watercourse, which carries intermittent streams. Riparian vegetation on southern half
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – 40 foot retaining wall was installed because of the failed road and northwestern perimeter is disturbed
Natural Disturbance (storms, fires, erosion, etc.)	Low – debris flows during the 1982 fifty year storm. No fire or storm damage observed
Exotic Plant Infestation	Very high – weedy grasses and invasive exotic shrubs and trees dominate site, particularly French broom
Risk of Fire	High to extreme
Public Access (frontage on public way)	Medium – accessible from private Harold Road. Difficult from other directions because of thick vegetation
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Excellent views east of the San Francisco Bay, Brisbane lagoon, Sierra Point and the East Bay hills
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed and not visible from off site because of the thick eucalyptus canopy
Orientation	East
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – hiking and passive recreational activities, such as bird watching and viewing scenic points
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only in interior – French broom is generally impenetrable
Significant Connector/Multi-use	Low – poor connector to private Harold Road and County Park property from areas downslope
Pending Development Proposals	None



Lot 20

**Lot #: 22**

Owner: Melinda S. Lau

Size: 1.05 to 1.10 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-560-150

Assessed Value: \$20,778

“Lot” 22 is a 1.05 to 1.10-acre site located adjacent to and west of APN 007-560-260, private property previously referred to as Gladys Avenue, in the eastern portion of the Brisbane Acres subarea. “Lot” 22 is proximate to residential and highly urbanized areas and it has a moderate to high relationship to public infrastructure. The closest public street, San Bruno Avenue, runs about 330 feet to the northeast and busy Bayshore Boulevard lies just beyond. There are currently no development proposals for “lot” 22.

“Lot” 22 straddles a small ridge and has an east slope aspect. It is part of the Bayshore watershed. Elevations range from about 150 feet adjacent to APN 007-560-260 to 225 feet above sea level abutting “lot” 21. Slopes average +/- 40 percent to the north, +/-17 percent to the south and +/- 36 percent overall.

Open space lands border “lot” 22 on three sides; the only developed property abutting the site is “lot” 21, which sits to the southwest. Despite its proximity to residential areas, “lot” 22 is difficult to access. The site is perhaps easiest to access walking west through “lot” 23 from private McLain Road or from “lot” 24, but this latter route requires a difficult hike upslope from a San Francisco Water Department utility access roadway.

In contrast to a number of other vacant parcels in the eastern portion of the subarea, human and natural disturbance is minimal on “lot” 22. Human disturbance consists of remnants of an old semicircular-shaped road cut with associated minor erosion adjoining developed “lot” 21 and a deteriorated barbed wire wooden fence on lower slopes. Natural disturbance appears to be almost nonexistent; minor erosion on steep slopes, however, is evident. “Lot” 22 contains no observable fire or storm damage and it is not known whether it sits on an active earthquake fault. Vegetation is thicker on the property’s northern edge, just south of a ravine containing a significant watercourse, but the subject site does not contain seasonal or perennial water features. According to the San Bruno Mountain HCP, fire hazards are high for “lot” 22. The historical and archeological significance of “lot” 22 is not known, but the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea.

“Lot” 22 derives its open space value primarily from scenic and aesthetic features. While the property is outside of the central Brisbane viewshed, it is highly visible from nearby roadways and the lagoon to the east. On-site views are impressive to the north and



east of the surrounding neighborhood, the San Francisco skyline, Bayview Hill, and U.S. Highway 101. "Lot" 22 also affords sweeping bay views to the east.

Open space resources other than scenic and aesthetic appear to be of little value. The property does not contain suitable habitat for the endangered butterfly species of San Bruno Mountain. A biological survey performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, on July 6, 1990 concluded that the site did not "contain appropriate habitat for the Mission blue, callippe silverspot or San Bruno elfin butterflies." Vegetation is too dense and overgrown to support lupine or California golden violet, host plants of the Mission blue and callippe silverspot, respectively.

Ground cover is similar to that of "lot" 23 and consists primarily of both low-growing native and introduced scrub species, particularly northern coastal scrub. Weedy grasses are also common and a scattering of exotic trees, primarily juvenile pine and eucalyptus occur, but in fewer numbers than on "lot" 24. Coyote brush is the most conspicuous native plant in the area, but toyon and fern are also abundant. While natives seem to dominate coverage, French broom is widespread and other non-natives occur including, but not limited to, field mustard, wild radish, Italian thistle and cotoneaster.

"Lot" 22 has only moderate potential as a recreational resource for the city. Walkers, hikers, bird watchers and those who wish to get a nice view of the surrounding neighborhood, lagoon and bay could utilize the area, but the site is difficult to access and contains no trail links to open space lands including the main San Bruno Mountain ridgeline.

## Brisbane Open Space and Ecology- Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 22, 007-560-150	Zoning: R-1 (single-family) 20,000	Date: 05/02/00
Description (acreage, location, terrain): Ridgeline parcel located west of paper Gladys Avenue with nice vistas, some native vegetation and recreational opportunities			
Property Owner: Melinda S. Lau	Assessed Value: \$20,778	Size: 1.05 to 1.10 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no host plants; grassland, but too overgrown with dense grass and brush to be suitable habitat
Relationship to public infrastructure	Medium-high – public utilities are in the vicinity and public San Bruno Avenue is about 330 feet northeast
Surrounding Land Use (contiguous to open space)	Open space on three sides. Developed lot 21 abuts to the west and paper Gladys Avenue borders east
Landform	
Soil Erosion, Stability	Low – minor erosion on slopes and old road cut, but dense vegetation seems to stabilize soil
Landslides, Active Fault Lines	No visible landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Ridgeline parcel
Slope (percentage)	Slopes average +/- 40 percent on the northern side, +/- 17 percent to south and +/- 36 percent overall. Lowest elevation is roughly 150 feet and highest is 225 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – scrub covers most of lot and native species appear to dominate, primarily coyote brush
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – remnants of an old road cut abutting lot 21 and deteriorated barbed wire fence on lower slopes
Natural Disturbance (storms, fires, erosion, etc.)	Low – minor erosion on slopes. No fire or storm damage observed
Exotic Plant Infestation	Medium – weedy grasses and isolated shrubs and trees including French broom, pine and eucalyptus
Risk of Fire	High
Public Access (frontage on public way)	Low – difficult to access from all areas. Feasible from private McLain Rd., but not from private Gladys Ave.
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Uninterrupted views north and east of the San Francisco skyline, Bayview Hill, Highway 101 and the bay
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but highly visible from eastern portions of the city
Orientation	East
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active and passive recreational uses including hiking, bird watching and viewing scenic points
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only in interior and lot is accessible by foot only
Significant Connector/Multi-use	Low – poor connector from primary residential areas to private Harold Road and County Park property
Pending Development Proposals	None



Lot 22

**Lot #: 23**

Owner: Melinda S. Lau

Size: 1.34 to 1.37 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-560-130

Assessed Value: \$41,556

“Lot” 23 is a 1.34 to 1.37-acre site, which adjoins APN 007-560-260, private property previously referred to as Gladys Avenue to the east, and forms a portion of the eastern perimeter of the Brisbane Acres subarea. The site has an east slope aspect and is part of the Bayshore watershed. Developed parcels abut to the northwest (“lot” 19) and to the east (along private McLain Road). “Lot” 23 is located nearby developed parcels and San Bruno Avenue lies roughly 128 feet to the east, and thus, it has a high relationship to public infrastructure. There are currently no proposals to develop the site.

With regards to open space resources, “lot” 23 is similar in size, location, access and endangered butterfly habitat to “lot” 24 which adjoins to the south, but differs in its topography, level of human disturbance, vegetation, recreational potential and scenic resources. “Lot” 23 is generally a ridgeline parcel with slopes averaging +/- 38 percent. Elevations range from about 90 feet to 160 feet above sea level. The northern end of “lot” 23 drops into a significant ravine and its southern edge, adjoining “lot” 24, is within a shallow ravine. While the southern ravine is too shallow to be a seasonal drainage channel, the northern ravine is a significant watercourse, which likely carries intermittent streams during the rainy season. “Lot” 23 does not contain permanent wetland or water features.

“Lots” 23 and 24 are located nearby urbanized areas, but “lot” 24 is degraded as a result of human activities, while the subject site remains relatively disturbance free. Apparent human disturbance consists of telephone poles with overhanging wires and remnants of an approximately 10-foot high, eroded road cut along the southern wall of the northern ravine. In addition, according to the city’s 1994 General Plan, southeastern portions of the site are within a CNEL 65 dB noise contour, a level considered “conditionally acceptable” for residential homes.

Like “lot” 24, the subject site appears to have minor natural disturbance associated with it. A network of animal trails, perhaps created and used by raccoons, was observed as were numerous animal holes and diggings. There is some erosion along these corridors. According to the 1994 Brisbane General Plan, the site may have geological constraints, as the area has a relatively high susceptibility to landslides. The site contains no observable fire or storm damage and it is not known whether it sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are high for the site. The historical and archeological significance of “lot” 23 is not known, but the General Plan states that there is potential for prehistoric resources within the subarea.

The interior of “lot” 23 appears to be in a relatively natural state and unlike “lot” 24, native plants appear to dominate coverage. Low growing northern coastal scrub is abundant, with coyote brush and dense grassland vegetation covering southern areas and toyon plants plentiful to the north. Impenetrable riparian vegetation occurs to the north within the ravine and to a lesser extent within the shallower southern ravine. Native plants are particularly abundant to the south and include sticky monkey flower, poison oak, soap plant, fern, bee plant and yarrow.

“Lot” 23 seems to contain fewer non-native plants than parcels immediately to the south. Exotic plants include a handful of juvenile eucalyptus, acacia and pine trees, as well as isolated oxalis, cotoneaster, Italian thistle, wild radish, fennel and rattlesnake grass. In addition, dense stands of French broom occur on the site’s eastern perimeter along private McLain Road. Finally, a large infestation of Himalayan blackberry occurs to the south.

A biological survey performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, on July 6, 1990 concluded that “lot” 23, as is true for all parcels east of APN 007-560-260 and private property previously referred to as Gladys Avenue, did not “contain appropriate habitat for the Mission blue, callippe silverspot or San Bruno elfin butterflies.” The survey went on to state that none of the host plants of these butterflies existed or were expected on “lot” 23 or on any properties in the immediate area.

Like “lot” 24, “lot” 23 is accessible by numerous modes from the east along private McLain Road and from the south along a San Francisco Water Department utility roadway, but the area is difficult to access from APN 007-560-260. In contrast to “lot” 24, however, the overall recreational value of “lot” 23 is only moderate because dense coastal scrub limits all but hiking and a few passive activities. The property also has little value as a trail connector.

“Lot” 23 lies outside of the central Brisbane viewshed. But, unlike “lot” 24 in which trees screen on- and off-site views, “lot” 23 is highly visible from Bayshore Boulevard and Brisbane Lagoon. The site also affords uninterrupted vistas to the north and east of adjacent roadways, the lagoon, San Francisco Bay and Bayview Hill, located in the southwestern tip of San Francisco.

## Open Space and Ecology Committee – Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 23, 007-560-130	Zoning: R-1 (single-family) 20,000	Date: 05/02/00
Description (acreage, location, terrain): This lot is dominated by native plants, contains a significant watercourse, and provides uninterrupted views to the north and east			
Property Owner: Melinda S. Lau	Assessed Value: \$41,556	Size: 1.34 to 1.37 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no host plants, vegetation is too dense and site too far from significant hilltops to be suitable habitat
Relationship to public infrastructure	High – public San Bruno Avenue is about 128 feet to the east and public utilities are in the vicinity
Surrounding Land Use (contiguous to open space)	Open space on 2 ½ sides. Abuts developed lots on private McLain Road and lot 19 on its northwest corner
Landform	
Soil Erosion, Stability	Low – erosion on cut wall along ravine and minor erosion associated with animal trails throughout lot
Landslides, Active Fault Lines	Area has a higher susceptibility to landslides than the rest of the Acres
Topography (ridgeline, hillside, canyon, etc.)	Ridgeline parcel; northern part is level and lies within significant ravine and shallow ravine runs through south
Slope (percentage)	Average slope is +/- 38 percent. Lowest elevation is roughly 90 feet and highest is 160 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – dense native coastal scrub dominates coverage. Coyote brush abundant to south and toyon to the north
Riparian	Significant watercourse runs through the site carrying intermittent streams. Riparian vegetation in ravines
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – remnants of old road cuts on ravine wall which are eroded. Telephone pole with overhanging wires
Natural Disturbance (storms, fires, erosion, etc.)	Low – numerous animal trails with associated erosion. Area may have geological constraints. No fire or storm damage observed
Exotic Plant Infestation	Medium – fewer non-native plants than lots to the south – generally isolated invasive exotic shrubs and trees
Risk of Fire	High
Public Access (frontage on public way)	Medium – easy access from private McLain Road and utility road, but difficult to reach from Gladys Avenue
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Uninterrupted views north and east of Bayshore Boulevard, the lagoon, Highway 101 and the bay
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but highly visible from Bayshore Boulevard and the lagoon
Orientation	East
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active and passive recreational uses along private McLain Road. Limited uses in interior of lot
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians, bicycles and all-terrain vehicles along private McLain Rd., but hiking only in interior
Significant Connector/Multi-use	Low – poor connector to private Harold Road and County Park property
Pending Development Proposals	None





Lot 23

**Lot #: 24**

Owner: Melinda S. Lau

Size: 1.31 to 1.32 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-560-140

Assessed Value: \$20,778

“Lot” 24 is a relatively large Brisbane Acres parcel, 1.31 to 1.32 acres in size, located at the terminus of APN 007-560-260, private property previously referred to as Gladys Avenue and 226 feet west of Bayshore Boulevard. The site forms a portion of the eastern perimeter of the Brisbane Acres subarea and is within the Bayshore watershed. The site is bordered by open space on 2 ½ sides. Developed properties lie to the east fronting private McLain Road and Bayshore Boulevard, and developed Brisbane Acres “lot” 21 adjoins to the southwest. Because of its proximity to Bayshore Boulevard and developed parcels, “lot” 24 has a high relationship to public infrastructure.

“Lot” 24 is situated upon a hillside having an east slope aspect with slopes ranging from 30 to 50 percent. The site’s northernmost portion dips into a shallow ravine but this cleft is not significant enough to carry even seasonal streams. The site contains no permanent wetland or water features. Elevations range from about 100 feet adjacent to private McLain Road to 175 feet above sea level abutting “lot” 21.

“Lot” 24 is similar in natural resources to “lot” 25. Both sites derive their open space value primarily from the buffer they provide between urbanized areas in the vicinity of private property previously referred to as Gladys Avenue and relatively undisturbed parcels upslope of private property previously referred to as Harold Road. Currently, there are no development proposals for “lot” 24 and there are no records to indicate that there have ever been formal proposals to build on the site. “Lot” 24, however, contains a high amount of human disturbance. The most conspicuous disturbance is a utility access roadway used by the San Francisco Water Department within a 20-foot wide easement, which traverses the parcel in a north/south direction. Vegetation in this corridor is denuded in spots and minor erosion is apparent. Garbage and other debris were observed along the access roadway and in the shallow ravine area. Two dilapidated wooden structures appear just east of the access roadway and according to the city’s 1994 General Plan, noise generated from nearby traffic corridors is within a CNEL 65 dB noise contour, a level considered “conditionally acceptable” for residential homes.

Natural disturbances appear to be less significant than those caused by humans. Numerous narrow trails, perhaps a network used by raccoons and/or other wildlife, occur and have associated minor erosion. The General Plan states that “lot” 24 may have geological

constraints, as the area west of Bayshore Boulevard has a higher susceptibility to landslides and seismically induced landslides than the rest of the subarea. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock.

The site contains no observable fire or storm damage and it is not known whether it sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are moderate to high for the site, perhaps because of existing dense wildland vegetation. The historical and archeological significance of "lot" 24 is not known, but the General Plan states that there is potential for prehistoric resources within the subarea.

Vegetation on "lot" 24 is similar to that of "lot" 25. Both properties contain dense northern coastal scrub species intermingled with non-native brushland and woodland vegetation. The site contains fewer trees, particularly exotic species, than "lot 25." Native plants are prevalent and include typical scrub species including toyon, coyote brush, sticky monkey flower, poison oak, yarrow and bee plant. Non-native species are abundant as well, appear to dominate coverage, and include plantain, cotoneaster, poison hemlock, fennel, French broom, Italian thistle, weedy grasses and a number of juvenile and adult pine and eucalyptus trees. In addition, a large thicket of Himalayan blackberry, up to ten feet tall, occurs on the northern edge of the property and on the southern portion of "lot" 23.

A biological survey performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, on July 6, 1990 concluded that "lot" 24 did not "contain appropriate habitat for the Mission blue, callippe silverspot or San Bruno elfin butterflies." The survey went on to state that none of the host plants of these butterflies existed or were expected on site. Just south of "lot" 24, along the San Francisco Water Department access roadway, summer lupine plants, a host plant of the Mission blue butterfly, were observed and this species was recorded in the area as recently as 1997.

The site is a valuable recreational resource. The San Francisco Water Department access roadway potentially provides access to hikers, equestrians, bicyclists and all-terrain vehicles, and activities could range from active to passive. Outside of the roadway corridor, there are no existing trails suitable for human use and vegetation is too thick for all activities aside from hiking and a few low intensity uses. "Lot" 24 is accessible along the utility roadway from the north or south, but access is difficult from private property previously referred to as Harold Road because of dense vegetation and rugged terrain. The property has little value as a trail connector. Although the site offers an easy connection from private McLain Road to an informal trail, which runs downslope of the subarea adjacent to Bayshore Boulevard, it does not provide a practical link to San Bruno Mountain State and County Park.

“Lot” 24 is outside of the central Brisbane viewshed. On-site, northern points including the northern tip of the Brisbane Acres subarea, the Baylands subarea and Bayview Hill, are visible. Eucalyptus trees screen on- and off-site views to and from eastern areas.

## Brisbane Open Space and Ecology Committee – Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 24, 007-560-140	Zoning: R-1 (single-family) 20,000	Date: 05/02/00
Description (acreage, location, terrain): Densely vegetated parcel located at the terminus of paper Gladys Avenue serving as a buffer between upper and lower slopes			
Property Owner: Melinda S. Lau	Assessed Value: \$20,778	Size: 1.31 to 1.32 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – vegetation is too overgrown, but lupine plants observed on access roadway south of site
Relationship to public infrastructure	High – public Bayshore Boulevard is about 226 feet to the east and public utilities are in the vicinity
Surrounding Land Use (contiguous to open space)	Open space on 2 ½ sides. Developed lot 21 abuts to the southwest and built lots on McLain Road and Bayshore Boulevard lie to the east
Landform	
Soil Erosion, Stability	Low – minor erosion along access road and narrow animal trails
Landslides, Active Fault Lines	Area has a higher susceptibility to landslides and seismically induced landslides than rest of the Acres
Topography (ridgeline, hillside, canyon, etc.)	Hillside parcel; northern tip lies within a shallow ravine
Slope (percentage)	Slopes range from 30 to 50 percent. Lowest elevation is about 100 feet and highest is 175 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – dense native brush species intermingled with exotic shrubs and trees, which appear to dominate
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Mission blue butterflies and host plants were observed south of property
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – SF Water Dept. access road traverses site, dilapidated structures and within 65 CNEL dB noise contour
Natural Disturbance (storms, fires, erosion, etc.)	Low – minor erosion along trails. Area may have geological constraints. No fire or storm damage observed
Exotic Plant Infestation	High – non-native species are common and include highly invasive grasses, shrubs and trees
Risk of Fire	Moderate to high
Public Access (frontage on public way)	Low – easy access from utility roadway, but difficult access from the west downslope of private Harold Road
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Nice views north of the Acres, baylands and Bayview Hill, but views east are obscured by tall eucalyptus
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed and not visible from points east because of tall eucalyptus
Orientation	East
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	High – many active and low intensity recreational uses along access roadway. Limited uses in interior of lot
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians, bicycles and all-terrain vehicles along access roadway. Hiking only in interior
Significant Connector/Multi-use	Low – poor connector to private Harold Road and County Park because of location and overgrown vegetation
Pending Development Proposals	None



Lot 24

**Lot #: 25**

Owner: Melinda S. Lau

Size: 1.25 to 1.31 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-560-200

Assessed Value: \$20,778

This roughly square-shaped property is situated in the southeastern portion of the Brisbane Acres subarea adjacent to and downslope of private property previously referred to as Harold Road. "Lot" 25 is a 1.25 to 1.31-acre parcel, which is part of the Bayshore watershed. The site is bordered by open space on three sides: "lot" 24 to the north, "lot" 26 to the east, and private property previously referred to as Harold Road and parcels 1 and 2 of former Acres "lot" 29 to the south. "Lot" 21, which contains a single-family dwelling, abuts to the west. "Lot" 25 is in close proximity to developed areas and public utilities are nearby. Bayshore Boulevard, the closest public street, lies roughly 300 feet to the east.

There are no pending building proposals for the property and in contrast to many parcels within the subarea that are situated east of private property previously referred to as Harold Road, as far as can be determined, "lot" 25 has no development history. The site derives its open space value primarily from the buffer it provides between disturbed, residential areas just west of Bayshore Boulevard and relatively undisturbed parcels upslope of private property previously referred to as Harold Road. Human disturbance, however, appears virtually nonexistent. An easement roadway for the San Francisco Water Department appears to run just north and east of the site. According to the 1994 Brisbane General Plan, noise generated from nearby traffic corridors is within a CNEL 65 dB noise contour, a level considered "conditionally acceptable" for residential homes.

Slopes exceed 50 percent in spots and elevations range from roughly 150 feet to the northeast to 290 feet above sea level abutting private property previously referred to as Harold Road. The site has a northern slope aspect and while a portion of its topography can be characterized as hillside, a significant ravine, which originates on "lot" 40 just below the mountain summit, traverses the area. The ravine floor and surrounding corridor is quite steep and completely overgrown with dense shrubs and trees. While it appears that a large amount of water collects in the area, soils are extremely dry within the ravine bed and it therefore seems unlikely to carry intermittent streams. There are no wetlands or permanent water features associated with the parcel.

Like human interruptions, natural disturbance appears to be negligible. Minor erosion occurs in the ravine and on steep hillsides, but dense vegetation seems to stabilize slopes. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. The General Plan states that "lot" 25 may have geological constraints, as the area



near Bayshore Boulevard has a higher susceptibility to landslides and seismically induced landslides than the rest of the subarea. Furthermore, according to the U.S. Geological Survey, during the 1982 storm season, property adjacent to Bayshore Boulevard experienced debris flows. The site contains no observable fire or storm damage and it is not known whether it sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are moderate to high for the site. The historical and archeological significance of “lot” 25 is not known, but the General Plan states that there is potential for prehistoric resources within the subarea.

The site is dominated by brushland and native and non-native woodland vegetation. Northern coastal scrub is plentiful; natives include coyote brush, sticky monkey flower, toyon, poison oak, bee plant, yarrow, soap plant, California poppy and a few unidentifiable wildflowers. Coast live oak saplings are also scattered about, but non-native vegetation appears to dominate coverage. Non-native trees include eucalyptus and pines, which are particularly abundant perimetering private property previously referred to as Harold Road. Exotic plants include a number of highly invasive species common to the mountain including fennel, poison hemlock, French broom, field mustard, cotoneaster and Italian thistle.

A biological survey performed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, on July 6, 1990 concluded that the area did not “contain appropriate habitat for the Mission blue, callippe silverspot or San Bruno elfin butterflies.” The survey went on to state that none of the host plants of these butterflies existed or were expected on site. Since the survey was performed almost a decade ago, it appears as though the site has become more overgrown with brush and woodland vegetation and it is therefore even less valuable as butterfly habitat. It should be noted that the San Francisco Water Department easement roadway, which runs just downslope of the property, contains suitable butterfly habitat. Patches of summer lupine, a host plant of the Mission blue butterfly, were spotted on the site visit and Mission blues were observed along this corridor as recently as 1997.

The site’s recreational value is low. Low intensity recreation may be feasible on the property, but hiking is limited by overgrown vegetation. Trails, either formal or informal, are not apparent, but the site is accessible to pedestrians, equestrians and all-terrain vehicles from the San Francisco Water Department easement roadway. Vegetation is overgrown and slopes are too precipitous to allow practical access to the site even on foot from private property previously referred to as Harold Road. “Lot” 25 has little value as a regional trail connector, as it does not offer a practical link to San Bruno Mountain State and County Park.

The site is located outside of the central Brisbane viewshed, but on-site views are pleasant to the north of San Francisco, Bayview Hill and the lagoon, and to the south of the mountain's natural open slopes. Eucalyptus screen on- and off-site views to and from eastern points.

## Brisbane Open Space and Ecology Committee- Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 25, 007-560-200	Zoning: R-1 (single-family) 20,000	Date: 05/02/00
Description (acreage, location, terrain): Overgrown parcel located in the southeastern portion of the Brisbane Acres serving as a buffer between upper and lower slopes			
Property Owner: Melinda S. Lau	Assessed Value: \$20,778	Size: 1.25 to 1.31 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – small patches of summer lupine observed along utility access roadway (slightly east of site)
Relationship to public infrastructure	High – public Bayshore Boulevard is about 300 feet to the east and public utilities are in the vicinity
Surrounding Land Use (contiguous to open space)	Open space in three directions. Developed lot 21 adjoins to the west
Landform	
Soil Erosion, Stability	Low – minor erosion. Dense vegetation appears to stabilize slopes
Landslides, Active Fault Lines	Area has a higher susceptibility to landslides and seismically induced landslides than rest of the Acres, and area experienced debris flows in 1982 storm season. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep canyon parcel
Slope (percentage)	Generally in excess of 50 percent. Lowest elevation is about 150 feet and highest is 290 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – non-natives appear to dominate. Site consists of northern coastal scrub and exotic shrubs and trees
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Small colony of Mission blue butterflies was observed just to the east of this site as recently as 1997
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – lot appears to be in a relatively natural state. Site is within a 65 CNEL dB noise contour
Natural Disturbance (storms, fires, erosion, etc.)	Low – minor erosion in ravine. Area may have geological constraints. No fire or storm damage observed
Exotic Plant Infestation	Medium – exotic plants are quite abundant, including invasive shrubs and trees. Less grassland than lot 26
Risk of Fire	Moderate to high
Public Access (frontage on public way)	Low – difficult to access from SF Water utility access roadway to east and from private Harold Road to north
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Views north and south of San Francisco, the lagoon and mountain slopes. Tall trees block views to the east
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed and not visible from points east because of tall eucalyptus
Orientation	North
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – active uses, such as hiking as well as passive activities, but vegetation is too thick to access most of lot
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians and all-terrain vehicles along Water Department access roadway. Foot only in interior
Significant Connector/Multi-use	Low – poor connector to private Harold Road and summit because of location, overgrown vegetation and rugged terrain
Pending Development Proposals	None



**Lot 25**

**4/27/2000**

**Lot #: 26**

Assessor's Lot #: 093-254-010

Owner: City and County of SF Water Dept. Assessed Value: \$4,811

Size: 1.20 to 1.22 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

“Lot” 26 is a roughly triangular-shaped parcel owned by the City and County of San Francisco Water Department. The 1.20 to 1.22-acre site forms a portion of the eastern perimeter of the Brisbane Acres subarea and drains into the Bayshore watershed. “Lot” 26 is a hillside parcel, with a north slope aspect. Slopes are generally about 50 percent and elevations range from roughly 150 feet on the eastern perimeter to 275 feet above sea level adjacent to private property previously referred to as Harold Road along the site’s western border.

While there are no pending building proposals for the site, a single-family dwelling is currently being constructed on unrecorded “Highway Lot” 44, APN 007-560-044 (4050 Bayshore Boulevard), which adjoins to the east. Bayshore Boulevard lies approximately 225 feet to the east, just beyond unrecorded “Highway Lot” 44. Despite its proximity to Bayshore Boulevard, open space borders the subject property in three directions: “lot” 24 to the northwest, “lot” 25 to the west and “lot” 105 to the southeast. “Lot” 26, however, has a high relationship to public infrastructure because of its proximity to urbanized areas.

As is true for many parcels in the subarea east of private property previously referred to as Harold Road, the subject site derives open space value from the buffer it provides between disturbed, residential areas adjacent to Bayshore Boulevard and more pristine vacant parcels to the west. Human disturbance includes an unimproved utility access roadway used by the San Francisco Water Department within a 20-foot wide easement. The access roadway originates at the end of private McLain Road and appears to cross the northernmost part of the subject site, but runs primarily downslope and adjacent to its eastern perimeter. Three small above- and below-ground water utility structures exist along the roadway. Minor erosion occurs along the access roadway, but in general, dense vegetation appears to stabilize slopes. According to the 1994 Brisbane General Plan, noise generated from nearby traffic corridors is within a CNEL 65 dB noise contour, a level considered “conditionally acceptable” for residential homes.

Although natural disturbances appear to be less significant than those caused by human forces, according to the Brisbane General Plan, “lot” 26 may have geological constraints, as this area near Bayshore Boulevard has a higher susceptibility to landslides and seismically induced landslides than the rest of the subarea. Furthermore, according to the U.S. Geological Survey, during the 1982 storm season this area, adjacent to Bayshore Boulevard, experienced debris flows. “Lot” 26 contains no observable fire or storm

damage and it is not known whether it sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are moderate to high, and there are no riparian, wetland or water features associated with the parcel. The site's historical and archeological significance is not known, although the Brisbane General Plan states that there is potential for prehistoric resources within the subarea.

Vegetation on "lot" 26 consists of northern coastal scrub and grassland on lower (eastern) slopes and coastal scrub intermingled with introduced brush and trees including a number of invasive species on upper (western) slopes. Northern portions of the site drop sharply into a ravine and vegetation is overgrown and impenetrable in this area. Overall, native vegetation appears to dominate coverage and includes soap plant, summer lupine, toyon, coyote brush, sticky monkey flower, fern, coast live oak (both seedlings and saplings), California poppy, poison oak, yarrow and some wildflowers. Non-native species include cotoneaster, French broom, fennel, field mustard, Italian thistle, rattlesnake grass and both juvenile and mature pine and eucalyptus trees, which are particularly abundant adjacent to private property previously referred to as Harold Road.

While the site is not contiguous with upper Brisbane Acres parcels west of private property previously referred to as Harold Road and it contains little grassland vegetation, portions provide suitable habitat for the endangered Mission blue butterfly. Patches of summer lupine, one of the three host plants of the Mission blue butterfly, are present along the grassy utility access roadway (although the majority of plants occur just to the east of the site on unrecorded "Highway Lot" 44). Patrick Kobernus of Thomas Reid Associates, who is an expert on the rare and endangered butterflies of San Bruno Mountain, performed a biological survey in February of 1999 for unrecorded "Highway Lot" 44. The survey found that the lupine patches located on unrecorded "Highway Lot" 44 and the subject site supported a small colony of Mission blue butterflies as recently as 1997. However, because the western part of the subject site is covered in thick vegetation none of the host plants of the endangered butterfly species of San Bruno Mountain exist or are expected to occur outside of the SF Water Department's easement.

"Lot" 26 is outside of the central Brisbane viewshed, but from northeastern portions of the subarea and adjacent roadways it is quite visible and forms part of the ridgeline, which makes up the familiar backdrop to the area. Accordingly, the site is visible from points east including adjacent roadways and the lagoon. On-site views are quite extensive. The site offers uninterrupted views in three directions: north to San Francisco and portions of the Brisbane Acres and Baylands subareas; east to San Francisco Bay, Bayshore Boulevard, U.S. Highway 101, Brisbane Lagoon and Alameda County in the distance; and southeast to the Sierra Point subarea.

"Lot" 26 has potentially valuable recreational properties. Accessing the majority of the "lot" is challenging because of dense vegetation and steep slopes, but within the SF Water Department's access roadway, both active and passive activities are possible.

The site is accessible to pedestrians, equestrians and all-terrain vehicles via the access roadway, but overgrown vegetation prohibits easy entry from private property previously referred to as Harold Road. Although the access roadway connects with informal trails below (east of) the subarea, it does not appear to offer a practical link to San Bruno Mountain State and County Park.



## Brisbane Open Space and Ecology Committee- Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 26, 093-254-010	Zoning: R-1 (single-family) 20,000	Date: 05/02/00
Description (acreage, location, terrain): Densely vegetated site forming part of the eastern perimeter of Acres, offering butterfly habitat, views and recreation potential			
Property Owner:	City and County of SF Water Department	Assessed Value: \$4,811	Size: 1.20 to 1.22 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	High – small colony of Mission blue observed as recently as 1997. Summer lupine observed on access road
Relationship to public infrastructure	High – a single family unit adjoins to the east and public Bayshore Boulevard is about 225 feet to the east
Surrounding Land Use (contiguous to open space)	Open space northwest, west and southeast. Developed parcels abut to southwest and east
Landform	
Soil Erosion, Stability	Low – erosion along road cuts. Dense vegetation appears to stabilize slopes and reinforce surface soil
Landslides, Active Fault Lines	Area has a higher susceptibility to landslides and seismically induced landslides than rest of the Acres, and area experienced debris flows in 1982 storm season. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel. From eastern portions of the city, lot makes up part of significant ridgeline
Slope (percentage)	Generally 50 percent. Lowest elevation is about 150 feet and highest is 275 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium-high – natives appear to dominate. Northern coastal scrub and grassland on lower (eastern) slopes and coastal scrub and non-native brush and trees dominate upper (western) slopes
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Small colony of Mission blue butterflies was observed as recently as 1997
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium-high – access road occurs on northeast portion of lot. Area is loud and house is being built to east
Natural Disturbance (storms, fires, erosion, etc.)	Low – minor erosion on slopes. Area may have geological constraints. No fire or storm damage observed
Exotic Plant Infestation	Medium – numerous invasive exotic trees, including pines and eucalyptus. Also broom and cotoneaster
Risk of Fire	Moderate to high
Public Access (frontage on public way)	Medium – accessible primarily from private McLain Road and access road. Difficult to access from the west
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Uninterrupted views north, east and south of Baylands, San Francisco, bay, Brisbane Lagoon and Sierra Point
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed, but from eastern parts of city, lot forms part of significant ridgeline
Orientation	North

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active and passive activities along easement, but vegetation is too thick to penetrate majority of lot
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Pedestrians, equestrians and all-terrain vehicles along SF Water Department’s utility access roadway
Significant Connector/Multi-use	Low – site does not afford connection to County parklands, but trail continues east of site below the Acres
Pending Development Proposals	None



Lot 26

4/27/2000

**Lot #: 27** Assessor's Lot #: 007-570-070  
Owner: Trong Vu Assessed Value: \$48,834  
Size: Roughly 1.10 to 1.14 acres  
Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Roughly 1.10 to 1.14 acres in size, "lot" 27 is a hillside parcel with a northeast slope aspect located in the southeastern section of the Brisbane Acres subarea. The site is part of the Bayshore watershed. Slopes range from 30 to 50 percent and elevations extend from about 280 feet at its eastern perimeter to 425 feet above sea level on its western border. This site is roughly rectangular in shape (narrow in a north/south direction) and is bordered by open space lands on three sides: "lot" 105 to the east, "lot" 101 to the south, and "lot" 41 to the west.

Currently, there are no pending building proposals for the site, but in the late 1980s there was a proposal to build a single-family residence on the property (formerly known as 820 Harold Road). A single-family dwelling is located on parcel 2 of former Brisbane Acres "lot" 28, which adjoins to the north. Consequently, "lot" 27 has a moderate relationship to public infrastructure. Existing public utilities, including sewer, water, gas, electricity and telephone lines, run along private property previously referred to as Harold Road, ending at the northwesterly side of parcel 1 of former "lot" 28 (formerly known as 780 Harold Road). Bayshore Boulevard, the closest public street, is located about 375 feet downslope.

At first glance, "lot" 27 appears to be far removed from the commotion of Bayshore Boulevard and U.S. Highway 101 below. However, human forces that impact "lot" 105 to the east also affect the open space value of the subject site. Commercial development dominates on-site views, and noise generated from Caltrain and adjacent traffic corridors is a constant reminder that the site is located in close proximity to urban areas. According to the 1994 Brisbane General Plan, the property is within a CNEL 65 dB noise contour; a level considered "conditionally acceptable" for residential homes.

In contrast to parcel 2 of former "lot" 28 and "lot" 105, the subject site is free of significant human alterations, however. Running in a north-south direction on the eastern perimeter of the property is a narrow 'fire trail' which appears to fall outside of the property boundaries of private property previously referred to as Harold Road. This trail is accessible on foot and may be traversable with an all-terrain vehicle. An extension of the summit trail runs just south of the subject site (on "lot" 101) and an overgrown graded trail is visible to the west (on "lot" 41), but disturbance associated with these corridors is relatively minor.

The site has moderate recreational value, as steep slopes prevent access by equestrians and vehicles (although at one time vehicle access may have been available from above and below). Hiking is feasible, albeit more rigorous than traversing the developed trail on “lot” 101 and therefore, the trail connector potential of the site is rather low. Passive recreation could include picnicking, bird watching and viewing scenic points.

Despite its relatively pristine appearance, according to the General Plan, “lot” 27 may have geological constraints. The area near Bayshore Boulevard has a higher susceptibility to seismically induced landslides than other portions of the subarea. In addition, the General Plan indicates that this area contains landslide deposits. Overall, erosion is minimal and is generally visible only around rock outcrops. Rodent holes are common and can make for dangerous hiking. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock.

There is no observable fire or storm damage and it is not known whether “lot” 27 sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are moderate to high for the property and there are no wetland or water features associated with it. The historical and archeological significance of the site is not known, although the General Plan states that there is potential for prehistoric resources within the subarea.

Upper slopes are covered with grassland vegetation, made up of a combination of native bunch grasses and introduced annual grasses. Lower slopes are a mosaic of grassland and coastal scrub. This area contains a diversity of native species including bracken fern, coyote brush, toyon, a few stands of poison oak, soap plant, bee plant, pearly everlasting, California poppy and a handful of wildflowers. Chinese houses (*Collinsia franciscana*), a rare plant endemic from San Francisco to the Monterey Peninsula, was apparently observed in this area by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, in the early 1990s. Invasive plant infestations, common on “lot” 105 and to a lesser extent on “lot” 101, are not particularly troublesome on “lot” 27. Introduced species, which cover a minority of the site, appear to be encroaching from neighboring parcels and include a scattering of fennel, wild radish, field mustard, English plantain and Italian thistle.

“Lot” 27 provides habitat for the endangered butterflies of San Bruno Mountain, as it is located near the mountain summit and upper slopes are covered with open grassland, which contains both host and nectar plants of the endangered Mission blue and callippe silverspot butterfly. In 1995, Thomas Reid Associates observed a colony of callippe’s on site and on “lot” 101 (which contains a significant trail) to the south. An abundance of silver lupine, the primary host plant of the Mission Blue butterfly, was observed on the overgrown graded corridor just west of the subject site. Furthermore, in 1988, during a biological site survey, Thomas Reid

Associates observed about 23 California golden violet/johnny-jump-up plants (*Viola pedunculata*) as well as approximately 25 lupine plants on the upper 1/3 of the site.

Although located outside of the central Brisbane viewshed, the site's scenic properties are one of its most valuable open space resources. The site can be viewed from adjacent roadways and from the Sierra Point subarea. More important though are the views that the site provides. Although urban development dominates immediate vistas, "lot" 27 affords richly rewarding vista points and upper reaches command impressive panoramic views of Brisbane Lagoon to the north, San Francisco Bay and the Sierra Point subarea to the east, and portions of South San Francisco to the south. A few tall eucalyptus trees, however, planted on parcel 2 of former "lot" 28, screen some on-site views to the north.

## Brisbane Open Space and Ecology Committee – Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 27, 007-570-070	Zoning: R-1 (single-family) 20,000	Date: 02/02/00
Description (acreage, location, terrain): Steep hillside lot offering rewarding vistas and habitat for endangered butterflies. Urban qualities impact open space value			
Property Owner: Trong Vu	Assessed Value: \$48,834	Size: 1.10 to 1.14 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	High – callippe's observed on lot in 1995, near ridgeline, open grassland with host and nectar plants
Relationship to public infrastructure	Medium – adjoins developed lot to the north (lot 28, parcel 2) and public utility lines are in the vicinity
Surrounding Land Use (contiguous to open space)	Open space on three sides – single family residence abuts to the north. Paper Harold Road borders to east
Landform	
Soil Erosion, Stability	Medium – little erosion on site and there are many rodent holes. Soil is rocky with outcrops
Landslides, Active Fault Lines	Area has a higher susceptibility to seismically induced landslides than rest of Acres and landslide deposits observed in the area. Unknown if it is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel
Slope (percentage)	30 to 50 percent. Lowest elevation is 280 feet and highest is roughly 425 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – grass and scrub covered, with a diversity of native plants. Natives appear to dominate coverage
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Callippe silverspot butterflies. Rare plant, Chinese houses ( <i>Collinsia franciscana</i> ), observed in the area
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – relatively natural, although area west is graded and lot 28 to north is developed. Urban qualities
Natural Disturbance (storms, fires, erosion, etc.)	Medium – General Plan indicates site may have geotechnical constraints. No observable fire or storm damage
Exotic Plant Infestation	Low – invasives spreading from neighboring parcels: fennel, radish, mustard, thistle and annual grasses
Risk of Fire	Moderate to high
Public Access (frontage on public way)	Medium – from private Harold Road trail beyond lot 28 or descending summit from lot 41
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Dramatic setting – important open space resource. Panoramic vistas north, east and south. Eucalyptus on lot 28 obstruct views
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed
Orientation	Northeast

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – hiking feasible on grassy slopes. Passive activities, such as picnicking and bird watching possible
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only. Too steep for equestrians or vehicles
Significant Connector/Multi-use	Low – does not serve as a vital trail connector to County Park property
Pending Development Proposals	None currently. In the 1980s there was a proposal to build a single-family residence on this property





2/18/2000

**Lot #: 28, Parcel 1**

Owner: Kai P. Leung

Size: 0.554 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-570-240

Assessed Value: \$99,000

The resubdivision of Brisbane Acres "lot" 28 in 1979 created 2 parcels: parcel 2, APN# 007-570-250 (known as 800 Harold Road) and the subject site, parcel 1, APN# 007-570-240 (formerly known as 780 Harold Road). Parcel 2 of former Acres "lot" 28 sits to the south and is a 0.524-acre developed site; the subject parcel, 0.554 acres in size, is vacant. In the 1980s, there were proposals to construct a 2 story single-family residence on the subject property, but these plans were never realized. There are currently no pending building proposals for parcel 1.

Parcel 1 of former "lot" 28 is part of the Bayshore watershed and is located on north-facing slopes in the southeastern section of the Brisbane Acres subarea. Slopes on this gradual ridgeline property average about 40 percent, while elevations range from 290 feet to 410 feet above sea level. Located on the upslope side of private property previously referred to as Harold Road, the site is bordered by open space lands in three directions: parcel 1 of former "lot" 29 to the west, private property previously referred to as Harold Road and "lot" 26 to the north, and "lot" 40 to the southwest. Because developed parcel 2 of former "lot" 28 adjoins to the south, public utilities, such as sewer, water, gas, electricity and telephone lines (underground pipes and overhead wires), run along private property previously referred to as Harold Road from private property previously referred to as Annis Road to the site. A fire hydrant is located at the end of improved portions of private property previously referred to as Harold Road, fronting the site. While the site has a high relationship to public infrastructure, public streets are distant.

Parcel 1 derives its open space value primarily from the buffer it provides between overgrown, residential areas along private property previously referred to as Harold Road and tranquil, open mountain slopes to the south. The site has been significantly altered by human activities. To begin, a paved driveway that serves developed parcel 2 is located on the site within a 15-foot ingress/egress public utilities easement. This area is disturbed and there is evidence of other old road cuts above the driveway. A number of wooden stakes were observed in the soil, although it is not clear what purpose they serve(d). An approximately six to eight foot high road cut exists along the entire length of the property adjacent to private property previously referred to as Harold Road; soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. There is substantial erosion associated with the cut wall and erosion also appears around scattered rocky outcrops. Finally, according to the 1994 Brisbane

General Plan, noise generated from adjacent traffic corridors is within a CNEL 65 dB noise contour, a level considered “conditionally acceptable” for residential homes.

Natural disturbances appear to be less significant than those caused by human activities. According to the Brisbane General Plan, however, parcel 1 may have geological constraints, as this area, in the vicinity of Bayshore Boulevard, has a higher susceptibility to seismically induced landslides than other parts of the subarea. There is no observable fire or storm damage and it is not known whether the property sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are moderate for this area and there are no riparian, wetland or water features associated with the parcel. Its historical and archeological significance is not known, although the Brisbane General Plan states that there is potential for prehistoric resources within the subarea.

Uppermost slopes are primarily grassland, containing a combination of native bunch grasses, annual grasses and scattered coastal scrub. The majority of the property, however, is overgrown with dense native and introduced scrub species, reaching about five feet in height. The property contains a diversity of native species including sticky monkey flower, toyon, poison oak, bee plant, buttercup, miner’s lettuce, checker lily (*Fritillaria affinis*), douglas iris and wild buckwheat. The lower perimeter of the site, adjacent to private property previously referred to as Harold Road, is less scrubby and contains grassland with associated native forbs. Native plants in this area include yarrow and California poppy. The site also has an abundance of non-native species including Italian thistle, fennel, French broom, plantain and large patches of sourgrass (*Oxalis*). Eucalyptus and pine trees grow on the downslope side of private property previously referred to as Harold Road.

The site has a moderate relationship to the San Bruno Mountain HCP. While no host plants of the federally endangered Mission blue or callippe silverspot butterflies were observed, upper slopes contain grassland that is possibly suitable habitat for these sensitive species. The property is located near the mountain summit, it is proximate to areas having recent observations of Mission blue and callippe silverspot butterflies, and it contains an abundance of nectar plants including wild buckwheat and Italian thistle. Nectar plants alone do not provide habitat for the butterflies, however.

Parcel 1 of former “lot” 28 is difficult to access from lower areas adjacent to private property previously referred to as Harold Road because of the high road cut and overgrown vegetation. Steep slopes prevent access by equestrians and vehicles. This area is most easily accessible on foot descending the summit trail, walking northeast through “lot” 40. The site, however, has little value as a trail connector, and recreational activities are limited to hiking and passive uses such as bird watching.

Although it sits outside of the central Brisbane viewshed, parcel 1's scenic properties are one of its most valuable open space resources. Off-site, the parcel is visible from adjacent roadways and from the Sierra Point subarea. Urban development dominates immediate on-site vistas, but upper slopes afford panoramic views to the west, north and east of the natural slopes of San Bruno Mountain, San Francisco, the Baylands subarea, Brisbane Lagoon, U.S. Highway 101, the Sierra Point subarea and the northeastern portion of the Brisbane Acres subarea. On-site views from lower slopes are obscured by eucalyptus and pine trees.

## Brisbane Open Space and Ecology Committee – Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 28, Parcel 1, 007-570-240	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Disturbed lot serving as a buffer between private Harold Road and open slopes. Vegetation is overgrown; abundance of natives			
Property Owner: Kai P. Leung	Assessed Value: \$99,000	Size: 0.554 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Medium – no butterflies or host plants observed , but nectar plants are common on upper grassy slopes
Relationship to public infrastructure	High – public utilities run along private Harold Road to this site, but public streets are distant
Surrounding Land Use (contiguous to open space)	Open space on all sides except to the southeast (lot 28, parcel 2). Private Harold Road fronts lot
Landform	
Soil Erosion, Stability	Medium – soil appears to be a sandy clay with rocky outcrops. Some erosion along road cut and outcrops
Landslides, Active Fault Lines	Area has high susceptibility to seismically induced landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Gradual ridgeline parcel
Slope (percentage)	Generally steep, average slope is about 40 percent. Lowest elevation is 290 feet and highest is 410 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – diversity of natives. Grassland on uppermost slopes and dense, low-lying scrub dominates lower areas
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – driveway serving lot 28, parcel 2 is located on this site. Site falls within a CNEL 65 dB noise contour
Natural Disturbance (storms, fires, erosion, etc.)	Low – none visible, although site may have geological constraints
Exotic Plant Infestation	High – eucalyptus as well as Italian thistle, fennel, French broom, plantain and annual grasses
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium – difficult access from Harold Road due to high road cut. Access is easiest descending summit trail
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Upper portions afford impressive views west, north and east. Views from lower portions are blocked by tall eucalyptus on lot 26
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed
Orientation	North
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – hiking and passive activities, such as bird watching. Vegetation is quite thick and impedes most uses
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only – too steep for equestrians or vehicles
Significant Connector/Multi-use	Low – does not serve as a significant trail connector to County Park property from private Harold Road
Pending Development Proposals	None. In the past, there were proposals to construct a single-family residence on this site (formerly known as 780 Harold Road)



Lot 28, Parcel 1

**Lot #: 29, Parcel 1**

Owner: Lowell Caulley

Size: 0.577 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-570-220

Assessed Value: \$5,253

This 0.577-acre parcel is located in the southeastern portion of the Brisbane Acres subarea, adjacent to and upslope from private property previously referred to as Harold Road. It is a ridgeline parcel with a north slope aspect and is part of the Bayshore watershed.

Brisbane Acres "lot" 29 was resubdivided into two parcels in 1979 for the purpose of developing one single-family dwelling on each newly created property. The resubdivision created parcel 2, APN# 007-570-230 (formerly known as 600 Harold Road) and the subject site, parcel 1, APN# 007-570-220 (formerly known as 650 Harold Road). In the past, proposals were put forth to construct single-family dwellings on each parcel. There are currently no building proposals for the subject property, but it is on the market.

The site has similar open space resources to parcel 1 of former "lot" 28, which adjoins to the east, but determining their value is more complex. On the one hand, although private property previously referred to as Harold Road perimeters to the north and developed Brisbane Acres parcels are nearby, the site appears to be in a natural state and open space borders on all sides. Private property previously referred to as Harold Road and "lots" 25 and 26 sit to the north, parcel 1 of former "lot" 28 abuts to the east, "lot" 40 adjoins to the south, and parcel 2 of former "lot" 29 neighbors to the west. On the other hand, the property has a high relationship to public infrastructure. Public utilities, such as sewer, water, gas, electricity and telephone lines (underground pipes and overhead wires), run to the property line along private property previously referred to as Harold Road. Public streets, however, are distant.

Slopes are quite steep, averaging +/- 55 percent and elevations range from 300 feet adjacent to private property previously referred to as Harold Road to 395 feet above sea level on uppermost slopes. While the site serves as a buffer between overgrown, residential areas along private property previously referred to as Harold Road and open mountain slopes to the south and west, unlike parcel 1 of former "lot" 28 to the east, it has surprisingly few disturbances associated with it. Human disturbance is moderate and consists of an approximately six- to eight-foot high road cut along the entire northern perimeter of the property adjacent to private property previously referred to as Harold Road. There is substantial erosion associated with the cut wall and around scattered rocky outcrops. According to the 1994 Brisbane General Plan, as is true for all properties within 1,400 feet of U.S. Highway 101 located within the southeastern corner of the subarea, noise generated from adjacent traffic corridors is within a CNEL 65 dB noise contour, a level considered "conditionally acceptable" for residential homes.



Natural disturbance appears to be less significant than those resulting from human activities. According to the Brisbane General Plan, however, the site may have geological constraints, as this area near Bayshore Boulevard has a higher susceptibility to seismically induced landslides than other parts of the subarea. There is no observable fire or storm damage and it is not known whether the property sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are moderate for the area, and there are no riparian, wetland or water features associated with the parcel. The historical and archeological significance of parcel 1 is not known, although the Brisbane General Plan states that there is potential for prehistoric resources within the subarea.

The property is characterized by dense overgrown vegetation, which is particularly thick on its western edge within a shallow ravine. Indeed, native and non-native herbaceous vegetation and brush is so thick that portions of the site are impenetrable on foot. Despite the encroachment of a number of pernicious weedy species, the site contains an abundance of native vegetation. Native species include toyon, poison oak, coyote brush, pearly everlasting, sticky monkey flower, bee plant, yarrow, bracken fern, buttercup, California poppy, soap plant, iris, buckwheat and *Horkelia californica*. Non-native species are also plentiful and include a number of annual weedy grasses, sheep sorrel, cotoneaster, French broom, pampas grass, fennel, plantain, field mustard, wild radish, Italian thistle and red valerian.

The site may contain low-value sensitive habitat for the endangered butterflies found in the region. While the site is overgrown with weeds, grasses and tree-like shrubs, it contains an abundance of nectar plants of the federally endangered Mission blue and callippe silverspot butterflies. None of the host plants of these endangered butterflies exist or are expected on site however, as the dense brush would surely shade them out, and nectar plants alone do not provide habitat for the endangered butterflies. In 1996, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed one Mission Blue butterfly on the western portion of parcel 2 of former "lot" 29.

The perimeter of the site along private property previously referred to as Harold Road is clearly accessible by numerous modes. However, it is difficult to access the interior of the subject site because of steep slopes, the high road cut, and overgrown vegetation. The site is most easily accessible descending the main ridgeline on foot, although even this route is tricky (especially to those susceptible to poison oak). Not surprisingly, the property has little trail connector potential and its recreational value is rather low. Recreational activities are limited to hiking and perhaps a few passive activities.

The site also has relatively low scenic and aesthetic value compared to many upper Brisbane Acres parcels. The property sits outside of the central Brisbane viewshed. Furthermore, because portions of the site are only 100 feet deep, tall eucalyptus and pine trees on

downslope properties screen off-site views from adjacent roadways and other parts of eastern Brisbane. On-site views are impressive, however, particularly on uppermost slopes, which allow scattered vistas to the north and east through the tree canopy.

## Brisbane Open Space and Ecology Committee – Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 29, Parcel 1, 007-570-220	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Overgrown lot located on the upslope side of private Harold Road serving as an important buffer area			
Property Owner: Lowell Caulley	Assessed Value: \$5,253	Size: 0.577 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no butterflies or host plants, but nectar plants are common. Mission blue observed on adjoining parcel
Relationship to public infrastructure	High – public utilities run along private Harold Road to this site, but public streets are distant
Surrounding Land Use (contiguous to open space)	Open space in all directions. Private Harold Road perimeters to the north
Landform	
Soil Erosion, Stability	Medium – erosion along road cut and outcrops, but vegetation is overgrown and may help stabilize slopes
Landslides, Active Fault Lines	Area has high susceptibility to seismically induced landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Gradual ridgeline parcel
Slope (percentage)	Steep: average slope is +/- 55 percent. Lowest elevation is 300 feet and highest is 395 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – overgrown with native scrub and weedy vegetation, but there is a diversity of natives
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – appears to be relatively pristine, except for erosion along road. Within a CNEL 65 dB noise contour
Natural Disturbance (storms, fires, erosion, etc.)	Low – none visible, but site may have geological constraints
Exotic Plant Infestation	Medium – non-native grasses, herbaceous plants and brush are common throughout the property
Risk of Fire	Moderate
Public Access (frontage on public way)	Low-medium – difficult access from Harold Road due to high road cut. Access is easiest descending summit
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Upper slopes afford vistas north and east. Eucalyptus and pines block views from lower portions
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed
Orientation	North
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources

Recreation Potential (except trails)	
Wide Variety of Uses	Low – hiking and passive activities, such as bird watching. Vegetation is too thick for much recreational use
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only – perimeter accessible by horse, vehicle or bicycle, but interior of lot is traversable only on foot
Significant Connector/Multi-use	Low – does not serve as a significant trail connector to County Park property from private Harold Road
Pending Development Proposals	None. In the past, there were proposals to construct a single-family residence on this site (formerly known as 650 Harold Road). Parcel is currently on the market



Lot 29, Parcel 1

**Lot #: 29, Parcel 2**

Owner: Jack P H Chin

Size: 0.468 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-570-230

Assessed Value: \$65,233

This 0.468-acre parcel is situated on a ridgeline within the southeastern portion of the Brisbane Acres subarea. Parcel 2 of former "lot" 29 is located on the upslope side of private property previously referred to as Harold Road, proximate to developed areas. The site contains similar open space resources to parcel 1 of former "lot" 29, which adjoins to the east. In contrast to parcel 1 of former "lot" 29, however, the subject site has been more disturbed by human activities and may contain suitable habitat for the federally endangered Mission blue butterfly.

Brisbane Acres "lot" 29 was resubdivided into two parcels in 1979 for the purpose of developing one single-family dwelling on each newly created property. The resubdivision created parcel 1, APN# 007-570-220 (formerly known as 650 Harold Road) and the subject site, parcel 2, APN# 007-570-230 (formerly known as 600 Harold Road). In the past, proposals were put forth to construct single-family dwellings on each site, but both remain vacant, and there are currently no building proposals for the subject property.

The site has a north slope aspect and slopes are quite steep, averaging +/- 52 percent, while elevations range from about 295 feet adjacent to private property previously referred to as Harold Road to 365 feet above sea level on its southern perimeter. Parcel 2 of former "lot" 29 is part of the Bayshore watershed and is bordered by open space on 3 ½ sides: "lot" 25 to the northeast, parcel 1 of former "lot" 29 to the east, "lot" 39 to the south, and "lot" 30 to the west. Developed Acres "lot" 21 neighbors to the north across private property previously referred to as Harold Road. Because of its proximity to developed parcels along private property previously referred to as Harold Road, the site has a high relationship to public infrastructure. Public utilities, such as sewer, water, gas, electricity and telephone lines (underground pipes and overhead wires), run to the property boundary along private property previously referred to as Harold Road. Public streets, however, are distant.

Human disturbances are numerous, and the site derives its open space value primarily from the buffer it provides between developed parcels along private property previously referred to as Harold Road and pristine areas to the south and west. Evidence of human activities includes a narrow road cut that ascends the mountain summit on the west side of the property. This trail is now so overgrown that its outlet onto the road is not apparent. A telephone pole with overhead wires appears on the northern edge of the parcel near private property previously referred to as Harold Road. In addition, a high road cut occurs along the entire northern

perimeter of the property adjacent to private property previously referred to as Harold Road and it appears as though a portion of the road itself is within the boundaries of the subject property. There is a substantial amount of erosion associated with the cut wall and around numerous rocky outcrops throughout the property. According to the 1994 Brisbane General Plan, noise generated from traffic corridors is within a CNEL 65 dB noise contour on site, a level considered “conditionally acceptable” for residences.

In contrast to human activities, on-site natural disturbance appears to be relatively insignificant. According to the Brisbane General Plan, the site may have geological constraints, as this area near Bayshore Boulevard has a higher susceptibility to seismically induced landslides than other parts of the subarea. There is no observable fire or storm damage and it is not known whether the property sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are moderate for the immediate area and there are no riparian, wetland or water features associated with the site. It’s historical and archeological significance is not known, although the General Plan states that there is potential for prehistoric resources within the subarea.

Like parcel 1 of former “lot” 29, vegetation is perhaps the site’s defining physical feature. Overgrown coastal scrub covers the entire site and may help stabilize its steep slopes. Indeed, vegetation is so thick that penetrating areas is virtually impossible, particularly eastern portions within a shallow ravine. Moreover, the site is difficult to access because of sheer slopes and the high road cut, and is most easily accessible, not from private property previously referred to as Harold Road, but rather descending the main ridgeline on foot. Not surprisingly, the property has little trail connector potential and its recreational value is low, as activities appear limited to hiking and perhaps passive uses such as viewing scenic points and bird watching.

The site contains a diversity of native and non-native shrubs with associated grassland vegetation, and it appears as though introduced species dominate coverage. In 1989, while conducting a biological survey, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed the following native plants: toyon, checkerbloom, sticky monkey flower, bee plant, buckwheat, blue-eyed grass, yarrow, gooseberry, poison oak, bracken fern, coyote brush, buttercup, vetch, holly-leaved cherry, California poppy, coyote mint, soap plant, *Phacelia*, *Horkelia*, *Brodiaea* and *Iris longifolia*. Additional natives observed on a more recent site visit include cudweed and pearly everlasting. Non-native vegetation includes four pampas grass, scarlet pimpernel, plantain, fennel, French broom, cotoneaster, filaree, sheep sorrel, field mustard, red valerian, Italian thistle, and a number of weedy grasses.

The parcel is not situated on an exposed hilltop and it does not contain open grassland, important habitat characteristics for the endangered Mission blue and callippe silverspot butterflies. An abundance of nectar plants of the Mission blue exists on site however, but nectar plants alone do not provide habitat for these sensitive butterflies. During the 1989 habitat survey, staff at Thomas Reid

Associates observed between 200 and 300 summer lupine (*Lupinus formosus*) plants, host plant of the Mission blue. These plants were found primarily along the road cut on the site's western side. Furthermore, two adult Mission blue butterflies were observed on site at that time and more recently, in 1996, a single Mission blue was surveyed. While lupine shifts location somewhat from year to year, it is often found in areas of recent disturbance, such as road cuts, which may explain the butterfly observations within this overgrown area. California golden violet, (*Viola pedunculata*) larval host plant of the callippe, does not exist on site, as it grows best in openings in grassland where it is not overgrown by thick grass or brush.

The scenic and aesthetic value of the subject site is similar to that of parcel 1 of former "lot" 29 – both are relatively low. The property sits outside of the central Brisbane viewshed and from off site, trees screen the area. In spots, on-site views are impressive, particularly to the north and east (through the tree canopy) of the lagoon, Candlestick Point State Recreation Area and San Francisco Bay.



## Brisbane Open Space and Ecology Committee – Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 29, Parcel 2, 007-570-230	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Steep property located on the upslope side of private Harold Road serving as a buffer area. Contains butterfly habitat			
Property Owner: Jack P H Chin	Assessed Value: \$65,233	Size: 0.468 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Medium – single Mission blue observed in 1996. No host plants observed, but nectar plants are abundant
Relationship to public infrastructure	High – public utilities run along private Harold Road to this site, but public streets are distant
Surrounding Land Use (contiguous to open space)	Open space in all directions except to the north (lot 21)
Landform	
Soil Erosion, Stability	Medium – erosion along road cut and outcrops, but vegetation is overgrown and may help stabilize slopes
Landslides, Active Fault Lines	Area has high susceptibility to seismically induced landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Gradual ridgeline parcel
Slope (percentage)	Extremely steep: average slope is +/- 52 percent. Lowest elevation is 295 feet and highest is 365 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – overgrown with native and non-native shrubs, but there is a diversity of native species
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	A single Mission blue butterfly observed in 1996. Portion of lot has an approved HCP operating program
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – Overgrown road cut on west side of property. Telephone pole and overhead wires on property, area is within a CNEL 65 dB noise contour, and substantial erosion along road cut and outcrops
Natural Disturbance (storms, fires, erosion, etc.)	Low – none visible, although site may have geological constraints
Exotic Plant Infestation	Medium-high – abundance of non-native grasses and shrubs, some tree-like in form
Risk of Fire	Moderate
Public Access (frontage on public way)	Low-medium – difficult access from Harold Road due to high road cut. Access is easiest descending summit
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Upper slopes afford vistas north and east. Eucalyptus and pines block views from lower portions
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed
Orientation	North
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – hiking and passive activities, such as bird watching. Vegetation is too thick for much recreational use
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only – northern perimeter is accessible by horse, vehicle or bicycle, but interior is traversable only on foot
Significant Connector/Multi-use	Low – does not serve as a significant trail connector
Pending Development Proposals	None. In the past, there were proposals to construct a single-family residence on this site



Lot 29, Parcel 2

**Lot #: 30**

Owner: Susan Briggs

Size: 1.01 to 1.11 acres

Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Assessor's Lot #: 007-542-040

Assessed Value: \$3,120

“Lot” 30 is a 1.01 to 1.11 acre site situated on the upslope side of private property previously referred to as Harold Road in the southeastern section of the Brisbane Acres subarea. This hillside parcel has a northwest slope aspect; slopes are less precipitous than areas directly to the south and range from 30 to 50 percent. Elevations begin at about 260 feet adjacent to private property previously referred to as Harold Road and reach 330 feet above sea level on upper slopes.

The site is part of the Bayshore watershed and is adjacent to developed parcels along private property previously referred to as Harold Road. “Lots” 31 and 32, which are both developed, adjoin to the west and “lot” 21, which contains a single-family dwelling unit, sits to the north across private property previously referred to as Harold Road. Consequently, the site has a high relationship to public infrastructure, as public utilities, such as sewer, water, gas, electricity and telephone lines (underground pipes and overhead wires), run to the property line along private property previously referred to as Harold Road. Public streets, however, are distant.

As is true for all vacant Brisbane Acres parcels on the upslope side of private property previously referred to as Harold Road, the site derives its open space value primarily from the buffer it provides between developed parcels and open areas near the mountain summit. Presently, there are no building proposals for the property and unlike many parcels along private property previously referred to as Harold Road that either contain residences or were at one point proposed to be developed, “lot” 30 has no recent development history. Perhaps that is why the site does not appear to be significantly altered by human activities. Disturbance is limited to an approximately 6 to 8 foot high road cut along the parcel’s entire northern perimeter adjacent to private property previously referred to as Harold Road. It appears as though a portion of the road itself is located within the site’s property boundary. Significant erosion occurs along the high road cut, particularly on the site’s northwestern edge. The site also contains a few informal trails, none of which appear to connect to neighboring properties or more developed trails.

While properties located directly to the east and south contain suitable endangered butterfly habitat, the subject site does not. There have been no recorded on-site butterfly observations since at least 1992 by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator. Moreover, “lot” 30 is located far from significant ridgelines and hilltops and is overgrown with dense vegetation, which severely limits its chances of containing larval host plants of the endangered butterfly species. Indeed, dense

wildland vegetation is a defining feature of the site and makes the area relatively inaccessible. Access to its northern perimeter along private property previously referred to as Harold Road can be gained by numerous modes, but reaching the site's interior is limited to foot-use because of the high road cut and dense brush. From above or to the east or west, vegetation is also too dense to penetrate (and not advisable to those susceptible to poison oak), limiting the site's value as a trail connector. Furthermore, the area supports few recreational activities aside from hiking and passive uses such as bird watching.

Natural disturbance is minimal and consists of erosion within a gully on the western edge of the site adjacent to a ravine. The ravine carries intermittent streams, but the site does not contain wetlands or permanent water features. According to the 1994 Brisbane General Plan, "lot" 30 has a low susceptibility to landsliding and it is not known whether it sits on an active earthquake fault line. There is no observable fire or storm damage and according to the San Bruno Mountain HCP, fire hazards are moderate for the property. The historical and archeological significance of "lot" 30 is not known, although the Brisbane General Plan states that there is potential for prehistoric resources within the subarea.

Vegetation is a continuation of the dense coastal scrub that dominates both parcels of former Acres "lot" 29. Vegetation here, however, is even thicker, particularly on northern and western portions, and contains a diversity of native and non-native shrubs with associated (weedy) grassland vegetation. Areas around the ravine on the west side resemble a mixed woodland and are characterized by a dense, low, closed canopy dominated by trees (including numerous California buckeye and some California bay) and large tree-like shrubs. While introduced species dominate coverage, indigenous vegetation is varied and in places, native communities appear to be intact. Native species include sticky monkey flower, manroot, soap plant, toyon, yarrow, California poppy, coyote brush, bee plant, bracken fern, gooseberry, buttercup, and frequent patches of miner's lettuce. Non-native plants include plantain, wild radish, field mustard, cotoneaster, fennel, pampas grass, and large stands of French broom. In addition, a number of exotic trees, including approximately 24 large pines, occur on the site's northwest side adjacent to the ravine.

The scenic and aesthetic value of "lot" 30 is relatively low and is similar to other vacant parcels along private property previously referred to as Harold Road. The property sits outside of the central Brisbane viewshed and trees, growing both on site and on lower slopes, screen on- and off-site views. Sporadic vistas, however, of San Francisco, San Francisco Bay and the lagoon are possible through the tree canopy.

## Brisbane Open Space and Ecology Committee – Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 30, 007-542-040	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Wildland vegetation dominates this site, which is located on the upslope side of private Harold Road and serves as a buffer area			
Property Owner: Susan Briggs	Assessed Value: \$3,120	Size: 1.01 to 1.11 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – vegetation is too dense. Site is far from ridgelines/hilltops and no host plants were observed
Relationship to public infrastructure	High – abuts developed lots and public utilities run along private Harold Road, but public streets are distant
Surrounding Land Use (contiguous to open space)	In close proximity to residences. Developed properties to the west (lots 31 and 32) and to the north (lot 21)
Landform	
Soil Erosion, Stability	Medium – erosion along road cut and within a thin gully on the western edge of site
Landslides, Active Fault Lines	No visible landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Hillside parcel
Slope (percentage)	Slopes are between 30 and 50% - less steep than areas to the east & south. Low elevation is 260', high is 330'
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – overgrown with native and non-native shrubs, with some grassland (mostly weedy) vegetation
Riparian	Shallow ravine with intermittent streams on west side of property
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – a few informal trails, but they do not appear to connect. Erosion along road cut upslope of Harold
Natural Disturbance (storms, fires, erosion, etc.)	Low – erosion within gully
Exotic Plant Infestation	High – an abundance of weedy grasses, shrubs and trees, including about 24 pine trees
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium – access from private Harold Road. Difficult from other directions due to impenetrable vegetation
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Low value because trees disrupt on- and off-site views. Sporadic views of San Francisco, Bay and lagoon
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed
Orientation	Northwest
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources

Recreation Potential (except trails)	
Wide Variety of Uses	Low – hiking and passive activities, such as bird watching. Vegetation is too thick for other recreational uses
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use only – northern perimeter is accessible by horse, vehicle or bicycle, but interior traversable on foot
Significant Connector/Multi-use	Low – poor connector from private Harold Road to County Park due to thick vegetation and rugged terrain
Pending Development Proposals	None



Lot 30