

# OPEN SPACE PLAN FOR THE CITY OF BRISBANE

## BACKGROUND AND REFERENCE INFORMATION



*Brisbane and San Bruno Mountain from 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 #: 34

Owner: Arthur Kennedy

Assessor's Lot #: 007-554-030

Assessed Value: \$3,120

Size: Approximately 0.60 acres

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

“Lot” 34 is located on a hillside within the northeastern section of the Brisbane Acres subarea. The site is situated essentially within residential Brisbane and it therefore has a high relationship to public utilities and services, as it is located adjacent to improved portions of private property previously referred to as Annis Road and to parcels fronting Humboldt Road. Humboldt Road, the closest public street, runs only 100 feet downslope. The site, ranging in elevation from about 265 feet to 325 feet above sea level, is part of the Bayshore watershed. It has a northeast slope aspect and slopes are relatively gradual, generally ranging from 10 to 30 percent.

The original unrecorded Brisbane Acres “lot” 34 was split at some point in the past and the subject site makes up the southern portion of that property. Thus, the site is relatively small, about 0.60 acres in size. A roughly 0.36-acre portion of the original parcel abuts to the north and contains a single-family dwelling unit, having the address of 243 Annis Road. Developed parcels surround the property on essentially three sides. “Lot” 35, which adjoins to the south and parcel 1 of former “lot” 15, which abuts to the east, are both undeveloped. There are currently no pending development proposals for “lot” 34.

Perhaps the site's most notable open space characteristic is that it is almost completely covered with dense brush and woodland vegetation, particularly non-native trees. Vegetation is so thick that penetrating its interior is a real challenge and consequently, the full diversity of plant species on the property could not be determined. It seems safe to say, however, that non-native species, particularly acacias and eucalyptus, dominate coverage. Native plants primarily consist of small patches of open grassland along the site's southern and western perimeters.

The property has a low relationship to the San Bruno Mountain HCP and no endangered butterfly species have been observed on site or in the immediate area in the last few years. While grassland covers portions of the property, it is located too far from significant hilltops, ridgelines or open rocky areas to offer suitable habitat for endangered Mission blue or callippe silverspot butterflies.

Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Soils are generally rocky, although patches appear to be quite sandy. Overall, erosion is minimal. Erosion is evident only around improved portions of private property previously referred to as Annis Road and along a trail corridor that runs down the western perimeter of the site. In general, slopes appear to be stable. The U.S. Geological Survey determined that “lot” 34 has a relatively low susceptibility to landsliding; it is not known whether the parcel sits on an active earthquake fault line. Evidence of natural disturbance is low, as storm or fire damage was not observed and according to the San Bruno Mountain HCP, fire hazards are moderate for the property. There are no riparian, wetland or water features associated with the site. Its historical and archeological significance is not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea.

The site derives its open space value primarily from the buffer it provides between developed central Brisbane and undisturbed Brisbane Acres parcels to the south. Despite its proximity to residential areas of Brisbane, human disturbance has not significantly altered the site. Cut walls following improved portions of private property previously referred to as Annis Road show signs of eroding and cut trees were observed along the site’s eastern perimeter.

“Lot” 34 offers valuable recreational opportunities and serves as an important trail connector. The site is accessible from either improved portions of private property previously referred to as Annis Road, which perimeter the property’s eastern side; Humboldt Road, via a well-used informal foot path that appears to roughly follow the southwestern perimeter of the site; or from the mountain summit, descending the same informal trail. Pedestrians, equestrians and vehicles can access the property from the trail above Humboldt Road. Because of dense vegetation, however, recreational activities such as hiking and passive uses, like bird watching, would most likely be limited to areas within the trail corridor.

The site's scenic and aesthetic resources are moderate only, and the property sits outside of the central Brisbane viewshed. On-site views consist of sporadic glimpses through thick vegetation of Brisbane Lagoon, San Francisco Bay, San Bruno Avenue and U.S. Highway 101.

**Brisbane Open Space & Ecology Committee**

# Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 34, 007-554-030	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain): Low elevated hillside parcel adjacent to residential areas having valuable recreational and trail connector resources			
Property Owner: Arthur Kennedy	Assessed Value: \$3,120	Size: Approximately 0.60 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no butterflies observed on site. Far from ridgeline, no outcrops and vegetation is dense and tall
Relationship to public infrastructure	Very high – adjoins developed lots to the north, west and southeast. Humboldt Road, the closest public street, is 100 feet downslope and public utilities are in close proximity
Surrounding Land Use (contiguous to open space)	Developed lots in three directions. Open space primarily to the south, although open lot adjoins to the east
Landform	
Soil Erosion, Stability	Low – soil rocky and sandy in places. Minor erosion around cut walls and trail. Slopes appear to be stable
Landslides, Active Fault Lines	No visible landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Relatively mild sloping hillside parcel
Slope (percentage)	Generally 10 to 30 percent. Lowest elevation is 265 feet and highest is roughly 325 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – few native plants. Vegetation coverage is dominated by introduced species
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – improved portions of Annis Road perimeter, appears as though an informal trail cuts through lot
Natural Disturbance (storms, fires, erosion, etc.)	Low – no evidence of storms or fire damage
Exotic Plant Infestation	Very high – thick brush and woodland vegetation dominates lot, particularly eucalyptus and acacias
Risk of Fire	Moderate
Public Access (frontage on public way)	High – from improved Annis Rd. & Humboldt Rd. or following paper Annis Rd. trail or informal western trail
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Trees block views – only occasional views of lagoon, SF Bay, US 101 and San Bruno Avenue
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 and passive uses on trail on western edge, vegetation is too dense to penetrate interior
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, equestrian and vehicle access from informal trail above Humboldt Road lots
Significant Connector/Multi-use	High – appears as though an important trail perimeter western edge of lot leading to summit trail
Pending Development Proposals	None



Lot 34

Lot #: 35

Owner: Trinh Phoi Dao

Assessor's Lot #: 007-541-010

Assessed Value: \$61,111

Size: Roughly 1.03 to 1.04 acres

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

“Lot” 35 is located in the eastern section of the Brisbane Acres subarea and can be characterized as a steep sloping ridgeline parcel in close proximity to residential areas, offering trail connections and recreational opportunities. The site is similar to “lot” 36, which abuts to the south, with regards to open space resources. While these parcels appear to be in a natural state, disturbance is common to both.

This roughly 1.03 to 1.04 acre-parcel has a north to northwest slope aspect and flows into two watersheds: Firth Canyon to the west and Bayshore to the east. Developed properties abut to the east (parcel 2 of former “lot” 15) and west (parcels along Humboldt Road), while undeveloped parcels adjoin to the north (“lot” 34) and south (“lot” 36). The site’s elevations are relatively low, ranging from about 300 feet to 380 feet above sea level, and Humboldt Road, the nearest public street, is only 100 feet downslope. Because of its proximity to residential areas, “lot” 35 has a relatively high relationship to public utilities and services.

Slopes are precipitous in places, up to 50 percent, but are generally more gradual. Soils are classified as Candlestick-Kron-Buriburi complex, and are soft and rocky; numerous outcrops are scattered throughout the property. Erosion appears to be nonexistent, except around rocky outcrops and along a cut wall, which roughly follows private property previously referred to as Annis Road and forms the site’s eastern border. There is no evidence of storm or fire damage and according to the San Bruno Mountain HCP, fire hazards are moderate for the immediate area. The site does not contain riparian, wetland or water features.

Slopes appear to be stable. The U.S. Geological Survey determined that “lot” 35 has a relatively low susceptibility to landsliding, but it is not known whether it sits on an active earthquake fault line. Its historical and archeological significance is also not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for the site.

In a sense, the site is a transitional area between disturbed ‘urban’ areas and more natural upper mountain slopes. The transitional nature of the property is easily seen in the plant communities that cover its slopes. Annual and native grassland dominates upper slopes along with a scattering of tall brush species. Native species here are diverse and include sticky monkey flower, toyon, coyote brush, yarrow, bracken fern, and bunch grasses. Introduced species include English plantain, cotoneaster, French broom, fennel, and rattlesnake grass and wild oat grass. Non-native trees, most notably acacias and junipers, are scattered throughout the property, particularly northern portions.

In contrast to upper slopes, dense brush and tall woodlands dominate northern and eastern portions of the site, particularly along graded trails and areas proximate to development. A small patch of iceplant is visible above cut walls, near private property previously referred to as Annis Road. It is difficult to determine whether native or introduced plants dominate coverage.

No endangered butterfly species have been observed on site in the last few years. Because of the dense vegetation and the property’s distance from the main ridgeline of San Bruno Mountain, lower portions do not contain sensitive butterfly habitat. Upper portions are dominated by grassland and are located closer to hilltops; it is therefore more likely that food and nectar plants of the endangered Mission blue and callippe silverspot butterflies could be found in these upper areas. The presence of nectar plants alone does not provide habitat for the butterflies, however. Overall, the site has a low to moderate relationship to the San Bruno Mountain HCP.

Human disturbance also demonstrates the site’s transitional nature, as it is generally confined to northern portions nearby developed areas. The most notable human disturbance is a graded trail roughly following private property previously referred to as Annis Road, which perimeter the site’s eastern border. Infestations of invasive plants dominate the trail corridor and have begun to invade the site’s interior. An informal trail that originates downslope on “lot” 34, off of Humboldt Road, cuts through the western edge of the site and ultimately connects upslope with a more developed trail that roughly follows APN 007-542-060, private property previously referred to as Margaret Avenue/Alpine Terrace (at the southeastern corner of “lot” 100).

“Lot” 35 is an important trail connector and is easily accessible to the public from trails off of Humboldt Road or from private property previously referred to as Annis Road. The site can also be accessed from above, descending the informal trail that perimeters

the site's western edge. Similar in recreational resources to "lot" 36, the subject site has potential for both active and passive activities. In addition, the property may be appropriate for equestrians and appears to be accessible by vehicle from below.

"Lot" 35's scenic resources are varied, as the ridgeline it straddles defines the eastern perimeter of the central Brisbane viewshed. Consequently, western portions generally fall within the viewshed, while eastern areas are outside. On-site views are diverse. Western portions afford uninterrupted vistas of central Brisbane, the northeast ridge and western portions of San Bruno Mountain. Eastern areas offer views of San Francisco Bay, Brisbane Lagoon and eastern sections of the mountain.

## Brisbane Open Space & Ecology Committee Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 34, 007-554-030	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain): Low elevated hillside parcel adjacent to residential areas having valuable recreational and trail connector resources			
Property Owner: Arthur Kennedy	Assessed Value: \$3,120	Size: Approximately 0.60 acres	

CRITERIA	DESCRIPTION
Location	

Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – no butterflies observed on site. Far from ridgeline, no outcrops and vegetation is dense and tall
Relationship to public infrastructure	Very high – adjoins developed lots to the north, west and southeast. Humboldt Road, the closest public street, is 100 feet downslope and public utilities are in close proximity
Surrounding Land Use (contiguous to open space)	Developed lots in three directions. Open space primarily to the south, although open lot adjoins to the east
Landform	
Soil Erosion, Stability	Low – soil rocky and sandy in places. Minor erosion around cut walls and trail. Slopes appear to be stable
Landslides, Active Fault Lines	No visible landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Relatively mild sloping hillside parcel
Slope (percentage)	Generally 10 to 30 percent. Lowest elevation is 265 feet and highest is roughly 325 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	Low – few native plants. Vegetation coverage is dominated by introduced species
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – improved portions of Annis Road perimeter, appears as though an informal trail cuts through lot
Natural Disturbance (storms, fires, erosion, etc.)	Low – no evidence of storms or fire damage
Exotic Plant Infestation	Very high – thick brush and woodland vegetation dominates lot, particularly eucalyptus and acacias
Risk of Fire	Moderate
Public Access (frontage on public way)	High – from improved Annis Rd. & Humboldt Rd. or following paper Annis Rd. trail or informal western trail
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Trees block views – only occasional views of lagoon, SF Bay, US 101 and San Bruno Avenue
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 and passive uses on trail on western edge, vegetation is too dense to penetrate interior
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, equestrian and vehicle access from informal trail above Humboldt Road lots
Significant Connector/Multi-use	High – appears as though an important trail perimeter western edge of lot leading to summit trail
Pending Development Proposals	None





Lot 35

Lot #: 36

Owner: Mufid Shehadeh

Assessor's Lot #: 007-541-020

Assessed Value: \$51,728



Size: Approximately 1.02 to 1.03 acres

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

This roughly square shaped parcel is 1.02 to 1.03 acres in size and flows into the Bayshore watershed. The site is located in the eastern portion of the Brisbane Acres subarea; its northeastern corner abuts the convergence of private property previously referred to as Annis Road and private property previously referred to as Harold Road, and the surrounding area is quite degraded. The site's western and southern portions, however, contain similar natural resources to many pristine parcels in the upper portions of the subarea and have relatively little human and natural disturbance associated with them. Because of the site's proximity to residential areas, public infrastructure and services are in the vicinity. Humboldt Road, the closest public street, is about 250 feet downslope.

Open space lands surround "Lot" 36 on three sides: "lot" 35 to the north, "lot" 37 to the south, and "lot" 100 to the west. APN 007-542-060, private property previously referred to as Annis Road, adjoins to the east and "lot" 33 sits beyond. "Lot" 33 is a developed parcel, which contains a single-family dwelling, but this unit is not visible from the subject site because it is screened by a small ridge. APN 007-542-060, private property also previously referred to as Margaret Avenue/Alpine Terrace borders to the southwest.

The site has a northeast slope aspect and is located on a gradual ridgeline, although southeastern portions drop down into a ravine. The property ranges in elevation from about 325 feet to roughly 425 feet above sea level. Slopes are generally 30 to 50 percent and appear to be stable, and soils, classified as Candlestick-Kron-Buriburi complex, are gravelly with small outcrops occurring on ravine slopes. A large rock outcrop sits on the parcel's southwestern tip, adjacent to APN 007-542-060. While the ravine itself appears to be located within "lot" 37, the subject site's western slopes contain typical low-lying riparian plants. There are no wetlands or water features associated with "lot" 36.

Past human activities have clearly degraded the site. A tall telephone pole with overhead wires occurs and a graded trail perimeters the site's eastern edge, roughly following APN 007-542-060. An informal trail branches off this graded trail and heads east for a bit, before splitting in two with one trail heading north into "lot" 35 and the other leading west, before disappearing. Just south of the site, running along APN 007-542-060, is a well-developed trail running east to west, which eventually connects upslope with the main

summit trail. In addition, immediately west of the site, traversing “lots” 100 and 35, is an informal, but apparently well-used trail that originates on Humboldt Road and ascends the mountain summit. Moderate amounts of erosion were observed along cut trail walls.

There is no evidence of storm or fire damage in the vicinity and according to the San Bruno Mountain HCP, fire hazards are moderate for the property. The U.S. Geological Survey determined that the parcel has a relatively low susceptibility to landsliding and it is not known whether it sits on an active earthquake fault line. The historical and archeological significance of “lot” 36 is not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for the site.

Eastern portions of the property are covered with thick stands of native and introduced brush and non-native woodland species. Southern and western portions generally contain open grassland with a sprinkling of native brush vegetation. While there is a high diversity of native plants on site, including small oak trees, toyon, soap plant, bee plant, coyote brush, fern, yarrow, pearly everlasting and thick stands of poison oak along the southwestern perimeter, non-native plants appear to dominate coverage. Dominant non-native species include acacia, cotoneaster and annual grasses. Seedlings and juvenile acacia trees dot the graded trail that roughly follows APN 007-542-060 and have begun to spread into the site’s interior. In addition, stands of fennel and French broom have invaded the trail and large infestations of broom can be seen on ravine slopes. Rattlesnake grass and wild oat grass dominate upper slopes.

“Lot” 36 has a moderate relationship to the San Bruno Mountain HCP. In recent years, none of the endangered butterfly species found on San Bruno Mountain have been observed on site. Although a majority of the site is in a natural state, it generally contains poor butterfly habitat because of an abundance of dense grass and brush and its distance from significant hilltops. Primary larval or nectar plants of the Mission blue were not observed on site, but one California golden violet/johnny-jump-up, host plant of the callippe silverspot, was surveyed. And just south of the site, along the trail that roughly follows APN 007-542-060, silver lupine, host plant of the Mission blue, occurs. In recent years, significant colonies of endangered butterflies have been surveyed on parcels located immediately to the south (“lots” 51, 52, and 53).

The site is accessible either from APN 007-542-060, private property previously referred to as Harold Road or descending the main summit trail through “lots” 51 and 37. Not only does the site function as a local and regional trail connector, but it also allows for recreational uses like hiking, bird watching and picnicking. The site may also be accessible to equestrians and vehicles.

“Lot” 36 is outside of the central Brisbane viewshed. Tall vegetation and relatively low elevations contribute to poor on-site views from lower portions. Upper portions, however, may be visible from central Brisbane and offer views of the lagoon, U.S. Highway 101, the northeast ridge, and distant points such as Alameda County. On-site vistas of San Bruno Mountain are grand.

## Brisbane Open Space & Ecology Committee Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 36, 007-541-020	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain):	Easily accessible Acres lot located close to residential areas having a relatively undisturbed interior		
Property Owner: Mufid Shehadeh	Assessed Value: \$51,728	Size: Approximately 1.02 to 1.03 acres	

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Bayshore watershed
Relationship to San Bruno Mountain HCP	Medium – no butterflies observed on site, but host plant occurs. Site is far from ridgeline and contains brush
Relationship to public infrastructure	Medium – Humboldt Road, the closest public street, is about 250 feet downslope. Site adjoins developed lot to the east and public infrastructure is nearby
Surrounding Land Use (contiguous to open space)	Open space in three directions. Developed property, lot 33, abuts to the east
Landform	
Soil Erosion, Stability	Low – soil is gravelly with outcrops on ravine slopes. Some erosion around outcrops and on slopes
Landslides, Active Fault Lines	No visible landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Generally a gently contoured ridgeline, southeastern portion slopes into ravine (see lot 37)
Slope (percentage)	30 to 50 percent. Lowest elevation is about 325 feet and highest is roughly 425 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – exotics dominate. Natives include juvenile oak, toyon, coyote brush, fern, yarrow, pearly everlasting, soap plant, bee plant, silver lupine and thick stands of poison oak on southwestern tip
Riparian	Some riparian vegetation within ravine, but area is not wet enough for wetland species, like willows and bays
Wetland	Not applicable
Endangered/Threatened Species	Unknown. Significant colonies of endangered butterflies observed on lots to the south
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium-high – trails cross and border lot. Perimeter has been graded and telephone pole and wires present
Natural Disturbance (storms, fires, erosion, etc.)	Low – some erosion, but there is no evidence of storm or fire damage
Exotic Plant Infestation	Medium – thick french broom, scattered fennel, small acacia trees, and rattlesnake and wild oat grass
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium – lot abuts paper Annis Road and is close to Harold Road (private). Access from above or below
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Views of lagoon, US 101, northeast ridge, Alameda County and panoramas of San Bruno Mountain
Visibility from Central Brisbane viewshed	Generally outside of viewshed. Upper portions may be visible from areas in Central Brisbane
Orientation	Northeast
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active uses, like hiking on and off trail and passive activities, such as birding
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use, maybe equestrian and vehicle access from paper Annis Road or perhaps descending graded trail
Significant Connector/Multi-use	Medium – Annis Road trail perimeters property. Informal trail cuts across lot, but does not appear to connect
Pending Development Proposals	None currently





Lot 36

Lot #: 37

Assessor's Lot #: 007-541-030

Owner: Julita De Los Reyes

Assessed Value: \$36,115

Size: Ranging from 1.07 to 1.09 acres

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

“Lot” 37 is situated approximately mid-slope of San Bruno Mountain in the eastern portion of the Brisbane Acres subarea and can be characterized as a transitional area between disturbed lower residential areas and more pristine open space lands to the south. The site is bordered by development on 2 ½ sides, as “lot” 33 to the north and “lots” 32 and 31 to the east contain single-family dwelling units. Undeveloped “lot” 36 abuts to the northwest and vacant “lots” 52 and 51 lie to the south. APN 007-542-060, private property previously referred to as Margaret Avenue/Alpine Terrace and Annis Road, bounds the site to the west and east.

“Lot” 37 is about 1.07 to 1.09 acres in size and is part of the Bayshore watershed. Topography is varied, as eastern portions fold over a gentle ridgeline and western sections plunge into a ravine, which originates at a swale upslope on “lot” 52 and descends to private property previously referred to as Harold Road. The site has a northeast slope aspect and slopes are generally between 30 and 50 percent and elevations range from about 350 feet in northernmost areas to 410 feet above sea level at the site’s southern peak. While “lot” 37 is located roughly 550 feet upslope from the closest public street, Humboldt Road, public infrastructure exists in the general area, as developed parcels adjoin to the north and east.

The parcel has been highly disturbed in the past, and is currently in a degraded state, perhaps its most notable open space characteristic. A graded trail, which roughly follows APN 007-542-060, perimeters the eastern and portions of the northern boundary of the parcel, ascends the mountain and eventually connects with the main summit trail outside of the subarea. Remnants of another graded trail branch off of this trail leading into the interior of the site, although this trail is overgrown and difficult to follow. It

appears as though lower portions of the site, just above APN 007-542-060 have been cleared. A graded trail borders the southwestern portion of the site, roughly following APN 007-542-060, and eventually connects with the main summit trail.

“Lot” 37 has recreational potential and serves as an important trail connector. Active recreational uses, such as hiking and passive uses like birding, are possible. Access can be gained either ascending the trail that roughly follows APN 007-542-060 from the east or west or descending this same trail from the mountain summit. It is possible that equestrians and even vehicles could access the site from above or below roughly following APN 007-542-060.

Open grassland dominates the site, but this community is intermingled with northern coastal scrub species. Typical riparian vegetation dominates the moist ravine, which may carry intermittent streams during the rainy season. Infestation of invasive exotic plants is high. Tall stands of French broom were observed in the ravine and on open slopes, and occasional fennel plants dot the graded trail, which generally follows APN 007-542-060. Non-native plants also include cotoneaster, pincushion plant and English plantain.

Annual grasses dominate coverage, with rattlesnake grass and wild oat grass most prevalent. A shimmering meadow of wild oat grass covers cleared lower portions of the site. Native vegetation, however, is diverse and includes poison oak, toyon, yarrow, sticky monkey flower, coyote brush, a few coast live oaks in the ravine, and bunch grasses scattered throughout. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, may have observed white-rayed pentachaeta, an uncommon annual plant endemic to California, in the area in the 1990s.

The property appears to have a moderate relationship to the San Bruno Mountain HCP and outside of the graded trails it remains in a relatively natural state. Federally endangered Mission blue and callippe silverspot butterflies have not been observed on site in recent years, but two California golden violet/johnny-jump-up plants, host plant of the callippe silverspot, were surveyed. Properties that adjoin to the south contain suitable butterfly habitat and colonies of endangered butterflies have been surveyed in recent years on these upper areas. In addition, the site is located near the main mountain ridgeline, grasslands dominate, and because larval and nectar plants of the Mission blue butterfly often grow in disturbed areas, such as road cuts, on-site trails may provide appropriate habitat.



Soils are generally rocky with numerous large outcrops within the ravine. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Erosion occurs along cut trails and within the ravine floor, but slopes appear to be stable and there is no evidence of storm or fire damage. According to the San Bruno Mountain HCP, fire hazards are relatively high for the property and the U.S. Geological Survey determined that the parcel has a relatively low susceptibility to landsliding. It is not known whether “lot” 37 sits on an active earthquake fault line. The historical and archeological significance of the property is also not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for “lot” 37.

The property is outside of the central Brisbane viewshed, as ridges and tall eucalyptus downslope screen most off-site views of the parcel. Upper slopes, however, are visible from certain areas in town. “Lot” 37 offers on-site vistas to the east of San Bruno Mountain, Bayshore Boulevard, Brisbane Lagoon, U.S. Highway 101 and the East Bay hills in the distance. Immediate views to the east also include developed unrecorded Brisbane Acres “lots” 31, 32 and 33.

## Brisbane Open Space & Ecology Committee

# Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 37, 007-541-030	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain): This lot, in the middle of the Acres, acts as buffer from residential areas and offers recreational and trail connector opportunities		
Property Owner: Julita De Los Reyes	Assessed Value: \$36,115	Size: Ranging from 1.07 to 1.09 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Flows into the Bayshore watershed
Relationship to San Bruno Mountain HCP	Medium – no butterflies observed on site, but contains host plants, is near ridgeline and disturbed trail borders
Relationship to public infrastructure	Medium – Humboldt Road, the closest public street, is about 550 feet downslope, but site adjoins developed lots and public infrastructure and services are not far. Lot can be serviced by water tank
Surrounding Land Use (contiguous to open space)	Open space on 2 ½ sides. Developed Acres lots abut to the north, lot 33 and to the east, lots 31 and 32
Landform	
Soil Erosion, Stability	Low – erosion along cut trail and on floor of ravine. Soil is generally rocky with large outcrops in ravine
Landslides, Active Fault Lines	No visible landslides and slopes appear to be stable. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Eastern section is ridgeline, western portion lies within a ravine
Slope (percentage)	Generally 30 to 50 percent. Lowest elevation is about 350 feet and highest is roughly 410 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – grassland meadow with some coastal scrub vegetation, esp. in ravine. Non-natives may dominate
Riparian	Ravine may carry intermittent streams during rainy season and contains riparian vegetation
Wetland	Not applicable
Endangered/Threatened Species	White-rayed pentachaeta plant may have been observed. Endangered butterflies surveyed on lots to the south
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – graded trail perimeters eastern portion of site and it appears as though lower area was once cleared
Natural Disturbance (storms, fires, erosion, etc.)	Medium – some erosion along trail where grading was done, but no evidence of storms or fires
Exotic Plant Infestation	High – stands of french broom and fennel, cotoneaster, pincushion plant, and rattlesnake and wild oat grass
Risk of Fire	High
Public Access (frontage on public way)	Medium – easy access from graded trail off Harold Road (paper Annis Road) or descending trail from summit
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Views of lagoon, US 101, eastern slopes of mountain and distant views east of Alameda County
Visibility from Central Brisbane viewshed	Outside of Central Brisbane viewshed – ridge and tall Eucalyptus trees on lower parcels block views of site
Orientation	Northeast
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources

Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active uses, like hiking on and off trail and passive activities, such as bird watching
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Certainly foot use, maybe equestrian and vehicle access ascending paper Annis Road trail
Significant Connector/Multi-use	High – trail perimetering eastern edge of property connects Annis and Harold Roads with summit trail
Pending Development Proposals	None



Lot 37

Lot #: 38  
Owner: Albert Delfino

Assessor's Lot #: 007-542-050  
Assessed Value: \$9,335

Size: 1.01 acres

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

This approximately 1.01-acre site is located on a north-facing hillside of San Bruno Mountain within the southeastern section of the Brisbane Acres subarea. The parcel is part of the Bayshore watershed and it serves as an important buffer between developed parcels along private property previously referred to as Harold Road and relatively undisturbed parcels to the south. Slopes are quite precipitous, from 30 to 50 percent on western portions and in excess of 50 percent in eastern areas. Elevations range from about 290 feet to 360 feet above sea level.

Open space lands surround "lot" 38 on three sides: "lot" 30 to the northeast, "lot" 39 to the southeast and APN 007-542-060, private property previously referred to as Annis Road and "lot" 50 to the south. San Bruno Mountain State and County Park lies no more than a hundred feet to the west just beyond Brisbane Acres "lots" 31 and 32, which are both developed. Public services and utilities are close by, although Humboldt Road, the closest public street, is a long distance downslope. Currently, there are no development proposals for "lot" 38.

Despite its proximity to developed properties, "lot" 38 remains seemingly free of human disturbance. The only visible degradation are remnants of an overgrown road cut that traverses the site's eastern edge that at one time may have provided a trail connection between portions of private property previously referred to as Harold Road and the main summit trail. Today, this corridor is overgrown and impossible to access from 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 minor erosion associated with the trail corridor as well as around many small rocky outcrops, which dot the site. Aside from erosion, natural disturbance appears to be insignificant.

The site has no observable fire or storm damage, although according to the San Bruno Mountain HCP, fire hazards are moderate to high for the area. The 1994 Brisbane General Plan states that this area has a relatively low susceptibility to landsliding, and there are no known geological constraints in the vicinity. It is not clear whether this or any other parcel within the subarea is situated on an

active earthquake fault line. The historical and archeological significance of the property is not known, but the General Plan states that there is potential for prehistoric resources within the subarea.

Vegetation is similar to “lot” 50 and primarily consists of scattered low-lying scrub species and small trees, including California buckeye and large tree-like shrubs on western portions, within a shallow ravine. The ravine carries intermittent streams during the rainy season, but the property does not contain wetlands or permanent water features.

In the ravine, there is little to no understory. On open slopes, native species include bunch grasses, toyon, yarrow, pearly everlasting, sticky monkey flower and poison oak. Overall, the parcel has less native plant diversity than “lot” 50 and invasive exotic species appear to dominate. French broom, plantain, cotoneaster and weedy grasses are particularly common and appear to be spreading into the site’s interior, apparently from the perimeter of private property previously referred to as Harold Road and from the overgrown road cut. Approximately 12 small pine trees were also observed.

“Lot” 38 does not appear to contain suitable endangered butterfly habitat. Host plants of the Mission blue and callippe silverspot butterflies were not observed and are not expected on site as they would most likely be shaded out by thick vegetation. However, in 1989, during a biological survey of parcel 2 of former “lot” 29, which is located just southeast of the subject property, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator (San Mateo County), observed two adult Mission blue butterflies and lupine, its larval host plant. In 1996, a single Mission blue was surveyed on parcel 2 of former “lot” 29.

“Lot” 38 has low recreation and trail connector value. The site is difficult to access from the south, west and north and impenetrable vegetation (including lush thickets of poison oak), rough terrain, and precipitous slopes preclude all activities except hiking and possibly a few passive uses like bird watching. The old road cut on the site’s eastern edge is now too overgrown to access and the area provides no practical connection to public parklands.

As is true for most parcels located within eastern portions of the subarea, “lot” 38 is situated outside of the central Brisbane viewshed, and pine and other exotic trees screen off-site views of the property from other areas. On-site views are fair, although tall pine trees growing downslope on “lot” 30 screen some vistas. Upper slopes afford distant views of portions of San Francisco (including Bayview Hill), Brisbane Lagoon, San Francisco Bay, U.S. Highway 101, and more immediate views of developed “lots” 31 and 32.

## Brisbane Open Space & Ecology Committee

# Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 38, 007-542-050	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Relatively pristine lot acting as a buffer between developed lots on private Harold Road and open slopes of San Bruno Mtn.		
Property Owner: Albert Delfino	Assessed Value: \$9,335	Size: approximately 1.01 acres

CRITERIA	DESCRIPTION
<b>Location</b>	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Low – vegetation too dense and tall, near residential areas, distant from hilltops and no host plants observed
Relationship to public infrastructure	Medium – public infrastructure is nearby, as this site abuts developed lots, but public streets are distant
Surrounding Land Use (contiguous to open space)	Open space on three sides. Developed lots adjoin to the west and paper Annis Road perimeters south side
<b>Landform</b>	
Soil Erosion, Stability	Low – soil is generally gravelly with small outcrops. Minor erosion within ravine
Landslides, Active Fault Lines	No visible landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel
Slope (percentage)	Western slopes are between 30 and 50%, while eastern slopes are more precipitous, in excess of 50%. Site's lowest elevation is 290 feet and its highest is 360 feet above sea level
<b>Natural Habitat</b>	
Vegetation (rare, diverse) and coverage	Medium – similar to lot 50. Some grassland, but site is dominated by shrubs. Non-natives appear to dominate
Riparian	Intermittent stream on western edge within a shallow ravine
Wetland	Not applicable
Endangered/Threatened Species	Unknown
<b>Significant Disturbances</b>	
Human Disturbance (vehicular, grazing, etc.)	Low – remnants of an overgrown road cut on eastern portions leading to private Harold Road
Natural Disturbance (storms, fires, erosion, etc.)	Low – more than lot 50. Erosion along old trail. No fire or storm damage observed
Exotic Plant Infestation	High – heavily infested with French broom and plenty of cotoneaster, plantain and weedy grasses
Risk of Fire	Moderate-high
Public Access (frontage on public way)	Low – difficult to access from the south, west or north due to dense vegetation (poison oak) and rough terrain
<b>Scenic and Aesthetic Considerations</b>	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Views are fair due to pine trees on lot 30, which block sights. Nice vistas of bay, lagoon and Highway 101
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed
Orientation	North
<b>Cultural Significance</b>	
Archeological/Historical	Unknown – potential for prehistoric resources

Recreation Potential (except trails)	
Wide Variety of Uses	Low – hiking and passive activities like bird watching only
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot only from all directions, but it is difficult to penetrate areas due to dense vegetation
Significant Connector/Multi-use	Low – poor connector from private Harold Road to park, although in the past this may have been possible
Pending Development Proposals	None





Lot 38

Lot #: 39  
Owner: Susan Briggs

Assessor's Lot #: 007-570-100  
Assessed Value: \$3,120

Size: 1.04 to 1.06 acres

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

“Lot” 39 is situated on a gentle ridgeline in the southeastern section of the Brisbane Acres subarea. The site appears to be in a relatively natural state and serves as an important buffer area between heavily vegetated residential areas along private property previously referred to as Harold Road and tranquil, open mountain slopes to the south. This 1.04 to 1.06-acre site is within the Bayshore watershed and is roughly square in shape with a north slope aspect. Slopes are quite steep, generally in excess of 50 percent.

Elevations range from about 345 feet to 425 feet above sea level and despite being situated on relatively low slopes, “lot” 39 contains valuable scenic resources and is a richly rewarding vista point. The property is outside of the central Brisbane watershed, but is visible from surrounding roadways including Bayshore Boulevard and U.S. Highway 101. The site affords panoramic vistas to the west, north and east of the northeast ridge, Brisbane Lagoon, U.S. Highway 101, San Francisco Bay, Sierra Point subarea and Alameda County in the distance.

Although “lot” 39 is located in close proximity to developed parcels fronting private property previously referred to as Harold Road, undeveloped parcels surround the site. It is bordered by “lot” 38 to the west, “lot” 30 and parcel 2 of former “lot” 29 to the north, “lot” 40 to the east, and APN 007-570-260, private property previously referred to as Annis Road and “lot” 49 to the south. “Lot” 39 has a low to moderate relationship to public infrastructure. Public utilities, such as sewer, gas, electric and telephone lines are in the area, but the nearest public street is a good ways off. There are currently no pending development proposals for “lot” 39.

Despite its relative proximity to residential units, aside from a now overgrown road cut on the northwestern tip, which may have at one time provided a connection between private property previously referred to as Harold Road and the mountain summit, “lot” 39 appears to be essentially undisturbed by human activities. The site’s proximity to urbanized areas cannot be completely ignored, however, as eastern areas are located less than 1,400 feet from U.S. Highway 101, within a 65 CNEL dB noise contour, a level considered “conditionally acceptable” for residential homes.

Natural disturbance is also minimal and consists of minor erosion on slopes along the old road cut and around numerous small rocky outcrops. According to the 1994 Brisbane General Plan, "lot" 39 has a relatively low susceptibility to landsliding and it is not known whether it sits on an active earthquake fault line. The site contains no water features, wetlands or riparian habitat. 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" 39 is not known; the General Plan states that there is potential for prehistoric resources within the subarea.

The site's upper slopes are covered with annual and native grasses and isolated coastal scrub, but vegetation transitions to predominantly coastal scrub on lower and eastern slopes. The site contains less diversity of native plants than properties to the south. Native and non-native scrub has apparently spread upslope from above private property previously referred to as Harold Road, but vegetation overall appears to be less dense than on "lot" 38 to the west. Vegetation, however, is almost impossible to penetrate in spots, particularly in eastern portions, which dip into a shallow ravine. Native species abound in eastern portions; fern, poison oak, toyon, sticky monkey flower, coyote brush and bee plant are most conspicuous. Native species also dominate less brushy upper slopes and include bunch grasses, yarrow, manroot, pearly everlasting and soap plant.

In the early 1990s, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed Chinese houses (*Collinsia franciscana*), a rare flower endemic from San Francisco to Monterey Peninsula, in the area. Invasive exotic plants are also widespread, particularly on lower slopes, where French broom is well represented and appears to be spreading upslope from Brisbane Acres "lot" 30 and from parcel 2 of former "lot" 29. Upper slopes are scattered with non-natives, most notably weedy grasses, wild radish and field mustard.

Although the site's slopes are generally overgrown with dense grass and brush, upper slopes are more open and provide habitat for the endangered butterflies of San Bruno Mountain. While Thomas Reid Associates has not recently observed larval host plants of the endangered Mission blue or callippe silverspot butterflies, a single callippe was surveyed on upper slopes in 1997.

"Lot" 39's recreational value is limited because of overgrown vegetation and precipitous slopes. The site is accessible by foot from the south and west, but is completely inaccessible to equestrians and vehicles from all directions. The old road cut on the site's northwestern perimeter may have provided a connection from private property previously referred to as Harold Road to the summit trail at one time but this corridor is now so overgrown that its outlet to the road is not apparent. Hiking appears to be the only practical active recreational use, but even this activity is limited, particularly for those susceptible to poison oak. Other potential on-site recreation is passive in nature and could include bird watching and viewing scenic points.

# Brisbane Open Space & Ecology Committee Vacant Parcel Criteria Checklist

Assessor's Parcel Number:	Lot 39, 007-570-100	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
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Description (acreage, location, terrain): Relatively pristine lot serving as an important buffer area offering panoramic views and suitable butterfly habitat		
Property Owner: Susan Briggs	Assessed Value: \$3,120	Size: 1.04 to 1.06 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Medium-high – one callippe observed in 1997. Some grassland, not overgrown by brush, but no host plants
Relationship to public infrastructure	Low-medium – public infrastructure is in the area, but public streets are distant
Surrounding Land Use (contiguous to open space)	Open space on all sides
Landform	
Soil Erosion, Stability	Low – soil is generally rocky with many small outcrops. Minor erosion within ravine
Landslides, Active Fault Lines	No visible landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Poorly defined ridgeline parcel
Slope (percentage)	Steep, in excess of 50 percent. Lowest elevation is 345 feet and highest is 425 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – more grassland than on western lots. Isolated scrub. Natives appear to dominate upper slopes
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Callippe butterfly observed in 1997. Rare Chinese houses ( <i>Collinsia franciscana</i> ) observed in early 1990s
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – remnants of overgrown road cut on western portions leading to private Harold Road and summit trail
Natural Disturbance (storms, fires, erosion, etc.)	Low – minor erosion, otherwise lot is pristine
Exotic Plant Infestation	High – French broom on lower portions, also weedy grasses and scattered wild radish and field mustard
Risk of Fire	Moderate
Public Access (frontage on public way)	Low – difficult to access from the north and east due to dense vegetation and rough terrain
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Valuable open space resource – panoramic views west to east of the northeast ridge, Brisbane lagoon and bay
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 (but limited to those susceptible to poison oak) and passive activities, such as bird watching
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot only, but slopes are steep and it is difficult to penetrate areas due to thick vegetation

Significant Connector/Multi-use	Low – poor connector from private Harold Road to park, although in the past this may have been possible
Pending Development Proposals	None



Lot 39

Lot #: 40  
Owner: Debra Fitting

Assessor's Lot #: 007-570-110  
Assessed Value: \$6,001

Size: 1.07 to 1.09 acres

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

“Lot” 40 is a 1.07 to 1.09-acre parcel located on a gentle ridgeline in the southeastern section of the Brisbane Acres subarea. The site has a north slope aspect and is part of the Bayshore watershed. Slopes are precipitous, generally ranging from 30 to 50 percent, but are less steep on southern portions adjacent to the main San Bruno Mountain ridgeline. Elevations are relatively low compared to other parcels within the upper section of the subarea, and range from 360 feet to the northwest to 450 feet above sea level on southernmost portions.

Open space lands border the site on more than three sides: parcel 1 of former “lot” 28 and parcel 1 of former “lot” 29 to the north; “lot” 41 to the southeast; APN 007-570-260, private property previously referred to as Annis Road and “lot” 48 to the south; and “lot” 39 to the west. Currently, there are no development proposals for the property, but parcel 2 of former “lot” 28, which adjoins to the east, contains a single-family dwelling. Consequently, the site has a moderate relationship to public infrastructure. And while public roads are distant, public utilities, including water, sewer and electrical lines, are nearby.

The site serves as an important buffer between disturbed residential areas to the north and open, mountain slopes to the south. Despite its proximity to developed areas along private property previously referred to as Harold Road, which is only 150 feet downslope, “lot” 40 appears to be in a relatively undisturbed state. Human disturbance appears to be almost nonexistent, but because of the site’s relationship to urban areas, the site has not been entirely spared. Developed portions of private property previously referred to as Harold Road and planted ornamental trees on developed parcel 2 of former “lot” 28 are visible on site. Furthermore, according to the 1994 Brisbane General Plan, “lot” 40 is within a 65 CNEL dB noise contour, a level considered “conditionally acceptable” for residential homes.

Natural disturbance is also relatively low and consists of minor erosion on slopes and around numerous small rocky outcrops. According to the General Plan, however, “lot” 40 may have geological constraints, as it is located in an area near Bayshore Boulevard



that has a relatively high susceptibility to seismically induced landslides (the majority of the subarea is moderately susceptible to such landslides). It is not known whether the site sits on an active earthquake fault line and there is no observable fire or storm damage. According to the San Bruno Mountain HCP, fire hazards are moderate for the property. The site contains no water features, wetlands or riparian habitat. The historical and archeological significance of “lot” 40 is not known; the General Plan states that there is potential for prehistoric resources within the subarea.

Vegetation is similar to that of “lot” 39, which adjoins to the west; it can be characterized as a grassland/coastal scrub mosaic. Native and non-native grasses with a scattering of coastal scrub vegetation, most notably toyon, coyote brush and poison oak, dominate upper slopes. Other native species observed include fern, bee plant, manroot, pearly everlasting, soap plant, yarrow, buttercup and California poppy. In the early 1990s, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed Chinese houses (*Collinsia franciscana*), a rare flower endemic from San Francisco to Monterey Peninsula, in the area. Native and non-native brush dominates lower slopes, western portions within a shallow ravine and eastern areas adjacent to parcel 1 of former “lot” 28. Introduced plant species include French broom, cotoneaster, plantain and annual grasses. An approximately 15-foot pine tree occurs as well.

Perhaps “lot” 40’s most important open space resource is in the habitat it provides for the endangered butterflies of San Bruno Mountain. The site contains two of the three main components necessary to support the callippe silverspot butterfly: it is near the main ridgeline and upper slopes are covered with open grassland. While the site does not appear to contain host plants of either the Mission blue or callippe silverspot, in 1995 and 1997, Thomas Reid Associates surveyed callippe silverspots on site.

The combination of lush thickets of poison oak which are displayed over a considerable portion of the site and thick brush, primarily occurring within western and northeastern areas, prohibits access (especially for those susceptible to poison oak) and diminishes the area’s recreational value. No formal or informal trails could be located on the property and thus, its value as a trail connector is quite low. The site is most easily accessible by foot descending the main summit trail from “lot” 48. While the site is potentially accessible to vehicles or equestrians from upper slopes, its interior can only be traversed on foot. Consequently, hiking appears to be the only active recreational activity available on “lot” 40. Potential passive recreation could include bird watching and viewing scenic points.

The site contains valuable scenic and aesthetic properties. While located outside of the central Brisbane viewshed, “lot” 40 is visible from surrounding roadways including Bayshore Boulevard and U.S. Highway 101. On account of its steep, open slopes, which rise above overgrown northern parcels, the site offers uninterrupted views to the west and north. On-site vistas of the northeast ridge, Brisbane Lagoon, the Baylands subarea, portions of San Francisco and the bay, and Alameda County in the distance are particularly grand. Ornamental trees, occurring on developed parcel 2 of former “lot” 28, screen on-site views to the east.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 40, 007-570-110	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Pristine lot serving as an important buffer area. Site has valuable scenic properties and butterfly habitat		
Property Owner: Debra Fitting	Assessed Value: \$6,001	Size: 1.07 to 1.09 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Very high – callippe's observed in 1995 & 1997. Open grassland on upper slopes, but no host plants observed
Relationship to public infrastructure	Medium – public infrastructure is in the vicinity, but public streets are distant
Surrounding Land Use (contiguous to open space)	Open space on all sides except to the east (lot 28, parcel 2)
Landform	
Soil Erosion, Stability	Low – soil is generally rocky with many small 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.)	Poorly defined ridgeline parcel
Slope (percentage)	Generally steep, from 30 to 50 percent, some areas less precipitous. Low elevation is 360' and high is 450'
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – grassland on upper slopes. Lower slopes covered with both native and non-native shrubs
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies observed recently. Rare Chinese houses ( <i>Collinsia franciscana</i> ) observed in 1990s
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – few disturbances on site, although lot 28, parcel 2 to the east is developed. Highway 101 is audible
Natural Disturbance (storms, fires, erosion, etc.)	Low – minor erosion around outcrops and in ravine to the west, otherwise lot appears to be in a natural state
Exotic Plant Infestation	Medium – one pine tree, cotoneaster, plantain and weedy grasses
Risk of Fire	Moderate
Public Access (frontage on public way)	Low – difficult to access from private Harold Road due to thick vegetation. Possible descending summit trail
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Valuable open space resource – striking views of northeast ridge, San Francisco, Brisbane lagoon and bay
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 and viewing scenic points
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Possible to access site descending summit trail by car, horse or foot. Interior of lot allows for hiking only
Significant Connector/Multi-use	Low – poor connector from private Harold Road to County Park property due to overgrown vegetation
Pending Development Proposals	None



Lot 40

**Lot #: 41**

Owner: Chu Quon Fung

Size: Roughly 0.94 acres

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

Assessor's Lot #: 007-570-120

Assessed Value: \$83,533

“Lot” 41 is an approximately 0.94-acre ridgeline parcel with an east to southeast slope aspect located in the southeastern portion of the Brisbane Acres subarea. Roughly trapezoidal in shape, the site is bounded by open space lands on three sides: APN 007-570-260, private property previously referred to as Annis Road and “lot” 48 to the west; “lots” 27, 101 and 102 to the east; and “lot” 42 and San Bruno Mountain State and County Park to the south. Parcel 2 of former “lot” 28 is developed and adjoins to the northeast. While “lot” 41 is located far from public streets and primary residential areas of town, because it abuts a developed parcel, public utilities exist in the vicinity.

The property is similar to “lot” 101, which abuts to the east, with regards to open space resources. Both sites derive their open space value primarily from scenic features, endangered butterfly habitat, and recreational and trail connector opportunities. Situated on the easternmost promontory of San Bruno Mountain straddling the main ridge, the site is part of both the Bayshore and South Slope watersheds. Elevations range from about 400 feet to 465 feet above sea level and slopes are relatively gradual, ranging from 10 to 30 percent. Slopes on the eastern perimeter of the site, however, bordering “lot” 101, are precipitous.

“Lot” 41 offers breathtaking views, although it is not visible from central Brisbane and only partially visible from adjacent highways and the Sierra Point subarea.. Particularly impressive are the on-site views afforded to the south and west of the natural open slopes of San Bruno Mountain. Ornamental trees planted on developed parcel 2 of former “lot” 28 screen views of Brisbane Lagoon. Off-site views of the parcel from surrounding hillsides are as important as on-site vistas.

Perhaps more significant than “lot” 41’s scenic resources is its value as endangered butterfly habitat. From 1995 to 1998, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, surveyed one of the largest callippe silverspot butterfly populations in the entire subarea. Situated virtually on the summit of San Bruno Mountain in an area that is prone to disturbance, as it is bisected by the summit trail, “lot” 41 offers habitat for both the endangered Mission blue and callippe silverspot butterflies. Covered with grassland and a few low-lying brush species, the site is not overgrown by dense vegetation, enabling both butterfly species to find basic requirements for mating, nectaring and egg-laying. An abundance of California golden violet, the callippe’s larval food plant, occurs on site as does some silver lupine, the primary host plant of the Mission blue.

Despite the disturbances associated with the summit trail, the site contains intact native plant communities. Native plants include yarrow, soap plant, coyote brush, cudweed, pearly everlasting, California poppy, blue wild rye grass, bunch grasses along the trail, and a handful of wildflowers. Chinese houses (*Collinsia franciscana*), a rare plant endemic from San Francisco to the Monterey Peninsula, was observed in the area by Thomas Reid Associates in the early 1990s. Introduced plants, however, appear to be gaining an upper hand in some areas, particularly fennel, which is encroaching from the south. Introduced plants also include an abundance of annual grasses including rattlesnake grass and wild oats.

The site's recreational resources and its function as a trail connector are quite valuable, and resemble those of "lot" 101. The site is potentially accessible by hikers, equestrians and vehicles heading east along the summit trail or by foot from the west ascending this same trail south of private property previously referred to as Harold Road. Because of the property's gradual slopes and accessibility, both active and recreational activities are viable.

Like "lot" 101, disturbance appears moderate. The most obvious human disturbance on "lot" 41 is the graded summit trail that bisects it. There is also evidence of an old road cut on the eastern perimeter of the site that runs in a north/south direction but does not appear to connect to other foot trails. In this corridor, vegetation is dense and silver lupine is plentiful. Secondary disturbances include black wires from a nearby cable facility that cross the site and evidence of bicycle tracks on the summit trail. It is important to emphasize that the site is not immune from the urban forces that impact many parcels in the subarea to the east. For instance, according to the 1994 Brisbane General Plan, noise generated from nearby roadways is within a 65 CNEL dB noise contour, which is considered a "conditionally acceptable" level for residential homes.

Natural disturbance also appears moderate and consists of erosion along the cut summit trail and around rocky outcrops. The General Plan indicates that the site has hydrological and geological constraints. As a result of the El Niño storms in the winter of 1982-1983, this area experienced debris flows. It is unknown if the parcel is located on an active earthquake fault line. "Lot" 41 has no observable fire or storm damage and according to the San Bruno Mountain HCP, fire hazards are moderate for the property. There are no wetland or water features associated with the site and its historical and archeological significance is not known, although the General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending building proposals for the property.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 41, 007-570-120	Zoning: R-1 (single-family) 20,000	Date: 02/02/00
Description (acreage, location, terrain): Lot is an important trail connector located near summit, offering dramatic views and valuable butterfly habitat		
Property Owner: Chu Quon Fung	Assessed Value: \$83,533	Size: Approximately 0.94 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of both the Bayshore and South Slope watersheds
Relationship to San Bruno Mountain HCP	Very high – colony of callippe's observed in 1995, and an abundance of the species host plant occurs
Relationship to public infrastructure	Medium – abuts developed lot 28 – public utilities in area. Bayshore Blvd., closest public street, is 700' away
Surrounding Land Use (contiguous to open space)	Open space on three sides. County park adjoins to the south and developed Lot 28 abuts to the northeast
Landform	
Soil Erosion, Stability	Low – graded trail is denuded and there is erosion along corridor. Soil is rocky with outcrops
Landslides, Active Fault Lines	General Plan indicates debris flows in area during 1982 storms. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Gentle ridgeline parcel
Slope (percentage)	Generally 10 to 30 percent, some areas slightly steeper. Elevations range from 400 to 465 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – diversity of native species, including silver lupine, yarrow, soap plant, poppy and blue wild rye grass
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Large colony of callippe's observed in 1995. Rare plant, Chinese houses ( <i>Collinsia franciscana</i> ) in area
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – summit trail bisects lot and an overgrown trail is evident. Black cable wires on ground and bicycle tracks in soil. Within a CNEL 65 dB noise contour generated by traffic on adjacent roads
Natural Disturbance (storms, fires, erosion, etc.)	Medium – minor erosion. Area experienced debris flows in 1982. No observable fire or storm damage
Exotic Plant Infestation	Medium – annual grasses dominate, many invasive plants, particularly fennel – encroaching from south
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium – summit trail bisects site. Accessible from above or below from this trail
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Valuable open space resource – dramatic panoramic views in all directions
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed
Orientation	East/Southeast

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	High – active and passive uses, including hiking, biking, horseback riding, bird watching and picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, bicycle and equestrian access from western portions of summit trail
Significant Connector/Multi-use	Very high – important open space resource – trail ultimately connects with County Park property to the west
Pending Development Proposals	None





Lot 41

**Lot #: 42** Assessor's Lot #: 007-570-130  
Owner: Patty Fisher Assessed Value: \$5,682  
Size: Approximately 0.94 to 1.01 acres  
Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Located in the southeastern section of the Brisbane Acres subarea, "lot" 42 is a peaceful site containing a diversity of native plants and offering extensive vistas. Slopes on this roughly 0.94 to 1.01-acre site are relatively gentle and range from about 10 to 30 percent. A shallow canyon generally defines the site's topography, although western portions are located on a gentle ridgeline. The site forms a portion of both the city's and the subarea's southern boundary and is situated on south-facing slopes having a southeast aspect. Its highest point reaches approximately 480 feet and its lowest elevations dip to about 400 feet above sea level on its southeastern border.

The site has a low relationship to public infrastructure: sewer, water and electrical lines do not exist in the vicinity, and "lot" 42 is located far from residential areas and public roads. The closest public utilities exist on Bayshore Boulevard, a long distance downslope. "Lot" 42 is part of the South Slope watershed and is surrounded by open space lands on all sides. San Bruno Mountain State and County Park abuts to the south and APN 007-570-260, private property previously referred to as Annis Road, adjoins to the north.

Because of the site's proximity to the main ridgeline trail, it is accessible to hikers, equestrians and all-terrain vehicles. Hikers can also access the site from public parklands to the south; slopes however, are precipitous from this direction. The site's relatively gentle topography and grassland vegetation support a number of recreational activities. Potential active recreational uses could include hiking and horseback riding and passive activities could consist of bird watching, sightseeing and picnicking, among others. Because of its position on south-facing slopes, "lot" 42 is not a significant trail connector from town to State and County Park property.

The site is located outside of the central Brisbane watershed. On-site views afforded are to the south and west, as vistas north and east are screened by the main ridgeline. On-site views are extensive and include large portions of South San Francisco and San Francisco International Airport, as well as uninterrupted panoramas of open mountain slopes.

The site's natural habitat resembles that of both "lots" 43 and 44 to the west. Vegetation is generally a grassland/low-lying coastal scrub mosaic and it appears as though non-native species dominate coverage in western portions while a greater number of natives occur in eastern areas. There is a diversity of native plants present including bunch grasses, California poppy, clarkia, coyote brush, toyon, soap plant, cudweed, pearly everlasting, bee plant and pitcher sage. Non-native species include a handful of conspicuous

invaders such as rattlesnake grass, field mustard, wild radish and an increasing number of fennel and French broom plants, which appear to be encroaching from infestations above Bayshore Boulevard to the south.

Because of the dominance of grassland and low-growing brushy native plant species, as well as its location near the disturbed mountain summit, the site contains all of the components necessary to support both the endangered Mission blue and callippe silverspot butterflies. An abundance of California golden violet, the callippe's larval food plant, occurs on site. And Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed a colony of callippe's directly to the north in 1995 and to the west in 1996.

Like "lots" 43 and 44, on-site human disturbance is minor, while natural disturbance appears to be more significant. The property is located very close to the graded ridgeline trail corridor and two thin black cable wires cross the site and extend downslope towards Bayshore Boulevard. According to the 1994 Brisbane General Plan, noise generated from Caltrain and major traffic corridors in the area may be within "conditionally acceptable" levels for residential homes. However, during the site visit, because of the site's exposure and the existing wind patterns, noise from adjacent roadways was barely audible and the site actually felt quite peaceful, particularly when compared with "lot" 43 to the west.

Natural disturbance is significant on account of a rather small slump occurring on the site's southern perimeter. Erosion in this area is extensive. In addition, erosion is visible around rocky outcrops, which are plentiful. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. There is no evidence of fire or storm damage and there are no riparian, wetland or water features associated with the property. As is true for most of the subarea, according to the General Plan, the site has a relatively low susceptibility to landsliding 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. The historical and archeological significance of the area is not known, although the General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for the parcel.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 42, 007-570-130	Zoning: R-1 (single-family) 20,000	Date: 02/02/00
Description (acreage, location, terrain): Peaceful, undisturbed lot located on southern slopes offering extensive views south and west, particularly of Mountain slopes		
Property Owner: Patty Fisher	Assessed Value: \$5,682	Size: Approximately 0.94 to 1.01 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the South Slope watershed
Relationship to San Bruno Mountain HCP	High – site contains an abundance of host plants, rocky outcrops, and is proximate to the main ridgeline
Relationship to public infrastructure	Low – adjoins park property; public roads are distant and there are no sewer, water or electrical lines in area
Surrounding Land Use (contiguous to open space)	Open space on all sides. San Bruno Mountain park abuts to the south
Landform	
Soil Erosion, Stability	Medium – slump on southern perimeter, some erosion around rocky outcrops
Landslides, Active Fault Lines	No visible landslides and it is unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Generally a shallow canyon parcel
Slope (percentage)	10 to 30 percent. Lowest elevation is 400 feet and highest is about 480 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – native grasses and forbs dominate: bunch grasses, coyote brush, toyon, poppy, soap plant, wildflowers
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Rare and endangered butterflies observed to the north and west
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – nearby graded summit trail, thin black wires from cable station are evident and vehicle noise is audible
Natural Disturbance (storms, fires, erosion, etc.)	Medium – slump has significant erosion. No observable fire or storm damage
Exotic Plant Infestation	Medium – annual grasses and a scattering of noxious weeds, such as fennel, wild radish and field mustard
Risk of Fire	Moderate
Public Access (frontage on public way)	High – adjoins County Park property to the south. Accessible from summit trail or from southern slopes
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Views north blocked by Mountain, but extensive vistas south of SSF, SF airport and southern slopes of SBM
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed
Orientation	Southeast
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active uses, such as hiking and horseback riding and passive uses, like birding and picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, equestrian and vehicle access from developed summit trail
Significant Connector/Multi-use	Low – while this site abuts County Park property, it is located south of the summit from residential areas
Pending Development Proposals	None



Lot 42

**Lot #: 43**

Assessor's Lot #: 007-570-140

Owner: Lydia V. Stein

Assessed Value: \$9,398

Size: Approximately 0.96 to 1.00 acres

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

“Lot”43 is a 0.96 to 1.00-acre site, similar in open space resources to “lot” 44, which neighbors to the west. To begin, “lot” 43 is situated within a canyon, which is part of the South Slope watershed located within the southeastern section of the Brisbane Acres subarea. Open space lands adjoin on all sides: “lot” 44 to the west; APN 007-570-260, private property previously referred to as Annis Road and “lot” 47 to the north; “lot” 42 to the east; and San Bruno Mountain State and County Park to the south. The parcel is situated on south-facing slopes which form a portion of both the city's and the subarea's southern limits. The site is located far from residential areas and any type of public infrastructure or services. The closest public road is either San Bruno Avenue or Bayshore Boulevard, and both are distant. Slopes range from about 10 to 30 percent, while elevations peak at 520 feet in northwestern portions and dip to roughly 450 feet above sea level in southern sections.

As is the case for “lot” 44, the site is easily accessible by foot, as it is located just south of the main summit trail. Access can also be gained from State and County Park property ascending steep southern slopes above Bayshore Boulevard. Because of its proximity to the ridgeline trail and its relatively gradual slopes, the site is also potentially accessible to equestrians and vehicles. Recreational activities are identical to “lot” 44 and could include active uses, such as hiking and horseback riding, as well as passive ones like bird watching and picnicking. No formal or informal trails traverse the site and it does not act as a significant connector to residential areas, as it is located south of the main ridgeline.

On-site scenic and aesthetic resources also resemble those of “lot” 44. Because it is situated on south-facing slopes, the site is outside of the central Brisbane viewshed. Thus, vistas afforded are primarily to the south of U.S. Highway 101, South San Francisco, San Francisco International Airport and south-facing mountain slopes.

Like “lot” 44, natural disturbance is significant. Perhaps the most important disturbance is a gully within a roughly three-foot wide channel cutting through the western edge of the site, which runs down the southern slope of the mountain. The gully appears to originate far downslope just above Bayshore Boulevard and currently terminates at a large slump located on the northwestern perimeter of “lot” 44. Human disturbance is relatively minor and includes two thin black wires from a nearby cable facility, as well as persistent noise generated from highways and railroad tracks. According to the 1994 Brisbane General Plan, noise generated from Caltrain and nearby major traffic corridors may lie within “conditionally acceptable” levels for residential units on the site.

There is a considerable amount of erosion within the channel and gully walls continue to be devoured by the erosive effects of intermittent streams. Erosion is particularly severe as the gully crosses the southern perimeter of the site. Soils are classified as Candlestick-Kron-Buriburi complex and are generally rocky with small outcrops scattered throughout. While there are no permanent water features associated with the site, the gully carries seasonal streams; during the site visit in February, an audible stream was flowing. Ephemeral pools may support amphibious animals such as the Pacific tree frog. According to the U.S. Geological Survey, during the El Niño storms in the winter of 1982-1983, the area experienced debris flows.

According to the General Plan, the property has a relatively low susceptibility to landsliding 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 for the property. The historical and archeological significance of “lot” 43 is not known, although the General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for the parcel.

The property is a grassland and low-lying brushland mosaic. It appears as though native grasses dominate coverage, although there is a diversity of native forbs, including soap plant, bee plant, yarrow, California poppy, cudweed, pearly everlasting, silver lupine, bracken fern, morning glory, and a handful of wildflowers including clarkia, and coyote brush lining the gully. In addition, stands of large poison oak plants are common, particularly around rocky outcrops. Without a doubt, non-native grasses and brush occur and include, but are not limited to, rattlesnake grass and wild oats, as well as plantain, French broom and fennel. Fennel appears to be encroaching from the southern slope of the mountain along the swale corridor.

Like “lot” 44, because of the dominance of grassland and native coastal scrub, as well as the area’s disturbed soils and its proximity to the mountain summit, the site contains all of the components necessary to support both the endangered Mission blue and callippe silverspot butterflies. Silver lupine, the primary host plant of the Mission blue was observed. Mission blue butterflies were observed in the general area for years in the early 1990s, and in 1996, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, surveyed a single callippe on site and a colony directly to the west on “lot” 44.



# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 43, 007-570-140	Zoning: R-1 (single-family) 20,000	Date: 02/02/00
Description (acreage, location, terrain): Naturally disturbed parcel situated on southern slopes adjoining County Park property providing butterfly habitat and recreational potential		
Property Owner: Lydia V. Stein	Assessed Value: \$9,398	Size: Roughly 0.96 to 1.00 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the South Slope watershed
Relationship to San Bruno Mountain HCP	Very high – a single callippe observed in 1996. Lupine, near exposed ridgeline and soil has been disturbed
Relationship to public infrastructure	Very low – adjoins park property; public roads are distant and there are no sewer, water or electrical lines
Surrounding Land Use (contiguous to open space)	Open space on all sides. San Bruno Mountain park abuts to the south
Landform	
Soil Erosion, Stability	High – a gully originating on lot 44 to the west traverses site and channel is highly eroded. Rocky outcrops
Landslides, Active Fault Lines	Debris flows on site in 1982 winter storms. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Canyon parcel. Large swale extends from lot 44 to the west
Slope (percentage)	Generally 10 to 30 percent. Lowest elevation is 450 feet and highest is about 520 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – native grasses and low-lying scrub dominate: poppy, lupine, cudweed, soap plant, bee plant, pearly everlasting, stands of poison oak and variety of bunch grasses
Riparian	Seasonal stream in gully, but area has little riparian vegetation. On site visit, water was flowing
Wetland	Gully carries seasonal streams, and appears to contain semi-permanent wetlands
Endangered/Threatened Species	Endangered callippe butterfly observed in 1996
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – nearby graded summit trail. Thin black wires from cable site traverse the parcel
Natural Disturbance (storms, fires, erosion, etc.)	High – gully originating on lot 44 is eroded
Exotic Plant Infestation	Medium – french broom in slump and fennel creeping up slope from the south. Rattlesnake and wild oat grass
Risk of Fire	Moderate
Public Access (frontage on public way)	High – adjoins County Park property to the south. Accessible from summit trail or from southern slopes
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Views south of US 101, South San Francisco, SF Airport and southern slopes of San Bruno Mountain
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed

Orientation	South
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active uses, such as hiking and passive uses, like birding and picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, equestrian and vehicle access from developed summit trail
Significant Connector/Multi-use	Low – while this site abuts County Park property, it is located beyond summit from residential areas
Pending Development Proposals	None



Lot 43

**Lot #: 44**

Owner: Robert Penna

Size: 0.84 to 1.01 acres

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

Assessor's Lot #: 007-570-150

Assessed Value: \$17,819

“Lot” 44 is perched upon south-facing slopes of San Bruno Mountain in the southeastern section of the Brisbane Acres subarea. The parcel is located within a canyon which forms a portion of both the city’s and the subarea’s southern limits. It has a southeast slope aspect and is located within the South Slope watershed. Eastern portions are within a shallow swale area, which extends east to “lot” 43. Slopes generally range from 10 to 30 percent, and are perhaps even more gradual near the summit trail. Elevations range from about 450 feet to 525 feet above sea level.

The site is 0.84 to 1.01 acres in size and appears to be undisturbed by human forces. It is surrounded by open space lands on all sides: “lot” 45 and APN 007-570-260, private property previously referred to as Annis Road to the north, “lot” 43 to the east, and San Bruno Mountain State and County Park to the south and west. Because of its location on south-facing slopes far from residential areas, the site has a very low relationship to public infrastructure.

While numerous parcels within the subarea have an overall moderate amount of disturbance associated with them, human, rather than natural forces are generally the cause. The opposite is true for the subject site. While located less than 100 feet from the San Bruno Mountain summit trail, the property remains relatively untouched by human hands. The only sign of human activity outside of the graded summit trail that occurs north of the site, is a telephone pole with overhead wires running through the parcel’s southwestern tip.

Natural disturbance appears more significant than human, and consists of a large slump, located on the northwestern perimeter of the site connecting to a gully, no more than three feet wide. The gully, which appears to originate far downslope just above Bayshore Boulevard, cuts through the western edge of the site and runs southeast, crossing “lot” 43 before heading down the ravine.

Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Soils appear generally rocky, with numerous outcrops, particularly within the slump area. There is a high amount of erosion associated with the slump and gully. During the February site visit, a seasonal stream was observed in the gully and the erosive effects of the water were devouring adjacent earth. While there are no permanent water features associated with the site, the gully carries seasonal streams that may support amphibious animals such as the Pacific tree frog. According to the U.S. Geological Survey, during the 1982 storm season, the area experienced debris flows.

According to the 1994 Brisbane General Plan, the site has a relatively low susceptibility to landsliding 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 for the property. The historical and archeological significance of “lot” 44 is not known, although the General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for “lot” 44.

While grassland dominates, a scattering of low-lying brush occurs, most notably coyote brush, within the moist swale. Native plants appear to dominate coverage and consist of yarrow, soap plant, cudweed, pitcher sage, pearly everlasting, sticky monkey flower, bunch grasses and large amounts of California poppy. Typical riparian vegetation occurs along the moist gully corridor. Non-native species present include large stands of French broom concentrated in and around the slump, scattered fennel and annual grasses throughout.

Because of the dominance of grasses and native shrubs, as well as the area’s disturbed soils and its proximity to the mountain summit, the site’s most valuable open space resource may be in the habitat it provides for the endangered butterflies of San Bruno Mountain. Site conditions contain the necessary components – larval and nectar plants and ridgetops for mating – to support populations of Mission blue and callippe silverspot butterflies. While Mission blue butterflies were surveyed in the general area for years in the early 1990s, in 1996, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed a colony of callippe’s on site.

Despite its remoteness from residential areas, “lot” 44 is easily accessible to the public. Access can be gained walking a few steps south of the summit trail, east of the fenced cable facility situated on the mountain summit. Because of its proximity to the summit trail, all-terrain vehicles and equestrians could also access “lot” 44. The site could potentially support numerous passive and active recreational activities such as bird watching and hiking. While public parklands adjoin to the south and west, the parcel is not a significant connector to central Brisbane, as it is located south of the main ridgeline. Although the nearby cable facility is an eyesore and Bayshore Boulevard and Oyster Point in South San Francisco appear to be in shouting distance, because of the parcel’s relatively gentle terrain and unique exposure, it provides for a rather peaceful, natural setting.

Perched on south-facing slopes, “lot” 44 is clearly outside of the central Brisbane viewshed. On-site vistas are either to the west of the unattractive cable facility or to the south of Bayshore Boulevard, U.S. Highway 101, San Francisco Bay and Oyster Point Marina. Upper slopes, in the southwestern portion of the site, provide easterly views of Bayview Hill in San Francisco, Alameda County across the bay, and the northern tip of the Sierra Point subarea.

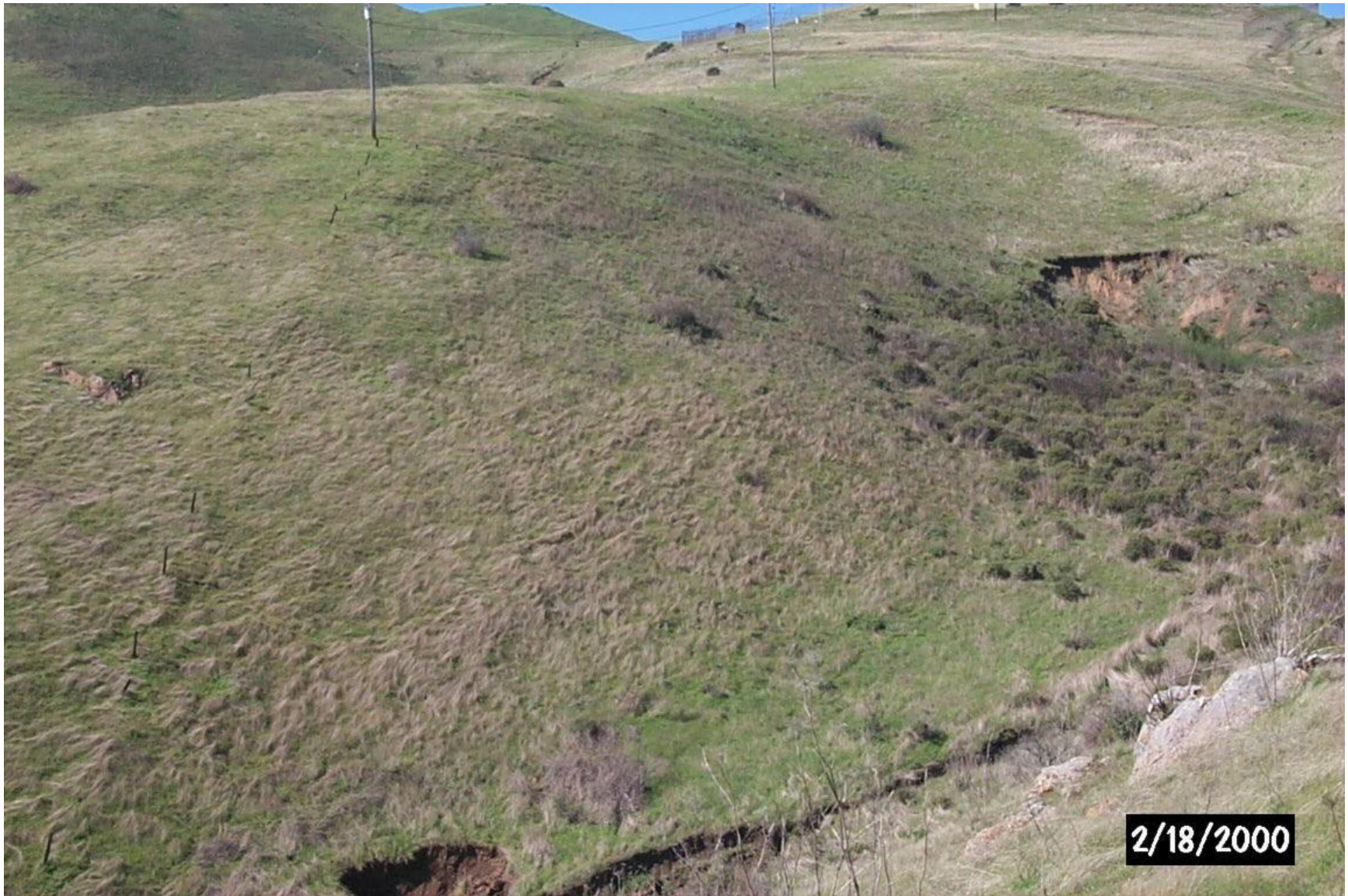
# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 44, 007-570-150	Zoning: R-1 (single-family) 20,000	Date: 02/02/00
Description (acreage, location, terrain): Upper Acres lot located on southern slopes, adjoining County park property on two sides offering butterfly habitat		
Property Owner: Robert Penna	Assessed Value: \$17,819	Size: 0.84 to 1.01 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the South Slope watershed
Relationship to San Bruno Mountain HCP	Very high – colony of callippe's observed in 1996. Grassland, near summit and soil has been disturbed
Relationship to public infrastructure	Very low – adjoins park property; public roads are far away and there are no sewer, water or electrical lines
Surrounding Land Use (contiguous to open space)	Open space on all sides. San Bruno Mountain Park abuts to the west and south
Landform	
Soil Erosion, Stability	High – there is a large slump and gully that runs down southern slope that is highly eroded. Rocky outcrops
Landslides, Active Fault Lines	Incidence of debris flows on site in 1982. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Canyon parcel. Eastern portions form swale
Slope (percentage)	10 to 30 percent, although less near summit. Lowest elevation is 450 feet and highest is 525 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – native grasses and low-lying scrub dominate: poppy, yarrow, coyote brush, soap plant and grasses
Riparian	Intermittent stream in gully – a trickle of water was observed. Typical riparian vegetation in the area
Wetland	Gully carries seasonal streams, and appears to contain semi-permanent wetlands
Endangered/Threatened Species	Endangered callippe butterflies observed on site in 1996
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – nearby graded summit trail. Telephone pole with overhead wires cuts across southwestern perimeter
Natural Disturbance (storms, fires, erosion, etc.)	High – large slump leads to gully which is eroded. Invasive plants infest this area
Exotic Plant Infestation	High – stands of french broom in slump. Fennel is scattered and area is covered with rattlesnake grass
Risk of Fire	Moderate
Public Access (frontage on public way)	High – adjoins park property on two sides. Accessible from summit trail or from southern slopes
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Upper peaks afford views east. Interior of lot provides vistas of SSF and Bay as well as slopes of Mountain
Visibility from Central Brisbane viewshed	Outside of the central Brisbane viewshed
Orientation	Southeast
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active uses, such as hiking and passive uses like birding and picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot and vehicle access from developed summit trail. Equestrians may be able to access site from this trail
Significant Connector/Multi-use	Low – while this site abuts County Park property, it is located beyond summit from residential areas
Pending Development Proposals	None



Lot 44



**Lot #: 45**

Owner: Robert Penna  
Size: 0.90 to 1.02 acres

Assessor's Lot #: 007-570-160

Assessed Value: \$17,819

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

“Lot” 45 is located on a ridgeline that straddles the summit of San Bruno Mountain in the southeastern portion of the Brisbane Acres subarea. The site is contiguous with San Bruno Mountain State and County Park and its western edge forms a portion of both the city's and the subarea's limits. Roughly triangular in shape, this 0.90 to 1.02-acre parcel is part of both the Bayshore and South Slope watersheds. With regards to open space resources, the site is quite valuable, as it provides endangered butterfly habitat, offers extensive vistas, and serves as an important trail connector.

“Lot” 45 has an east slope aspect and is surrounded on all sides by open space lands; State and County Park property abuts to the west. The site is removed from residential areas of Brisbane and elevations range from about 480 feet to 525 feet above sea level. Although located far from public infrastructure, such as public roads and utility lines, human activities have affected “lot” 45. The well-used graded summit trail traverses the site and is perhaps its defining physical feature. In addition, wires from the nearby cable facility to the west run through the site and descend east to Bayshore Boulevard.

Natural disturbance is moderate and includes a large slump on the southwestern border of the property (see description of “lot” 44) and according to the U.S. Geological Survey, during the 1982 storm season, debris flows were experienced in the vicinity. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Soils are generally rocky with occasional outcrops; erosion is evident in the slump area and along the denuded summit trail corridor. There is no observable fire or storm damage on site and according to the San Bruno Mountain HCP, fire hazards are moderate for the area. There are no water features, wetlands or riparian habitat associated with the site.

According to the 1994 Brisbane General Plan, “lot” 45 has a relatively low susceptibility to landsliding and it is not known whether it sits on an active earthquake fault line. The site's historical and archeological significance is not known; the General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for the parcel.

Vegetation consists of grassland intermingled with native and non-native forbs. Grasses dominate southern slopes, while vegetation becomes thicker on north-facing slopes where an abundance of typical shrubs can be found. Overall, there is a diversity of native plants and it appears as though indigenous vegetation dominates coverage. Native species observed include lupine, California golden violet, yarrow, California poppy, footsteps of spring, manroot, miner's lettuce, morning glory, pearly everlasting, cudweed, poison

oak, several species of fern, soap plant, toyon, coyote brush, and wild flowers and bunch grasses. Isolated non-native plants are scattered about and include French broom, wild fennel, pincushion plant, plantain and weedy grasses like rattlesnake grass and wild oats. A large infestation of French broom is located around the slump, on the site's southwestern perimeter.

Because of the dominance of grassland and low-lying shrubs as well as its topography and terrain, the property provides habitat for two species of endangered butterflies found on San Bruno Mountain. "Lot" 45 contains lupine (*Lupinus* spp.) and California golden violet/johnny-jump-up (*Viola pedunculata*), host plants of the Mission blue and the callippe silverspot, respectively; the area also contains nectaring plants and mating sites for both species. In 1995, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed one Mission blue on north-facing slopes and in 1996, several callippe's were surveyed on south-facing slopes. The value of the site with regards to the San Bruno Mountain HCP is further enhanced by the fact that it is contiguous with existing Mission blue and callippe butterfly habitat on public parklands.

"Lot" 45 also derives its open space value as a significant trail connector and in its recreation potential. The parcel is accessible to hikers, equestrians and vehicles from the east or west along the summit trail and by foot only from the north and south. The site provides an important link from southeastern portions of residential areas of the city to State and County Park property via the summit trail and its extension. Because of its modest slopes, generally ranging from 0 to 10 percent, except on northern slopes, which are a bit more precipitous, but no more than 30 percent, the site could potentially support a variety of passive and active recreational activities such as viewing scenic points, bird watching, picnicking and horseback riding.

Like most parcels in the subarea located east of the site, the subject property has valuable scenic and aesthetic resources. "Lot" 45 is a rewarding vista point and provides for an enjoyable setting. Southern slopes offer impressive views of Oyster Point, San Francisco International Airport, and distant mountain ranges. Northern slopes provide panoramic vistas to the west, north and east. Although located outside of the central Brisbane viewshed, off-site views of the site from surrounding upper hillsides are striking.

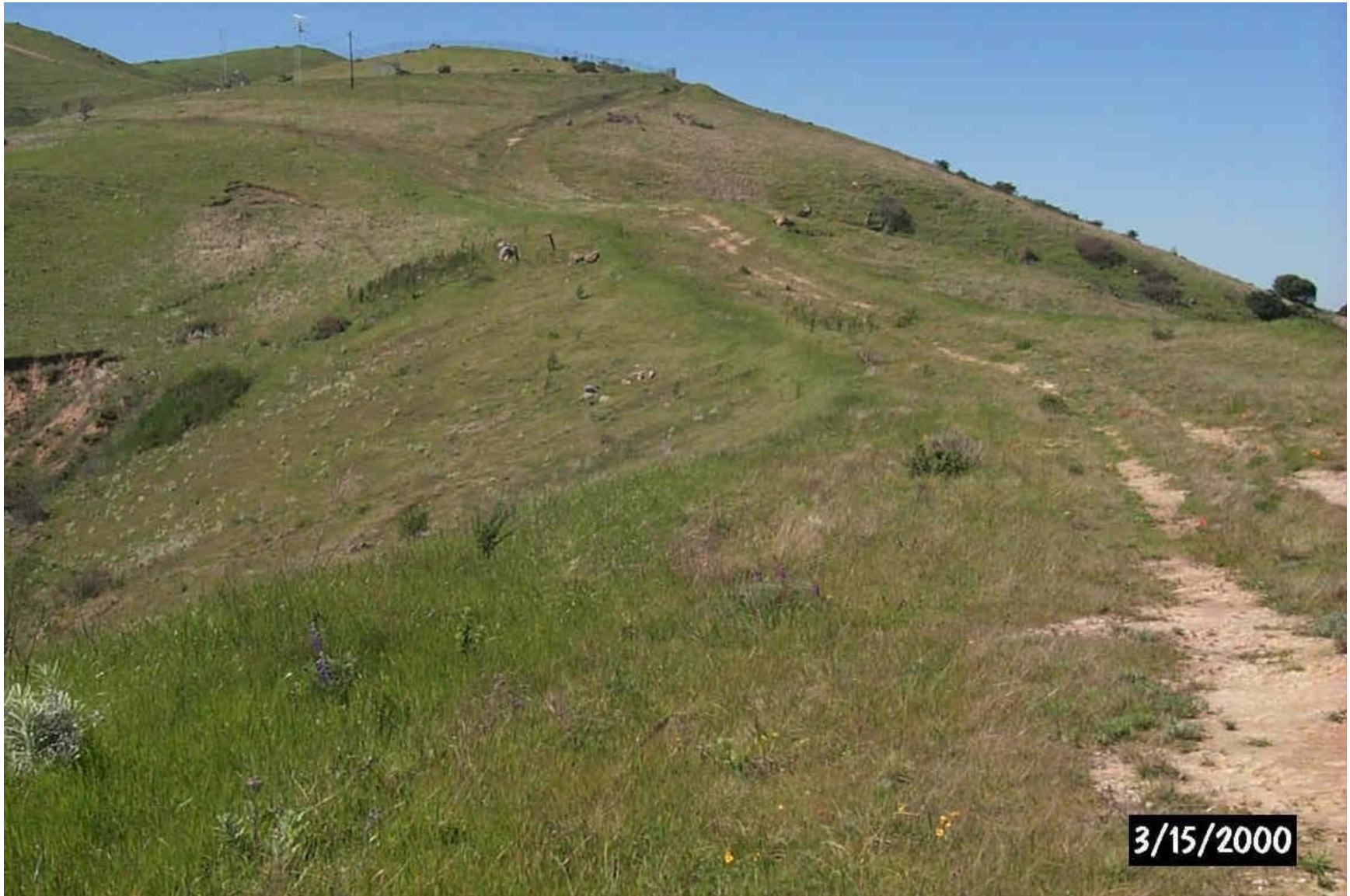
# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 45, 007-570-160	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Ridgeline lot located in the southeastern portion of the Acres providing butterfly habitat, excellent views and trail connections		
Property Owner: Robert Penna	Assessed Value: \$17,819	Size: 0.90 to 1.02 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Straddles ridge and is part of both the Bayshore and South Slope watersheds
Relationship to San Bruno Mountain HCP	Very high – 1 Mission blue surveyed in 1995 and callippe's in 1996. Ridgeline, host plants and outcrops
Relationship to public infrastructure	Very low – adjoins park property. Public roads are distant as are sewer, water and electrical lines
Surrounding Land Use (contiguous to open space)	Open space on all sides. San Bruno Mountain Park abuts to the west
Landform	
Soil Erosion, Stability	High – large slump on southern perimeter (lot 44). Soil is denuded on trail & is generally rocky with outcrops
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.)	Gradual ridgeline parcel – straddles summit
Slope (percentage)	Generally 0-10%, but northern portions are closer to 30%. Lowest elevation is 480 feet and highest is 525 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – dominated by grassland intermingled with isolated low-lying coastal scrub. Natives appear to dominate
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Two species of endangered butterflies observed on site in last five years
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – graded summit trail traverses property. Cable wires from nearby property run through area
Natural Disturbance (storms, fires, erosion, etc.)	Medium – slump area is disturbed and eroded. Minor erosion on cut trail and around outcrops. No fire or storm damage observed
Exotic Plant Infestation	Medium – French broom near slump and isolated fennel and plantain. Annual grasses are abundant on slopes
Risk of Fire	Moderate
Public Access (frontage on public way)	High – County Park property adjoins to the west and lot is easily accessible from summit trail
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Important resource: southern slopes provide views of South San Francisco and beyond and northern slopes afford uninterrupted vistas. Site is highly visible from surrounding hillsides
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed

Orientation	East
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	High – active uses, such as hiking and horseback riding possible and passive ones like birding and picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, bicycle and equestrian access from west and east along the summit trail
Significant Connector/Multi-use	Very high – important open space resource – trail joins County Park property
Pending Development Proposals	None



Lot 45

**Lot #: 46**

Assessor's Lot #: 007-570-170

Owner: Robert Penna

Assessed Value: \$17,819

Size: 0.98 to 1.02 acres

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

“Lot” 46 contains similar natural resources to “lot” 45 to the west and “lots” 47 and 49 to the east and derives its open space value primarily from its location atop San Bruno Mountain, as well as the butterfly habitat, scenic vistas and trail connector potential it provides. “Lot” 46 is roughly triangular in shape and situated on a gentle ridgeline, which straddles the mountain summit, in the southeastern portion of the Brisbane Acres subarea. The parcel is surrounded by open space lands on all sides: “lot” 50 to the north; “lots” 47 and 49 to the east; APN 007-570-260, private property previously referred to as Annis Road and “lot” 45 to the south; and San Bruno Mountain State and County Park to the west. Currently, there are no pending development proposals for the property.

The site is 0.98 to 1.02 acres in size with a north slope aspect. Its western edge is located within a shallow ravine, which carries intermittent streams. While there are no wetlands or permanent water features associated with the area, “lot” 46 may contain suitable habitat for amphibious animals such as the Pacific tree frog. The parcel is primarily within the Bayshore watershed, although its southern tip is part of the South Slope watershed. Southern portions of the site straddling the ridge are almost level in grade and range from 0 to 10 percent in slope, while the majority of the site is located on north-facing slopes, which are more precipitous and range from 10 to 30 percent. Elevations peak at 525 feet at the summit and drop to about 460 feet above sea level at the property's northern tip.

Despite being situated on the main ridgeline, while not in the immediate area, public utilities are located in the vicinity. “Lots” 31 and 32, which are both developed with single family dwellings, are only about 150 feet downslope. Humboldt Road, the closest public street, however, is much further downslope.

The parcel has been highly disturbed by human activities, evidenced by the cut summit trail. Also, an old overgrown trail branches off of the summit trail corridor on the parcel's eastern perimeter and leads downslope to private property previously referred to as Harold Road. Wires from a nearby cable facility to the west run through the site along the summit trail. Natural disturbance appears to be minimal; minor erosion is apparent along cut trails and rocky outcrops.

According to the San Bruno Mountain HCP, fire hazards are moderate for the property. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. The 1994 Brisbane General Plan states that the area has a relatively low susceptibility to landsliding. The site has no known geological constraints and it is not known

whether it or any other parcel within the subarea sits on an active earthquake fault line. The site's historical and archeological significance is not known, although the General Plan states that there is potential for prehistoric resources within the subarea.

With regards to natural habitat, the property is quite valuable, as it contains a variety of intact native plant communities; indigenous plants appear to dominate coverage. Grassland dominates the summit area while north-facing slopes transition to a grassland/coastal scrub mosaic. The primary plants present in the former community include bunch grasses, lupine, soap plant, yarrow, manroot, miner's lettuce, morning glory, cudweed, California poppy, several species of fern, and a handful of wild flowers. The grassland/coastal scrub mosaic contains typical north-facing shrubs, but becomes more complex in the shallow ravine area. In this area the following associated plants were observed: pearly everlasting, bee plant, poison oak, coyote brush, toyon and sticky monkey flower. Introduced plants include isolated patches of plantain, fennel and French broom along the summit trail and weedy grasses scattered throughout.

"Lot" 46 contains the necessary vegetation, topography and climate to support two species of federally endangered butterflies: the Mission blue and callippe silverspot. The site contains lupine (*Lupinus* spp.), host plant of the Mission blue and approximately 25 California golden violet/johnny-jump-up (*Viola pedunculata*) plants, host plant of the callippe silverspot. In 1995, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, surveyed one Mission blue and in 1998, two callippe's, on north-facing slopes. The value of the site with regards to the San Bruno Mountain HCP is further enhanced by the fact that it is contiguous with existing Mission blue and callippe butterfly habitat on public parklands.

"Lot" 46 also derives open space value as a significant trail connector and in its recreation potential. The parcel is accessible to hikers, equestrians and vehicles from the east or west along the summit trail and by foot only from the north and south. A portion of the summit trail cuts through the site providing access to public parklands beyond "lot" 45 to the west. Because of its relatively easy access and modest slopes, the site could potentially support a variety of passive and active recreation such as viewing scenic points, bird watching, picnicking, horseback riding and hiking.

Like many Brisbane Acres parcels straddling the mountain summit or situated on upper slopes of San Bruno Mountain, "lot" 46 offers a dramatic setting and is an enjoyable vista point. Southern views from the summit are virtually uninterrupted of portions of South San Francisco, San Francisco International Airport, and immediate and distant mountain ranges. On-site views from north-facing slopes provide panoramic vistas of San Bruno Mountain to the west; San Francisco, San Francisco Bay, Brisbane Lagoon, and the Baylands subarea to the north; and Alameda County and the northern tip of the Sierra Point subarea to the east. Although located outside of the central Brisbane viewshed, "lot" 46 is highly visible from surrounding hillsides, as well as from eastern portions of the city and nearby roadways.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 46, 007-570-170	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Dramatic ridgeline lot straddling summit with valuable resources – butterfly habitat, scenic vistas and recreational potential		
Property Owner: Robert Penna	Assessed Value: \$17,819	Size: 0.98 to 1.02 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Primarily part of the Bayshore watershed. Southern tip drains into the South Slope watershed
Relationship to San Bruno Mountain HCP	Very high – 1 Mission blue and 2 callippe's surveyed recently. Hilltop, disturbed, rocky outcrops, host plants
Relationship to public infrastructure	Low – public utilities are nearby due to developed lots 31 and 32, but public roads are a ways downslope
Surrounding Land Use (contiguous to open space)	Open space on all sides. San Bruno Mountain Park abuts to the west
Landform	
Soil Erosion, Stability	Low – soil is denuded on trail and is generally rocky with outcrops. Minor erosion around trail and outcrops
Landslides, Active Fault Lines	No visible landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Gradual ridgeline parcel – straddles summit
Slope (percentage)	Generally 0-10%, but northern portions are steeper. Lowest elevation is 460 feet and highest is 525 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – mosaic of grassland and brushland plant communities; vegetation thicker in ravine. Natives dominate
Riparian	Intermittent stream on western edge within a shallow ravine. There is typical plant species here, such as poison oak and toyon
Wetland	Not applicable
Endangered/Threatened Species	Two species of endangered butterflies observed on site in last five years
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – graded summit trail traverses property. Cable wires from nearby property run through site
Natural Disturbance (storms, fires, erosion, etc.)	Low – minimal erosion along trail corridor and around outcrops. No fire or storm damage observed
Exotic Plant Infestation	Low – annual grasses and isolated French broom, fennel and plantain
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium-high – summit trail bisects site. Site is accessible via summit trail from east or west
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Important resource: southern slopes provide views of South San Francisco and beyond and northern slopes afford uninterrupted vistas. Site is visible from surrounding hilltops and slopes
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	High – active uses, such as hiking and horseback riding possible and passive ones like birding and picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, bicycle and equestrian access from west and east along the summit trail
Significant Connector/Multi-use	Very high – important open space resource – trail connects lower areas of Brisbane with County Park property
Pending Development Proposals	None



Lot 46

**Lot #: 47** Assessor's Lot #: 007-570-210  
Owner: Wayne Joe & Annie Eng Assessed Value: \$47,371  
Size: 1.01 to 1.08 acres  
Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

Located in the southeastern section of the Brisbane Acres subarea, "lot" 47 is a 1.01 to 1.08-acre site situated on a ridgeline that straddles the summit of San Bruno Mountain. Consequently, the parcel is part of two watersheds: Bayshore and South Slope. Because of its location, human actions, and perhaps natural erosion, slopes do not exceed 10 percent and often appear level. The site is bordered by "lot" 49 to the north; "lot" 48 to the east; APN 007-570-260, private property previously referred to as Annis Road and "lots" 42 and 43 to the south; and "lot" 46 to the west – all undeveloped parcels. San Bruno Mountain State and County Park is located just west and south of the subject parcel. The site is roughly rectangular in shape and it has an east slope aspect. Elevations range from about 500 feet to 525 feet above sea level.

There are currently no pending development proposals for the property and despite having a very low relationship to public infrastructure, as public roads and utility lines are distant, human actions have clearly disturbed "lot" 47. The denuded summit trail traverses the site and remnants of another old road cut are visible on its northwestern tip, which lead downslope to "lot" 49 and at one time apparently connected to private property previously referred to as Harold Road. Additionally, wires from a nearby cable facility to the west run through the site and extend east to Bayshore Boulevard. Noise generated from traffic on U.S. Highway 101 is audible and according to the 1994 Brisbane General Plan, the property is within a 65 CNEL dB noise contour, which is considered a "conditionally acceptable" level for residential homes. The site's historical and archeological significance is not known, although the General Plan states that there is potential for prehistoric resources within the subarea.

In contrast to human disturbance, natural disturbance appears quite minimal. Soils are classified as Candlestick-Kron-Buriburi complex and are generally rocky with occasional outcrops, particularly on southeastern portions. Erosion is evident along the cut summit trail corridor and around rocky outcrops. According to the General Plan, "lot" 47 has a relatively 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 on site and according to the San Bruno Mountain HCP, fire hazards are moderate. There are no water features, wetlands or riparian habitat associated with "lot" 47.

This peaceful site contains similar natural resources to surrounding parcels and derives its open space value, in large part, from its scenic properties, the habitat it provides for endangered butterflies and its function as a trail connector. It is a rewarding vista point –

on-site views are striking and panoramic in scope. Although it sits outside of the central Brisbane viewshed, the parcel is highly visible from adjacent hilltops and slopes.

While grassland dominates the parcel, associated vegetation includes native and non-native herbaceous annual and perennial plants, and a scattering of indigenous and exotic shrubs. Overall, there is a diversity of native species, which appear to dominate coverage. The following is a partial list of the native plants found on site: lupine, California golden violet, yarrow, California poppy, footsteps of spring, manroot, pearly everlasting, cudweed, poison oak, soap plant, toyon, and a scattering of wild flowers and bunch grasses. Isolated non-native plants are scattered about, although they are more abundant along the disturbed summit trail, and include French broom, wild fennel, plantain and weedy grasses.

Because of the dominance of grassland vegetation and the fact that the site is disturbed, contains rocky outcrops and sits atop the mountain summit, it contains all of the components necessary to support endangered Mission blue and callippe silverspot butterflies. Additionally, the site contains lupine (*Lupinus* spp.), host plant of the Mission blue butterfly and at least 30 California golden violet/johnny-jump-up (*Viola pedunculata*) plants, host plant of the callippe silverspot. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed several callippe's on site in 1998.

“Lot” 47 also derives its open space value as a significant trail connector and in its recreation potential. The parcel is accessible to hikers, equestrians and all-terrain vehicles from the east or west along the summit trail and by foot only from the north and south. The property provides an important link from southeastern portions of residential areas of the city to State and County Park property via the summit trail. A range of recreational activities may be feasible because of the parcel's accessibility and relatively gradual slopes. Active recreation could include hiking and horseback riding. The site also provides an ideal setting for low-intensity activities like picnicking, and observing birds, butterflies and wildflowers.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 47, 007-570-210	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Peaceful ridgeline lot situated in the southeastern corner of the Acres providing butterfly habitat, panoramic views and trail connections from County Park property to residential areas via summit trail		
Property Owner: Wayne Joe & Annie Eng	Assessed Value: \$47,371	Size: 1.01 to 1.08 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Straddles ridge and is part of both the Bayshore and South Slope watersheds
Relationship to San Bruno Mountain HCP	Very high – callippe's observed on site in 1998. Hilltop, outcrops and contains host and nectar plants
Relationship to public infrastructure	Very low – far from public roads and public utilities (sewer, water and electrical)
Surrounding Land Use (contiguous to open space)	Open space on all sides. San Bruno Mountain Park is nearby to the south and west
Landform	
Soil Erosion, Stability	Low – soil is denuded on trail & is generally rocky with outcrops, particularly in southeastern portion 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.)	Gradual ridgeline parcel – straddles summit
Slope (percentage)	Gradual at 0-10%. Lowest elevation is about 500 feet and highest is 525 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – grassland dominates, but is intermingled with isolated coastal scrub. Natives appear to dominate
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies observed on site in 1998
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – graded summit trail traverses property and a narrow graded trail appears on the northwestern tip of site, which leads downslope through lot 49. Cable wires from nearby property run through area
Natural Disturbance (storms, fires, erosion, etc.)	Low – some erosion on cut trail and around outcrops. No fire or storm damage observed
Exotic Plant Infestation	Low – annual grasses and isolated French broom, fennel and plantain plants
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium-high – summit trail bisects site. Accessible on trail from east or west
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Valuable open space resource – panoramic vistas in all directions. From surrounding hills, nice views of site
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed

Orientation	East
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	High – active and passive uses, including hiking, biking, horseback riding, bird watching and picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, bicycle and equestrian access from west and east along the summit trail
Significant Connector/Multi-use	Very high – important open space resource – trail eventually connects lower areas with County Park property
Pending Development Proposals	None



Lot 47

**Lot #: 48**

Owner: Chu Quon Fung

Size: 1.08 to 1.09 acres

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

Assessor's Lot #: 007-570-200

Assessed Value: \$85,989

“Lot” 48 is located in the southeastern portion of the Brisbane Acres subarea on a gradual ridgeline straddling the easternmost promontory of San Bruno Mountain. The parcel is part of both the Bayshore and South Slope watersheds. The setting here is quite dramatic and the site contains a number of valuable open space resources. It commands panoramic views of much of San Francisco and northern San Mateo counties and even portions of Alameda County across the bay. Although located outside of the central Brisbane watershed, the vistas of this open area from surrounding hillsides are perhaps as equally impressive as are on-site views.

“Lot” 48 has an east slope aspect and is bordered by open space lands on all sides; APN 007-570-260, private property previously referred to as Annis Road perimeters to the north, east and south. The parcel has a low relationship to public infrastructure. The two closest public roads, Bayshore Boulevard and Humboldt Road, are both relatively far away, and public utilities, such as electrical and sewer lines, are not in the vicinity. The closest developed property, however, is parcel 2 of former “lot” 28, which lies only about 200 feet to the northeast. Currently, there are no pending development proposals for the subject parcel.

Elevations range from about 450 feet to 475 feet above sea level. Human actions have altered this 1.08 to 1.09-acre parcel, as it has been graded and contains a portion of the San Bruno Mountain State and County Park summit trail. It appears as though natural erosive forces have also contributed to the areas gentle topography – slopes do not exceed 25 percent and often seem to be level. Gradual slopes and relatively easy access provide for numerous recreational activities. Active uses could include hiking and horseback riding. The site may also be suitable for low-intensity recreation, such as observing birds, butterflies and native wildflowers, and it offers a nice spot for picnicking.

The site is potentially accessible by either foot, horse or vehicle along the summit trail and it derives its open space value, in part, in serving as an important trail connector. From the site, following the summit trail, a short walk west leads to State and County Park property; descending this trail to the east eventually leads to an informal trail that roughly follows APN 007-570-270, private property previously referred to as Harold Road.

“Lot” 48 shares many of the valuable open space resources found on surrounding undeveloped parcels. The site’s location, plant communities and disturbed soils are all components necessary to support endangered Mission blue and callippe silverspot butterflies. In 1995, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed a few callippe butterflies on



site and a large colony in the general area. A considerable amount of silver lupine, the primary host plant of the Mission blue and an abundance of California golden violet, the callippe's larval food plant, occur on site.

Despite significant disturbance associated with the summit trail, the site appears to contain stable native plant communities. Grassland dominates the trail corridor and transitions to a grassland/northern coastal scrub mosaic north and south of the trail. Native species appear to dominate coverage, the most conspicuous being California poppy, cudweed, pearly everlasting, bracken fern, coyote brush, toyon, soap plant, morning glory, bee plant, silver lupine, California golden violet, yarrow, bunch grasses, and wildflowers. Chinese houses (*Collinsia franciscana*), a rare plant endemic from San Francisco to the Monterey Peninsula, was observed in the area by Thomas Reid Associates in the early 1990s. Introduced plants are less numerous than in areas to the south and east although a handful of aggressive invaders, including fennel, French broom, plantain and a variety of annual grasses, are present on site.

Aside from the cut trail and thin wires that run through the site from an upslope cable facility, "lot" 48 appears to be in a relatively pristine state and provides for a peaceful setting. "Lot" 48 is not completely immune to the urban forces that impact parcels to the east, however. Noise generated from nearby traffic corridors, according to the 1994 Brisbane General Plan, is within the 65 CNEL dB boundary contour, which is considered a "conditionally acceptable" level for residential homes.

Natural disturbance is also moderate and consists of erosion along the cut summit trail and around rocky outcrops. The General Plan indicates that the site has hydrological and geotechnical constraints – during the 1982-1983 storm season, the area experienced debris flows. It is unknown if "lot" 48 is located 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. There are no wetlands or water features associated with "lot" 48. 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.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 47, 007-570-210	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Peaceful ridgeline lot situated in the southeastern corner of the Acres providing butterfly habitat, panoramic views and trail connections from County Park property to residential areas via summit trail		
Property Owner: Wayne Joe & Annie Eng	Assessed Value: \$47,371	Size: 1.01 to 1.08 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Straddles ridge and is part of both the Bayshore and South Slope watersheds
Relationship to San Bruno Mountain HCP	Very high – callippe's observed on site in 1998. Hilltop, outcrops and contains host and nectar plants
Relationship to public infrastructure	Very low – far from public roads and public utilities (sewer, water and electrical)
Surrounding Land Use (contiguous to open space)	Open space on all sides. San Bruno Mountain Park is nearby to the south and west
Landform	
Soil Erosion, Stability	Low – soil is denuded on trail & is generally rocky with outcrops, particularly in southeastern portion 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.)	Gradual ridgeline parcel – straddles summit
Slope (percentage)	Gradual at 0-10%. Lowest elevation is about 500 feet and highest is 525 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – grassland dominates, but is intermingled with isolated coastal scrub. Natives appear to dominate
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies observed on site in 1998
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	High – graded summit trail traverses property and a narrow graded trail appears on the northwestern tip of site, which leads downslope through lot 49. Cable wires from nearby property run through area
Natural Disturbance (storms, fires, erosion, etc.)	Low – some erosion on cut trail and around outcrops. No fire or storm damage observed
Exotic Plant Infestation	Low – annual grasses and isolated French broom, fennel and plantain plants
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium-high – summit trail bisects site. Accessible on trail from east or west
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Valuable open space resource – panoramic vistas in all directions. From surrounding hills, nice views of site
Visibility from Central Brisbane viewshed	Outside of the Central Brisbane viewshed

Orientation	East
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	High – active and passive uses, including hiking, biking, horseback riding, bird watching and picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, bicycle and equestrian access from west and east along the summit trail
Significant Connector/Multi-use	Very high – important open space resource – trail eventually connects lower areas with County Park property
Pending Development Proposals	None



Lot 48

**Lot #: 49**

Owner: Tina Law

Size: 1.00 to 1.03 acres

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

Assessor's Lot #: 007-570-190

Assessed Value: \$57,950

This relatively pristine 1.00 to 1.03-acre parcel is located on upper slopes of San Bruno Mountain in the southeastern region of the Brisbane Acres subarea. The site shares many of the open space resources common to neighboring parcels. Of particular value is the habitat "lot" 49 provides for federally endangered butterflies, as well as its scenic and aesthetic properties. The site has a northeast slope aspect and is situated on a steep sloping ridgeline (northern portions are in excess of 50 percent); the site's southeastern tip extends to meet the summit trail and slopes are more gradual, from 10 to 30 percent, in this area. Elevations range from about 425 feet in northern areas to 500 feet above sea level along the mountain summit.

"Lot" 49 is part of the Bayshore watershed and is completely surrounded by undeveloped properties: "lots" 46 and 50 to the west; APN 007-570-260, private property previously referred to as Annis Road and "lot" 39 to the north; "lot" 48 to the east; and "lot" 47 to the south. It has a low relationship to public infrastructure, as there are no public roads or utility lines in the area.

The historical and archeological significance of "lot" 49 is not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. Although distant from primary residential areas of town, the site shows signs of being disturbed as a result of human actions. The denuded summit trail traverses the southeastern tip of "lot" 49 and remnants of an old road cut, which descend to private property previously referred to as Harold Road, are visible on western portions. According to the General Plan, because it is located less than 1,400 feet from U.S. Highway 101, the site is within a 65 CNEL dB noise contour, a level considered "conditionally acceptable" for residential homes.

Outside of the human disturbance described above, the parcel appears to be in a relatively natural state. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Soils are disturbed from the two road cuts and numerous rodent diggings, and are generally rocky with occasional outcrops. Minor erosion was observed along the cut trails. According to the General Plan, "lot" 49 has a relatively 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 site contains valuable habitat for the endangered Mission blue and callippe silverspot butterflies. Host and nectar plants of both species occur; the site contains all of the necessary components to support the callippe silverspot including ridgetops for mating. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed callippe silverspots in 1998 and 1999.

On-site vegetation is more brushy and dense than on “lot” 47. In general, San Bruno Mountain transitions from coastal scrub to grassland moving west to east, while grassland typically dominates south-facing slopes and ridgelines and coastal scrub more common on north-facing slopes and ravines. “Lot” 49 is consistent with this pattern as grassland dominates upper slopes, while a scattering of native and non-native brush species are present primarily on lower slopes and on eastern areas within a shallow ravine.

Overall, the site contains a diversity of native species; indigenous plants appear to dominate coverage. The following native plants were observed: pearly everlasting, bee plant, manroot, miner’s lettuce, morning glory, yarrow, soap plant, fern, California poppy, lupine, California golden violet, bunch grasses and wild flowers. The eastern edge of the site is situated within a shallow ravine and vegetation becomes thicker and taller here. The primary dominants in this area are poison oak, sticky monkey flower, coyote brush and toyon. Indeed, vegetation is so dense in the ravine area that it is impossible to access “lots” 40 and 48 to the east from the interior of the subject site. The site does not contain water features, wetlands or riparian habitat.

Non-native plants are more numerous on “lot” 49 than on properties in the area – “lots” 48, 47, 46, and 45 – situated immediately adjacent to the summit trail. Weedy grasses can be found throughout the parcel as can wild radish and field mustard. Cotoneaster was observed along the road cut and within the shallow ravine on eastern portions. French broom occurs within the old trail corridor and along the northern perimeter of the site, and appears to be encroaching from private property previously referred to as Harold Road.

Because the summit trail traverses only the southeastern tip of “lot” 49, the site is less valuable as a trail connector than parcels located immediately to the south. Hikers, equestrians and vehicles could all potentially access the site from the summit trail, but slopes are precipitous and vegetation is very thick above private property previously referred to as Harold Road, and therefore, the site is difficult to access from the north. The majority of the site is accessible to hikers only. Recreational activities are limited to hiking and passive uses such as viewing scenic points and observing birds, butterflies and wildflowers.

“Lot” 49 contains valuable scenic and aesthetic properties. Although located outside of the central Brisbane viewshed, the subject site and neighboring parcels are visible from surrounding roadways including Bayshore Boulevard and U.S. Highway 101. The property’s north-facing slopes offer extensive views to the north and northeast of the Baylands subarea, San Francisco, Brisbane Lagoon, U.S. Highway 101, the Sierra Point subarea and across the bay to the East Bay hills.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 49, 007-570-190	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Steep sloping ridgeline lot situated alongside mountain summit providing butterfly habitat and extensive views to the north		
Property Owner: Tina Law	Assessed Value: \$57,950	Size: 1.00 to 1.03 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	Very high – callippe's observed in 1998 and 1999. On ridgeline, host plants and soil is disturbed with outcrops
Relationship to public infrastructure	Very low – far from public roads and public utilities (sewer, water and electrical)
Surrounding Land Use (contiguous to open space)	Open space on all sides. Paper Annis Road perimeters northern side
Landform	
Soil Erosion, Stability	Low – soil is generally rocky with outcrops and numerous rodent holes. Some erosion along ancient road cut
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. Southeastern tip extends to summit and trail traverses this portion
Slope (percentage)	Steep – slopes on northern portions exceed 50%. Lowest elevation is about 425 and highest is 500 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – natives appear to dominate and there is a diversity of species. Grassland/coastal scrub mosaic
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies observed on site in 1998 and 1999
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – graded summit trail traverses southern tip of property and an old road cut occurs on the western side of site leading downslope to private Harold Road
Natural Disturbance (storms, fires, erosion, etc.)	Low – some erosion on cut trails and around outcrops. No fire or storm damage observed
Exotic Plant Infestation	Medium – more than on lots neighboring to the south – annual grasses, cotoneaster, broom, mustard, radish
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium – summit trail runs through southern tip. Difficult to access from private Harold Road
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Valuable open space resource – extensive views to the north and northeast. This and surrounding slopes are visible from Bayshore Boulevard and Highway 101
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	Low – limited to hiking due to steep slopes and treacherous terrain. Passive uses could include bird watching
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot, bicycle and equestrian access along summit trail, but interior of property is only accessible by foot
Significant Connector/Multi-use	Low – summit trail runs through only a sliver of site, but connections to park from other areas are difficult
Pending Development Proposals	None





Lot 49

**Lot #: 50**

Assessor's Lot #: 007-570-180

Owner: Robert Penna

Assessed Value: \$17,819

Size: 0.90 to 1.05 acres

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

“Lot” 50 is a roughly rectangular-shaped property, 0.90 to 1.05 acres in size located in the southeastern section of the Brisbane Acres subarea. The site contains similar natural resources to parcels neighboring to the south, and derives its open space value primarily in providing habitat for federally endangered butterflies and in its impressive on-site views.

“Lot” 50 is situated on a steep hillside with slopes ranging from 30 to 50 percent. The site has a north slope aspect and is part of the Bayshore watershed. The western portion of the site above “lot” 32 is within a shallow ravine, which carries intermittent streams during the rainy season. The site does not contain wetlands or permanent water features, however, but it may provide suitable habitat for amphibious animals like the Pacific tree frog. Elevations range from about 380 feet to the north to roughly 460 feet above sea level to the south.

In contrast to parcels neighboring to the south, developed parcels (Brisbane Acres “lots” 31 and 32) abut the subject site to the northwest. Thus, despite being surrounded by open space lands on more than three sides – APN 007-542-060, private property previously referred to as Annis Road and “lot” 38 to the northeast, “lot” 49 to the east, “lot” 46 to the south, and San Bruno Mountain State and County Park to the west – public infrastructure, except for roads, exists nearby. Currently, there are no pending development proposals for the property.

“Lot” 50 exhibits relatively few signs of disturbance as a result of human actions. Disturbance includes an overgrown old road cut that occurs on the site’s northeastern edge, which at one time may have connected portions of private property previously referred to as Harold Road with the summit trail at “lot” 46. In addition, an abandoned car was observed on the site’s western edge within a dense stand of trees. Natural disturbance also appears to be minimal and consists of minor erosion along the old road cut corridor, within the ravine, and around numerous rocky outcrops, which dot the site’s slopes.

According to the San Bruno Mountain HCP, fire hazards are moderate for the property and the 1994 Brisbane General Plan states that the area has a relatively low susceptibility to landsliding. The property has no known geologic constraints, and it is not known whether this or any other parcel within the subarea is situated on an active earthquake fault line. “Lot” 50’s historical and archeological significance is also not known, although the General Plan states that there is potential for prehistoric resources within the subarea.

“Lot” 50 contains a grassland/brushland/woodland mosaic. A diversity of native grasses, forbs, shrubs, and trees occurs, including bunch grasses, ferns, yarrow, bee plant, California poppy, miner’s lettuce, manroot, soap plant, and a handful of vibrant wildflowers, most notably California golden violet/johnny-jump-up.

Vegetation is particularly thick within the western ravine and is characterized by a dense, low, closed canopy dominated by small trees and large tree-like shrubs. California bay and buckeye and some non-native trees occur here as do typical native and non-native brush species including toyon, coyote brush, sticky monkey flower, stands of poison oak and a large infestation of French broom. A number of exotic pest plants have invaded the property and although it appears as if native vegetation dominates coverage, invasives are clearly gaining the upper hand. Other invasive exotic plants are scattered throughout the site and include weedy grasses, cotoneaster, Italian thistle, and sourgrass (*Oxalis*).

Despite the expansion of both native and non-native brush communities over the last century on north-facing slopes, “lot” 50 contains valuable habitat for the endangered butterflies of San Bruno Mountain. The site contains California golden violet/johnny-jump-up (*Viola pedunculata*) plants, host plant of the callippe silverspot, and in 1998, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed one callippe silverspot. The site’s value with regards to the San Bruno Mountain HCP is further enhanced by the fact that it is near the main ridgetop, a prime mating area for the callippe, and it is contiguous with existing butterfly habitat on State and County Park property to the west.

“Lot” 50 is accessible descending the summit trail on foot only, but vegetation is too thick and terrain too treacherous to easily access the site from the west or north. The old road cut is now overgrown and it is impossible to find its outlet on private property previously referred to as Harold Road. Consequently, although abutting public parklands, the site has little value as a trail connector between residential areas of Brisbane and the park. The site’s recreational potential is limited to hiking and passive activities such as bird watching and viewing scenic points.

“Lot” 50’s precipitous slopes afford panoramic views from the northwest to the southeast. On-site views of Brisbane Lagoon, the Baylands and Sierra Point subareas, and residential areas are particularly impressive. From lower slopes, however, large pine trees on “lot” 30 screen on-site views to the north. The site is located outside of the central Brisbane viewshed, but it is visible from eastern portions of the city and nearby roadways.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 50, 007-570-180	Zoning: R-1 (single-family) 20,000	Date: 03/15/00
Description (acreage, location, terrain): Steep hillside parcel near residences with a diversity of native plants, valuable butterfly habitat and scenic vistas		
Property Owner: Robert Penna	Assessed Value: \$17,819	Size: 0.90 to 1.05 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Part of the Bayshore watershed
Relationship to San Bruno Mountain HCP	High – callippe surveyed in 1998. Contains host and nectar plants and near ridgetop for mating of callippe
Relationship to public infrastructure	Low-medium – public infrastructure is nearby, as this site adjoins developed lots 31 and 32, but Humboldt Road, the closest public street is far off
Surrounding Land Use (contiguous to open space)	Open space on three sides. Developed lots adjoin to the north; San Bruno Mountain Park abuts to the west
Landform	
Soil Erosion, Stability	Low – soil is rocky with outcrops. Minor erosion around outcrops and within shallow ravine
Landslides, Active Fault Lines	No visible landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel
Slope (percentage)	Generally 30-50 percent slopes. Lowest elevation is 380 feet and highest is 460 feet above sea level
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – some grassland, but northern coastal scrub species dominate. Vegetation is impenetrable in ravine. Natives appear to dominate coverage
Riparian	Intermittent stream on western edge within a shallow ravine
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies observed on site in recent years
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – overgrown road cut occurs on northeastern edge of site and an abandoned car was observed in ravine
Natural Disturbance (storms, fires, erosion, etc.)	Low – minimal erosion within cut trail and around outcrops. No fire or storm damage observed
Exotic Plant Infestation	Medium-high – thick stands of French broom, also annual grasses, cotoneaster, sourgrass ( <i>Oxalis</i> ) and thistle
Risk of Fire	Moderate
Public Access (frontage on public way)	Medium – accessible from the south via the summit trail. Difficult to access from the west or north
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Valuable resource – upper slopes afford panoramic views from the northwest to the southeast
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 like bird watching and sight seeing
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot only from the south. Difficult to penetrate dense vegetation from western and northern areas
Significant Connector/Multi-use	Low – poor connector from private Harold Road to park, although in the past this may have been possible
Pending Development Proposals	None



Lot 50

**Lot #: 51**

Assessor's Lot #: 007-543-010

Owner: Rolling Hills Property Corp.

Assessed Value: \$78,656

Size: Approximately 1.00 acre

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

“Lot” 51’s open space resources are related to properties immediately to the west – “lots” 52, 53 and 54 – and because property boundaries within the Brisbane Acre subarea are often difficult to distinguish, this report should be considered with these parcels in mind.

Approximately one acre in size, “lot” 51 is situated on a gently contoured ridgeline within the upper eastern section of the Brisbane Acres subarea. It sits about 300 feet downslope from the San Bruno Mountain summit trail and it drains into the Bayshore watershed. The site forms a portion of both the city’s and the subarea’s southern limits and is surrounded by open space lands on three sides: “lot” 52 to the west; APN 007-542-060, private property previously referred to as Margaret Avenue/Alpine Terrace and “lot” 37 to the north; and San Bruno Mountain State and County Park to the south. APN 007-542-060 and developed Brisbane Acres “lots” 31 and 32, which both contain a single family dwelling unit, adjoin to the east. These developed properties, however, are generally not visible from the subject site because of overgrown vegetation and varied topography.

This roughly triangular-shaped site has a northeast slope aspect. Western sections lie within a rather large swale that extends from the west, and eastern portions drop precipitously into a deep ravine. Slopes are generally 30 to 50 percent, but within the ravine, they may exceed 50 percent. The lowest elevation is roughly 400 feet; uppermost portions reach 525 feet above sea level. Humboldt Road, the closest public street, is a distant 630 feet downslope. But because of the site’s proximity to developed parcels, public infrastructure, such as water, sewer and storm drainage lines, exists in the area.

Like neighboring parcels to the west, “lot” 51 contains sensitive endangered butterfly habitat. Silver lupine, the primary host plant of the Mission blue butterfly, was observed along a well-trodden trail that roughly follows APN 007-542-060 and California golden violet/johnny-jump-up (*Viola pedunculata*), host plant of the callippe silverspot, also occurs. The parcel seems particularly attractive to endangered butterflies, as Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed two Mission blue butterflies and one callippe silverspot in 1997 and 1998, respectively. Large butterfly colonies have been surveyed to the north and east.

A significant hiking trail with highly degraded portions traverses the parcel. “Lot” 51 is publicly accessible from State and County Park property and from well-developed trails that connect with residential areas to the north. A graded trail beginning far downslope,

roughly following APN 007-542-060, cuts through the western portion of the site before connecting with the main summit trail. In addition, a graded, but apparently less used trail that crosses “lot” 52, connects with the more developed trail. Overall, the site is a significant local and regional trail connector, linking residential areas of town with public parklands.

The parcel clearly has significant recreational value, offering hiking, bird watching, and potentially other active and passive activities. Equestrian use is not feasible because of steep slopes in the area, but access by all-terrain vehicles appears to be possible descending the summit trail (and at one point perhaps following the graded trail that roughly follows APN 007-542-060).

Natural disturbance includes erosion, particularly along cut trails where soils have been denuded. Soils are classified as Candlestick-Kron-Buriburi complex and are generally rocky and slippery underfoot, but slopes appear to be stable and the site has no evidence of storm or fire damage. According to the San Bruno Mountain HCP, grass fire hazards are relatively high for the area and the U.S. Geological Survey determined that the site has a relatively low susceptibility to landsliding. It is not known whether “lot” 51 sits on an active earthquake fault line. The site does not have any wetland or water features associated with it. Its historical and archeological significance is not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. There are currently no pending development proposals for the property.

Vegetation is generally a grassland/northern coastal scrub mosaic, with some riparian species within the ravine. Native species include coyote brush, sticky monkey flower, toyon, yarrow, soap plant, bee plant, service berry, poison oak and wild rye grass. Ravine slopes become more complex with the following added natives: California bay, California buckeye, coast live oak and bracken fern. Thomas Reid Associates observed white-rayed pentachaeta, an uncommon annual plant endemic to California, in the area in the 1990’s.

In addition to the typical native plants found on the mountain’s north-facing slopes, the subject site appears to contain more invasive exotic plants than neighboring western parcels. French broom and fennel, located along trail corridors and scattered over ravine slopes, are most conspicuous. Other non-native plants observed include cotoneaster, pincushion plant and English plantain, and rattlesnake grass and wild oats blanket much of the site. Because of the prevalence of annual grasses, non-native species appear to dominate.

Although located outside of the central Brisbane viewshed, the parcel has important scenic and aesthetic properties. It forms part of the familiar backdrop to the city and is visible from nearby roadways and from various perspectives within Brisbane. The site offers sweeping views in all directions except to the south. On-site views of the Sierra Point subarea, the lagoon, San Francisco Bay, open mountain slopes, and portions of eastern Brisbane are particularly grand.



# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 51, 007-543-010	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain): Upper Acres lot adjoining San Bruno Mountain, good butterfly habitat and offering an important trail connection		
Property Owner: Rolling Hills Property Corp.	Assessed Value: \$78,656	Size: Roughly 1.00 acre

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Bayshore watershed
Relationship to San Bruno Mountain HCP	Very high – Mission blue and callippe butterflies observed recently. Host plants, near summit, abuts park
Relationship to public infrastructure	Low-medium – Humboldt Rd., closest public street, is 630' away; but public infrastructure & services in area
Surrounding Land Use (contiguous to open space)	Open space in three directions. Developed Acres lots adjoin to the east (lots 31 and 32)
Landform	
Soil Erosion, Stability	Medium – erosion along cut trails. Soil is generally rocky and slippery underfoot. Slopes appear to be stable
Landslides, Active Fault Lines	No visible landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Gently contoured ridgeline parcel; western portions are in swale and eastern part slopes precipitously into a significant ravine
Slope (percentage)	Generally 30 to 50 percent, some areas may exceed 50%. Lowest elevation is 400 feet and highest is 525 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	Medium – mosaic of grassland and coastal scrub vegetation. Appears as though non-natives dominate
Riparian	Typical riparian vegetation on eastern portions along slopes of ravine, including bay and buckeye trees
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies surveyed in 1997 and 1998. Uncommon white-rayed pentachaeta observed
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – developed trail traverses site and has disturbed area. Outside of trail corridor, site is in natural state
Natural Disturbance (storms, fires, erosion, etc.)	Medium – some erosion along trail where grading was done, but no evidence of storm or fire damage
Exotic Plant Infestation	High – more than lots to the west, including broom, fennel, cotoneaster, and rattlesnake and wild oat grass
Risk of Fire	High
Public Access (frontage on public way)	Medium – SBM County park lands adjoin to the south and also accessible from well-developed trails (private)
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Uninterrupted views in all directions except south
Visibility from Central Brisbane viewshed	Outside of Central Brisbane viewshed, but site forms part of backdrop to the City
Orientation	Northeast

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – active uses, like hiking on and off trail and passive activities, such as bird watching
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use feasible as well as by vehicle descending summit trail
Significant Connector/Multi-use	High – connects to SBM summit via trail traversing this property, which leads down to private Annis Road
Pending Development Proposals	None



Lot 51

**Lot #: 52**

Assessor's Lot #: 007-543-020

Owner: Rolling Hills Property Corp.

Assessed Value: \$78,655

Size: Roughly 1.01 acres

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

“Lot” 52 is an approximately 1.01 acre-site, roughly rectangular in shape and located on an open hillside within the upper central section of the Brisbane Acres subarea. The site has a north slope aspect and drains into the Bayshore watershed. The parcel contains similar natural resources to properties neighboring to the east and west. It forms a portion of both the city’s and the subarea’s southern limits and is surrounded by open space lands. “Lot” 53 neighbors to the west, “lot” 51 sits to the east, and APN 007-542-060, private property previously referred to as Margaret Avenue/Alpine Terrace and “lot” 37 adjoin to the north. San Bruno Mountain State and County Park abuts to the south. As is true for parcels which neighbor to the east and west, the site’s property boundaries are difficult to determine and therefore minor details in this report may be inaccurate.

The property’s most important open space value is perhaps the habitat it provides for two federally endangered butterfly species. Perched on upper slopes of San Bruno Mountain, which range in elevation from about 425 feet to 540 feet above sea level, the site contains larval food plants of the Mission blue and callippe silverspot butterflies, including silver lupine, the primary host plant of the Mission blue. In 1996 and 1997, four Mission blues and in 1998, a single callippe were observed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator. In addition, large populations of these butterfly species have been recently surveyed nearby, both in the subarea and on public parklands.

Because it is located far from primary residential areas of Brisbane, “lot” 52 has a low relationship to public infrastructure. Humboldt Road, the closest public street, is roughly 500 feet downslope and water, sewer, and storm drainage lines do not exist in the area. Currently, there are no pending development proposals for “lot” 52.

The property appears to be in a relatively pristine condition aside from the presence of a portion of a once graded but now somewhat overgrown trail. This trail branches off from a more developed trail along the property’s northern perimeter, roughly following APN 007-542-060, and generally runs in a north/south direction, ultimately connecting with the same developed trail upslope on “lot” 51.

Traversing the site is difficult off of the well-developed trail corridor because of uneven terrain and dense vegetation. The parcel, however, is easy to access either from the summit trail or from an informal trail leading to the property from the east, which roughly follows APN 007-542-060. The site offers active recreation, such as hiking, and passive activities like bird watching and viewing

scenic points of interest. "Lot" 52 is a significant trail connector, linking park property with parcels located in lower portions of the subarea. All-terrain vehicle access is perhaps possible descending the summit trail, which is no more than 300 feet upslope.

Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. Soils are denuded in patches along the various trails and there is some erosion associated with trail corridors both on and off site. Natural disturbance appears to be low overall. Terrain is gravelly, slopes appear to be stable and there is no evidence of storm or fire damage. The U.S. Geological Survey determined that the parcel has a relatively low susceptibility to landsliding and it is not known whether it sits on an active earthquake fault line. The site has unique topography, as slopes are relatively gentle on account of a large swale that runs east to west through the middle of the parcel. Slopes within the deep swale are about 10 to 30 percent, but are more precipitous in other areas.

In general, the site is a grassland/coastal scrub mosaic, but dense scrub dominates, particularly in the moister swale area. Native plants cover a majority of the parcel; dominant species include toyon, coyote brush, bee plant, lupine, sticky monkey flower, bracken and leather fern, and stands of service berry and poison oak. Thomas Reid Associates observed white-rayed pentachaeta, an uncommon annual plant endemic to California, in the area in the 1990's. Introduced plants include annual grasses such as rattlesnake grass and wild oats, as well as the following dominant forbs and shrubs: cotoneaster, English plantain, pincushion plant and a scattering of French broom along the northern trail corridor. A juvenile pine tree was observed in the swale area.

The property is located outside of the central Brisbane viewshed. Scenic properties, however, are an important open space resource for the site. The parcel forms a part of the familiar backdrop to the city and is visible from nearby roadways and various perspectives within Brisbane. The site offers panoramic views in all directions except to the south and is an ideal spot to view birds in the sky and boats on the bay.

The parcel's historical and archeological significance is not known, but the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. The parcel does not have any wetland or water features associated with it. According to the San Bruno Mountain HCP, fire hazards are relatively high for the area.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 52, 007-543-020	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain): Upper lot forming part of southern boundary of the Acres offering striking views, recreation potential and butterfly habitat		
Property Owner: Rolling Hills Property Corp.	Assessed Value: \$78,655	Size: Approximately 1.01 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Flows into the Bayshore watershed
Relationship to San Bruno Mountain HCP	Extremely high – Mission blue and Callippe butterflies observed recently. Grassland habitat and abuts park
Relationship to public infrastructure	Low – Humboldt Rd., closest public street, is about 500' downslope; far from public infrastructure & services
Surrounding Land Use (contiguous to open space)	Open space in all directions. State and County park lands adjoin southern perimeter of this site
Landform	
Soil Erosion, Stability	Medium – some erosion associated with trails. Soil is generally gravelly and appears to be stable
Landslides, Active Fault Lines	No visible landslides. Unknown if site is located on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Hillside parcel, majority sits within a large swale
Slope (percentage)	Generally 10 to 30% within swale, some areas are steeper than 30%. Lowest elevation is 425', highest 540'
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – diversity of natives. Mosaic of grassland and scrub vegetation. Moist swale area contains dense scrub
Riparian	Riparian vegetation in moist swale
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies surveyed 1996-1998. Uncommon white-rayed pentachaeta observed by Thomas Reid
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – site is generally in a natural state, but trail traverses site and another runs just to the north
Natural Disturbance (storms, fires, erosion, etc.)	Low – some erosion along trail where soil is denuded, but no evidence of storm or fire damage
Exotic Plant Infestation	Medium – similar to lot 53: annual grasses, cotoneaster, pincushion plant, French broom and a small pine tree
Risk of Fire	High
Public Access (frontage on public way)	Medium – SBM County park lands adjoin to the south and also accessible from well-developed trails (private)
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Uninterrupted views in all directions except to the south
Visibility from Central Brisbane viewshed	Outside of Central Brisbane viewshed, but site forms part of the familiar backdrop to the City
Orientation	North
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – hiking only on trails because vegetation is too thick to traverse
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use is possible or perhaps by vehicle descending summit
Significant Connector/Multi-use	High – connects to summit of San Bruno Mountain via trail traversing this property
Pending Development Proposals	None



Lot 52



**Lot #: 53**

Assessor's Lot #: 007-543-030

Owner: Rolling Hills Property Corp.

Assessed Value: \$78,656

Size: Approximately 1.03 acres

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

With regards to open space resources, this parcel, located on an upper hillside within the central portion of the Brisbane Acres subarea, appears to be an extension of "lot" 54 to the west. Rolling Hills Property Corporation owns both parcels as well as "lots" 51 and 52, which adjoin to the east. Because of its long, thin rectangular shape and a lack of significant landmarks in the area, it is difficult to determine the site's precise property boundaries. Therefore, the open space resources of the subject site and "lot" 54 should be considered jointly.

Forming a portion of both the city's and the subarea's southern limits and surrounded by open space lands, this roughly 1.03-acre site has a north to northeast slope aspect and drains into the Bayshore watershed. Eastern areas are relatively steep sloping; the site's lower portions are more gradual and are within a large swale that extends east to "lot" 51. Western portions appear to be part of the significant ridgeline defining "lot" 54 which forms the upper eastern perimeter of the central Brisbane watershed. Upper slopes range from about 30 to 40 percent, while lower slopes are between 10 and 30 percent. The site dips to about 425 feet at its northern perimeter while upper reaches climb to approximately 560 feet above sea level.

"Lot" 53 has a low relationship to public infrastructure, as Humboldt Road, the closest public street, is 430 feet downslope. Public infrastructure, such as water, sewer and storm drainage lines, are nonexistent in the immediate area.

San Bruno Mountain State and County Park adjoins to the south. Because the site is located near the mountain summit and contains grassland and coastal scrub vegetation, including larval and nectar food plants of federally endangered butterfly species, "lot" 53 has a high relationship to the San Bruno Mountain HCP. In 1996 and 1998, individual Mission blue butterflies were observed on site and in 1998, a callippe silverspot was surveyed by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator. Significant endangered butterfly populations have been surveyed nearby to the east and south.

On-site human disturbance is moderate. A well-used informal trail runs north to south through the site and cuts across to "lot" 54, ultimately leading to State and County Park lands. Just northeast of the parcel is a significant trail junction. A graded trail that runs east to west connecting Firth Canyon with eastern regions traverses the site, roughly following APNs 007-502-160 and 007-542-060, private property previously referred to as Margaret Avenue/Tenaya Lane/Alpine Terrace, while the informal north/south trail continues downslope through "lot" 100 to parcels fronting Humboldt Road.

Trails allow easy access to the parcel, and hiking is an important on-site activity, although vegetation off trail is often too thick to penetrate. Passive recreation like birding, nature study and viewing scenic points is also feasible. As a trail connector, “lot” 53 is exceptional because it links lower portions of the subarea with public parklands. Access to the site by all-terrain vehicle seems possible descending the summit trail.

Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. As a result of human use, soils have been denuded on trail corridors. Natural disturbance, by contrast, appears to be low overall. Terrain is gravelly, slopes appear to be stable, and the site shows no evidence of storm or fire damage. The U.S. Geological Survey determined that the parcel has a relatively low susceptibility to landsliding. It is not known whether “lot” 53 sits on an earthquake active fault line.

Low-growing northern coastal scrub and grassland cover the site; grasses cover a greater portion of the site than on neighboring parcels to the east or west. Native species dominate and include annual and perennial grasses like festuca and low-lying plants and shrubs, such as toyon, coyote brush, silver lupine, sticky monkey flower, yarrow, golden aster, and stands of service berry and poison oak. Thomas Reid Associates observed white-rayed pentachaeta, an uncommon annual plant endemic to California, in the area in the 1990’s. Introduced plants include annual grasses, such as rattlesnake grass and wild oats, as well as typical invasives such as cotoneaster, English plantain and a scattering of juvenile French broom along the trail corridor.

The historical and archeological significance of the property is not know; the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. The property does not have any wetland or water features associated with it. According to the San Bruno Mountain HCP, fire hazards are moderate for the property. Currently, there are no pending development proposals for “lot” 53.

The parcel sits primarily outside of the central Brisbane viewshed. Its scenic and aesthetic resources are significant, however, because it forms a part of the backdrop to the city, visible from nearby roadways and various perspectives within and outside city limits. “Lot” 53 offers expansive views east to west of Brisbane, the lagoon, the Sierra Point subarea, U.S. Highway 101 and many other distant points.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 53, 007-543-030	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain): Upper lot forming familiar backdrop to the City offering butterfly habitat, nice scenic resources and potential for recreation		
Property Owner: Rolling Hills Property Corp.	Assessed Value: \$78,656	Size: Roughly 1.03 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Bayshore watershed
Relationship to San Bruno Mountain HCP	Extremely high – Mission blue and Callippe butterflies observed recently. Grassland habitat and abuts park
Relationship to public infrastructure	Low – Humboldt Rd., closest public street, is about 430' downslope; far from public infrastructure & services
Surrounding Land Use (contiguous to open space)	Open space in all directions. State and County park lands adjoin southern perimeter of this site
Landform	
Soil Erosion, Stability	Low – only minor erosion. Soil is gravelly and appears to be stable
Landslides, Active Fault Lines	No visible landslides. It is not known whether lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Generally a hillside parcel, but lower western portions fold over important ridge (same as lot 54). Lower portions form part of a large swale and are less steep
Slope (percentage)	Generally 30-40%, but lower slopes are gradual, from 10 to 30%. Lowest elevation is 425', highest is 560'
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – high diversity of natives. Greater coverage of grassland vegetation than adjoining lots. Native species dominate and include coyote brush, toyon, lupines, sticky monkey flower, ferns and grasses
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies observed 1996-1998. Uncommon white-rayed pentachaeta observed by Thomas Reid
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – site is generally in a natural state, but foot trail bisects lot, leading to the main ridge trail
Natural Disturbance (storms, fires, erosion, etc.)	Low – some erosion along trail where soil is denuded, but no evidence of storm or fire damage
Exotic Plant Infestation	Medium – similar to lot 54: annual grasses, cotoneaster, plantain and french broom on trail
Risk of Fire	Medium
Public Access (frontage on public way)	Medium – SBM County park lands adjoin to the south and access from trails from nearby lots (private)
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	One of site's most important natural resources. Views of Brisbane, lagoon, Sierra Point and Highway 101
Visibility from Central Brisbane viewshed	Generally outside of Central Brisbane viewshed, but site forms part of the familiar backdrop to the City

Orientation	Northeast
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – hiking and passive uses, but vegetation is too thick to easily traverse, except along trail
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use is possible or perhaps by vehicle descending main ridgeline
Significant Connector/Multi-use	High – good connection to summit of San Bruno Mountain via an informal trail crossing this property
Pending Development Proposals	None



Lot 53

**Lot #: 54**

Assessor's Lot #: 007-543-040

Owner: Rolling Hills Property Corp.

Assessed Value: \$78,655

Size: Roughly 1.01 acres

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

“Lot” 54 is situated on the upper slopes of San Bruno Mountain within the central section of the Brisbane Acres subarea, and forms a portion of both the city’s and the subarea’s southern limits. The parcel is part of the Firth Canyon watershed and actually forms the watershed’s upper eastern boundary. Scenic properties are one of the parcel’s most important open space resources. From some spots in town, the property marks the termination of the central Brisbane viewshed. As is true with neighboring parcels to the east and west, the site forms a part of the city’s well-known backdrop which can be seen from central Brisbane and from nearby roadways by tens of thousands of commuters who pass by the area daily. Views afforded are no less spectacular, as upper slopes provide uninterrupted panoramas east to west – from the Sierra Point subarea to Margaret Tank on Brisbane Acres “lot” 62. On-site vistas of eastern portions of town and the Baylands subarea are particularly grand.

Surrounded by open space lands and adjoining San Bruno Mountain State and County Park, the property has a high relationship to the San Bruno Mountain HCP. The site has a northeast slope aspect and its steep, scrub- and grassland-covered slopes contain endangered butterfly habitat. Silver lupine, the primary host plant of the Mission blue butterfly, occurs. The site is located close to the mountain summit and in 1997, a callippe silverspot was observed on site, and populations of Mission blue and callippe butterflies have recently been surveyed nearby to the south and east.

“Lot” 54 appears similar to “lot” 55, which adjoins to the west, with regards to natural resources, except that the subject site is located on a prominent ridgeline which extends downslope to “lot” 100 while eastern portions dip into a shallow ravine. Native plants dominate and the site contains even more native scrub on its upper slopes than “lot” 55. Dense thickets up to four feet in height of coyote brush, sticky monkey flower, toyon, service berry and poison oak dominate slopes, while fern, yarrow and some young oaks complement these species within ravine areas. In addition, native bunch grasses, most notably festuca, are scattered throughout much of the area. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed white-rayed pentachaeta, an uncommon annual plant endemic to California, in the area in the 1990’s. Non-native plants observed include rattlesnake grass, wild oats, sheep sorrel, English plantain, cotoneaster, and Himalayan blackberry, as well as mature stands of French broom scattered along a well-developed foot trail that crosses the site’s northern perimeter.

Public infrastructure is distant – Humboldt Road, the closest public street, is roughly 380 feet downslope and water, sewer and storm drainage lines are nonexistent in the immediate area. Although the parcel fronts public property on only its southern border, accessing

the site is relatively easy. Access can be achieved either descending a well-used informal foot trail off of the main summit trail or from the east or west by a developed trail that cuts across Firth Canyon and eventually leads to the summit through “lot” 51 to the east (roughly following APNs 007-502-160 and 007-542-060, private property previously referred to as Margaret Avenue/Tenaya Lane/Alpine Terrace). The site is a significant trail connector and provides active recreation opportunities, such as hiking, as well as passive activities like picnicking and nature study. It is also possible for all-terrain vehicles to reach the property, descending the summit trail.

Because of its remoteness from residential areas of Brisbane, “lot” 54 remains in a relatively natural state, although the two major trails have introduced numerous minor disturbances. Erosion is visible within these trail corridors, as soils have been denuded and noxious plants, most notably French broom, have begun to infiltrate the area. On the whole, however, natural disturbance appears low; there are no signs of storms, landslides or fire damage. Slopes are generally steep, ranging from 25 to 40 percent and elevations rise from about 450 feet in the north to approximately 600 feet above sea level abutting public parklands. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock; numerous small rock outcrops occur. Slopes appear to be relatively stable and the U.S. Geological Survey determined that the parcel has a relatively low susceptibility to landsliding. It is not known whether it sits on an active earthquake fault line.

The historical and archeological significance of the property is not known; the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. While a portion of the site is located within a ravine, which contains some typical riparian vegetation, seasonal wetlands do not occur and there are clearly no permanent water features in the area. According to the San Bruno Mountain HCP, the vicinity has a moderate fire hazard. Currently, there are no pending development proposals for “lot” 54.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 54, 007-543-040	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain): Densely vegetated upper lot providing butterfly habitat, generally marking the termination of the Central Brisbane viewshed		
Property Owner: Rolling Hills Property Corp.	Assessed Value: \$78,655	Size: Approximately 1.01 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Firth Canyon watershed – forms upper eastern boundary of watershed
Relationship to San Bruno Mountain HCP	Very high – Callippe silverspot observed in 1997. Grassland habitat, near main ridge, abuts SBM park
Relationship to public infrastructure	Low – Humboldt Rd., closest public street, is about 380' away; above water tank and far from public services
Surrounding Land Use (contiguous to open space)	Open space in all directions. State and County Park property adjoins southern perimeter of this site
Landform	
Soil Erosion, Stability	Low – slopes are stable and there is only minor erosion. Soil is generally gravelly with significant outcrops
Landslides, Active Fault Lines	No visible landslides. Unknown whether site sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Gentle ridgeline property, extension of ridgeline from lot 100 to the north. Eastern portion slopes into ravine
Slope (percentage)	Generally 25-40%. Lowest elevation is about 450 feet and highest is roughly 600 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – similar to lot 55 to east: mosaic of grassland and scrub vegetation. Native species dominate
Riparian	Some riparian vegetation, such as oaks and ferns, but vegetation is not very different from adjacent slopes
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterfly observed in 1997. White-rayed pentachaeta, a rare plant, observed by Thomas Reid
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Medium – site is generally in a natural state, but graded trail cuts through northern perimeter and a less developed, but well-used trail jogs across the upper portion of this site leading to the main ridge trail
Natural Disturbance (storms, fires, erosion, etc.)	Low – some erosion along trail corridor where soil is denuded, but no evidence of storms or fires
Exotic Plant Infestation	Medium – similar to lot 55: rattlesnake grass widespread. Cotoneaster and french broom along trails
Risk of Fire	Medium
Public Access (frontage on public way)	Medium – SBM County parklands adjoin to the south and accessible from trail originating at Humboldt Road
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Uninterrupted vistas east to west – panoramas from new water tank to Sierra Point
Visibility from Central Brisbane viewshed	Within Central Brisbane viewshed, but from some lower areas this site marks eastern perimeter of viewshed
Orientation	Northeast



Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – hiking and passive uses, but vegetation is too dense to easily traverse this site, except along trails
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use is possible or perhaps by vehicle descending main ridgeline
Significant Connector/Multi-use	High – good connection to summit of SBM park from lower lots. Connector east to west on northern trail
Pending Development Proposals	None



Lot 54

**Lot #: 55**

Assessor's Lot #: 007-530-010

Owner: John and Andrita Tostanoski

Assessed Value: \$6,622

Size: Approximately 0.99 to 1.02 acres

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

This roughly rectangular-shaped parcel is situated on a north-facing hillside within the upper central section of the Brisbane Acres subarea. The site forms a portion of both the city's and the subarea's southern limits and it is surrounded by open space lands: Brisbane Acres "lot" 56 borders to the west; APN 007-502-160, private property previously referred to as Margaret Avenue/Tenaya Lane and "lots" 98 and 100 sit to the north; "lot" 54 adjoins to the east; and San Bruno Mountain State and County Park neighbors to the south.

0.99 to 1.02 acres in size, the site is strikingly similar to "lot" 56 with regards to shape, location and natural resources. It forms a portion of the important backdrop to the city of Brisbane and while only its uppermost reaches are within the central Brisbane viewshed, its natural slopes are visible from nearby roadways. On-site views are striking and upper areas, located just below the mountain summit, afford uninterrupted vistas to the west, north and south, with scenes of the lagoon and San Francisco Bay particularly impressive.

Northern portions are within a sharp ravine, which runs downslope through "lot" 98. Slopes are relatively steep, generally ranging from 30 to 50 percent. Upper portions reach roughly 625 feet while the lowest area drops to about 450 feet above sea level. "Lot" 55 is part of the Firth Canyon watershed. There are no water features associated with the site; the ravine does not appear to be significant enough to carry even intermittent streams during the rainy season. Therefore, animal species found in areas on the mountain that maintain moist or wet conditions during the summer months probably do not live in the area.

Vegetation is a low-lying northern coastal scrub/grassland mosaic. Moister areas within the ravine contain dense stands of native vegetation, although it is not conspicuously different from vegetation on adjacent slopes. Native plants observed within the ravine include juvenile coast live oak, California blackberry and fern. Native plants surveyed outside of the ravine area include service berry, golden aster, lupine, yarrow, toyon and sticky monkey flower. Large amounts of native coyote brush, a prolific invader of grassland habitats, occur on the site's uppermost portions adjacent to public parklands. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed white-rayed pentachaeta, an uncommon annual plant endemic to California, on upper slopes in the 1990's. While native species appear to dominate coverage, non-native rattlesnake grass, wild oats and cotoneaster are prominent. In addition, Himalayan blackberry and mature and juvenile French broom plants are visible on slopes and within the ravine.

Located just below the main ridgeline of the mountain, abutting State and County Park property, the site's scrub/grassland vegetation provides habitat for two federally endangered butterfly species. Silver lupine, the primary host plant of the Mission blue butterfly, was observed in the area during the site visit, and in 1997, Thomas Reid Associates surveyed a single callippe silverspot. Colonies of callippe and Mission blue butterflies have recently been observed nearby to the east and south.

Areas of San Bruno Mountain containing prime endangered butterfly habitat are generally located near the mountain summit relatively far from urban encroachments. This is true for "lot" 55. The closest public street is Humboldt Road, which is more than 330 feet downslope, and water, sewer and storm drainage lines are nonexistent in the immediate area.

Perhaps because of its distance from residential areas, far from public infrastructure, "lot" 55 has remained relatively undisturbed by human forces. An overgrown graded trail originating on "lot" 56 traverses the site and continues to the east before apparently joining a more developed foot trail that runs in a north/south direction through "lots" 53 and 54. A graded trail running east to west occurs just to the north roughly following APN 007-502-160.

Natural disturbance also appears minor. Soils are classified as Candlestick-Kron-Buriburi complex. The site's generally rocky slopes appear to be stable and contain no significant erosion, although the foot trail has been denuded of vegetation. The U.S. Geological Survey determined that the parcel has a relatively low susceptibility to landsliding; it is not known whether "lot" 55 sits on an active earthquake fault line.

Public access to the parcel is moderate. While "lot" 55 adjoins public parklands to the south, accessing the property requires a rugged trek down steep slopes. Currently, the site is not used as a local trail connector to the mountain summit, but because of its location, it has connector potential. Recreational activities could include active uses such as hiking and passive activities like picnicking and nature study. Vehicle access may have been possible in the past along the overgrown graded corridor; today it seems possible that all-terrain vehicles could reach the property descending the mountain summit.

The site's historical and archeological significance is not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. The property has no wetland or water features associated with it and according to the San Bruno Mountain HCP, fire hazards are moderate for the area. Currently, there are no pending development proposals for "lot" 55.

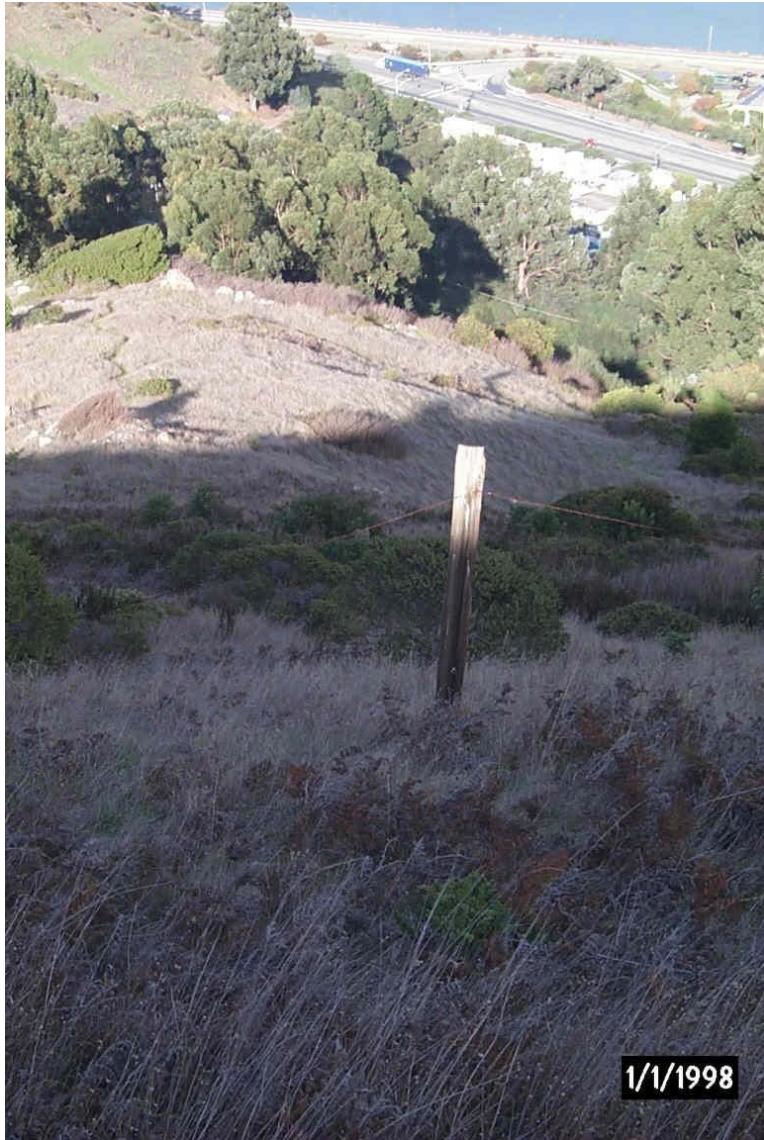
# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 55, 007-530-010	Zoning: R-1 (single-family) 20,000	Date: 12/28/99
Description (acreage, location, terrain): Undisturbed upper Acres parcel containing endangered butterfly habitat and offering extensive panoramic views		
Property Owner: John & Andrita Tostanoski	Assessed Value: \$6,622	Size: Ranging from 0.99 to 1.02 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Firth Canyon watershed
Relationship to San Bruno Mountain HCP	Very high – callippe silverspot observed in 1997. Some grassland habitat, near main ridge, abuts SBM park
Relationship to public infrastructure	Low – generally above water tank, closest public street is Humboldt Road, about 330 feet downslope
Surrounding Land Use (contiguous to open space)	Open space in all directions. State and County parklands adjoin southern perimeter of this site
Landform	
Soil Erosion, Stability	Low – slopes appear to be stable. Insignificant erosion on site. Soil is rocky with small outcrops
Landslides, Active Fault Lines	No visible landslides. It is not known if lot sits on an active fault
Topography (ridgeline, hillside, canyon, etc.)	Generally steep sloping hillside parcel. Lower portions are in a shallow ravine
Slope (percentage)	Generally 30-50%, some areas are between 10-30%. Lowest elevation is 450' and highest is roughly 625'
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – mixture of low-lying coastal scrub and grassland vegetation, including, small oaks, ferns, coyote brush, toyon and sticky monkey flower. Native species appear to dominate
Riparian	Some riparian vegetation, such as oaks, ferns and California blackberry. Unlikely area for red-legged frog
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterfly observed in 1997. White-rayed pentachaeta, a rare plant, observed by Thomas Reid
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – site is in a natural state, but evidence of overgrown graded trail originating on lot 56 and running east
Natural Disturbance (storms, fires, erosion, etc.)	Low – little erosion around small rock outcrops, but no evidence of storm or fire damage
Exotic Plant Infestation	Medium – Rattlesnake grass, cotoneaster and french broom are widespread. Himalayan blackberry in ravine
Risk of Fire	Medium
Public Access (frontage on public way)	Medium – SBM County parklands adjoin to the south
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Striking views of San Francisco and the Bay, Alameda County, and most of Brisbane and the lagoon
Visibility from Central Brisbane viewshed	Lower portions are outside of Central Brisbane viewshed, but site is visible from nearby highways and roadways, particularly from Lagoon Road – important part of City's natural backdrop

Orientation	North
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – parcel is too steep and remote for activities other than hiking and passive uses, such as picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot use is possible on upper slopes or perhaps by vehicle descending summit
Significant Connector/Multi-use	Medium – no current trail connections, but potential exists to connect Acres with park property to the south
Pending Development Proposals	None



Lot 55

**Lot #: 56**

Assessor's Lot #: 007-530-020

Owner: Edward Tostanoski, Jr.

Assessed Value: \$6,622

Size: 1.01 to 1.04 acres

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

“Lot” 56 resembles “lot” 57 to the west with regards to location and scenic and aesthetic resources, but in contrast to “lot” 57, which contains a grassland/coastal scrub/woodland mosaic, grassland dominates the subject site. The parcel is bounded by open space lands on all sides and is situated on a gently contoured ridgeline within the upper central section of the Brisbane Acres subarea. It forms a portion of both the city's and the subarea's southern limits.

Perhaps the area's most valuable open space resources are its natural habitat and scenic and aesthetic qualities. Located on upper slopes of San Bruno Mountain, abutting State and County Park property to the south, the area provides habitat for two species of federally endangered butterflies. A callippe silverspot was observed on site in 1997 and large colonies of callippe and Mission blue butterflies have recently been surveyed nearby to the east and south. Silver lupine, the primary host plant of the Mission blue butterfly occurs, as does California golden violet/johnny-jump-up (*Viola pedunculata*), host plant of the callippe silverspot.

The site is a valuable scenic and aesthetic resource. Perhaps more impressive than the extensive panoramic views to the north and east afforded by the site, is its scenic value from central Brisbane and nearby roadways. “Lot” 56 is within the central Brisbane viewshed and it forms a part of the well-known backdrop to Brisbane, the city's defining visual feature.

Like “lot” 57 to the west, the property drains into the Firth Canyon watershed and has a low relationship to public infrastructure. Humboldt Road, the closest public street, is 350 feet downslope and water, sewer and storm drainage lines do not exist in the immediate area. The site is roughly rectangular in shape and has a northwest slope aspect and elevations range from about 490 feet in northern areas to roughly 625 feet above sea level in southernmost portions. Slopes are relatively steep and generally range from 30 to 50 percent, but are in excess of 50 percent in some areas.

The site is 1.01 to 1.04 acres in size and shows few signs of human disturbance. Besides vague remains of an overgrown graded trail, which appear to connect with properties to the east, human disturbance is negligible. While grassland dominates, isolated low-lying northern coastal scrub is scattered throughout the site. Native plants observed include festuca, golden aster, silver lupine, California golden violet, juvenile coast live oak, coyote brush, yarrow, toyon, and bracken and leather fern. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed white-rayed pentachaeta, an uncommon annual plant endemic to



California, in the area in the 1990's. Other than rattlesnake grass and wild oats, which are widespread, and a scattering of cotoneaster, non-native plants are inconspicuous.

Natural disturbance also appears insignificant. Soils are rocky and are classified as Candlestick-Kron-Buriburi complex. Numerous small outcrops occur and there is no notable erosion. The U.S. Geological Survey determined that the parcel has a relatively low susceptibility to landsliding. It is not known whether "lot" 56 sits on an active earthquake fault line and according to the San Bruno Mountain HCP, fire hazards are moderate for the area. Its historical and archeological significance is not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. The property has no riparian, wetland or water features associated with it. Currently, there are no pending development proposals for "lot" 56.

Like "lot" 57, the subject property is not easily accessible. While it is located near the main ridgeline and adjoins public parklands, reaching the parcel requires a rugged descend from the summit. "Lot" 56 has moderate recreation potential. Passive activities could include picnicking and nature study, while hiking appears to be a potential active use.

Access to "lot" 56 by foot from the east or west is possible, but there are no developed trails to ease the journey and thus, the parcel is not a significant connector. The property, however, has potential to become an important trail connector, linking lower slopes with public parklands to the south. The closest developed trail occurs downslope on "lot" 98, running east to west, north of APN 007-502-160, private property previously referred to as Margaret Avenue/Tenaya Lane. Vehicle access may have been possible in the past, evidenced by the overgrown graded corridor, but it seems highly unlikely that a vehicle could reach the property today.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 56, 007-530-020	Zoning: R-1 (single-family) 20,000	Date: 11/30/99
Description (acreage, location, terrain): Relatively undisturbed steep sloping, subtle ridgeline lot dominated by grassland vegetation – good butterfly habitat and grand views		
Property Owner: Edward Tostanoski, Jr.	Assessed Value: \$6,622	Size: Ranging from 1.01 to 1.04 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Flows into the Firth Canyon watershed
Relationship to San Bruno Mountain HCP	Very high – callippe silverspot observed in 1997. Host plants, grassland habitat, near ridge, abuts SBM park
Relationship to public infrastructure	Low – above water tank, closest public street is Humboldt Road, about 350 feet downslope
Surrounding Land Use (contiguous to open space)	Open space in all directions. State and County parklands adjoin southern perimeter of this site
Landform	
Soil Erosion, Stability	Low – minor erosion near outcrops. Soil is generally rocky with occasional stone outcrops. Slopes are stable
Landslides, Active Fault Lines	Unknown – none visible
Topography (ridgeline, hillside, canyon, etc.)	Gently contoured ridgeline parcel
Slope (percentage)	Generally 30-50%, some areas in excess of 50%. Lowest elevation is 490' and highest is approximately 625'
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – coastal scrub and grassland vegetation, including some small oaks, ferns, coyote brush, and toyon. However, native species do not cover majority of site due to abundance of rattlesnake grass
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies observed in 1997. White-rayed pentachaeta, a rare plant, observed by Thomas Reid
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – site is in a natural state, but there is evidence of a graded trail
Natural Disturbance (storms, fires, erosion, etc.)	Low – little erosion and no evidence of storms or fires
Exotic Plant Infestation	Medium – Rattlesnake grass dominates slopes. Cotoneaster was observed
Risk of Fire	Medium
Public Access (frontage on public way)	Low – SBM County parklands adjoin to the south. Margaret Ave., private paper street, borders to north
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Impressive panoramic vistas of San Francisco, the Bay, lagoon and most areas of Brisbane
Visibility from Central Brisbane viewshed	Within Central Brisbane viewshed – important part of City's natural backdrop

Orientation	Northwest
Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – parcel is too steep and remote for activities other than hiking and passive uses such as picnicking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Foot only. A once-graded trail begins on upper slopes of property and leads east. Vehicular access in the past
Significant Connector/Multi-use	Medium – remains of graded trail appear to connect with lots to the east. Potential to connect to summit
Pending Development Proposals	None



Lot 56

**Lot #: 57**

Assessor's Lot #: 007-530-030

Owner: Edward Tostanoski, Sr.

Assessed Value: \$6,622

Size: 1.11 to 1.13 acres

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

“Lot” 57 is a 1.11 to 1.13-acre site located within a canyon on the upper central section of the Brisbane Acres subarea. It is similar in location, natural, scenic and cultural resources as “lot” 58 to the west. The parcel has an east slope aspect and is part of the Firth Canyon watershed; a shallow ravine, an eastern tributary of Firth Canyon, which carries intermittent streams, runs through the site. Open space lands surround this relatively undisturbed property: “lot” 58 sits to the west; APN 007-502-160, private property previously referred to as Margaret Avenue/Tenaya Lane and “lot” 97 border to the north; “lot” 56 lies to the east; and San Bruno Mountain State and County Park adjoins to the south. It forms a portion of both the city’s and the subarea’s southern limits.

Human disturbance appears to be low. There is evidence of past grading on the site’s upper slopes, but soils are not scarred and are now covered with native and introduced grasses. Typical grassland and coastal scrub dominate. Native plants cover a majority of the site and include, among others, coyote brush, fern and sticky monkey flower. Coast live oak trees and other riparian vegetation grow in and around the ravine. Introduced plants include cotoneaster, rattlesnake grass and wild oats on slopes, and French broom on the ravine floor.

Natural disturbance also appears minimal. Soils are generally rocky with occasional outcrops, particularly within the ravine, and there is only minor erosion apparent on the ravine floor. Soils are classified as Candlestick-Kron-Buriburi complex, which are derived from the weathering of the underlying sandstone bedrock. There are no signs of landslides on site and slopes appear to be stable. The U.S. Geological Survey determined that “lot” 57 has a relatively low susceptibility to landsliding; it is not known whether the parcel sits on an active earthquake fault line. According to the San Bruno Mountain HCP, fire hazards are moderate for “lot” 57. The site’s historical and archeological significance is not known; the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for the site.

Slopes exceed 50 percent in areas and elevations range from about 480 feet to approximately 600 feet above sea level. “Lot” 57 has a low relationship to public infrastructure because of its distance from residential areas. Humboldt Road, the nearest public street, is 400 feet downslope and no other public services are in the immediate vicinity.

In 1997, two callippe silverspot butterflies were observed on site and one was surveyed on the neighboring eastern property (“lot” 56). Larval and nectar food plants of the butterflies, including California golden violet/johnny-jump-up (*Viola pedunculata*), host plant of

the callippe silverspot, have been observed in the area in the past several years. The area's open grassland and the site's proximity to the main ridgeline almost ensure that in the short term, host plants of the endangered butterfly species will continue to occur.

Recreation appears limited to hiking, and because there are no developed trails on site, accessing the area is difficult on foot. Vehicles apparently accessed the property in the past, but this seems impossible today. The summit trail is a short trek upslope; a well-developed trail occurs downslope of the property. The site does not currently offer easy trail connections to neighboring areas in the subarea. "Lot" 57, however, is ideally situated to connect lower areas of the subarea with public parklands to the south.

"Lot" 57 is an important scenic resource for the City of Brisbane. The property forms a part of the impressive backdrop to the city and its upper portions are within the central Brisbane viewshed. Uppermost slopes afford panoramic views to the north, east and west, with vistas of residential areas of Brisbane and the lagoon particularly grand. On-site views of the surrounding mountainside are also extensive.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 57, 007-530-030	Zoning: R-1 (single-family) 20,000	Date: 11/30/99
Description (acreage, location, terrain): Undisturbed steep upper Brisbane Acres lot draining into Firth Canyon, offering prime butterfly habitat and marvelous views		
Property Owner: Edward Tostanoski, Sr.	Assessed Value: \$6,622	Size: 1.11 to 1.13 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Firth Canyon watershed
Relationship to San Bruno Mountain HCP	Very high – two callippe silverspots observed in 1997. Grassland habitat, near ridge, abuts SBM park
Relationship to public infrastructure	Low – portions are below water tank, but closest public street is Humboldt Road, about 400 feet downslope
Surrounding Land Use (contiguous to open space)	Open space in all directions. State and County park lands adjoin southern perimeter of this site
Landform	
Soil Erosion, Stability	Low – minor erosion in ravine. Slopes are stable, soil is generally rocky with occasional outcrops
Landslides, Active Fault Lines	Unknown – none visible
Topography (ridgeline, hillside, canyon, etc.)	Canyon parcel – eastern tributary of Firth Canyon
Slope (percentage)	Generally in excess of 50%. Lowest elevation is 480 feet and highest is approximately 600 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – diversity of scrub and grassland on slopes and some riparian vegetation within canyon. Natives cover majority of site
Riparian	Site carries intermittent streams and contains riparian vegetation
Wetland	Not applicable
Endangered/Threatened Species	Endangered butterflies observed in 1997
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – site is in a natural state. Appears that some areas were graded in the past, but there is no scarring
Natural Disturbance (storms, fires, erosion, etc.)	Low – minor erosion observed in canyon, no signs of fires
Exotic Plant Infestation	Low – Rattlesnake grass, wild oat and other annual grasses. French broom is creeping up canyon from lot 97
Risk of Fire	Medium
Public Access (frontage on public way)	Low – SBM County park lands adjoin to the south. Margaret Ave., private paper street, borders to north
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Striking vistas of Brisbane and unobstructed views east of San Francisco Bay and lagoon
Visibility from Central Brisbane viewshed	Upper portions are within the Central Brisbane viewshed – site is important part of City's backdrop
Orientation	East

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – parcel is too steep and densely vegetated for recreational activities other than hiking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	No signs of trails on site due to its inaccessibility and distance from residential areas. No vehicular access
Significant Connector/Multi-use	Medium – currently no practical connections to lots to east, west or north, but could be significant connector
Pending Development Proposals	None





Lot 57

**Lot #: 58**

Assessor's Lot #: 007-530-040

Owner: Benito &amp; Eva Ouano

Assessed Value: \$18,055

Size: Approximately 1.02 to 1.06 acres

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

This roughly trapezoidal-shaped 1.02 to 1.06-acre site is located in the upper central section of the Brisbane Acres subarea and is part of the Firth Canyon watershed. "Lot" 58 is situated within a deep ravine, an eastern tributary of Firth Canyon, which carries periodic streams. The parcel remains in an almost undisturbed state and is surrounded by open space lands. APN 007-502-160, private property previously referred to as Margaret Avenue/Tenaya Lane and "lot" 96 perimeter to the north; "lots" 59 and 57 adjoin to the west and east, respectively; and public parklands of San Bruno Mountain State and County Park abut to the south. The site forms a portion of both the city's and the subarea's southern limits.

The site has an east slope aspect and slopes are relatively steep, generally in excess of 40 percent, particularly within the ravine. The site's lowest elevations occur in northwestern portions and are about 440 feet above sea level. Maximum elevations reach roughly 580 feet above sea level in southeastern areas. The site has an extremely low relationship to public infrastructure because of its distance from residential areas and its poor accessibility. Public services and infrastructure do not extend to the immediate area and Humboldt Road, the closest public street, is approximately 505 feet downslope.

The site's western slopes are an extension of the low-lying coastal scrub and grassland communities occurring on "lot" 59 (containing native bunch grasses and non-natives such as rattlesnake grass), which adjoins to the west. However, a greater amount of larger coastal scrub and woodland vegetation is associated with the ravine. Within and around the moist ravine, there is a high diversity of native plants including coast live oak, California buckeye, fern, sticky monkey flower, coyote brush, poison oak, toyon and some lupine. Other than non-native grasses and a couple of pine trees, the site appears relatively free of invasive exotic vegetation; native vegetation dominates coverage. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed the rare diablo rockrose (*Helianthella castanea*) plant in the area.

Because grassland dominates and it is located near the main ridgeline of San Bruno Mountain, the property contains sensitive habitat for the endangered butterflies found in the region. Some lupine, host plant of the Mission blue butterfly, was observed on the site's southern perimeter. In 1997, Thomas Reid Associates observed two federally endangered callippe silverspot butterflies on Brisbane Acres "lot" 57.

Access to the site is probably easiest on foot descending the main ridgeline of San Bruno Mountain through public parklands. Other than a brief trail that appears to run along the northern border of the parcel, roughly following APN 007-502-160, there is no evidence of trails. Lack of trails coupled with dense vegetation, especially within the ravine, makes for difficult hiking on “lot” 58. The site, however, offers potential recreation like nature study and for the hearty, active uses such as hiking. While no trail currently ascends to public parklands, the property is situated in a position to offer trail connections from lower slopes to the mountain summit. Vehicle access to the site is virtually impossible.

Lack of human disturbance is perhaps a result of the site’s remote location and may also help to explain the low coverage of invasive plant species. Natural disturbance is also minimal. Soils are classified as Candlestick-Kron-Buriburi complex, and are generally sandy silt with gravel and rock fragments. Numerous small rock outcroppings are scattered throughout the parcel, with a few larger outcroppings within the ravine.

There is no significant erosion associated with the site and according to the U.S. Geological Survey the parcel has a relatively low susceptibility to landsliding. It is not known whether “lot” 58 sits on an active earthquake fault line and according to the San Bruno Mountain HCP, fire hazards are moderate to high for the property. The site’s historical and archeological significance is not known; the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. Currently, there are no pending development proposals for “lot” 58.

The parcel is generally located outside of the central Brisbane viewshed, as it sits within the sharp ravine. It is, however, a significant part of the natural backdrop to the city and is visible from portions of eastern Brisbane and from nearby roadways. On-site views are grand to the east, where foreground vistas highlight eastern Brisbane and distant scenes display San Francisco Bay and beyond. The site also offers beautiful landscapes of Firth Canyon and the surrounding natural mountainside.

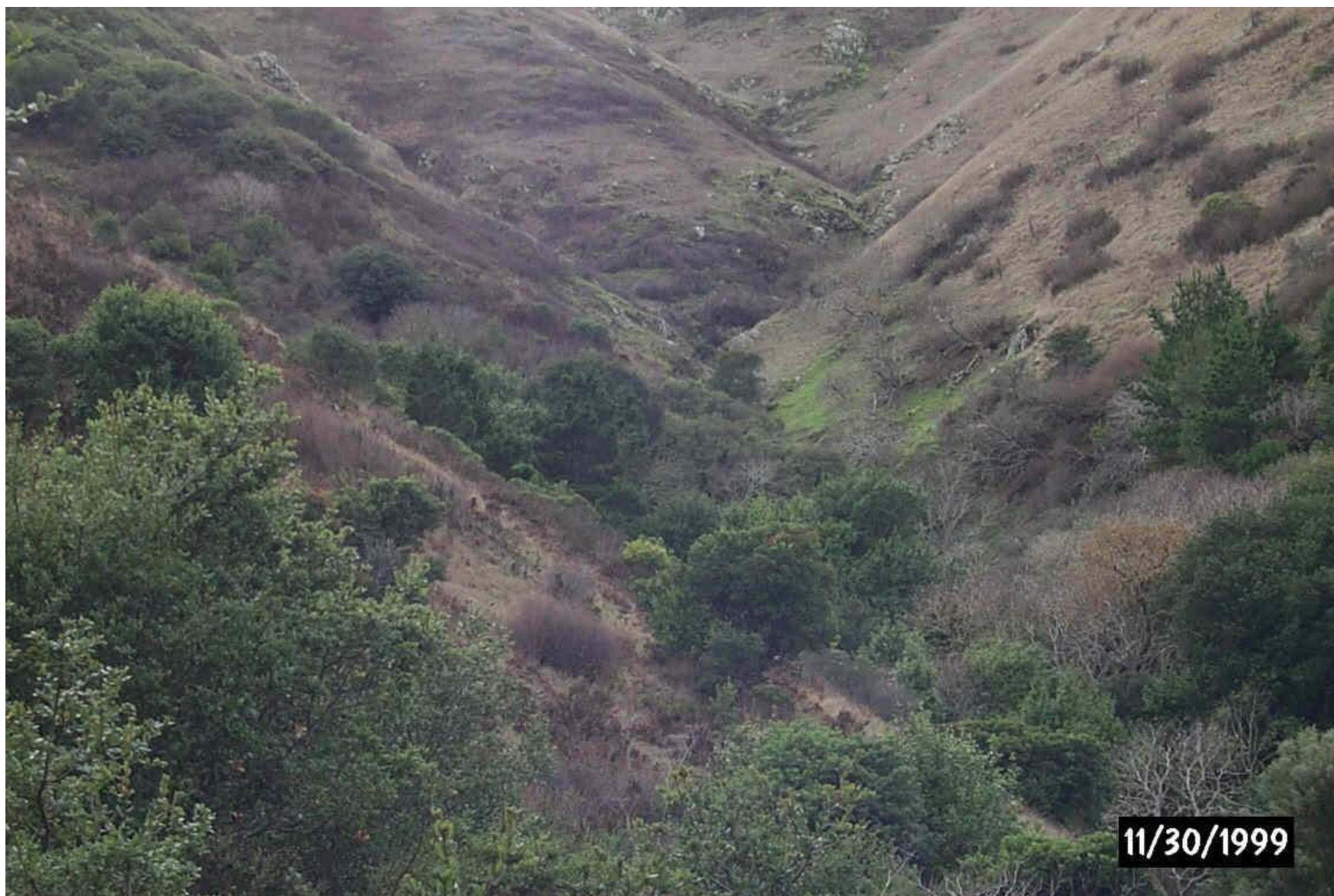
# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 58, 007-530-040	Zoning: R-1 (single-family) 20,000	Date: 11/30/99
Description (acreage, location, terrain): Densely vegetated canyon parcel located on the upper slopes of SBM, appearing to be in a natural state		
Property Owner: Benito & Eva Ouano	Assessed Value: \$18,055	Size: Approximately 1.02 to 1.06 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Firth Canyon watershed
Relationship to San Bruno Mountain HCP	High – two callippe silverspots observed on adjoining eastern lot in 1997. Grasslands, near ridgeline, and abuts SBM Park
Relationship to public infrastructure	Low – no public infrastructure in area, closest public street is Humboldt Road, about 505 feet downslope
Surrounding Land Use (contiguous to open space)	Open space in all directions. County park lands adjoin southern perimeter of this site
Landform	
Soil Erosion, Stability	Low – soil is sandy silt with gravel and rock fragments. No significant observable erosion
Landslides, Active Fault Lines	Unknown – none visible
Topography (ridgeline, hillside, canyon, etc.)	Steep sloping canyon parcel. Eastern tributary of Firth Canyon runs through site
Slope (percentage)	Generally in excess of 40%. Lowest elevation is about 440 feet and highest is approximately 580 feet
Natural Habitat	
Vegetation (rare, diverse) and coverage	High – drought resistant shrubs & grasses on slopes and woodland vegetat. in moist ravine. Natives dominate
Riparian	Intermittent stream with riparian vegetation, such as coast live oak, California buckeye and fern
Wetland	Not applicable
Endangered/Threatened Species	Rare <i>Helianthella castenea</i> observed in previous years. Endangered butterflies observed on lot 57 to the east
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – site is in a natural state. No signs of trails or grading – vegetation is impenetrable in and around canyon
Natural Disturbance (storms, fires, erosion, etc.)	Low – no significant erosion observed and no signs of fires or landslides
Exotic Plant Infestation	Low – Rattlesnake grass and other annual grasses. No signs of non-native brush, such as french broom
Risk of Fire	Medium to high
Public Access (frontage on public way)	Low – SBM County park lands adjoin to the south. Margaret Ave., private paper street, borders to north
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic properties (viewpoints, visible waters)	Unobstructed views east of San Francisco Bay and eastern portions of Brisbane
Visibility from Central Brisbane viewshed	Generally outside of C. Brisbane viewshed, although site is a significant part of natural backdrop to the City
Orientation	East, generally

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Medium – passive uses, such as birding and active uses, such as rugged hiking are feasible
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Graded trail runs north on paper Margaret Avenue; hiking and passive uses are practical. No vehicle access
Significant Connector/Multi-use	Medium – short well developed trail downslope of property, potential for trail connection to mountain summit
Pending Development Proposals	None



Lot 58

**Lot #: 59**

Assessor's Lot #: 007-530-050

Owner: Benito &amp; Eva Ouano

Assessed Value: \$18,055

Size: Roughly 1.08 acres

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

The property is part of the Firth Canyon watershed and is located within the central section of the Brisbane Acres subarea on a poorly defined ridgeline nestled between the upper slopes of Firth Canyon. Slopes on this approximately 1.08-acre site are relatively steep, generally exceeding 50 percent. The site forms a portion of both the city's and the subarea's southern limits and it is surrounded by open space lands: "lot" 60 sits to the west, "lot" 58 abuts to the east, San Bruno Mountain State and County Park adjoins to the south, and APN 007-502-160, private property previously referred to as Margaret Avenue/Tenaya Lane, neighbors to the north and northeast.

The property resembles "lot" 60 with regards to open space resources. "Lot" 59 is roughly rectangular in shape (narrow in an east/west direction), it ranges in elevation from roughly 460 feet to 700 feet above sea level and it sits on the upper slopes of the subarea.

"Lot" 59 has apparently not been dramatically altered by human activities. In fact, the site appears to be in a relatively natural state, perhaps its most important open space feature. Because of the site's remoteness and its relatively high elevation, public roads and services do not exist in the area. Humboldt Road, the nearest public street, is about 400 feet downslope from the site's northern tip. The fact that the area has no trail connector potential and is impossible to reach by vehicle and difficult by foot has perhaps helped preserve the parcel in a relatively natural state.

Natural disturbance also appears minimal. There is no observable erosion or landslides, although soils, which are classified as Candlestick-Kron-Buriburi complex, are rocky and tend to be unstable. A well-developed trail that has been graded and denuded follows the general course of APN 007-502-160 and marks the site's northern boundary. Vegetation is a continuation of that found on "lot" 60 and is a grassland/coastal scrub mosaic. Non-native plants include annual grasses; infestations of French broom and fennel occur in disturbed areas within and adjacent to the trail corridor and are beginning to spread into the site's interior.

The site has a high relationship to the San Bruno Mountain Habitat Conservation Plan (HCP) because it is adjacent to public parklands and contains sensitive habitat for at least one endangered butterfly species found in the region. Observations of butterflies have not recently been recorded in the immediate vicinity but prior to 1996, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, consistently observed Mission blue butterflies. Today, a small patch of California golden violet/johnny-jump-up (*Viola pedunculata*), host plant of the callippe silverspot, occurs on the site's southern perimeter.

The parcel's historical and archeological significance is not known; the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. There are no water features or riparian habitat associated with "lot" 59 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 for the property. Currently, there are no pending development proposals for "lot" 59.

On-site views are relatively unobstructed in three directions and include grand vistas of Brisbane Acres "lots" 51 through 57, as well as views to the north and east of San Francisco, Candlestick Point State Recreation Area, San Francisco Bay, the East Bay hills and Brisbane Lagoon. The site is located almost entirely outside of the central Brisbane viewshed, as it is generally screened by a ridge and is partially obstructed by the new water tank.



# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 59, 007-530-050	Zoning: R-1 (single-family) 20,000	Date: 10/06/99
Description (acreage, location, terrain): Gently contoured ridgeline property located on the upper Acres dominated by grass and low-lying scrub vegetation		
Property Owner: Benito & Eva Ouano	Assessed Value: \$18,055	Size: Roughly 1.08 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Firth Canyon watershed
Relationship to San Bruno Mountain HCP	High – there have been no butterfly observations recently, but site contains host plants and abuts SBM Park
Relationship to public infrastructure	Low – far from public roads. No public infrastructure and services in immediate area. Humboldt is 400' down
Surrounding Land Use (contiguous to open space)	Open space in all directions. County park lands are adjacent to this site
Landform	
Soil Erosion, Stability	Low – soil is generally rocky, but there is little observable erosion on site
Landslides, Active Fault Lines	Unknown – none visible
Floodplain	Not applicable
Topography (ridgeline, hillside, canyon, etc.)	Upper ridgeline parcel
Slope (percentage)	Generally more than 50%. Lowest elevation is 460 feet and highest is about 700 feet
Natural Habitat	
Habitat (native, rare, unusual, diverse, etc.)	Medium – mosaic of grasslands and scrub vegetation. More grasslands than lot 60 to the west
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown – potential habitat for endangered butterflies
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – undisturbed site with no trails or erosion and coverage of non-native vegetation is limited
Natural Disturbance (storms, fires, erosion, etc.)	Low – no significant erosion observed and no signs of fires or landslides
Exotic Plant Infestation	Low – only a few stands of french broom and fennel. Rattlesnake grass is common
Risk of Fire	Medium – relatively dense coverage of natives makes site less hazardous to fires
Public Access (frontage on public way)	Low – private property surrounds site in all directions except from the south through County park lands
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic Value (vistas, water, etc.)	Outside of Central Brisbane viewshed. Outstanding views of Acres lots 51-57 as well as of SF, Bay & lagoon
Orientation	Northeast
Cultural Significance	

Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – generally parcel is too steep for hiking. Trail along Margaret Ave. follows northern perimeter of site
Trail Use	
Type (vehicular, foot, equestrian, etc.)	All activities, except for rugged hiking, are out of the question on this inaccessible, steep-sloping parcel
Significant Connector/Multi-use	Low – Margaret Avenue trail below site connects with parcels to the west
Pending Development Proposals	None



Lot 59

**Lot #: 60** Assessor's Lot #: 007-530-060  
Owner: Gary Laughridge Assessed Value: \$40,433  
Size: Approximately 1.21 to 1.25 acres  
Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

This roughly rectangular-shaped parcel is part of the Firth Canyon watershed and is situated on a ridgeline in the upper western portion of the Brisbane Acres subarea. It forms a portion of both the city's and the subarea's southern limits and is bounded by "lots" 61, 69, 59, San Bruno Mountain State and County Park and APN 007-502-160, private property previously referred to as Margaret Avenue/Tenaya Lane. The site has a northeast slope aspect and elevations range from roughly 500 feet to 740 feet above sea level, and slopes are generally in excess of 50 percent, but often appear steeper.

"Lot" 60 is surrounded by open space lands and is contiguous with public parklands. City-owned "lot" 69 sits directly to the west. The site is remote and distant from public infrastructure and municipal services; it lies approximately 500 feet upslope from Humboldt Road, the closest public street.

"Lot" 60 is 1.21 to 1.25 acres in size and is primarily grassland with associated northern coastal scrub. The site contains a greater coverage of native brush than neighboring "lots" 61 or 59. The most conspicuous natives occurring on site are coyote brush, fern and sticky monkey flower. Native grasses cover portions of the property as well, but exotics appear to dominate the grassland.

The general area contains *Lupinus variicolor* and *Lupinus formosus*, two larval host plants of the endangered Mission blue butterfly. Host plants of the Mission blue, callippe silverspot and San Bruno elfin butterflies, the three federally endangered butterfly species found in the region, were not observed on site, however. Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, has observed Mission blue butterflies in 1989, 1990 and 1996, and several callippe silverspots were recorded in 1994. In recent years, however, Thomas Reid Associates has not surveyed endangered butterflies on site.

"Lot" 60 illustrates an interesting phenomenon within the subarea. Perhaps because of its relatively high elevations and distance from residential areas, the site, as is typical of many parcels in the upper section of the subarea, remains in a relatively natural state. It is apparent that human efforts have been made to access the property in the past and these actions appear to have adversely impacted the site's natural condition. A graded trail that cuts across the site's upper slopes from the west curving back down at lower elevations can be seen from as far away as central Brisbane. This graded trail has disturbed soils, opening up avenues for invasive pest plants to infiltrate the area. Portions of APN 007-502-160 are infested with French broom, which has slowly but surely begun to encroach on the subject site.

Without the existing trails that traverse the property, it would be virtually impossible to reach the area without great effort. But the trails allow for fairly easy connections from central Brisbane, branching off the well used trail from the new water tank that leads to the main ridgeline. Any trail connection to parcels within eastern portions of the subarea is not apparent and accessing these properties requires a bit of off-trail trekking. The site appears to be too remote and steep for equestrian use and it is unlikely that active and perhaps even passive recreation is possible. Without a graded trail, vehicular access is impossible.

The site's scenic and aesthetic value is most significant for contrasting reasons. On the one hand, lower portions of "lot" 60 are most enjoyable to traverse because they provide a feeling of isolated peacefulness, screened and seemingly far removed from the busy urban scene below. On the other hand, the property is generally outside of the central Brisbane viewshed, on account of the ridge, which screens off-site views from lower elevations. Upper portions of the site sit well above the ridge and offer expansive vistas of San Francisco, San Francisco Bay, the East Bay hills and most areas of town. Accordingly, upper slopes are within the central Brisbane viewshed.

The historical and archeological significance of the property is not known; the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. There are no water features, riparian habitat or landslides associated with the site, 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 for the site. There are no pending development proposals for the property.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 60, 007-530-060	Zoning: R-1 (single-family) 20,000	Date: 10/06/99
Description (acreage, location, terrain): Natural, steep-sloping upper Acres hillside parcel draining into Firth Canyon. High diversity of native brush vegetation		
Property Owner: Gary Laughridge	Assessed Value: \$40,433	Size: Approximately 1.21 to 1.25 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Firth Canyon watershed
Relationship to San Bruno Mountain HCP	Medium – there have been no butterfly observations recently, but site abuts park which contains prime habitat
Relationship to public infrastructure	Low – far from public roads, above new water tank, no known infrastructure or services in immediate area
Surrounding Land Use (contiguous to open space)	Open space in all directions. City owned property, lot 69, directly to the west
Landform	
Soil Erosion, Stability	Low – soil is not as rocky as lot 61, but there are minor rock outcrops. Dense vegetation helps stabilize soil
Landslides, Active Fault Lines	Unknown – none visible
Floodplain	Not applicable
Topography (ridgeline, hillside, canyon, etc.)	Upper hillside parcel
Slope (percentage)	Generally in excess of 50%. Lowest elevation is 500 feet and highest is about 740 feet
Natural Habitat	
Habitat (native, rare, unusual, diverse, etc.)	Medium – high diversity of native grasses and scrub, including coyote brush, ferns and sticky monkey flower
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown – potential habitat for endangered butterflies
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – in natural state except for graded connector trail that crosses the upper portions of site
Natural Disturbance (storms, fires, erosion, etc.)	Low – erosion was observed associated with trail, but is not significant
Exotic Plant Infestation	Medium – french broom and fennel is common on and around disturbed trail. Rattlesnake grass and other annual grasses are widespread
Risk of Fire	Medium – high coverage of native grasses makes site less hazardous to fires
Public Access (frontage on public way)	Medium – access from lot 69 to the west, SBM Park to the south and lot 94A to the north
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic Value (vistas, water, etc.)	Property is on southern side of ridge and is generally outside Central Brisbane viewshed. Nice views from site
Orientation	Northeast

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – generally parcel is too steep to hike, but hiking is leisurely along upper trail and paper Margaret Ave.
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Too steep for all activities except on foot.
Significant Connector/Multi-use	Low – trails connect with lots to the east and west. Trail connects to main ridge trail through lots 69 and 70
Pending Development Proposals	None



Lot 60



**Lot #: 61**

Assessor's Lot #: 007-530-080

Owner: Susan M. McKee

Assessed Value: \$40,433

Size: Approximately 1.01 to 1.05 acres

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

Bounded by city-owned property on two sides, "lot" 61 is a relatively degraded parcel within a ravine situated in the western portion of the Brisbane Acres subarea. The property drains into the Firth Canyon watershed; indeed, the main eastern tributary of the canyon bisects the site and carries intermittent streams during the rainy season. It does not contain wetlands or permanent water features, however.

Because the parcel is located within a deep ravine, it has a north and south slope aspect. The site is 1.01 to 1.05 acres in size and slopes are relatively steep, generally in excess of 50 percent; north-facing hills appear to be more precipitous than slopes facing south. The site's average elevation is 540 feet on its northern perimeter, 530 feet within the ravine, and 620 feet above sea level on its southern edge. Upper reaches of north-facing slopes peak at 680 feet above sea level.

"Lot" 61 can be accessed from the north by vehicle or foot ascending Kings Road, a short private access road and the new water tank access road. The parcel can be reached from the west by foot from San Bruno Mountain State and County Park via city-owned "lot" 69. In addition, the old Margaret Avenue water tank site, parcel A of former "lot" 94 (APN 007-502-080), borders to the east and a well-developed trail following the general course of APN 007-502-160, private property previously referred to as Margaret Avenue/Tenaya Lane, allows access to the site from eastern areas. The water tank on parcel A of former "lot" 94 is gone, but its foundation remains and it may have historical significance.

The only recreational activity associated with the site is hiking. Indeed, trails are perhaps the site's defining open space feature. The most developed trail generally runs the course of APN 007-502-160, and portions of this corridor have been scarred. This trail is denuded of vegetation except for invasive pest plants; French broom is most conspicuous. Additionally, there is another less developed foot trail that crosses the site's upper slopes. The site has become a rather significant trail connector to upper eastern parcels in the subarea.

Public access to the site is relatively high because of its proximity to city-owned properties and developed trails, but the parcel has a low relationship to public infrastructure. Undeveloped parcels surround the property on three sides and Humboldt Road, the closest public street, is a distant 500 feet downslope. "Lot" 62, which houses the new Margaret Tank, adjoins to the north.

While removed from developed areas of town, the site's accessibility appears to have contributed to its degradation. The trail that roughly follows APN 007-502-160 has been graded and shows signs of erosion. There is a large amount of trash on site and it appears that the area has been used as a dumping ground; beer cans and debris were observed.

Natural disturbance is also high on "lot" 61. Soils are classified as Candlestick-Kron-Buriburi complex and in general are rocky and loose with numerous small rock outcroppings; two minor landslides were observed on steep south-facing grassland-covered slopes. Minor erosion is evident around rock outcroppings as well as cut trail walls. Exotic plant infestation is considerable, particularly in areas closest to the new water tank access road and on upper south-facing slopes. Dead stands of French broom, which have evidently been sprayed with pesticides, occur in the area. Rattlesnake grass and other annual grasses are abundant on south-facing slopes.

Vegetation is similar to that of "lot" 68 to the west and consists of native grasses, such as purple needle grass, intermingled with low-growing coastal scrub like coyote brush and fern. Typical riparian vegetation is present within the brushy ravine and includes a willow tree and thickets of poison oak, with trunks up to six inches in diameter.

In the recent past, the site's western slopes supported a relatively dense colony of endangered Callippe silverspot butterflies and some Mission blue butterflies as well. Mission blue butterflies were recorded by Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, in 1989, and several Callippe silverspot butterflies were recorded in 1994. One Mission blue butterfly was observed on "lot" 69, which also adjoins to the west in 1996. Endangered butterflies have not been observed on site in recent years and vegetation today appears to be too brushy to provide suitable habitat for these species.

The site's archeological significance is not known. The 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. It is also not known whether "lot" 61 sits on an active earthquake fault line and according to the San Bruno Mountain HCP, fire hazards are high for the area. Currently, there are no pending development proposals for the property.

With regards to the site's scenic and aesthetic resources, it is perhaps most notable that it sits outside of the central Brisbane viewshed. The property is visible from eastern portions of town, however. On-site vistas are striking of the natural slopes of San Bruno Mountain to the south and of eastern portions of Brisbane and of San Francisco Bay beyond.

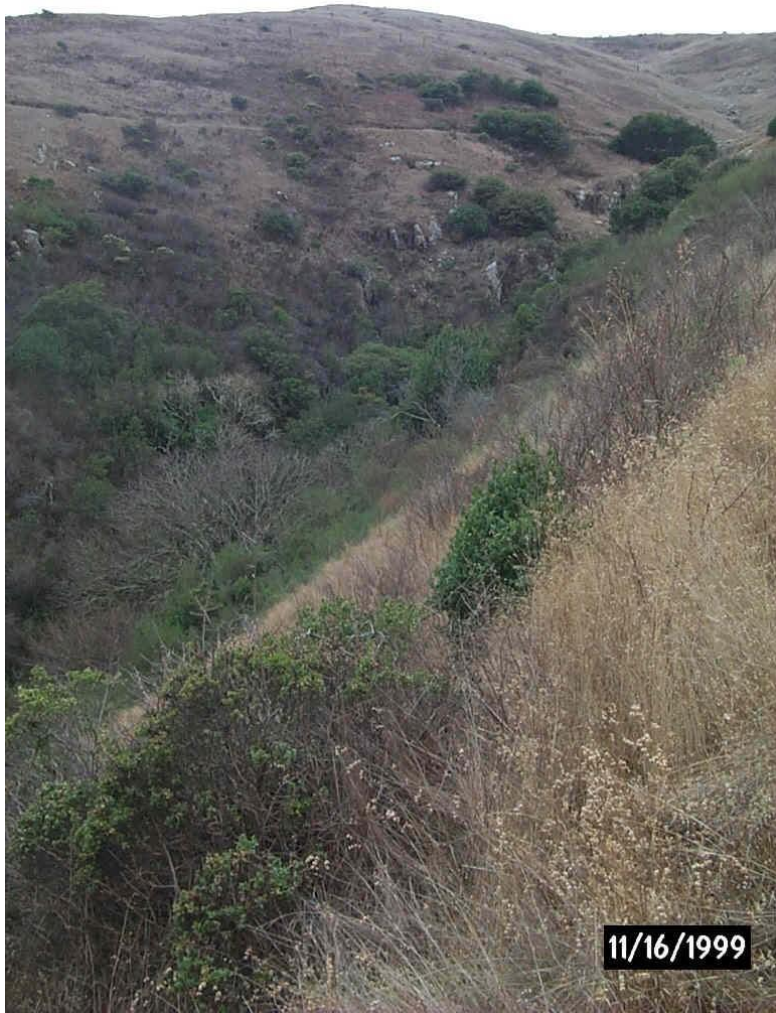
# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 60, 007-530-060	Zoning: R-1 (single-family) 20,000	Date: 10/06/99
Description (acreage, location, terrain): Natural, steep-sloping upper Acres hillside parcel draining into Firth Canyon. High diversity of native brush vegetation		
Property Owner: Gary Laughridge	Assessed Value: \$40,433	Size: Approximately 1.21 to 1.25 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Firth Canyon watershed
Relationship to San Bruno Mountain HCP	Medium – there have been no butterfly observations recently, but site abuts park which contains prime habitat
Relationship to public infrastructure	Low – far from public roads, above new water tank, no known infrastructure or services in immediate area
Surrounding Land Use (contiguous to open space)	Open space in all directions. City owned property, lot 69, directly to the west
Landform	
Soil Erosion, Stability	Low – soil is not as rocky as lot 61, but there are minor rock outcrops. Dense vegetation helps stabilize soil
Landslides, Active Fault Lines	Unknown – none visible
Floodplain	Not applicable
Topography (ridgeline, hillside, canyon, etc.)	Upper hillside parcel
Slope (percentage)	Generally in excess of 50%. Lowest elevation is 500 feet and highest is about 740 feet
Natural Habitat	
Habitat (native, rare, unusual, diverse, etc.)	Medium – high diversity of native grasses and scrub, including coyote brush, ferns and sticky monkey flower
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown – potential habitat for endangered butterflies
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – in natural state except for graded connector trail that crosses the upper portions of site
Natural Disturbance (storms, fires, erosion, etc.)	Low – erosion was observed associated with trail, but is not significant
Exotic Plant Infestation	Medium – french broom and fennel is common on and around disturbed trail. Rattlesnake grass and other annual grasses are widespread
Risk of Fire	Medium – high coverage of native grasses makes site less hazardous to fires
Public Access (frontage on public way)	Medium – access from lot 69 to the west, SBM Park to the south and lot 94A to the north
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic Value (vistas, water, etc.)	Property is on southern side of ridge and is generally outside Central Brisbane viewshed. Nice views from site
Orientation	Northeast

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – generally parcel is too steep to hike, but hiking is leisurely along upper trail and paper Margaret Ave.
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Too steep for all activities except on foot.
Significant Connector/Multi-use	Low – trails connect with lots to the east and west. Trail connects to main ridge trail through lots 69 and 70
Pending Development Proposals	None



Lot 61

**Lot #: 63**

Assessor's Lot #: 007-483-050

Owner: Robert Penna

Assessed Value: \$17,819

Size: Approximately 1.03 acres

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

“Lot” 63 is a roughly 1.03 acre steep, hillside parcel, which is part of the Costaños Canyon watershed. The parcel is situated in the western portion of the Brisbane Acres subarea and is surrounded on three sides by privately-owned undeveloped parcels. Brisbane Acres “lot” 64 lies to the east, “lot” 68 sits to the south, and APN 007-483-070, private property previously referred to as Margaret Avenue/Alpine Terrace and “lot” 89 adjoin to the north. “Lot” 62, which contains the Margaret Tank, borders to the east.

The parcel generally has a low relationship to public infrastructure: Kings Road, the closest public street, sits about 500 feet downslope and undeveloped private property is situated between it and the subject site. Accessing “lot” 63, however, is relatively easy. The site is located just off the apparently well-used trail that runs from “lot” 62 to the summit of San Bruno Mountain. A road cut roughly follows APN 007-483-070, but accessing the site from this area is almost impossible because of a high cut wall and dense brush.

The lowest elevations of this roughly square shaped parcel are about 475 feet while upper elevations reach roughly 600 feet above sea level. Slopes on this north-facing property are generally between 30 and 50 percent. Native vegetation includes typical northern coastal scrub species; coyote brush, sticky monkey flower and fern are most abundant. Introduced vegetation shows signs of outcompeting native species. Dense stands of French broom and fennel were observed on the site's degraded northern perimeter and near “lot” 62. Groundcover also consists of non-native grasses.

While the site is in close proximity to areas in which endangered butterflies have recently been observed (Mission blue butterflies were surveyed upslope on “lot” 70 in 1996), coastal scrub vegetation dominates and consequently, the parcel does not contain sensitive butterfly habitat. The property contains similar plant communities to “lot” 64 to the west and in 1989, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, concluded that the vegetation on “lot” 64 was too brushy and generally the wrong habitat to contain the species' host plants.

Currently, there are no pending development proposals for “lot” 63 and despite its relative proximity to developed parcels, the site remains in a relatively natural state (except for the intrusion of coastal scrub and French broom). Significant signs of human disturbance occur along the site's northern perimeter adjacent to APN 007-483-070, however. A short segment of the well-used trail leading from “lot” 62 to the San Bruno Mountain summit winds its way through the southeastern edge of the site and contributes to its

overall degradation. Additionally, a few undeveloped trails and a previously graded, but now overgrown road cut, branching off the main trail leading to the summit, cuts across the upper portion of the property in an east/west direction.

There is little erosion associated with the human disturbance and no landslides were observed or have been recorded. While the summit trail corridor is well used, overall, hiking on the site is a real challenge because of the often impenetrable dense brush. The site currently acts as a significant trail connector, but has low recreation value in general.

The historical and archeological significance of “lot” 63 is not known, although the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. According to the San Bruno Mountain HCP, fire hazards are high for the property. There are no visible water features, wetlands or riparian habitat associated with the site, and it is not known whether “lot” 63 sits on an active earthquake fault line.

Perhaps the site’s most valuable open space resource is the endless views that it affords. Vistas are uninterrupted in all directions and scenes of San Bruno Mountain to the east, west and north are particularly grand. The site is viewed primarily from central Brisbane and neighboring highways, but can also be seen from more distant points.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 63, 007-483-050	Zoning: R-1 (single-family) 20,000	Date: 10/05/99
Description (acreage, location, terrain): Steep sloping hillside parcel located in the middle of the Acres dominated by dense brushland vegetation. Parcel is in a relatively undisturbed state and offers panoramic views in all directions		
Property Owner: Robert Penna	Assessed Value: \$17,819	Size: Approximately 1.03 acres

CRITERIA	DESCRIPTION
<b>Location</b>	
Relationship to nearest watershed sub-area	Drains into the Costaños Canyon watershed
Relationship to San Bruno Mountain HCP	Low – vegetation is mostly brush, but is located near grasslands and recent butterfly observations
Relationship to public infrastructure	Low – adjoins new water tank, but is far from public roads. Closest access is down lot 89 to Kings Road
Surrounding Land Use (contiguous to open space)	Three sides are open space. New city water tank (lot 62) shares its western border with this site
<b>Landform</b>	
Soil Erosion, Stability	Low – erosion on northern perimeter of lot, just upslope from Margaret Avenue. Otherwise, very little
Landslides, Active Fault Lines	Low – none visible
Floodplain	Not applicable
Topography (ridgeline, hillside, canyon, etc.)	Steep hillside parcel
Slope (percentage)	30% to 50%
<b>Natural Habitat</b>	
Habitat (native, rare, unusual, diverse, etc.)	Medium – typical native brushland vegetation, including coyote brush, sticky monkey flower and fern
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Unknown
<b>Significant Disturbances</b>	
Human Disturbance (vehicular, grazing, etc.)	Medium – various paths run through the parcel. Some disturbance on northern perimeter above Margaret Ave.
Natural Disturbance (storms, fires, erosion, etc.)	Low – little evidence of natural erosion. No signs of landslides or fires
Exotic Plant Infestation	Medium – dense stands of broom in north and east portions. Some fennel. Rattlesnake grass on upper areas
Risk of Fire	High/Extreme – due to dense vegetation covering lot and inaccessibility
Public Access (frontage on public way)	Medium – easy access from lot 62, which is owned by the City
<b>Scenic and Aesthetic Considerations</b>	
Water Features	Not applicable
Scenic Value (vistas, water, etc.)	Unbroken panoramic views in all directions.
Orientation	North



Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – steep slopes and dense brush make hiking a challenge
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Potential for foot use, but this is even questionable due to dense vegetation. Other uses are impossible
Significant Connector/Multi-use	High – portion of main trail leading to ridge crosses property. Undeveloped trail connects with lots to the west
Pending Development Proposals	None



10/5/1999

Lot 63

**Lot #: 64** Assessor's Lot #: 007-483-040  
Owner: Anthony and Yuk Chan Assessed Value: \$55,000  
Size: Approximately 1.07 acres  
Zoning/General Plan Designation: Brisbane Acres: R-1 (single family) 20,000

“Lot” 64 is an approximately 1.07 acre north-facing hillside parcel located within the western portion of the Brisbane Acres subarea. The property is part of the Costaños Canyon watershed and is surrounded by undeveloped parcels: “lot” 65 to the west, “lot” 68 to the south, “lot” 63 to the east, and APN 007-483-070, private property previously referred to as Margaret Avenue/Alpine Terrace, to the north. The property has a low relationship to public infrastructure. It is far from public streets – Kings Road is the closest – and public utilities do not exist in the immediate area. Currently, there are no pending development proposals for “lot” 64.

Like many parcels located within the middle elevations of the subarea, “lot” 64 acts as a transitional site between the more densely vegetated, degraded and often developed parcels to the north (downslope) and the grassy, relatively undisturbed mountain slopes to the south. On-site vegetation clearly illustrates its transitional nature – woodlands and northern coastal scrub dominate lower reaches while grassland is more abundant in upper portions. Native plants observed include coyote brush, poison oak, wild blackberry, toyon, fern and coast live oak. The most conspicuous introduced species are Monterey pine, cotoneaster and French broom. The site also contains introduced grasses, particularly on upper slopes. The small grassland area is threatened by the invasion of coastal scrub and French broom.

In 1996, Thomas Reid Associates, habitat consultant to the San Bruno Mountain HCP operator, observed one endangered Mission blue butterfly on “lot” 67, which adjoins to the southwest. In 1989, however, Thomas Reid Associates conducted a biological survey to assess the site's value as habitat for the endangered butterflies found in the region and concluded that the vegetation on “lot” 64 was “too brushy” for lupine, the larval host plant of the Mission blue butterfly. Moreover, the 1989 survey concluded that “lot” 64 did not contain significant habitat for any of the three endangered butterflies found on San Bruno Mountain (i.e. the Mission blue, the callippe silverspot and the San Bruno elfin).

The property seems to be in a relatively natural state and both human and natural disturbance is relatively minimal. Soils are rocky and appear unstable in places, and lower portions show signs of minor erosion.

Public access to the site is low, as it is surrounded by private property. Slopes are too steep and vegetation too dense to access the parcel from the north. Access is easiest walking west from “lot” 62 – the Margaret Tank site. Traversing the property is moderately difficult; a thin (roughly six-inch wide) undeveloped path was observed running in an east-west direction connecting with adjoining

parcels. Hiking appears to be the site's only active recreational activity; passive recreation could include bird watching and viewing scenic points. It is too steep and overgrown for vehicular or equestrian access.

The historical and archeological significance of "lot" 64 is not known; the 1994 Brisbane General Plan states that there is potential for prehistoric resources within the subarea. According to the San Bruno Mountain HCP, fire hazards are high for the property. There are no visible water features, wetlands or riparian habitat associated with the area, and it is not known whether "lot" 64 sits on an active earthquake fault line.

The site offers dramatic views of central Brisbane; indeed, its slopes are so precipitous that one gets the sense of being suspended over the city. Upper portions afford panoramic views to the north and east. The site can be viewed primarily from central Brisbane and neighboring highways.

# Brisbane Open Space and Ecology Committee

## Vacant Parcel Criteria Checklist

Assessor's Parcel Number: Lot 64, 007-483-040	Zoning: R-1 (single-family) 20,000	Date: 10/05/99
Description (acreage, location, terrain): One-acre hillside parcel situated in the middle of Brisbane Acres. Undisturbed, densely vegetated property		
Property Owner: Anthony and Yuk Chan	Assessed Value: \$55,000	Size: Approximately 1.07 acres

CRITERIA	DESCRIPTION
Location	
Relationship to nearest watershed sub-area	Drains into the Costaños Canyon watershed
Relationship to San Bruno Mountain HCP	Low – contains the wrong vegetation for endangered butterflies, although Mission Blue was observed nearby
Relationship to public infrastructure	Low – located at Beatrice Road and Margaret Avenue (private), but is far from Kings Road
Surrounding Land Use (contiguous to open space)	Surrounded by undeveloped open space on all sides. Improved road borders northern perimeter
Landform	
Soil Erosion, Stability	Medium – soil is rocky and loose and subject to slippage
Landslides, Active Fault Lines	Low – none visible
Floodplain	Not applicable
Topography (ridgeline, hillside, canyon, etc.)	Hillside parcel – shallow ravine runs north-south through the middle of the site
Slope (percentage)	Generally 30% to 50% slope
Natural Habitat	
Habitat (native, rare, unusual, diverse, etc.)	Medium – Similar to lot 65 – mostly woodlands and scrub vegetation. Coyote brush, poison oak, wild blackberry, sticky monkey flower and fern were observed
Riparian	Not applicable
Wetland	Not applicable
Endangered/Threatened Species	Low – One Mission Blue butterfly observed on parcel 67 (southwest) in 1996, but is generally too brushy
Significant Disturbances	
Human Disturbance (vehicular, grazing, etc.)	Low – no signs of grading or vehicles, but undeveloped foot path crosses lot. Site is disturbed near streets
Natural Disturbance (storms, fires, erosion, etc.)	Low – little evidence of natural erosion. No signs of landslides or fires
Exotic Plant Infestation	Low – small areas of non-native brushland and woodlands on lower portions, annual grasses above
Risk of Fire	High/Extreme – due to dense vegetation covering lot and inaccessibility
Public Access (frontage on public way)	Low – Beatrice and Margaret Ave. border northern perimeter, but surrounded completely by private property
Scenic and Aesthetic Considerations	
Water Features	Not applicable
Scenic Value (vistas, water, etc.)	Dramatic views of Central Brisbane, San Francisco, Oakland. Highly visible from off-site
Orientation	North

Cultural Significance	
Archeological/Historical	Unknown – potential for prehistoric resources
Recreation Potential (except trails)	
Wide Variety of Uses	Low – precipitous slopes and dense vegetation hinder all uses except hiking
Trail Use	
Type (vehicular, foot, equestrian, etc.)	Evidence of undeveloped foot trail. Vehicular and equestrian uses are impossible
Significant Connector/Multi-use	Low – connection to neighboring lots is apparent, but trail is too undeveloped to be a significant connector
Pending Development Proposals	None



Lot 64