

BOARD of SUPERVISORS



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TDD/TTY No. (415) 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: June 3, 2025

SUBJECT **COMMITTEE REPORT, BOARD MEETING**
Tuesday, June 3, 2025

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, June 3, 2025. This resolution was acted upon during the Land Use and Transportation Committee meeting on Monday, June 2, 2025, at 1:30 p.m., by the votes indicated.

BOS Item No. 27

File No. 250526

[Apply to Amend San Francisco's Priority Conservation Areas Designations]

Resolution authorizing the Planning Department to apply, on behalf of the City and County of San Francisco, to confirm existing and create new and revised designations of Priority Conservation Areas by the Association of Bay Area Governments and the Metropolitan Transportation Commission.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Myrna Melgar – Aye
Supervisor Chyanne Chen – Aye
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 250526

Committee Item No. 2

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: June 2, 2025

Board of Supervisors Meeting:

Date: June 3, 2025

Cmte Board

- Motion
- Resolution - VERSION 2
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Planning Presentation – June 2, 2025
- Priority Conservation Area Map
- Priority Conservation Area Criteria
- Committee Report Request Memo – May 28, 2025
- _____
- _____
- _____
- _____
- _____

Prepared by: John Carroll

Date: May 29, 2025

Prepared by: John Carroll

Date: June 3, 2025

Prepared by: _____

Date: _____

1 [Apply to Amend San Francisco's Priority Conservation Areas Designations]

2

3 **Resolution authorizing the Planning Department to apply, on behalf of the City and**
4 **County of San Francisco, to confirm existing and create new and revised designations**
5 **of Priority Conservation Areas by the Association of Bay Area Governments and the**
6 **Metropolitan Transportation Commission.**

7

8 WHEREAS, The Association of Bay Area Governments (ABAG) and the Metropolitan
9 Transportation Commission (collectively, "the regional agencies") are undertaking a long-
10 range regional planning initiative called Plan Bay Area; and

11 WHEREAS, Plan Bay Area is the Bay Area's regional transportation plan and
12 Sustainable Communities Strategy ("SCS") that meets the requirements of the California
13 Sustainable Communities and Climate Protection Act of 2008 (SB 375) to integrate land use
14 and housing growth policies with transportation investments and strategies in order to meet
15 state- mandated greenhouse gas reduction targets; and

16 WHEREAS, The regional agencies sought local government partners to voluntarily
17 participate in creation of a growth framework for the SCS that identifies priority areas that (1)
18 accommodate growth in housing and jobs (Priority Development Areas or "PDAs"), (2) protect
19 or invest in agricultural, recreational, or environmental resources (Priority Conservation Areas
20 or "PCAs") while not precluding development, and (3) promote middle-wage jobs and support
21 the region's economy through its industrial sector (Priority Production Areas or "PPAs"); and

22 WHEREAS, The Board recognizes that the City has an ongoing need to improve and
23 expand its open space and recreation system citywide to serve a growing population and
24 further resiliency, sustainability, and equitable access; and

25

1 WHEREAS, The Recreation and Open Space Element of the General Plan directs the
2 City to “establish a coordinated management approach for designation and protection of
3 natural areas and watershed lands, and

4 WHEREAS, Several existing and proposed open spaces and trails of citywide and
5 regional significance deserve recognition and attention as PCAs, especially those that require
6 significant investment to complete or address resiliency, access, and renewal; and

7 WHEREAS, In 2017, the Commission on the Environment adopted the San Francisco
8 Biodiversity Policy, which included five Citywide goals (1) Biologically Rich Ecosystems, (2)
9 Equitable Access, Awareness and Experience of Nature, (3) Community and Ecological
10 Stewardship, (4) Ecological Planning and Design, (5) Resilience in a Living City; and

11 WHEREAS, Environmental Justice Communities are disproportionately burdened by
12 flood hazards, lack of access to parks, recreation centers, and other community facilities,
13 exposure to dangerous heat waves, and air pollution, and these hazards are anticipated to
14 increase as the climate continues to warm; and

15 WHEREAS, In 2022, the Board of Supervisors adopted the Safety and Resilience
16 Element of the San Francisco General Plan, which includes a comprehensive set of policies
17 for minimizing San Francisco’s contribution to climate change and ensuring local resilience to
18 multiple hazards, natural and human-made, and identified Environmental Justice
19 Communities as areas in San Francisco disproportionately experiencing environmental
20 burdens; and

21 WHEREAS, The 2024 San Francisco Waterfront Flood Study - Draft Plan, prepared by
22 the Army Corps of Engineers and Port of San Francisco, identified opportunities to use
23 “nature-based features such as creek enhancements” to reduce coastal flood risk and the
24 effects of sea level rise in communities along the City’s eastern waterfront; and
25

1 WHEREAS, Green infrastructure, which utilizes the natural processes of soils and
2 plants to slow down and filter stormwater, can reduce flood hazards, beautify neighborhoods,
3 improve Bay and Ocean water quality, improve air quality, cool neighborhoods on hot days,
4 and create or reclaim open space for community use; and

5 WHEREAS, Trail networks provide opportunities for recreation, enhance sustainable
6 mobility options, beautify neighborhoods, and connect communities to natural areas and the
7 City’s waterfronts, and land and easements acquired for trails can also serve as wildlife
8 corridors connecting natural areas; and

9 WHEREAS, San Francisco Recreation and Open Space Element of the General Plan
10 support the development of "signature public open spaces along the shoreline," which aligns
11 with the Bay Trail's goal of creating a continuous shoreline trail; and

12 WHEREAS, In 2024, ABAG adopted a revised framework for the PCA program,
13 including five types (Natural Land, Working Land, Urban Greening, Recreation, and Climate
14 Adaptation), new program objectives, and revised indicators, resulting in a need to amend
15 designated PCAs to conform to align with the updated framework; and

16 WHEREAS, Locally-nominated PCAs can complement or overlap with Regionally-
17 Identified PCAs to ensure greater regional cohesion and connectivity in critical areas; and

18 WHEREAS, The designation of a Priority Conservation Area does not alter existing
19 land use designations, zoning, or the local jurisdiction’s land use authority; and

20 WHEREAS, The PCA designation provides opportunities for grant funding to support
21 conservation, restoration, and recreational projects, helping to achieve both local and regional
22 conservation goals; and

23 WHEREAS, The updated PCA criteria adopted by ABAG in 2024 aim to ensure
24 alignment with regional sustainability and conservation priorities; and

25

1 WHEREAS, The updated PCA criteria adopted by ABAG in 2024 aim to ensure
2 alignment with regional sustainability and conservation priorities; and

3 WHEREAS, In February 2025 ABAG invited local governments to amend or revise
4 existing PDAs and nominate new PCAs; now, therefore, be it

5 RESOLVED, That the Board authorizes the San Francisco Planning Department to
6 apply on behalf of the City and County of San Francisco to confirm and revise San
7 Francisco's Priority Conservation Area (PCA) designations of the following areas, as indicated
8 on the maps on file with the Clerk of the Board in File No. 250526, as follows:

9
10 Existing PCAs (No changes):

- 11 • Treasure Island Yerba Buena Island Open Space
- 12 • Outer Mission Park Connections
- 13 • Lake Merced
- 14 • Ocean Beach
- 15 • Northern Waterfront
- 16 • Palou Phelps Natural Area
- 17 • McLaren Park
- 18 • Crosstown Trail
- 19 • San Francisco Bay Trail
- 20 • Bay Area Ridge Trail
- 21 • California Coastal Trail

22
23 Existing PCAs and Proposed Expansions:

- 24 • India Basin Waterfront Open Space - Expanding to include Pier 94 Wetland Area
- 25 • Bayview Hill - Expanding to include adjacent parcels on southern and eastern edges
- 26 • Central Waterfront - Expanding to include more of Warm Water Cove Park waterfront
- 27 • Twin Peaks/Glen Canyon Bioregion – Expanding to encompass habitat throughout the
28 bioregion

29
30 Proposed Areas for PCA Designation:

- 31 • SF Core
- 32 • Embarcadero Waterfront
- 33 • Buena Vista Park/Corona Heights

- 1 • Bernal Hill
- 2 • Golden Gate Park
- 3 • Mission Creek and Mission Green Zone Area
- 4 • Islais Creek Area
- 5 • Yosemite Creek and Candlestick Area
- 6 • Sunset Boulevard
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MTC+ABAG PRIORITY CONSERVATION AREAS

PROPOSED UPDATES 2025



San Francisco
Planning

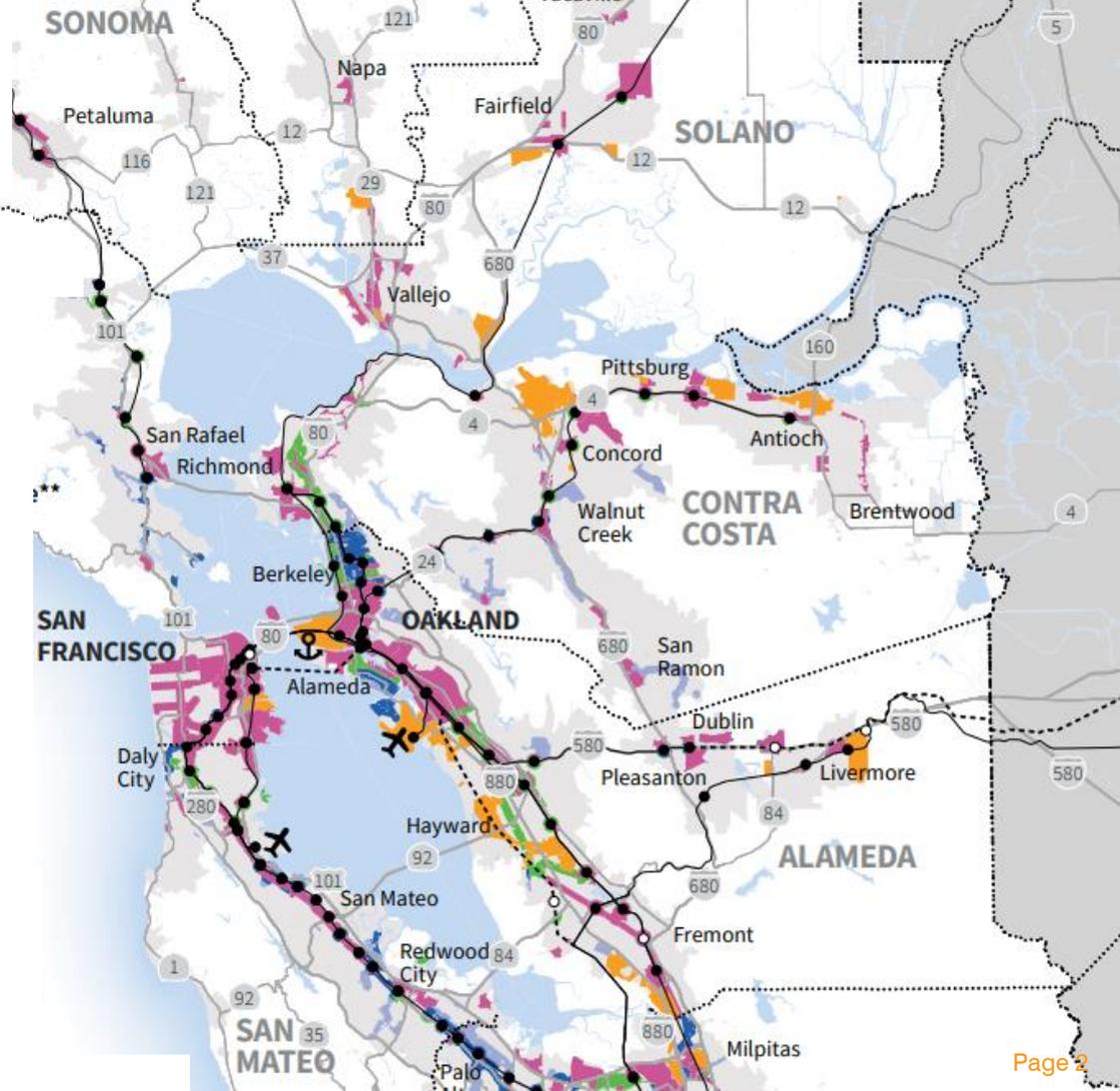
Jeremy Shaw
Principal Planner
San Francisco Planning

David H. Garcia
Senior Planner
San Francisco Planning

www.sfplanning.org

PLAN BAY AREA FRAMEWORK

- Priority Conservation Areas (PCAs) started in 2007 along with Priority Development Areas (PDAs)
- Are nominated locally
- Eligible for PCA Grants
- Does not change land use or status, development controls



PCA PROGRAM REFRESH (2024)

- Now more data-supported and structured
- Elevated equity, biodiversity & resilience
- Added *enhancement*, not only protection
- Added Climate adaptation as 5th type



PCA TYPES & ELIGIBILITY

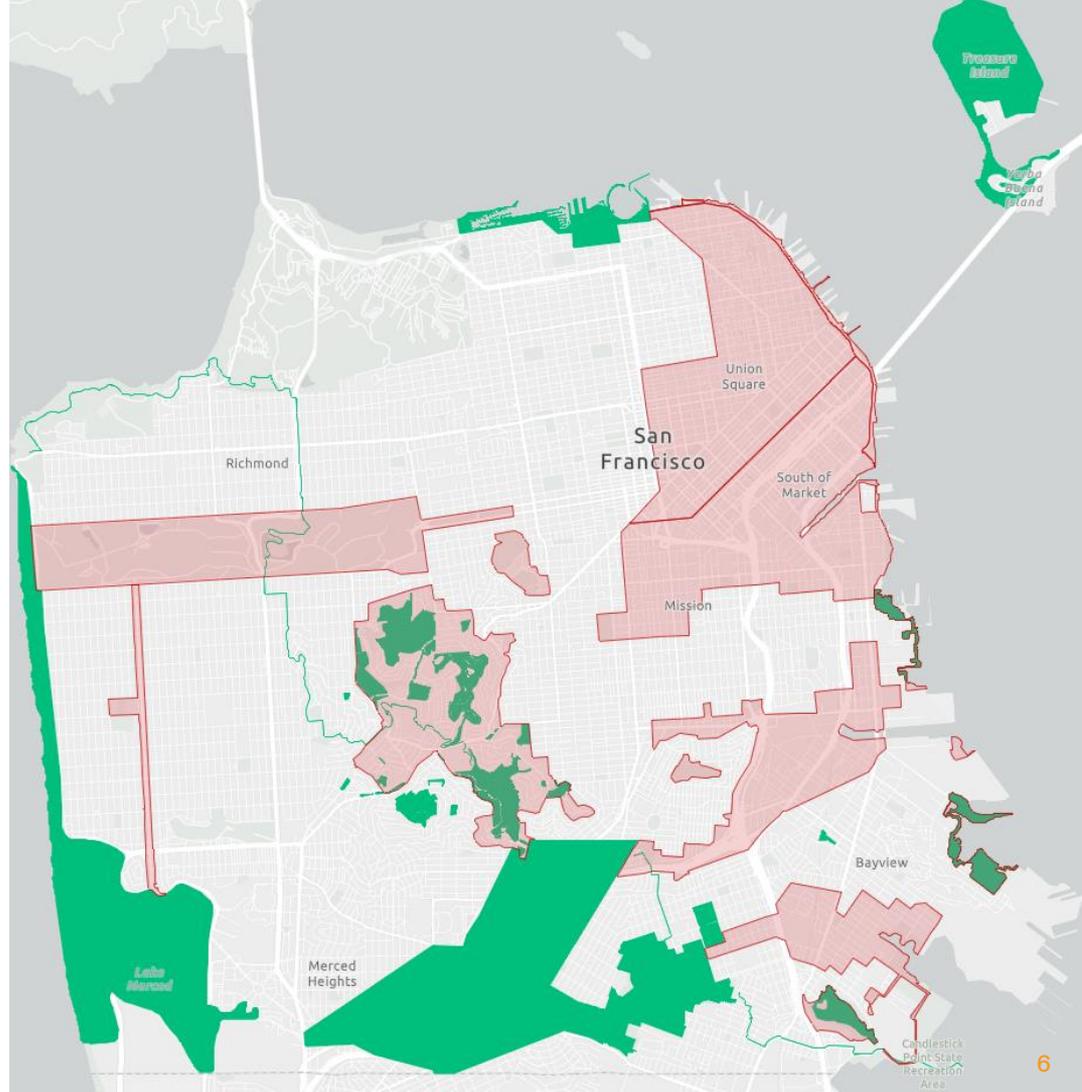
- 5 Types



- MTC/ABAG reviews nominations for eligibility
- PCA nominations are meant to prioritize limited funding

PRIORITY CONSERVATION AREAS

- Existing
- Proposed





THANK YOU



**San Francisco
Planning**

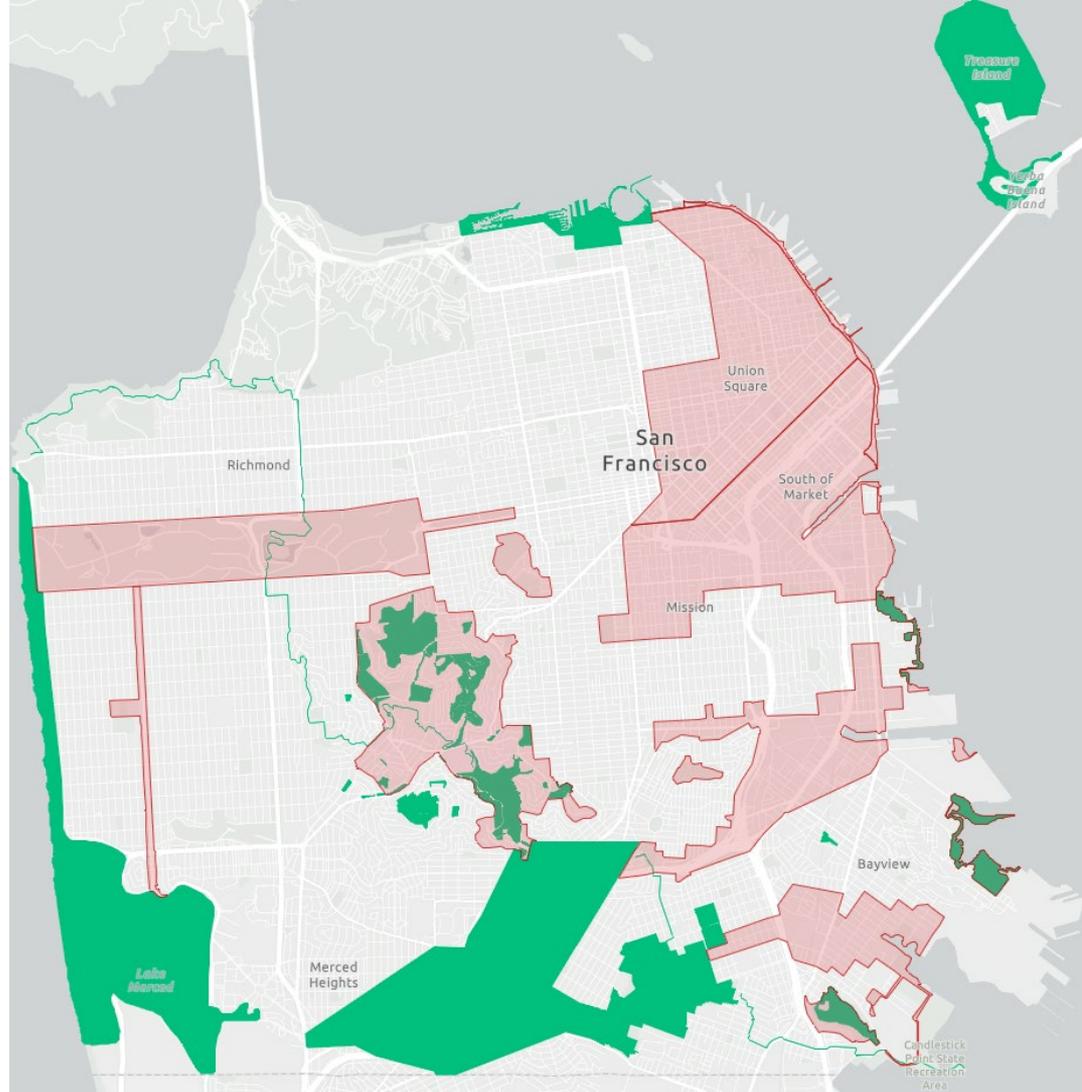
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PRIORITY CONSERVATION AREAS

-  Existing
-  Proposed



PCA Nomination Considerations: Eligibility Criteria and Prioritizing Nominations

PCA Eligibility Criteria

Priority Conservation Areas (PCAs) nominations and amendments must meet the location-based criteria outlined in the table below, which vary by PCA type. **Use the [PCA GIS Nomination Tool](#) to submit PCA boundaries and provide supporting details for review.** ABAG/MTC staff will assist throughout the nomination window, helping jurisdictions confirm compliance and offering guidance to address any gaps.

In addition to the criteria outlined in the table below, **PCA nominations cannot overlap with existing PCAs.** If there is a strong desire for a new PCA to cover an area with an existing PCA, the existing PCA must be amended so there is no overlap.

Please note that jurisdictions submitting **PCA nominations encompassing more than 50% of their total jurisdiction’s area** are required to provide a written justification explaining the rationale for proposing such a large Priority Conservation Area.

Visit MTC’S GIS data catalog to review [city limits](#) and [urban growth boundaries](#) which are mapping layers that inform eligibility. For information on how eligibility maps were developed for each PCA type, visit the [PCA Refresh GitHub](#) methodology website.

Table 1: Geographic Requirements by PCA Type

PCA Type	Location Requirement	Coverage Requirement	Additional Notes
Natural Land	100% <u>outside</u> city limits or urban growth boundaries	75% coverage with eligibility map	Along the bay shoreline, some special habitats inside city limits are eligible if 100% coverage with the eligibility map is met.
Working Land	100% <u>outside</u> city limits or urban growth boundaries	75% coverage with eligibility map	
Urban Greening	100% <u>inside</u> city limits or urban growth boundaries	75% coverage with eligibility map	
Recreation	Can exist inside or outside city limits or urban growth boundaries	75% coverage with eligibility map	
Climate Adaptation	Can exist inside or outside city limits or urban growth boundaries	75% coverage with eligibility map	Must also be nominated as another PCA type; cannot exist alone.

Considerations for Prioritizing Nominations

Most of the Bay Area meets the eligibility criteria for PCA designation – this was a feature of the [PCA Refresh](#), ensuring local flexibility to nominate most areas. This section offers suggested approaches for prioritizing PCA nominations. Relevant mapping layers are available on the [Online Map Viewer](#).

1. Local Needs and Priorities

- **Focus on Equity Priority Communities (EPCs):** Prioritize new PCAs in or near EPCs to address social and environmental inequities. Remember to check PCA type and eligibility when nominating areas inside city limits or urban growth boundaries.
- **Engage the Community:** Leverage past or new community, stakeholder, or CBO engagement to identify areas that reflect community values and needs.
- **Advance Local Plans:** Review existing plans and policies to connect PCA nominations to local conservation and development objectives.

2. Highest-Value Conservation Areas

- **Identify the Highest Value and Opportunity Locations:** Broad eligibility criteria allow flexibility for local nominations, but nominating all eligible areas can defuse the focus of PCAs. Instead, use data or local knowledge to target areas with the highest conservation value or highest opportunity.

3. Regional Significance

- **Review Regionally Identified Priorities.** ABAG created Regionally Identified Priorities, or "Regionally Identified PCAs," during the PCA Refresh process to pinpoint lands with regional connectivity or significance for each PCA type. These areas serve the same planning and policy purposes as Locally Nominated PCAs but do not qualify for grant funding unless they are also locally nominated (learn more about Regionally Identified PCAs in the [PCA Refresh Final Report, page 16](#)). While Regionally Identified PCAs can help guide the nomination of new PCAs, their absence does not preclude an area from being nominated. View Regionally Identified PCAs in the [Online Map Viewer](#) to strategically align local nominations with regional goals. Jurisdictions are encouraged to nominate Regionally Identified PCAs when in agreement with local priorities.

4. Multi-Benefit Opportunities

- **Consider Areas that Advance Multiple Goals:** Many locations meet criteria for multiple PCA types (e.g. a local stream may be a critical habitat, trail gap, park desert, and flood risk area). Prioritize areas that achieve multiple PCA conservation goals to maximize co-benefits like biodiversity, climate resilience, recreation, community health, and equity.
- **Enhance Connectivity:** Support nominations that link regionally significant habitat corridors and recreation networks.



MYRNA MELGAR

DATE: May 28, 2025

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee *mm*

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, June 3, 2025:

- | | |
|------------------------|---|
| File No. 250526 | Apply to Amend San Francisco's Priority Conservation Areas Designations
Sponsors: Melgar; Dorsey |
| File No. 250523 | Resolution of Intention - Street Name Change - Pierce Street from Fulton Street to Golden Gate Avenue - "Dr. Amos C. Brown Way"
Sponsors: Mahmood; Walton and Mandelman |
| File No. 250524 | Commemorative Street Name Designation - Pierce Street from Fulton Street to Golden Gate Avenue - "Dr. Amos C. Brown Way"
Sponsors: Mahmood; Walton and Mandelman |

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, June 2, 2025.

From: [Carroll, John \(BOS\)](#)
To: [George Wooding](#)
Cc: [Melgar, Myrna \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#); [Low, Jen \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#)
Subject: RE: File number 250526 to apply to amend San Francisco's Priority Conservation Areas designation
Date: Monday, June 2, 2025 10:51:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

- [Board of Supervisors File No. 250526](#)

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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From: George Wooding <gswooding@gmail.com>

Sent: Sunday, June 1, 2025 10:14 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; George Wooding <gswooding@gmail.com>

Subject: File number 250526 to apply to amend San Francisco's Priority Conservation Areas designation

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr Carrol

Please make sure that all committee members receive this testimony on item #2

Item 250526

application to amend San Francisco's priority conservation areas (PCA) designation

Resolution sponsors: Melgar, Dorsey

resolution authorizing the planning department to apply on behalf of the city and county of San Francisco to confirm existing and create new and revised designations of priority conservation areas (PCAs) by the association of Bay Area governments (ABAG) and the Metropolitan Transportation Commission (MTC)

QUESTION: when has the MTC or the Association of Bay Area Governments ever done a good job in planning? Could this be demonstrated? If not, why are we using these agencies as the lead agencies for planning? Perhaps, the land use and transportation agency can demonstrate these agencies successes at the June 2nd meeting as part of a larger more informative presentation.

San Francisco residents are tired of hearing that better transportation leads to better housing. Can this be demonstrated in San Francisco? The public grows weary of hearing this false dogma. In 2026, the SFMTA will exhibit a deficit of over \$330M and operational maintenance will be much worse.

Has this resolution ever been presented to the Planning Commission?

Has this resolution ever been presented to the public?

Why is land use in such a hurry to present this resolution to the Board of Supervisors? Does this resolution portend some type of legislation based on a doctored resolution report -- without public knowledge?

Resolution timeline:

Committee request memo—Wednesday May 28, 2025

Prepared by John Carroll—Thursday, May 29, 2025

San Francisco Land Use and Transportation Committee—Monday, June 2, 2025

SF Board of Supervisors—Tuesday, June 3, 2025

San Francisco has significantly reduced its greenhouse gas emissions and is currently below the 2025 target set by its Environment Code. Greenhouse gas emissions have been reduced by over 40 percent since 2017. The authors of this

resolution should be aware of this information.

File number 250526 to apply to amend San Francisco's Priority Conservation Areas designation sponsored by Melgar and Dorsey: there should be no amendment(s) because City Planning should not be forced to work with the MTC or ABAG. This resolution is not an emergency and there is no need for these organizations to become involved in something that the Planning Department can do without them.

The real emergency is that the MTC, ABAG/RHNA and the State of California are dictating San Francisco's Planning.

Thank you for your consideration.

Respectfully,

George Wooding
415 695 -1393

From: [Carroll, John \(BOS\)](#)
To: [Steven Chapman](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#)
Subject: RE: PRIORITY CONSERVATION AREAS - BOS File No. 250526
Date: Monday, June 2, 2025 10:51:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

- [Board of Supervisors File No. 250526](#)

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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From: Steven Chapman <stevenchapman4272@gmail.com>

Sent: Friday, May 30, 2025 10:11 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Fwd: PRIORITY CONSERVATION AREAS

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Re: Designation of priority conservation areas

Dear Mr Carroll,

Please accept the attached (forwarded) comments to committee members. Comments have mainly to do with semantics but believe may be helpful to clarify why these corridor connections should be added to priority conservation areas list.

Very appreciative of the Supervisors' efforts in this regard,

Sincerely,

Steven Chapman

----- Forwarded message -----

From: **Steven Chapman** <stevenchapman4272@gmail.com>

Date: Fri, May 30, 2025, 9:59 PM

Subject: PRIORITY CONSERVATION AREAS

To: Steven Chapman <stevenchapman4272@gmail.com>

Dear Supervisors,

I commend this effort to update the list of San Francisco's Priority Conservation Areas

In particular I commend efforts to add Buena Vista and Corona Heights to the list. Buena Vista Park contains the most intact Oak Woodlands in the city outside of Golden Gate Park and the Presidio. Corona Heights is among the most biodiverse patch of grasslands in the city, and has been a focus of conservation efforts by the Sierra Club and CNPS for the past 20 years.

I am also appreciative of designation of the Islais Creek watershed area as a priority focus. The upper watershed embraces both Twin Peaks (for which some planning efforts are currently underway) but and Mt Davidson and other areas which are important in terms of connectivity, as well as Islais creek in Glen Canyon. In addition focusing on the watershed connectivity, focus on the watershed as a whole allows linkages to the lower watershed with the potential for "daylighting" portions of the creek in currently underserved areas in the Southeast.

The same can be said for the Yosemite Creek/ Yosemite Slough connection.

Finally I think it would be helpful to explicitly mention and add to the list the newly established Sunset Dunes Park (rather than the generic "Ocean Beach" designation). This is also an important node of connection, with potential for linking up with recent restoration work at China Beach/ Ocean Beach and work in dune restoration being done In San Mateo County. There is also potential for enhancements to the Coastal Trail. Planning is currently underway with some funding from the Coastal Commission. Explicit designation of the Sunset Dunes Park could help promote those efforts and identify appropriate funding sources (bond monnies etc).

Thank you for your consideration,

Steven Chapman

110 El Camino del Mar

415-374-9374

(Here on behalf of the Fund for Ecology and Culture).

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor inquires..."
- 5. City Attorney Request
- 6. Call File No. from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: