

OPEN SPACE AND ECOLOGY COMMITTEE

Minutes

Tuesday, January 13, 2015 6:30 PM

Community Meeting Room

Brisbane City Hall

50 Park Place, Brisbane, CA 94005

Call to order:

Chair Ebel called the meeting to order at 6:46 PM.

Committee members present:

Ebel, Fieldman, Hayuk and Salmon.

Committee members absent:

Abney

Staff members present:

Deputy Director of Public Works Kinser

Management Analyst Muñoz

1. Adoption of the agenda.

- Agenda adopted.

2. Oral communications.

- N/A

3. Open space plan and Vegetation management plan – Fred Smith

Open Space Plan

- Previous Mayor Miller and City Manager Holstine asked Smith to present the Open Space Plan to OSEC and explain history and what its purpose.
- In 1998 an ad hoc committee was formed based on a policy of the General Plan to advise City Council on environmental and open space issues.
- The committee had concerns with preserving open space in the acres. Thus, they developed the Open Space Plan to prioritize preservation efforts.
- The Open Space and Ecology Committee was formed and tasked to write and research the Open Space Plan.
- The members of the committee were composed of staff, community members and Park and Recreation commissioners. Currently, the committee is composed of a five member body.
- After two years of research by the committee a consultant was hired to write the Open Space Plan.

Highlights of the Open Space Plan:

Page 9 Open Space Study Subareas

- The analysis was broken into five study areas: Brisbane Acres, Sierra Point, The Baylands and Lagoon, the Beatty Subareas and Northwest Bayshore.
- Beatty sub area is near the Recology headquarters.
- Northwest Bayshore is composed of the Levinson and Peking Handicraft properties.
- Ice House Hill is a part of the Baylands.
- The Northeast Ridge was not part of the Open Space Plan.

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- Criteria for preserving open space: adjoins developed parcels on more than one side (negative criteria), contiguous to San Bruno Mountain Park, contains substantial native vegetation, if the parcel contains significant water courses (wetlands), contained endangered butterfly habitat or potential trail corridors. Each parcel was evaluated according to these criteria.

Page 21, 22 and 23 contain those features.

Page 31 shows the restoration database.

Page 29 shows the composite priority parcels.

- Priority parcels is where acquisition efforts have been focused.

Page 39

- Priority resources for Northwest Bayshore subarea.
- Areas in the Levinson Estate that were deemed as butterfly habitat were due to findings of host plants or grasses. Lower slope areas are impacted by invasive plant species.

Page 49

- Map for priority resources for the Baylands, Sierra Point and Beatty Subareas. The map also shows proposed open space and open area.
- It has Ice House Hill as open space, the marsh over near Sierra Point and the lagoon.
- Landscaped areas can be considered open space.
- Salmon asked about the proposed Regional Bay Trail route from Sierra Point to the west part of the Lagoon (under the freeway). Smith said this may have been a conceptual idea, he does not recall details. Details may be outlined in the text of the Open Space Plan.

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- Contains a list of all the applicable plan policies for evaluating and developing the Open Space Plan.

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- Methods for acquiring and preserving open space. Example: zoning, density bonuses, floating zone, hillside development ordinances, district zone, performance standards zoning, and PD zoning.

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- Transfer of Development Rights- also known as a density transfer. Each parcel if zoned for 20,000 square foot area. Each parcel is approximately an acre, hence 'Brisbane Acres'. Density transfer allows for more development outside of the acres, if acres property is dedicated to open space by the same land owner.
- Lot 49 was dedicated to open space through a development project. Currently, there are no density transfer cases.

The Open Space Plan identifies attributes any open lands in Brisbane, and prioritizes lands for preservation. Acquisitions methods are outlined in the plan such as density transfer, bargaining sales (sell for below market value for tax deduction). The Open Space plan was crucial to gaining funding through grants from state and federal governments.

The Open Space plan is not a regulatory document. It helps City Council focus and target preservation efforts. This plan does not limit development or what a property owner can do.

Volume 2 of the Open Space Plan contains all the reports gathered for development of the plan. Staff will look into making this file digital.

- OSEC will update the properties acquired on the acres map.
- Parcels in blue are water tanks.

- Salmon asked how protected are the parcels. Smith said the parcels that were acquired with state and federal funding are deed restricted; the city cannot change the land use without contacting the granting agency. Parcels that were bought with city funds can be used to the discretion of the city.
- Salmon asked how those parcels could be fully protected. Smith recommended making a strong policy recommendation and resolution for City Council to adopt.
- Hayuk asked about road easements on the acres map. Smith said those are 'paper streets', which are not truly road easements. Paper streets are formed by lands after they have been deeded off. There are various owners of these paper streets, planning department should have records.
- Toby Martin LLC may be the owners of Annis Road and Harold Road, Smith recommends to double check with the planning department.

Vegetation management plan

- Review of memo written by Smith.
- Vegetation management was not completed in 2014 due to staff turnover. Smith has been asked to assist staff to get the plan back on track for 2015.
- In the past pine and eucalyptus removal has been a focus of restoration efforts. Spot treatment and monitoring on more pristine areas. Follow up areas have been in the acres above Paul Ave., every year or two sprouting stumps need to be treated. Broom infestations need to be treated above Harold Rd. and surrounding the Margaret Ave. water tank.
- Smith met with Shelterbelt builders, Mark Heath to discuss monitoring, mapping and treatments that will need to be done.

Referring to Smith's map:

- Area 1: is mostly grass land with coastal scrub. French broom and fennel have been removed and will be treated again. Fieldman asked if Scabiosa is in the vegetation management plan, it is spreading along trails. Smith will talk to Heath; Heath will map this plant and make observations. Scabiosa may be added to the 2016 plan. Fieldman would like for Smith to have the invasive species list that Joe Cannon compiled, Muñoz will email it to Smith.
- Area 2: Monterey pine to remove. Cotoneaster will be treated. Treatment on lot 98 has not been done yet.
- Area 3: Hill side between Harold Rd. and upper Firth Canyon. This area is fairly clean, the idea is to patrol and map the area and identify species.
- Area 4: the area around and above the Margaret Ave. tank, up to the border of San Mateo County Park. Broom is found in this area, cotoneaster and pine trees. Fieldman said there is a lot of Scabiosa in this area. Smith said there are some eucalyptus resprouts.
- Area 5: Upper Paul and Margaret Ave., upper Costaños Canyon. Resprouts of broom, cotoneaster and eucalyptus. There are a number of private properties that have stands of invasive species.
- Salmon asked who the property owner is of the intersection of Kings Rd. and San Mateo Ln. The ivy on that property is spreading into the habitat. Smith said this is county land and is beyond the scope and budget for the vegetation management plan.
- Ebel recommended this site for the next Habitat Restoration Day.
- Smith recommends adoption of this plan so he can contract with Shelterbelt.
- OSEC would like a report on what other invasive species are found.
- The plan has been adopted by all members.

4. Approval of the minutes

- Corrections from Salmon: Education and outreach – sustainability education, change to Education and outreach. Add that Mountain Watch is also working with South San Francisco on the PCA application.
- Minutes approved with corrections made.

5. Chair and committee member matters

- Fieldman asks OSEC members to take note of dead Monterey pines in the area. Fieldman has noticed several in the area.
- Muñoz will send out a compiled list of trees.
- Staff will discuss further in staff updates.
- Ebel spoke with the new manager at Brisbane library; they are willing to have a shelf for OSEC to place environmental documentaries on. Signage and logistics will have to be determined. The manager mentioned there should be about 20 pieces of media.

6. Environmental Action Plan update and subcommittee update

- Fieldman is working on draft text for the plan.
- Ebel has read through several climate action plans and the San Mateo County template. Ebel would like to make the Brisbane plan more practical.
- AB1103, Energy benchmarking and disclosure law (commercial properties). If a building goes up for sale, refinance or lease then the energy use must be disclosed.
- Ebel and Fieldman ask how were businesses notified of this bill and who is the enforcer?
- Ebel spoke with San Mateo County of Realtors. Over the phone it was expressed that there will be no point of sale requirements. Ebel will have a meeting with them in the future to discuss an acceptable compromise.
- Kinser gave the following updates from last meeting: investigation in the calculations of the diversion report, determine diversion goals, survey success of food scrap collection after one year and how it can be further promoted, sustainable purchasing policy for the city and at community events, have a volunteer at community events to guide people how to dispose of waste in respective bins, there has been discussion of how to get commercial buildings to be more energy efficient (possibly through energy audits).
- Ebel mentioned that Sonoma has a Climate Action Plan, in which they lay out what their plan will not cover. Why won't Brisbane create a Climate Action Plan instead of an Energy Action Plan? Kinser mentioned because transportation will be covered in the General Plan under the purview of the Planning Commission.
- Fieldman will speak with Dave Pine of the county to propose a county wide climate action plan, as opposed to cities doing individual plans.
- Kinser gave the update from the last RICAPS (Regional Integrated Climate Action Planning Suite) meeting. A presentation from Jim Eggemeyer on the pilot program of the County Office of Sustainability, they wrote a County Operations Climate Action Plan based on the RICAPS model in addition to an Energy Efficiency Climate Action Plan.
- Fieldman said the Sonoma Climate Action Plan covers all cities in the Sonoma County. Fieldman believes that San Mateo County as a larger government body should take action in writing a County wide Climate Action Plan (CAP) because they have resources. Kinser said two out of three cities in San Mateo County have completed their CAP, plus the consultants that we have to assist us are funded through the county. Kinser said City Council has

directed us to write the plan for Brisbane; it is possible that the county will take charge on some aspects of the plan in the future. Ebel would like to move along with writing a plan.

7. Subcommittee reports

- Environmental action plan subcommittee will meet at 1pm on 1/14.
- The next PCA subcommittee meeting will be at 5:30 on 1/26.
 - a. Residential and commercial site treatments: paved vs permeable vs landscaping: Ebel and Fieldman
- Ebel has made revisions to the letter. Fieldman and Ebel will work on it over email and get a final draft to all OSEC members.
 - b. Education and Outreach: Ebel and Salmon
- Ebel and Salmon had a wrap-up meeting to discuss projects from the past. Salmon and Ebel thought of the idea of educational video shorts (2-5 minutes) involving community members. Could be a part of the science fair. An example would be a video of what goes into the green bin and what doesn't. These videos can be posted on the City website and Facebook page. After videos have been compiled a film festival can be held. Fieldman likes the idea of involving youth in making videos. Ebel will compose a letter to local photographers to see if they were interested in teaching how to take video. San Mateo County library system is having a short film competition, Fieldman and Ebel will promote this.
For future meetings Fieldman and Ebel will meet.
 - c. Ad hoc subcommittee Brisbane acres lot coverage: Abney and Salmon
- Abney and Salmon met. Salmon will write this letter asking City Council to take on lot coverage issue with the Planning Commission. Abney is not present, so they will schedule a meeting at a later time.
 - d. PCA subcommittee: Hayuk and Salmon
- Hayuk gave the update that the PCA subcommittee met before the OSEC meeting. The meeting was productive in setting many areas to designate as a PCA. A map will be created and draft paperwork started in the next meeting on January 26. Ebel would like for OSEC members to send ideas for areas to Muñoz.

8. Staff updates:

Title 24 training

- Staff will continue outreach for title 24 training to local contractors and surrounding cities.

Habitat restoration day

- Salmon will form the subcommittee for Habitat Restoration day.
- Salmon proposes to work on San Mateo Lane Canyon, instead of Costaños Canyon.
- Staff will determine property lines for San Mateo Lane Canyon and if a permit is needed to do this work.
- Ebel asked Salmon to determine how much area will have to be cleared.

- The next step is to set up a meeting with the Park and Recreation commission and Mountain Watch to plan details.
- Based on having two restoration events last year, Ebel would like to have two this year as well.
- Ebel will contact school staff to see when this year's Spring Thing event will occur, as to not conflict with Habitat Restoration day. Habitat restoration day will likely be on the 18th or 25th of April.

Green Building ordinance

- On January 15, City council has it on their agenda to select a subcommittee to take a second look at the green building ordinance. They want to be sure that appealing BIG (Build It Green) residential and LEED (Leadership in Energy and Environmental Design) commercial, which are parts of the previously adopted Green Building Ordinance is the right decision. Once subcommittee member will get appointed, there will be a few more meetings for the OSEC Green building ordinance subcommittee to attend.

Adaptation planning grant

- The San Mateo office of Sustainability is applying for a grant for sea level rise risk and adaptation assessment for all agencies that front water ways.

SMC -2 levels of energy plan

- As mentioned earlier in item 6.

County looking at renewable energy mix

- Community Choice aggregation has received SMC (San Mateo County) Board of Supervisor approval. This allows for residents to choose the renewable energy mix they receive.

Title 24 training

- The training is on January 28. Outreach has been done for local businesses, contractors and neighboring cities.

Report of accomplishments

- OSEC report of accomplishments will be on City Council consent calendar January 15.

Monterey Pines

- Staff met with Bryan Baker from Davey Tree to establish guidelines for tree removal. Trees with overall change in color are likely infected by the beetle. Trees that have localized change in color likely have pitch canker. Pitch canker trees can be trimmed to remove affected areas.
- Overall the drought has cause stress to trees that make them susceptible to disease. As more trees are noted they should be distinguished between totally dead and sick.
- Letters will be sent out to property owners of the most affected trees.

- Salmon said there are several trees that are dying around Lipman School. Salmon has observed that most pines are dying that were planted around the same time period. Fieldman said she has been told that all Monterey Pine trees will die.
- Ebel asked how many trees have been removed. Staff can check with the planning department to ask about how many tree removal permits have been submitted.

9. Adjournment

Meeting adjourned at 8:51 PM