

Open Space and Ecology Committee Meeting

April 20, 2016

Agenda

OPEN SPACE & ECOLOGY COMMITTEE AGENDA

Wednesday, April 20, 2016 6:30 PM
Community Meeting Room
Brisbane City Hall
50 Park Place, Brisbane, CA 94005

1. Adoption of the agenda
2. Oral Communications (public comment)*
3. Presentation from Gary White, a Volunteer Climate Leader with the Climate Reality Leadership Corps
4. Approval of the minutes
5. Chair and committee member matters
6. Review Baylands land use recommendation draft letter for submission to City Council and Planning Commission
7. Discuss recommending Invasive plant ordinance
8. Subcommittee reports
 - a. CAP subcommittee
 - b. Bike to work day
9. Staff updates: Habitat Restoration Day, Bike to work month proclamation, PG&E methane challenge, Community Garden and Committee Biographies
10. Adjournment

*Public comment on the agenda items is welcome at the discretion of the Chair

Adoption of the agenda

Oral communications

*Public comment on the agenda items is welcome at the discretion of the Chair

Presentation from Gary White, a
Volunteer Climate Leader with the
Climate Reality Leadership Corps

Approval of the minutes (slide 1 of 3)

Open Space & Ecology Committee Meeting

Draft Minutes

Wednesday, March 16, 2016 6:30 PM

Community Meeting Room

Brisbane City Hall

50 Park Place, Brisbane, CA 94005

Call to order:

Hayuk called the meeting to order at 6:35 PM.

Committee members present:

Abney, Ebel, Fieldman, Hayuk, Keogh, and Salmon

Committee members absent:

- Vladimirova

Staff members present:

Deputy Director of Public Works Kinser

Management Analyst Escoffier

1. Adoption of the agenda

- Agenda adopted.

2. Oral communications

-N/A

3. Presentation of the vegetation management plan by Fred Smith, former City staff for OSEC, for approval

- Smith went over the vegetation management plan for 2016.

- The main ridge of the mountain has some fennel and broom that has been removed and sprouts will be treated.

- Invasive native brush has started to encroach on grass land, brush will be cut and stumps will be treated. This technique uses less herbicide.

- On city lots some pine trees will be removed.

- Lot 98 was recently acquired and will be treated.

- Salmon asked how the Scabiosa will be removed. Smith said either by hand or spray treatment.

- Keogh asked about the time frame for treatment. Kinser said last year it was roughly six months after the plan was approved.

- Fieldman asked if anyone is monitoring the effects of vegetation management. Smith said the contractors report observations every year. Field visits and volunteers elude staff to other issues on the mountain. Kinser added this year the contractors will do mapping.

- Salmon asked if there will be replanting after removal of brush. Smith said no, the understory plants and grasses will recover.

- Hayuk asked about lot 98 treatment. Smith said the broom in the area is being worked on to prevent further spreading from nearby private property.

- Ebel made a statement that broom and Scabiosa are invasive species and broom is often sold at plant nurseries. Keogh suggests outreach to ask people not to plant broom.

- In upper Paul Ave. acacia trees have been removed and eucalyptus sprouts are being treated.

- Lot 40 a raptor nesting survey may be done to verify that there are no active nests prior to treatment.

- Michelle Chan from Lipman Middle School asked if there are requirements to remove broom from private property. Kinser said residents receive notices from the fire department.

- Fieldman would like to move forward with an invasive plant ordinance.

- Salmon asked what could be done with more funding. Smith replied the funding has been significantly increased from previous years and they are reaching capacity for the amount of work they can do.

- Salmon asked about treatment for the ivy that is overgrowing in canyons. Smith said next year this can be looked at for the next vegetation management plan.

- The vegetation management plan is approved.

4. Community Garden Space Presentation from Mark Slichter of Callendar Associates re: pilot turf replacement study to replant four City parcels with low water demand native plantings

- Randy Breault gave the background that City Council asked for funds to conduct a tree study. After the study was complete, there were funds left over. Up to 25% of Brisbane's water use comes from irrigation as a fixed account. Breault thought to do a study on city owned parcels in Crocker Industrial Park and the central part of town on the landscapes to determine potential water savings. After the study is complete it will be presented to City Council.

- Slichter started with background information. In January there was a meeting with city staff and San Bruno Mountain Watch, a draft plan was developed in this meeting.

- Turf was popular in the past. Costs of implementation and water savings will be estimated with replacing turf with water saving landscapes.

Approval of the minutes (slide 2 of 3)

- The study sites are: North Hill pump station (88 North Hill), Crocker Industrial Park entrance, City Hall, and Brisbane Park. Design will be a mix of conventional and contemporary, with consideration of energy and water conservation.

- Nate Ritchie spoke about site details. At City Hall the turf areas may be replaced, proposed plants will go along with the bioswale. All plants are low water use and incorporate some natives recommended from San Bruno Mountain Watch.

- At Brisbane Park turf in areas that are not highly used may be replaced and plants around the Christmas tree. Keogh mentioned that the Christmas tree may be replaced. Salmon added there is a lot of foot traffic around the tree, especially during the holidays when people take photos around the tree. Salmon also added that the water table at the park is high and appropriate plants should be chosen.

- Breault asked about replacing the Christmas tree. Salmon gave the background, that former OSEC member Sweeney suggested planting a younger tree next to the current Christmas tree to become established and shielded.

- Industrial park entrance: turf by the signage will be replaced. A variation of texture, color and height will be used.

- North hill pump station: Turf will be replaced with plants that homeowners can incorporate into their own landscape. This will be a learning opportunity for the community to come look at the plants, which plants will be labeled for identification. Signs may be added about local ecology and water savings.

- Ebel suggests all landscape areas should consist of 50% minimum native plants. Calflora could also be a good website to look at the changed status over time of invasive species. Salmon would like native plants to be native to San Bruno Mountain, not just native to California. Breault added this is why San Bruno Mountain Watch has been involved to help assist in choosing the appropriate plants.

- Salmon recommends taking microclimates and soil moisture into consideration at the different sites.

5. Approval of the minutes

- Ebel would like to add minutes about what was said about multiunit complexes with regards to composting, since community members were asking her questions. It was suggested that Ebel refer the community members with questions to South San Francisco Scavenger.

- Spelling correction from pale to pail.

- The Bay Natives Nursery is not limited to San Bruno Mountain natives.

- Change meets to meats.

- Minutes adopted as amended.

6. Chair and committee member matters

- Salmon mentioned that a staff member and a committee member attend the Open Space Conference each year. Keogh will go to the conference.

- Ebel asked about the flood management planning maps. An email was sent to Fieldman to answer her question. Kinser clarified that this was an administrative change and did not change how planning is done.

- Ebel asked about Title 24 training, this was discussed in the CAP meeting.

7. Subcommittee reports

a. Habitat Restoration Days

- Salmon announced that Earth Day will be on April 23rd, from 9am-1pm on Monarch Drive between Mission Blue Drive and North Hill Drive.

- Escoffier reported that the site activity permit has been approved. Escoffier is also coordinating with San Bruno Mountain Watch staff to develop a plan for the day.

- Keogh asked if corporate volunteers will join. Escoffier will contact them.

- Salmon asked to post the event in the Luminary and the Star.

- Committee members will be assigned to make sure volunteers disinfect their shoes before doing work.

- Kinser discussed the estimate for Shelterbelt to do restoration work on Firth Canyon. Equipment cannot access the canyon, so it will require handwork. The estimated cost is \$63,000. Salmon feels that the canyon should be restored and the work that is required is beyond the scope of a volunteer work day.

- Staff will bring this estimate to the budget hearings to ask to fund this special project. Keogh suggests after the professional work is complete; volunteers can maintain the canyon.

Approval of the minutes (slide 3 of 3)

b. Bike to Work day

- Bike to work day is May 12.
- Salmon will provide AAA maps. Staff will provide an easel.
- Ebel will volunteer.

c. Christmas tree

- Ebel recommends placing the new tree to the south east of the old tree to prevent wind damage.
- Salmon has not contacted Sweeney.

d. CAP subcommittee

- Based on Santa Clara's tool kit, Ebel put together a similar tool kit.
- Ebel gave the update that the toolkit will contain rebates and coupons, instead of giving away items.
- Ebel will put together user guides.
- Salmon recommends having this toolkit at the Community Festival.
- Ebel asked where should the tool box be checked out from and who will restock it.
- Escoffier recommends that the Green Team at Lipman can restock the toolkit.
- Salmon would like this announced in the Star.
- Fieldman gave the update that training for city staff was discussed. Fieldman found a training that was given at Fort Lauderdale which was a good example, but may be too extensive. Fieldman feels that city staff should be trained in climate basics.
- Escoffier and Ebel worked on the purchasing guide. Ebel will send Escoffier links about reusable pens and highlighters.
- Flags on Visitacion Ave. were discussed for Earth Day. Salmon recommends children doing the artwork on pillow cases; Fieldman suggests doing this at the OSEC booth.
- Students going door-to-door to discuss energy savings and rebates were discussed. If students were to go door-to-door, they would need parents or chaperones. Fieldman suggests finding out about insurance requirements etc. Ebel will contact the school.
- Kinser mentioned public transit information being placed on the website.
- Fieldman asked about involving the County to assist on items in the Climate Action Plan. Kinser gave the update that the working group for C/CAG has had a change in staff and some items have lost steam. Staff has mentioned items several times. Fieldman would like to discuss this at the next CAP meeting.

e. Draft Letter to City Council re: Baylands land use recommendation and adequacy of the EIR for said land use

- Ebel and Fieldman have been working on the letter based off of the One Planet Principles from the Sustainability Framework.
- Fieldman asked for feedback on the letter. Keogh suggests spelling out the acronyms for the first time it is used.
- OSEC members agreed to have a special meeting to approve the letter on April 6.

f. Community Garden Space outreach

- Keogh reached out to Tyler Coon to discuss the expansion of the community garden.
- Coon thought the location was good. The area may be impermeable. Ebel asked if this was an old rail line, arsenic contamination could be an issue. Salmon suggests having the site tested.
- Abney suggests incorporating the extra plots into the orchard. Ebel mentioned there may be an issue with complying with ADA guidelines.
- Ebel mentioned that Vladimirova in a previous meeting mentioned that the proposed site would be good for people that live at the Ridge. Ebel said she spoke to a community member and they suggested that having a garden near the Mission Blue Center could be better.
- Abney added the proposed site has dumping issues and wildlife. Kinser said it will be somewhat protected with a fence, and hopefully dumping will be discouraged if a garden is placed there.
- Keogh has the wait list, she will contact people on the list to ask if they would be willing to walk or drive to South Hill to have a plot if a second community garden would be there.

8. Staff updates: The Climate Reality Leadership Corps presentation

- Escoffier gave the update that the presentation has been moved to April.
- Kinser added to fill out the survey for the Bike Pedestrian Master Plan.
- BES toured City Hall. Staff quizzed kids on sorting solid wastes in the kitchen.

9. Adjournment

- Meeting adjourned at 8:51 PM.

Chair and committee member matters

Review Baylands land use recommendation draft letter for submission to City Council and Planning Commission

These comments are intended to convey the views of Brisbane's Open Space and Ecology Committee on land use in the Brisbane Baylands to the Planning Commission and City Council. The City has adopted a Sustainability Framework for the Baylands based on a set of ten One Planet Principles. Given OSEC's job description and the commitment of the City to using these principles as guidance for Baylands development, we felt it appropriate to use this framework as the backdrop for our comments on the three plans (DSP, CSP, and AEG) considered in the EIR.

Health and happiness: Encouraging active, sociable, meaningful lives to promote good health and well being.

Parks, natural open space, views, recreational facilities, businesses that include health facilities within their walls (such as on-site gyms, climbing facilities etc.), access to the Bay, and development that maintains or enhances natural resources and ecosystems are ways in which the man-made environment enhances health and happiness. Within the built environment, access to natural light and air free of toxic VOCs are important basic requirements for health and happiness.

Of the three plans presented in the DEIR, it seems to us that the Alternative Energy Plan would be most supportive of health and happiness. More of the land is dedicated to open space. Lower building profiles will maintain viewsheds and wind speeds in the Bay (windsurfing). There would be room for a constructed wetland that will enhance wildlife habitat and related recreational and educational opportunities. The AEP could accommodate the freight-forwarding and other businesses that now inhabit Crocker Industrial Park, reducing truck traffic, noise and exhaust in central Brisbane and thereby enhancing Brisbane residents' quality of life, and open some of Crocker Park for housing in close proximity to central Brisbane and its small-scale retail businesses.

Both the Developer Supported Plan (DSP) and developer sponsored Community Proposed Plan (CPP) feature high-density development. Their high densities, increased traffic and noise, and less abundant open space make the DSP and CPP less desirable options from a health and happiness standpoint (and would also, we feel, diminish the overall quality of the site as wildlife habitat; see below).

Equity and local economy: creating bioregional economies that support equality and diverse local employment and international fair trade.

The Bay Area's energy footprint extends far beyond its geographic footprint. Generation and storage of a substantial amount of renewable wind/solar energy on the Baylands would help to address this problem because it would "internalize" within the Bay Area some of the energy production upon which Brisbane, and our entire region, depend. The likely adoption of Community Choice Aggregation in San Mateo County promises to increase the demand for renewable energy, and many people in Brisbane and countywide would like much of this energy to be produced within the county. The Clean Energy and Pollution Reduction Act of 2015 requires California to meet 50% of the state's electricity demand with renewable sources by 2030. The large solar farm (and possible other renewables) featured in the AEP will help to supply this mandated increase in the demand for renewables. Building commercial-scale renewables on brownfield sites like the Baylands is environmentally preferable to building them in relatively undisturbed natural areas, which should be kept intact as much as possible.

Our bioregion not only uses resources, but produces wastes. Given the presence of Recology on the Baylands, OSEC recommends encouraging waste-to-resource industries such as waste-to-energy (excluding the burning of trash, to which residents have expressed firm opposition and which would contribute to local air pollution in an air district already classified as having non-attainment status), compost-making, maybe even the manufacture of recycled paper. Another appropriate use for the Baylands is facilities for reclaiming and selling materials, similar to Habitat for Humanity's ReStore or a box reseller. Water recycling and sewage treatment/methane recovery are important ways to close the resource/waste loop, and could be appropriately sited in the Baylands.

We believe that the jobs connected with these land uses would be well-paying, blue- (or green-) collar jobs that don't require college degrees and that would add to the diversity of the local economy and provide attractive local employment opportunities. Few such jobs are available in the northern Peninsula since manufacturing and related industries have long since departed from much of the Bay Area.

On the other hand, the DSP and CCP propose very conventional combinations of uses and other enterprises (i.e., offices and retail) similar to the what is already present in the bay area. These uses, it seems to OSEC, would not make the best use of the Baylands' unique characteristics, nor would they add to the diversity of local employment.

Culture and community: Respecting and reviving local identity, wisdom and culture; encouraging the involvement of people in shaping their community and creating a new culture of sustainability

Brisbane has a long history of independent thinking and environmental responsibility. It has an industrial past in which railroads featured prominently. We feel that any plan must, while providing for economic development, also preserve space for the independent and alternative lifestyles enjoyed by some of its population. A variety of housing must be provided for a good social and economic mix. Brisbane also has a distinctly suburban and sometimes even rural feeling. Preservation of the small ranch, and a connection with our food and animals, both domestic and wild, are desirable. While some housing (in central Brisbane) should be high density to provide opportunities for lower income households, affordable single family homes are the keystone of Brisbane and help to give it its unique character within the Bay Area.

Middle class jobs are an important element of a strong community. In the past these jobs were provided by the shipyard and the rail yard. It is among the aspirations of the people of Brisbane that the Round House Historical Site be restored with a spur line and educational facilities. The educational facilities, in addition to preserving the history of steam trains in the Bay Area, could also serve as the site for education about local ecology and sustainability.

Land use and wildlife: Protecting and restoring biodiversity and creating new natural habitats through good land use and integration into the built environment.

We strongly discourage a "minimalist" approach to habitat preservation (i.e., the Federal requirement that any destruction of wetlands be mitigated 1:1).^{*} Rather, we think that the city should require not only the preservation and enhancement of existing habitat, but the creation of new habitat, some of which may be wetlands designed to take up pollutants, such as metals, oozing from the landfill. Moreover, we urge the construction of bridges to connect habitat fragments within the Baylands with each other and to other habitats outside the Baylands, e.g., connecting uplands on SB Mountain to Baylands wetlands. For all the Baylands development scenarios, a City-authored Open Space Plan is intended to ensure that wildlife have corridors that will enable creatures to move about within the Baylands; we urge the City to consider further integration of structures with landscape via green walls and roofs and the softening of hardscape. Regardless of corridors, we believe that wildlife movement will be inhibited by the dense development envisioned in the variations of the DSP and CP. We think that a development with fewer structures (as in the AEP), fewer workers onsite, less noise, litter, pollution and night lighting would provide more assurance of the preservation of both the variety of species found on the site and the populations of those species.^{**} The FEIR acknowledges that open space, which provides foraging and other opportunities for wildlife, would be considerably diminished under either the DSP or the CP.

*In responses to comments on the DEIR (from, among others, the Brisbane Citizens' Committee), the consultants stated that the developer would restore wetlands based on the average wetlands area extant in several study years. OSEC supports using the wetlands maxima rather than the consultants' average as the baseline.

**The Worldwide Fund for Nature (WWF) and the London Zoological Society's 2014 Living Planet Report announced 50% declines in the populations of 10,000 representative populations of mammals, birds, fish and other animals in only the last 40 years. In other words, half the animals on earth are gone. While a number of species are disappearing altogether, the population decline in once-common populations of animals demonstrates the vital importance of habitat preservation and expansion.

Sustainable water: Using water efficiently in buildings, farming and manufacturing. Designing to avoid local issues such as flooding, drought, and watercourse pollution.

Water availability for large scale and dense development is a significant issue in view of California's growing population and the changing climate, which many scientists believe will make drought more of a chronic condition than an occasional one (all structures in any of the plans will have to meet or exceed state Title 24 water efficiency standards). As stated above, OSEC believes that Brisbane would be better served by the Alternative Energy Plan with lower-density development. But no matter which plan is chosen, we recommend that a water recycling facility be located on the Baylands. It is an appropriate use and could help to reduce Brisbane's ecological footprint. OSEC would like to see such a facility built sooner rather than later: the DEIR indicates that the water recycling facility included in the DSP and CPP would not be built until build out is completed.

In order to make a recycled water facility economically viable, businesses that could benefit from the availability of recycled water, such as solar panel washing, plant nurseries, certain recreational uses, car washes, and hotel linen service, be considered for the Baylands. In 2014 California voters approved a large bond issue for water projects, including water recycling. The possibility of acquiring funding from this source for a Baylands facility should be investigated.

Flooding is a real possibility in the developed Baylands, given that permeable surfaces cannot be used because of the risk of water percolating into the landfill. The impermeable surfaces that will cover a significant portion of the site no matter which plan is chosen will increase storm water runoff. Moreover, large amounts of precipitation falling in a very short time are becoming more likely as climate change warms the atmosphere and increases the percentage of water vapor that it can hold. In such a case, we are concerned that stormwater could overwhelm the swales and other flood-control devices suggested as mitigations in the DEIR. We suggest creative approaches, such as large sunken concrete structures that could be used for skateboard parks, public plaza, flea/crafts market, parking garages, and/or a farmers' market under normal conditions, but which could be evacuated and used as temporary rainwater catchment basins in flood conditions (such structures are built and presently in use in the Netherlands). These would help to ensure that the stormwater is held until it can be released.

Local and sustainable food: Supporting sustainable and humane farming, promoting access to healthy, low impact, local, seasonal and organic diets and reducing food waste.

While we will leave the topic of food and farming largely unaddressed due to the unsuitability of the Baylands brownfield site for food production, some small efforts might be made to support and encourage access to healthy local food. An organic food distribution center, setting minimum standards for Baylands restaurants and businesses, expansion of the farmer's market and businesses that focus on food waste prevention might make some noteworthy contributions to the food sustainability on the Baylands.

Sustainable materials: Using sustainable and healthy products, such as those with low embodied energy, sourced locally, made from renewable or waste resources.

None of the plans address the sustainability of materials in any great depth and to do so will be rather difficult as the Baylands produces or contains very little in the way of material resources appropriate to building. Rammed earth, tires, glass bottles embedded in concrete, cob and other alternative building methods are probably not suited to the Baylands on a large scale. The risk of liquefaction, earthquakes and flooding demands engineered solutions. If we look to the wider bioregion, our options increase, however the bay area is not known for its local steel, timber or concrete industries. All are key components of standard building practices. It is likely that all materials will have to be imported from outside the region. However, it is our expectation that they would be sourced from within the US and California to maintain a minimum level of environmental standards and minimize transportation footprint. We feel again that the preservation of the spur line is important because it would help to lower the impact of building by providing a low carbon transportation method.

One construction material that holds some promise is Rastra (and similar products). Rastra is a blend of waste Styrofoam and concrete that makes a stable, insulating material that has less embodied energy than traditional cement and takes advantage of a difficult to dispose of waste stream. However, the utmost care would be called for to prevent loose Styrofoam from entering the water ways.

We find the AEG to be slightly superior to the DSP/CCP in this area due to the lower building heights and lower overall demand. Lower building heights may provide some opportunities for alternative building methods.

Sustainable transportation: Reduce the need to travel and encourage low and zero carbon modes of transport to reduce emissions.

All three plans, according to the FEIR, are unacceptable in terms of transportation impacts, and even worse when the cumulative impact of development plans for the Baylands, the Schlage Lock site, Candlestick Park and Hunters' Point are considered, as they certainly should be in any realistic assessment of the transportation future of this area. Consequently, we think that developing the Baylands into a transportation hub to enable and facilitate rail transportation of goods and people in the Bay Area and in California makes perfect sense. Specifically, we advocate the Baylands as the site for a railyard to serve the future High Speed Rail system.—a use that could coexist with water recycling, solar energy generation, and the other uses we have recommended for the site. We also recommend incentivizing the relocation of the freight forwarding operations now located in central Brisbane to the Baylands, where they would be in closer proximity to 101 and to the existing rail line (rail is likely to be the freight transport mode of choice in a low-carbon future. Having a rail line in service during construction could lower the environmental impact of transporting construction materials to the site). And we fully support the extension of the Third Street light-rail line to meet Caltrain at a rehabilitated Bayshore Station.

We think that the uses we have recommended would make a greater contribution to sustainability and the quality of life in Brisbane and on the northern Peninsula than would a mixed residential/commercial development in the Baylands. As OSEC stated in its comments on the DEIR, we believe that such a mixed-use development would result in less transportation reduction than is typically assumed. (Jarvis, Helen. Dispelling the Myth that Preference makes Practice in Residential Location and Transport Behavior. Housing Studies 18:4, 587-606).

Zero waste: Reducing waste, reusing where possible, and ultimately sending zero waste to landfill

OSEC supports Recology expansion and the possible addition of waste-to-resource commercial activities on the Baylands.

Over all, the Earth's population is using resources at approximately 1.6 times the rate at which they can be renewed. If everyone on earth lived like Americans, between five and six additional planets would be needed to maintain their lifestyle. The cradle to grave cycle, in which virgin raw materials are turned into products and waste and products are discarded at the end of their useful lives, and in which large amounts of (fossil fuel) energy are required at all stages, is no longer viable. Ecosystems are already buckling under the strain of supplying raw materials and absorbing wastes of all kinds, and energy, even renewable energy, must be used much more frugally in the future than it is now. Scientists have made clear that the global economy must aim for almost complete decarbonization in only a few decades. That means that salvaging items from the waste stream that can be repurposed and recycling the rest will become increasingly important.

Zero carbon: Making buildings energy efficient and delivering all energy with renewable technologies

The primary focus should be on building highly efficient buildings. This is partly because a kilowatt not used, saves two; as much as 50% of energy in the grid is lost due to transmission and inefficacy. Moreover, energy efficiency reduces the need for new energy supplies, which is important because all energy sources, including renewables, produce environmental impacts. State building codes require new buildings to be Net Zero by 2020 for residential and 2030 for commercial. This leaves one building code cycle between now (2016) and Net Zero for residential, and four code cycles between now and Net Zero for commercial buildings. Given the lengthy timeline for planning and approvals, it is possible that whatever is built on the Baylands will have to be Net Zero. However, if the Baylands planning process accelerates and building permits are issued prior to 2030, OSEC proposes that all buildings be required to meet the Net Zero standard. We further recommend that Life Cycle Assessment be used throughout the planning process.

Even with energy-efficient building requirements, both the DSP and the CPP are net energy consumers. By contrast, the AEP would produce a 31,00MWh surplus of electricity, which would help to supply the energy used in the rest of the city of Brisbane from renewable sources, and also help to offset other inputs to the Baylands. The Baylands is also uniquely suited to energy generation because Martin substation is adjacent to the site, meaning that a component of the necessary infrastructure is already in place.

The Baylands FEIR sets a CO₂e benchmark of 4.6 metric tons per person per year as purposed by BAAQMAD. UC Berkeley's estimated target is 3 metric tons per person per year, One Planet living sets a standard 4 tons by 2020 and 1 metric ton by 2050 per person per year. While all these standards are confusing, the City of Brisbane has chosen to adopt the One Planet Living principles in part because of its clear Key Performance Indicators. San Mateo County's average carbon footprint is 47.9 metric tons, leaving a huge gap between any of the benchmarks and current per capita carbon footprints. The fact that we must close such a large gap in a very short time should inform our decision making process and preference should be shown for a land use plan that will move us closer to stringent CO₂e goals.

We would also encourage the City Council to declare the Baylands a Zero Methane Emissions Zone—that is, to take steps to ensure that there is no uncontrolled or accidental release of methane into the atmosphere from either the landfill, buildings or other man made sources and to support the healthy functioning of the natural environment to minimize the natural release of methane into the atmosphere. Because methane is such a powerful green house gas, we feel it deserves special attention and we are very concerned about the intense pile driving that will take place under the CPP and DSP and the potential for disruption of distribution lines, landfill methane and the lines supplying the Kinder Morgan tank farm.

Conclusion

OSEC recommends that the Council choose to develop a specific plan for the AEP as the best development plan for the Baylands. Its mix of commercial, recreational and light industrial activities is appropriate for the Baylands as a heavily polluted brownfield site that will receive minimal remediation. It can provide renewable energy and energy storage, for which demand in the Bay Area and throughout the state is certain to increase. It leaves considerable open space for wildlife and wetlands, making it environmentally superior to dense development. We therefore feel that the AEP best supports the interests of Brisbane, the bioregion and the public at large.

Discuss recommending Invasive plant ordinance

Subcommittee reports

- a) CAP subcommittee
- b) Bike to work day

Staff updates

- a) Habitat Restoration Day
- b) Bike to work month proclamation
- c) PG&E methane challenge
- d) Community Garden and Committee
- e) Biographies

Adjournment

- Next OSEC meeting is May 18, 2016.