

CHAPTER IX

CONSERVATION

GOALS:

The City of Brisbane...

*Where there is daily contact with the
Mountain and Bay*

*And there is an awareness of the finite
nature of resources;*

*Where the citizens are judicious in the use
of water and energy*

*And recycling has become part of everyday
life...*

*A community that carefully manages the
present to protect the future.*

CONSERVATION

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CHAPTER IX

CONSERVATION

Conservation policies address the management of resources. The principle of conservation recognizes that natural resources are fragile and finite and must be maintained if future generations are to enjoy and benefit from what is taken for granted today.

In recent years, conservation practices have become a part of Brisbane's daily life. Residents and businesses have faced water restrictions and energy shortages. They have been asked to separate materials from their waste stream and to be careful of what flows to their storm drains. They have been asked to conserve energy and water and practice soil conservation measures when constructing or improving their homes and businesses. Conservation has become an integral part of every issue area addressed in this Plan.

The involvement of government in regulating the conservation of resources has expanded significantly in the last ten years. Legislation, especially at the State and Federal level, has not only established new agencies, but has given existing agencies broader regulatory powers. The relationship between private individuals, the City and other government agencies is complex in regard to conservation issues, where the City's authority is often preempted or circumscribed by the regulations and requirements of others. The challenges in this General Plan period are to most efficiently conserve resources, communicate well with the public and work constructively with other agencies. These challenges are reflected in the policies in this chapter.

This chapter contains a number of sections. It begins with consideration of the natural resources in the planning area, including plant and animal species, soils, water and mineral resources. It next addresses cultural resources, and then turns to issues of domestic water, energy and waste disposal.

IX.1 BIOLOGICAL RESOURCES

Plant and Animal Species

The portions of San Bruno Mountain that fall within the General Plan area contain many species of plants and animals native to California. The locally unique ecosystem on the Mountain makes it the center of efforts in conservation biology. The Mountain is home for two species of butterfly that are listed by the United States Fish and Wildlife Service as endangered. Two additional species are listed as candidate and threatened species. Two species of plants, Arctostaphylos pacifica and A. imbricata are listed by the State of California as endangered. San Bruno Mountain is an exceptional natural resource.

The technical background reports (EIR-1 and NR-1) and Figures IX-A through IX-F provide more detailed information on the vegetation communities and plant and animal species native to the Mountain.

Rare and endangered biological communities are strongly protected by State and Federal law. The Federal Endangered Species Act, the California Environmental Quality Act, and wetlands legislation are the best known of these legislative protections. The technical background reports (NR-1 and EIR-1) provide an overview of the various agencies with conservation responsibilities and describe key pieces of legislation.

The butterfly species on San Bruno Mountain are covered by a Habitat Conservation Plan (HCP) prepared under the authority of the Endangered Species Act. The HCP was approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Game, and allows limited development on San Bruno Mountain in conjunction with the implementation of a biological program for the remaining habitat. The biological program includes a provision for controlling the spread of invasive non-native plant species and monitoring the status of the species of concern.

Any parcel located within the area of the HCP must follow its provisions. Areas subject to the provisions of the HCP are shown in Figure IX-F. Authority to regulate compliance with the HCP is vested in the County of San Mateo as the Plan Operator, manager of the habitat. The responsibilities of the City are to identify when lands affected by a development proposal are subject to the HCP, and to refer that proposal to the manager of the habitat for review. The City must incorporate the conditions imposed by the Plan Operator into the City's action when considering a land use development permit.

The HCP provides a good example of the type of relationship the City has with responsible agencies with authority for resource conservation. The State Department of Fish and Game, the Army Corps of Engineers, the Water Quality Control Board and the Bay Conservation and Development Commission are among the agencies that have the authority to require conditions on whether and how projects can be implemented. The City turns to these agencies for their expertise and cooperates with their directives. General Plan policy in the area of resource conservation emphasizes the relative responsibilities of these agencies and the need for good communication and coordination between all concerned in the interest of providing good public service.

FIGURE IX-A

VEGETATION COMMUNITIES

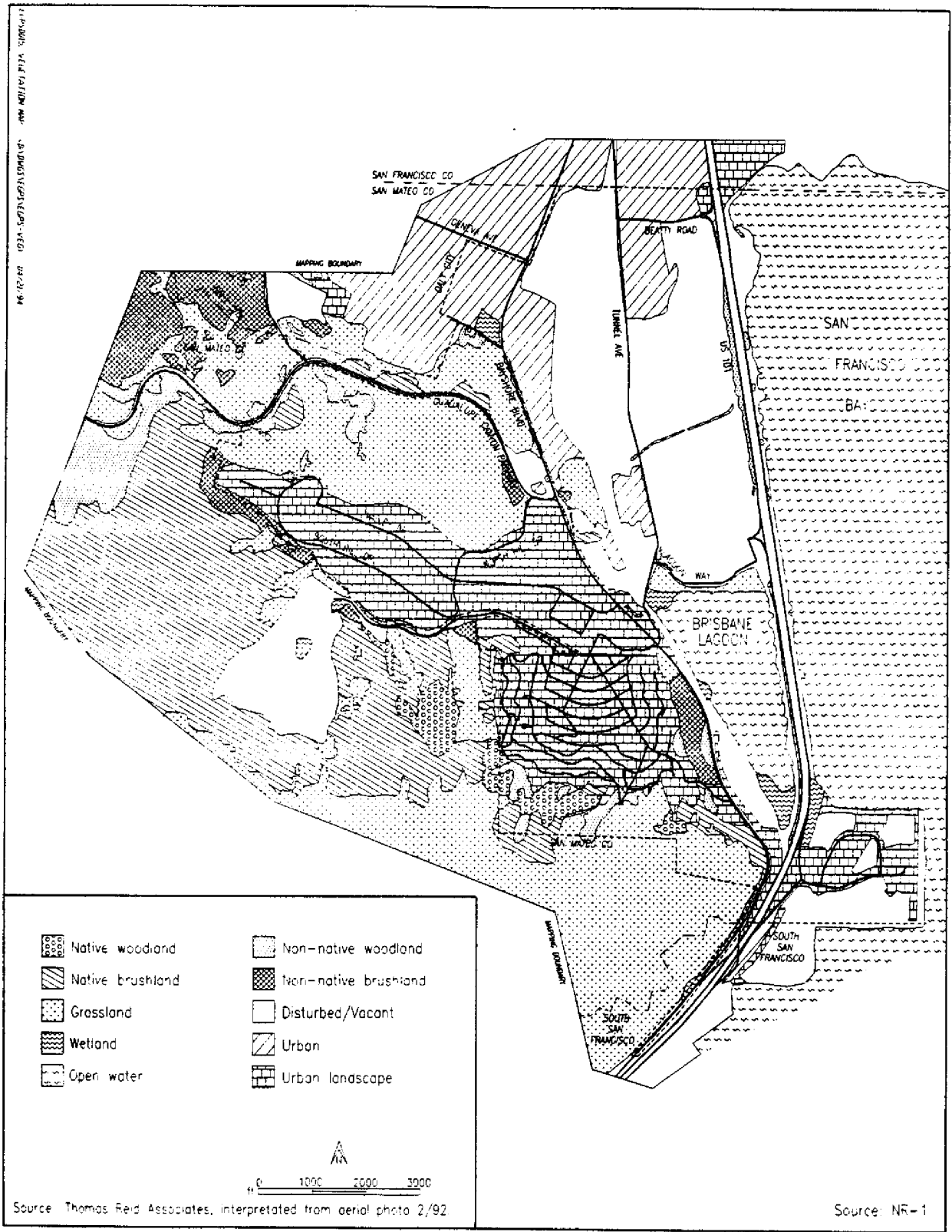
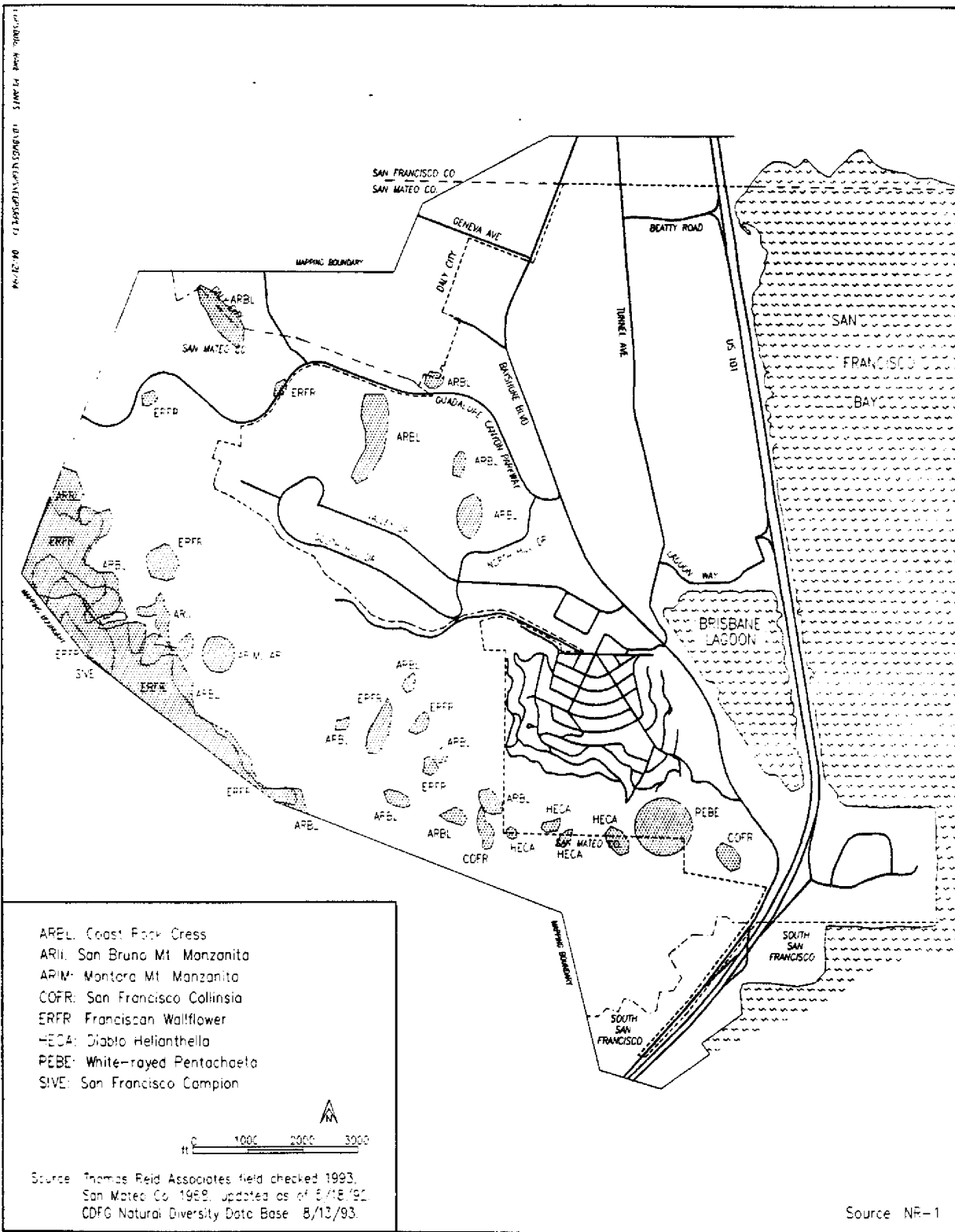
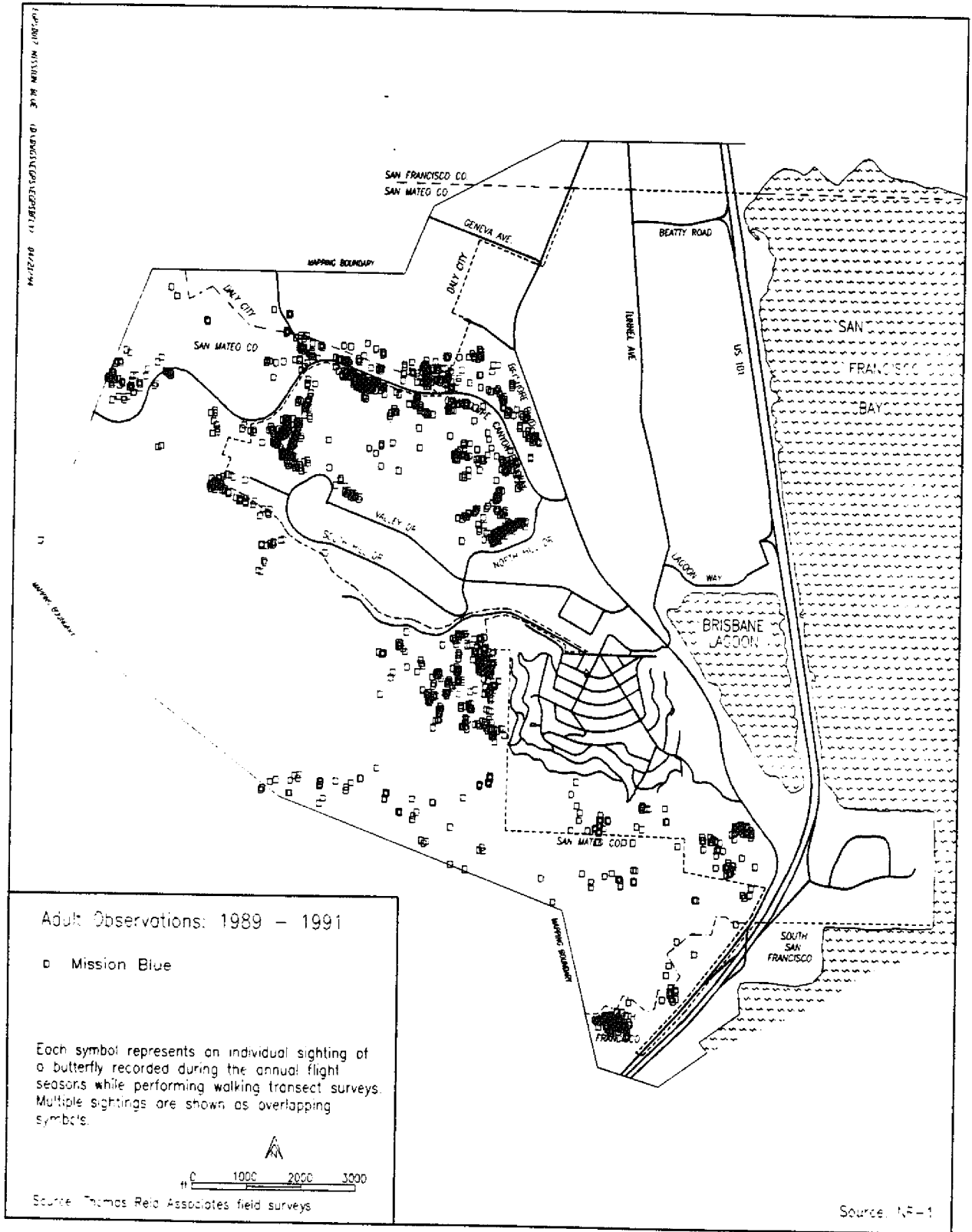


FIGURE IX-B



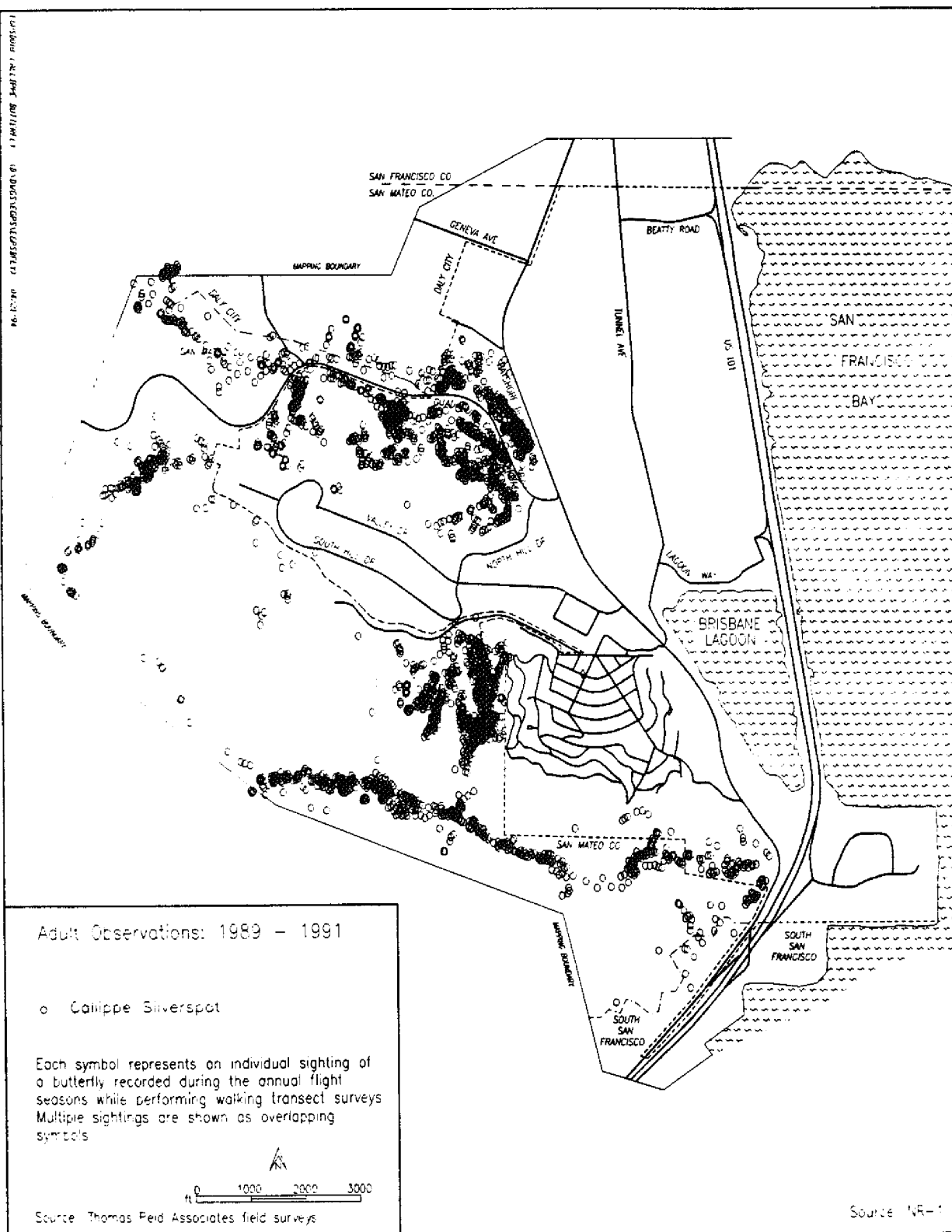
MISSION BLUE BUTTERFLY

FIGURE IX-C



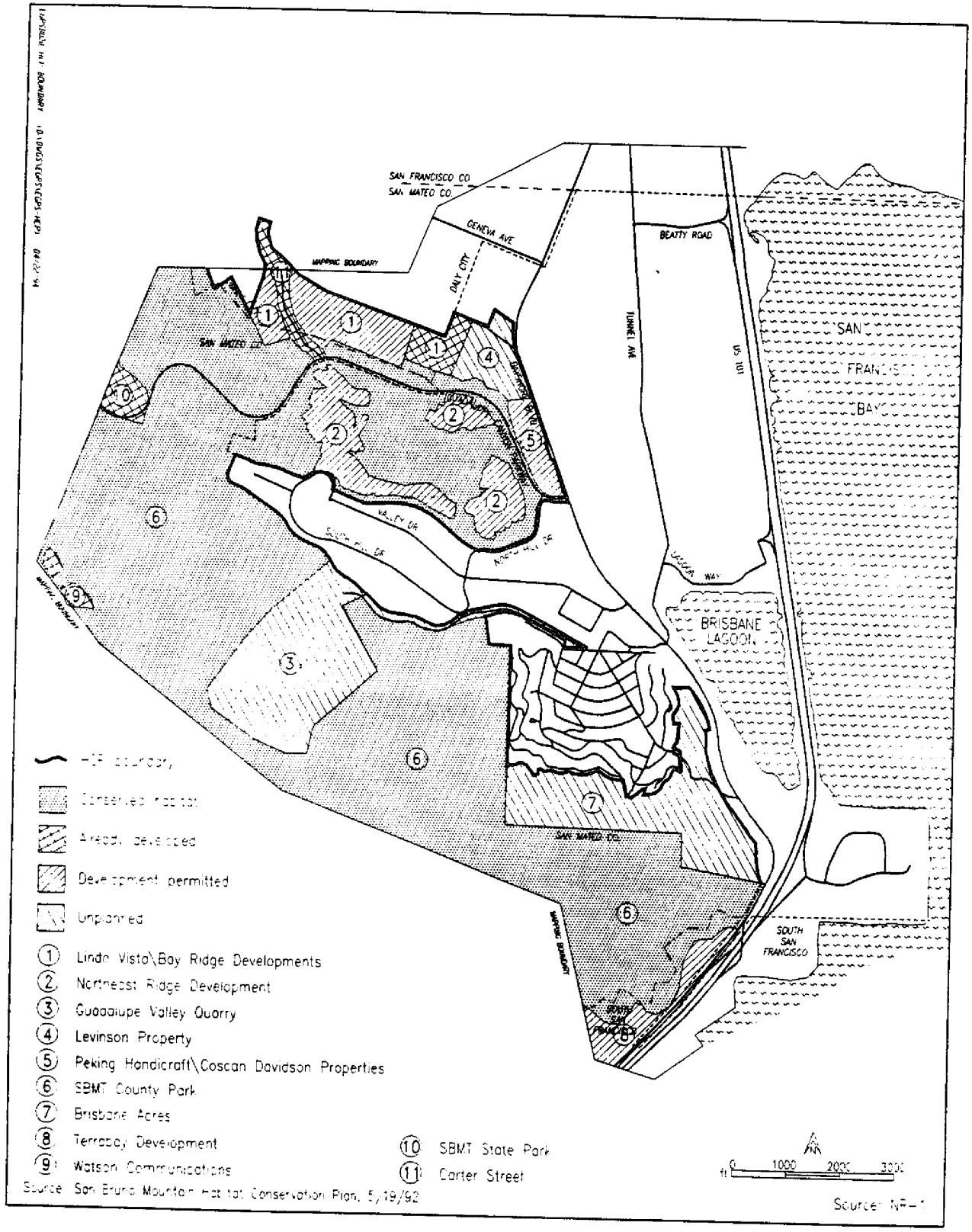
CALLIPPE SILVERSPOT BUTTERFLY

FIGURE IX-D



SAN BRUNO MOUNTAIN AREA HABITAT CONSERVATION PLAN

FIGURE IX-F



Policy 118 **Preserve areas containing rare and endangered species habitat to the extent allowed by law and available resources.**

Policy 119 **Comply with the provisions of the Habitat Conservation Plan and the Agreement with respect to the San Bruno Mountain Area Habitat Conservation Plan.**

Policy 120 **Cooperate with local, State and Federal agencies in conservation efforts for biological resources.**

Policy 121 **Support efforts to acquire additional rare and endangered species habitat and enlarge San Bruno Mountain State and County Park.**

Policy 122 **Cooperate with other agencies in conservation efforts.**

Program 122a: Work with the Habitat Conservation Plan Operator, the State Department of Fish and Game, the U. S Fish and Wildlife Service, and other agencies as appropriate regarding plans and programs that may affect biological resources in the planning area.

Program 122b. Consult the maps in the technical background reports and information supplied by responsible agencies to determine potential for environmental impacts to biological resources and take appropriate action.

Program 122c: Consult with local, State and Federal agencies to determine when field studies are required to supplement or update existing data.

Program 122d: Work with appropriate agencies to prevent motor bikes and other unauthorized off-road vehicles on San Bruno Mountain.

Program 122e: Encourage applicants to initiate early CEQA consultation on conservation issues.

Policy 123 **Conserve important biological communities through sensitive project design.**

Program 123a: In land use development applications, consider the siting of structures and utilities so as to conserve identified biological communities.

Program 123b: Request that the HCP Operator study the Brisbane Acres to determine whether there is the potential to meet the 40% requirement for conserved habitat by dedication of large areas of land rather than small portions of parcels.

In Brisbane, the urban setting is an important part of the ecosystem. Street trees in the public way and landscape on private properties contribute to the richness of the plant and animal communities that make Brisbane a special place. The City's policies can have a direct effect on the conservation of the urban environment.

Policy 124 Conserve the urban landscape.

Policy 125 Protect heritage trees.

Program 125a: Refine the ordinance that establishes requirements for protection of heritage trees in the urban setting.

Policy 126 Continue and refine street tree and public landscape programs.

Policy 127 Encourage the use of plants that are compatible with the natural flora in landscape programs.

Policy 128 Encourage the use of native plants in landscape programs that provide food and shelter to indigenous wildlife.

Program 128a: Encourage conservation groups to provide public information on plant materials.

IX.2 SOILS

Chapter X addresses the issue of erosion of soils in regard to slope and hazard. Conservation of soils approaches the issue from a different perspective: the retention of soils that have properties to support plant and animal life. When topsoil erodes, the exposed rock and colluvium are extremely difficult to revegetate. Thus, conservation of existing soils is an important aspect of the conservation of plant and animal communities.

Policy 129 Require erosion controls to mitigate soil disturbance.

Program 129a: Encourage all property owners, especially of the Quarry, to address erosion on their properties through revegetation or other measures.

IX.3 WATER RESOURCES

Water resources in the planning area consist of watersheds and drainage basins, open water in the Bay and Lagoon, marshes and intermittent streams. There are two watersheds, the Guadalupe Valley and Visitacion Valley Watersheds, and five drainage basins, the GVMID, San Bruno/Bayshore, Downtown, Bayshore and Beatty Basins, in the area. Sierra Point is a self-contained drainage area. (See Figures IX-G and IX-H.) The technical background reports (NR-1 and UT-1) speak to these in some detail. Drainage generally runs through open flood channels or via the Brisbane Lagoon to the Bay.

No aquifers or recharge areas have been identified in the area by the U.S. Geological Survey.

The U.S. Army Corps of Engineers shares primary responsibility for regulating waters and wetlands in the United States with the Federal Environmental Protection Agency. Most of the waters and wetlands in the planning area would be subject to Corps jurisdiction if an activity would result in dredging or filling of waters or the alteration of wetlands. The State Department of Fish and Game and the Water Quality Control Board also have regulatory powers over water resources and wetland habitats.

Policy 130 Conserve water resources in the natural environment.

Program 130a: As an ongoing part of land use planning and CEQA analysis, determine whether proposals could affect water resources.

Program 130b: Require, as appropriate, project analysis of drainage, siltation, and impacts on vegetation and on water quality.

Program 130c: Consult with responsible agencies for design parameters and potential mitigation measures for the conservation of all water resources, especially pertaining to wetlands conservation.

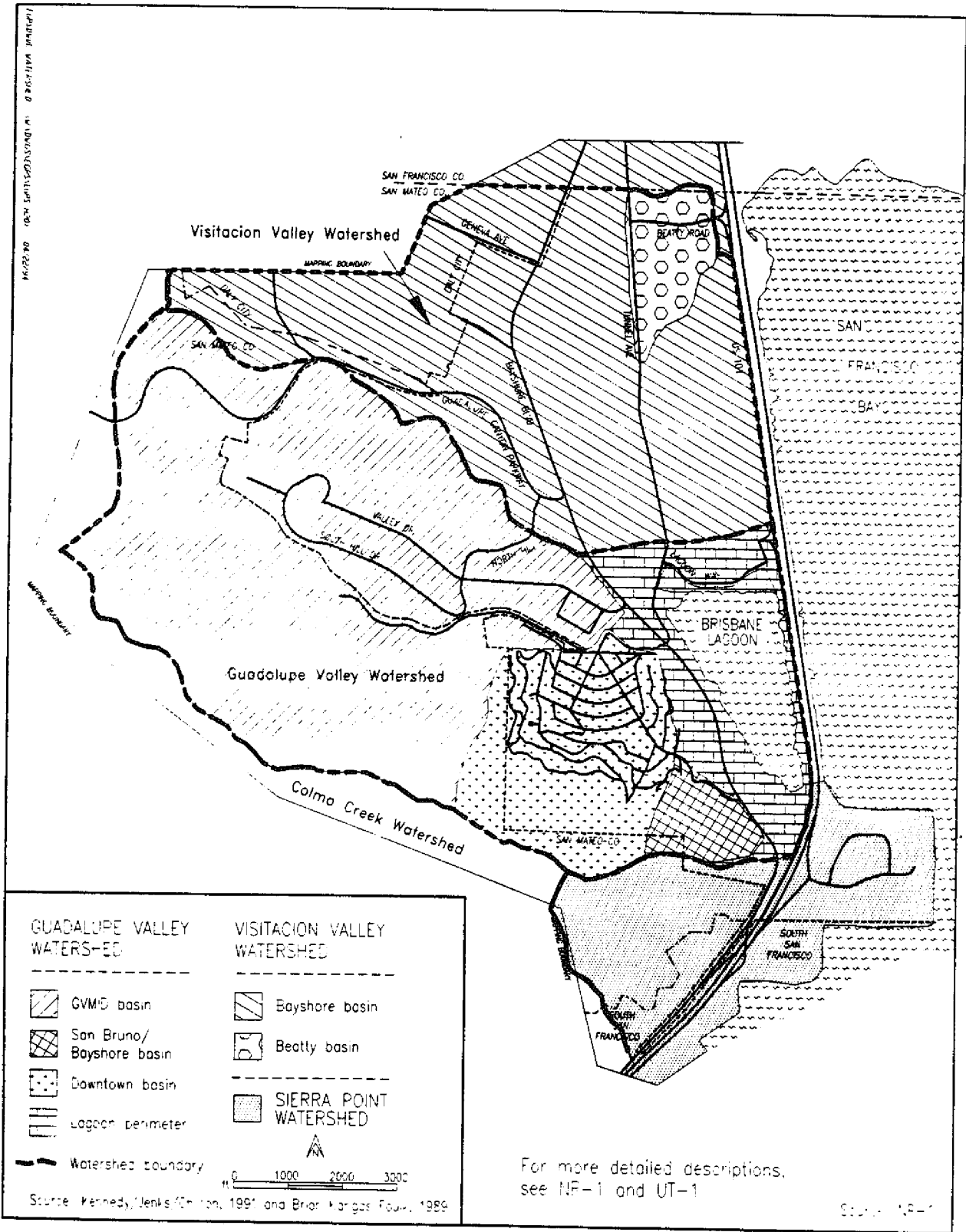
Program 130d: Work with the U.S. Geological Survey to identify the water resources in the planning area.

Program 130e: Obtain maps of drainages and aquifers in and around the City as they become available.

Program 130f: Brisbane will review the San Francisco Bay Estuary Plan to determine whether any amendments to the Brisbane General Plan are appropriate.

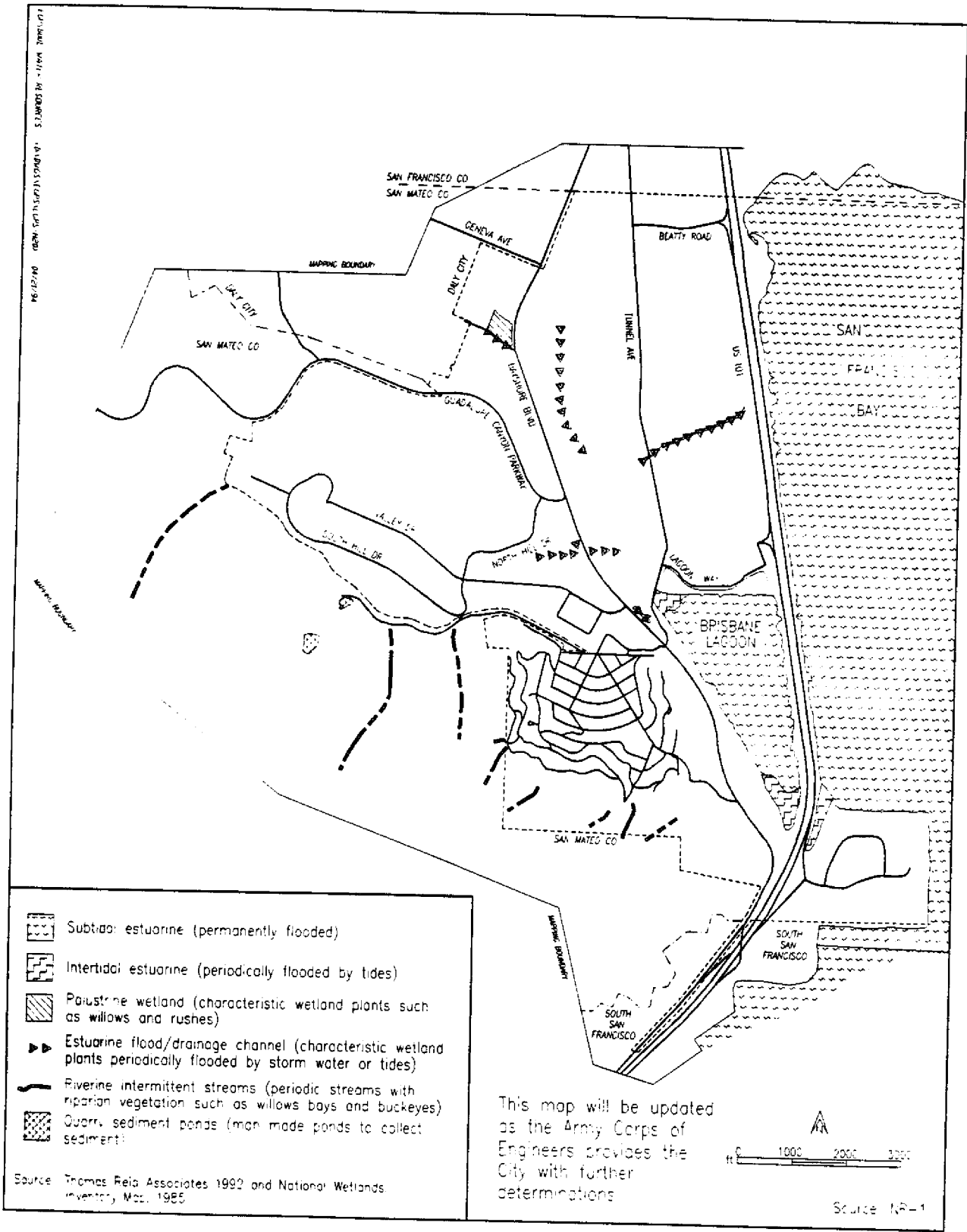
WATERSHEDS AND DRAINAGE BASINS

FIGURE IX-G



WATER-RELATED FEATURES

FIGURE IX-H



Policy 130.1 The City requires restoration of wetland losses. The determination of which land areas are wetlands will be done by those Federal and State agencies having jurisdiction. The City, however, is especially concerned with those wetlands surrounding the perimeter of the Brisbane Lagoon, the Bay shoreline, the Levinson Marsh and the Quarry sediment ponds. The ratios of restoration may exceed the regulatory agencies' mitigation minimums.

Policy 130.2 Consider wetland restoration as a part of flood control projects.

Policy 130.3 Seek grant funding for a wetland restoration plan in Brisbane.

Program 130.3a: As a part of the annual reviews called for in the General Plan, such as in the Open Space Plan, determine the feasibility of cooperative grant applications for wetland restoration or enhancement and proceed appropriately.

Policy 130.4 Wetland and mitigation areas that are mitigations for project impacts must be protected by recorded deed restrictions.

Policy 130.5 It is Brisbane's desire that mitigation for Brisbane's wetland losses occur somewhere within the jurisdictional boundaries or sphere of influence of the City of Brisbane, if feasible.

Policy 131 Emphasize the conservation of water quality and of riparian and other water-related vegetation, especially that which provides habitat for native species, in planning and maintenance efforts.

Program 131a: Encourage studies by responsible agencies and conservation groups of the environmental values and conservation and maintenance requirements of the various water courses in the planning area.

Policy 132 Recognize the importance of the Brisbane Lagoon and the Levinson Marsh as wildlife habitats, valuable community resources and drainage basins, and cooperate with responsible agencies in their conservation.

Policy 133 Reduce the amount of sediment entering waterways.

Program 133a: Participate in programs to improve water quality in the Lagoon and the Bay.

Program 133b: Require all development, especially that involving grading, to exercise strict controls over sediment.

Program 133c: Require the Quarry, as a major source of sediment for the Lagoon, to closely monitor its containment systems to ensure their effectiveness.

Policy 134 Reduce the amount of pollutants entering waterways.

Program 134a: Cooperate with the Water Quality Control Board and County Department of Environmental Health and participate in the NPDES Program to monitor and regulate point and non point discharges.

Program 134b: Provide public information on how individual citizens can contribute to the reduction of pollutants in the storm drain and sewer systems.

Program 134c: Encourage wetlands restoration projects to remove or fix toxicants and reduce siltation.

Program 134d: Utilize wetlands restoration projects to remove or fix toxicants and reduce siltation where appropriate.

IX.4 MINERAL RESOURCES

The State requires that General Plans identify areas of mineral resources in the planning area and establish policies for their conservation. The only designated mineral resource within the General Plan planning area is the Guadalupe Valley Quarry. In January 1987, the California Division of Mines and Geology designated the Quarry as a "regionally significant construction aggregate resource area" (Figure IX-I). Although the Quarry is within the City's planning area, it is not under the jurisdiction of the City. The County of San Mateo has permit authority for the Quarry as well as enforcement obligations.

The Quarry operates as an open pit mining operation, crushing and producing aggregate rock, which it sells on site. The Quarry has also been collecting recycled materials to crush and sell intermixed with native rock.

As noted in other chapters of this Plan, the mining and recycling operation raises issues of air quality, noise and circulation. For the City, these impacts must be considered, as well as the issue of the conservation of the mineral resource.

Chapter XII sets forth subarea policies for the Quarry. The policies emphasize the City's strong interest in concluding the quarrying operation as soon as possible and converting the property to other beneficial uses. The Quarry operator is required to address this conversion in a reclamation plan that must be submitted and approved by State agencies. The policies in this chapter address the conservation of the mineral resource at the Quarry by responsible management practices.

Policy 135 During the limited time of the County of San Mateo permit, conserve mineral resources at the Quarry through responsible mining and management practices.

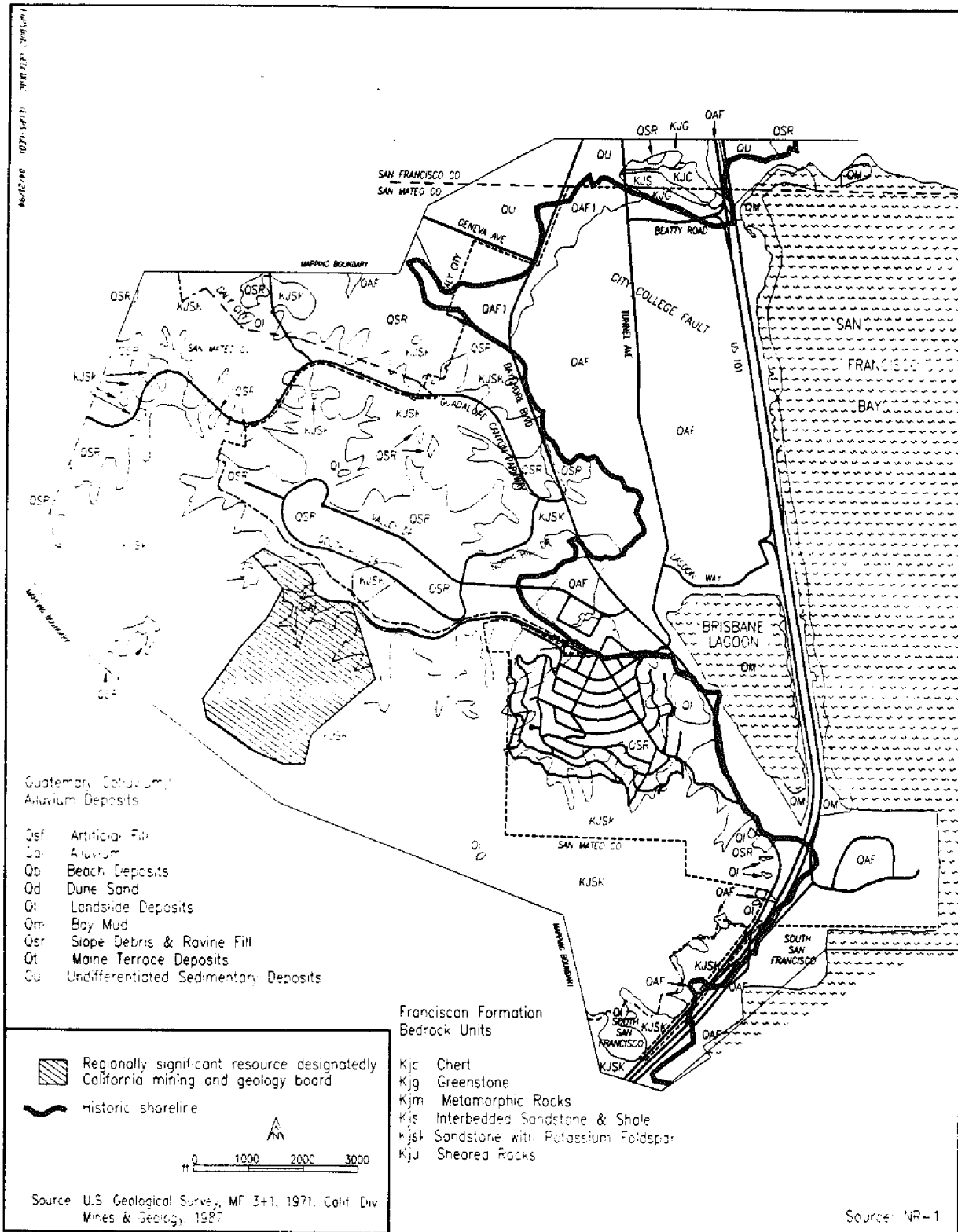
Program 135a: Request that the County of San Mateo regularly monitor the Quarry operation to assure that the operator is meeting all health and safety obligations and required management practices.

Program 135b: Contact the County of San Mateo, the Bay Area Air Quality Management District and the Water Quality Control Board if it appears that there are violations of local, State or Federal requirements at the site.

Program 135c: Actively participate in County permit review to develop conditions of approval that address air pollution and water quality issues in conjunction with mineral resource conservation.

GEOLOGIC UNITS/MINERAL RESOURCES

FIGURE IX-1



Program 135d: In conjunction with any application for annexation of the Quarry to the City, develop and adopt a Mineral Resources Element to the General Plan to establish parameters and conditions for short-term Quarry operation and long-term reclamation.

IX.5 CULTURAL RESOURCES

Conservation of cultural resources has become important throughout the State. Cultural resources are defined as historical resources, which include structures over 50 years old, and prehistoric resources, generally archeological sites.

Brisbane has several older structures that remain from the railroad period, including the Roundhouse, as well as some residential structures of significance to the history of the City. (See background report OS-1 for further identification of local historical resources.)

Due to Brisbane's location and natural amenities, the area was favored by Native Americans. Several archeological sites have been recorded in this locality. (See Figure IX-J.) City policy to preserve archeological resources is based on consistency with CEQA requirements.

Policies in this chapter address the conservation of historical and archeological resources.

Policy 136 Entourage the maintenance and rehabilitation of structures important to the history of Brisbane.

Program 136a: Provide assistance to owners of historic property in planning rehabilitation projects.

Program 136b: Provide information to property owners on loan and grant funds and tax incentives.

Program 136c: Provide local incentives, such as the Brisbane Star awards, to maintain historic places.

Policy 137 Conserve pre-historic resources in accordance with State and Federal requirements.

Program 137a: Consider amendments to the Zoning Ordinance to require resource surveys in conjunction with land use development applications and to establish procedures in the event of discovery to protect Native American Cultural Resources consistent with the standardized procedures given in Appendix K of CEQA.

IX.6 DOMESTIC WATER

The recent drought has called attention to the finite nature of the domestic water supply and the need to incorporate conservation measures into the daily life of the community.

Policy 133 Encourage conservation of domestic water.

Program 138a. Require the use of water conserving fixtures in new construction and remodeling projects

Program 138b: Encourage the use of water conserving landscape and irrigation systems.

Program 138c: Utilize, if safe and appropriate, recycled water for landscape irrigation and dust control.

Program 138d. Provide public information on water conservation practices.

Program 138e: As a part of the land use planning process, consider how water conserving features are incorporated into project design.

IX.7 ENERGY

Energy conservation policies are given below. They focus on non-renewable resources, electricity, gas and petroleum products and emphasize the various regulations and technologies that apply to energy conservation.

Policy 139 Promote the conservation of non-renewable energy resources.

Policy 140 Encourage energy-efficient building design and site planning.

Program 140a: Continue to administer building codes that contain State requirements for energy conservation.

Program 140b: As a part of the review of land use applications for subdivisions, specific plans and new non-residential and multi-family projects, encourage the design and siting of structures and the use of landscape materials in terms of utilizing natural resources for heating and cooling.

Policy 141 Encourage the installation of energy-efficient appliances.

Program 141a: Cooperate with PG&E in promoting energy conservation by providing information and referral on energy-efficient appliances and heating and cooling systems.

Policy 142 **Continue to support vehicle trip-reduction programs to conserve non-renewable fuels. (See Chapters VI and X for additional trip reduction policies.)**

IX.8 SOLID WASTE

Recycling of solid waste provides two important benefits: recycling extends the life of remaining landfills and reduces the demand on natural resources. The City has participated with other cities in San Mateo County in developing a plan to reduce the waste stream,⁽¹⁾ which will be implemented in this General Plan period.

Policy 143 **Maximize opportunities to recycle solid waste.**

Program 143a: Continue to participate in joint planning and collection programs with other agencies, such as those required by AB 939, to manage solid waste in order to maximize reclamation and reuse of the resources contained in the solid waste stream and reduce the impacts on landfills.

Program 143b: In negotiating franchise agreements with scavenger companies, require that they provide recycling incentives to both residential and business customers.

Program 143c: In negotiating franchise agreements with scavenger companies, require a curb-side collection of large items several times a year. Coordinate with non-profit agencies so that opportunities for reuse are provided.

Program 143d: Purchase goods containing recycled materials for City use.

Program 143e: In the review of land use development applications, consider design factors pertaining to the storage and disposal of recycling materials.

Program 143f: Consult with refuse disposal contractors or other recycling services on applicable land use development applications regarding the adequacy of the proposed measures.

Program 143g: Stay informed about new programs and technologies.

Program 143h: Provide public information about the benefits of recycling and encourage participation by residents and businesses.

FOOTNOTES

- 1 . See the elements of the County of San Mateo Integrated Waste Management Plan for detailed program descriptions, especially the Source Reduction and Recycling and Household Hazardous Waste Elements adopted by the City of Brisbane.