



MEMORANDUM

DATE: March 23, 2017

TO: Planning Commission

FROM: Ken Johnson, Senior Planner *KJ*

SUBJECT: Government Code Section 65402 General Plan conformity review of a proposal by the County of San Mateo to acquire approximately 18 acres (Assessor's Parcel Numbers 005-260-180 and 005-260-370), within the City of Brisbane, for park purposes.

REQUEST

On March 9, 2017, San Mateo County requested that the City of Brisbane provide a general plan conformity review, per California Government Code § 65402, prior to their acquisition of two parcels located within Brisbane's city-limits for dedication to the San Bruno Mountain park lands.

RECOMMENDATION

Approve Resolution PC-3-17 affirming that the use of these lands for County park purposes is consistent with the City's adopted 1994 General Plan land use designation of Open Space.

DISCUSSION

McKesson Properties (Foremost-McKesson Inc.) has proposed dedication of properties located on San Bruno Mountain to the San Mateo County Parks Department. A portion of these lands, Assessor's Parcel Numbers 005-260-180 and -370, are located within the City of Brisbane. California Government Code § 65402 requires that prior to acquisition of real property for public purposes, such acquisition shall be reported upon by the Planning Commission as to the conformity with the City's adopted General Plan.

The properties are located to the west of Brisbane's Northeast Ridge housing development and to the northwest of Crocker Park. They are part of the San Bruno Mountain Habitat Conservation Plan (HCP) area and are located within an area designated in the City's adopted 1994 General Plan as Open Space. The County acquisition of the subject properties for park/habitat conservation purposes is consistent with the Open Space General Plan designation.

A copy of the County's letter request containing background is attached along with the City's General Plan Land Use Map and the County Assessor's Map, with the two parcels highlighted.

The Planning Commission's determination on this matter will be transmitted to the County.

ATTACHMENTS

- County Letter and Attachment
- 1994 General Plan Land Use Map
- Assessor's Parcel Maps

RESOLUTION PC-3-17

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF BRISBANE
AFFIRMING GENERAL PLAN CONFORMITY
FOR SAN MATEO COUNTY'S PROPOSED ACQUISITION OF
ASSESSOR'S PARCELS 005-260-180 AND 005-260-370**

WHEREAS, on March 9, 2017 the County of San Mateo provided a written request that the City provide a finding that the acquisition of property by the County conforms with the City of Brisbane's General Plan; and

WHEREAS, California Government Code § 65402 requires that prior to acquisition of real property for public purposes, such acquisition shall be reported upon by the Planning Commission as to the conformity with the City's adopted General Plan; and

WHEREAS, the Planning Commission staff's memorandum provided at the duly noticed public meeting on March 23, 2017 was reviewed and considered by the Planning Commission; and

WHEREAS, the Planning Commission finds that the properties proposed to be acquired by the County are designated Open Space in the City's adopted, 1994 General Plan; and

WHEREAS, the County's acquisition of the properties for park purposes within the San Bruno Mountain Habitat Conservation Plan (HCP) area is consistent with the Open Space land use designation.

NOW THEREFORE, the Planning Commission of the City of Brisbane, at its meeting of March 23, 2017, affirms consistency of the proposed acquisition with the City's Adopted General Plan:

ADOPTED this twenty-third day of March, 2017, by the following vote:

AYES:
NOES:
ABSENT:

TuongVan Do
Chairperson

ATTEST:

JOHN SWIECKI, Community Development Director

COUNTY OF SAN MATEO
COUNTY MANAGER'S OFFICE

Alycia Moulton
Real Property Agent

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March 9, 2017

Ken Johnson
Senior Planner
City of Brisbane
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Brisbane, Ca 94004
Via email: kjohnson@ci.brisbane.ca.us

RE: General Plan Conformity
Acquisition of property by County of San Mateo
APNs: 005-260-370, 005-260-180; City of Brisbane

Dear Mr. Johnson:

The Real Property Division is facilitating the transfer of the above-captioned parcels to the County. As specified in the conditions of approval of an industrial park development that winds around Brisbane and pursuant to the provisions of the San Bruno Mountain Conservation Plan ("HCP"), adopted in 1982, the developers are prepared to transfer the following parcels for inclusion in the HCP: 005-260-370-1, 005-260-180-4, 090-090-250-3, 005-260-380-0, 005-270-100-0, 090-100-250-1 and 005-260-360-2. APNs: 005-260-370, 005-260-180 are situated with the City of Brisbane. The parcels are identified in attached Exhibit "A".

Consistent with Government Code §65402(a), this letter requests a finding that the acquisition of property by the County conforms with the City of Brisbane's General Plan.

We look forward to receiving a finding within the 40 days set forth in §65402. If you have any questions regarding this matter, please contact me directly by telephone at (650) 363-7814 or via email at amoulton@co.sanmateo.ca.us.

Very truly yours,

Alycia Moulton



I. Introduction

A. Purpose

McKesson Properties has proposed the dedication of three parcels located on San Bruno Mountain to the San Mateo County Parks Department (Figure 1). This document provides a roadmap to the restoration and maintenance of the parcels to be in a “condition of minimal maintenance”, as required by the San Bruno Mountain Habitat Conservation Plan (SBMHCP), allowing its legal transfer to the County of San Mateo Parks Department.

The 2007 San Bruno Mountain Habitat Management Plan (SBMHMP), Exhibit E, lists 61 high-priority invasive plant species within the SBMHCP area. This plan’s target weed species are based on the weed management priorities of the SBMHMP, and the weed species present within the project site. The approach is to control target weeds within the project boundary through efficient use of mechanical and chemical management and restore the disturbed areas to native plant species.

The purpose of this Restoration and Invasive Management Plan (RIMP) is to bring the parcels into a “condition of minimal maintenance”. The key aspects of meeting this condition are:

- control the spread of undesired plants
- eradication of target low density invasive plants
- reduction of scrub species from historic grassland habitat allowing for the restoration of habitat for covered species and species of concern as named in the SBMHCP

Upon successful execution of this plan, the parcels will be available for transfer to the County. The proposed scope of work covers from 2016 through 2021.

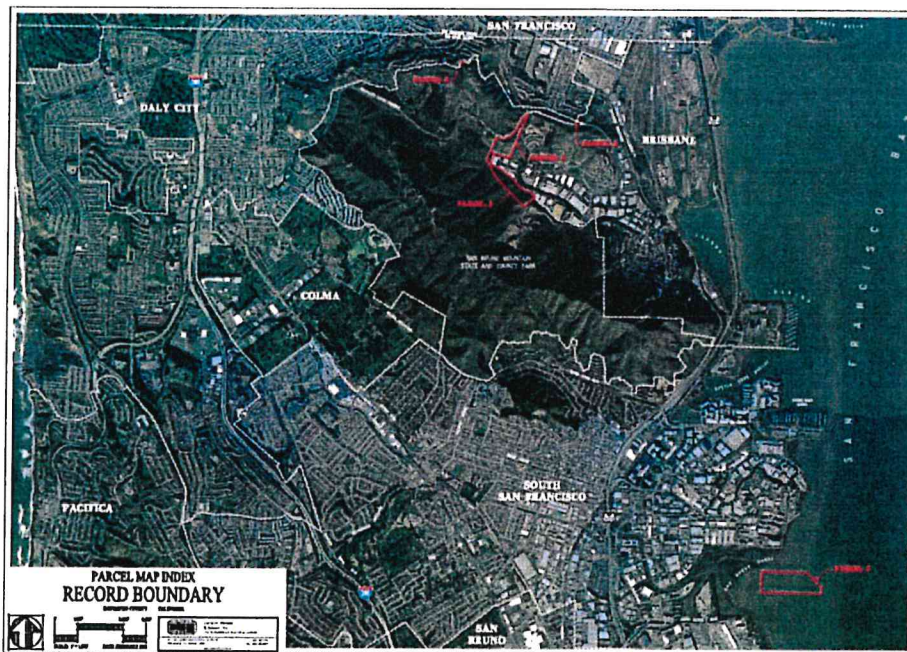


FIGURE 1: OVERVIEW MAP OF THREE MCKESSON PROPERTIES TO BE DEDICATED. PROJECT DOES NOT INCLUDE PARCELS 4 AND 5.

B. Site location and setting

The properties are located in unincorporated San Mateo County, California and include three parcels labeled as: One, Two and Three. The plan area totals 48.47 acres and is adjacent to Guadalupe Canyon Parkway and bounded to the west by the Crocker Industrial Park and San Bruno Mountain State and County Park.

Parcel One APN numbers are 090-090-250, 005-260-180 and 005-260-370 (20.93 Acres) (Figure 2).

Parcel Two APN numbers are 090-100-250, 005-260-380 and 005-270-100 (27.43 Acres) (Figure 2).

Parcel Three APN is 005-260-360 (4,481sq.ft./ 0.11 Acres) (Figure 3).

The project area lies within the Dairy/Wax Myrtle Ravine (Parcel One and NW section of Parcel two), Devils Arroyo (Parcel Two) and NE Ridge (Parcel Three) Management Units of the SBMHMP (TRA, 2008). The habitat units are described as grassland in Parcel One (20.93 acres) and coastal scrub habitat in Parcels Two (27.43 acres) and Three (0.11 acres).

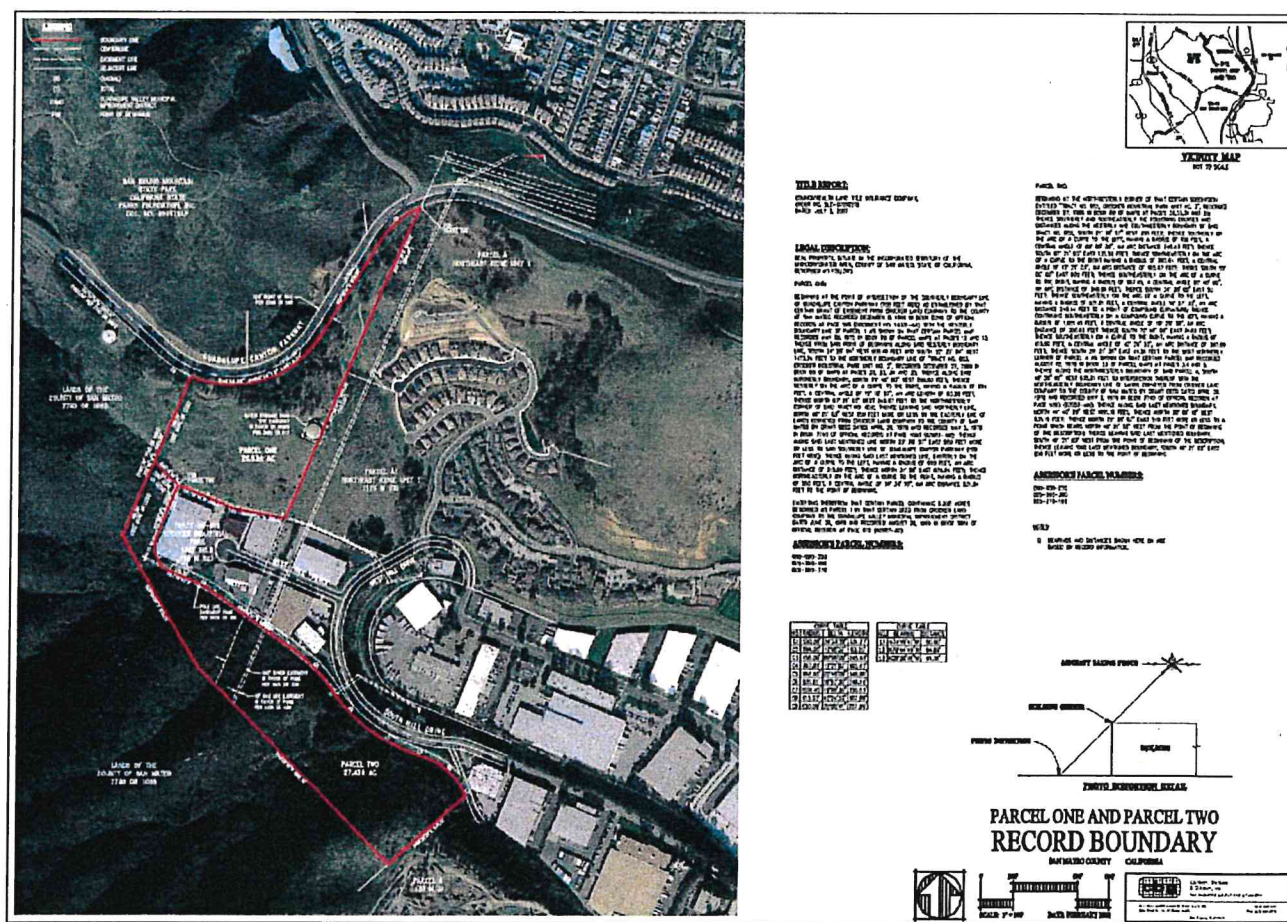


FIGURE 2: PARCEL 1 (LOCATED IN NORTH PORTION OF MAP) AND 2 (SOUTH) DETAIL MAP

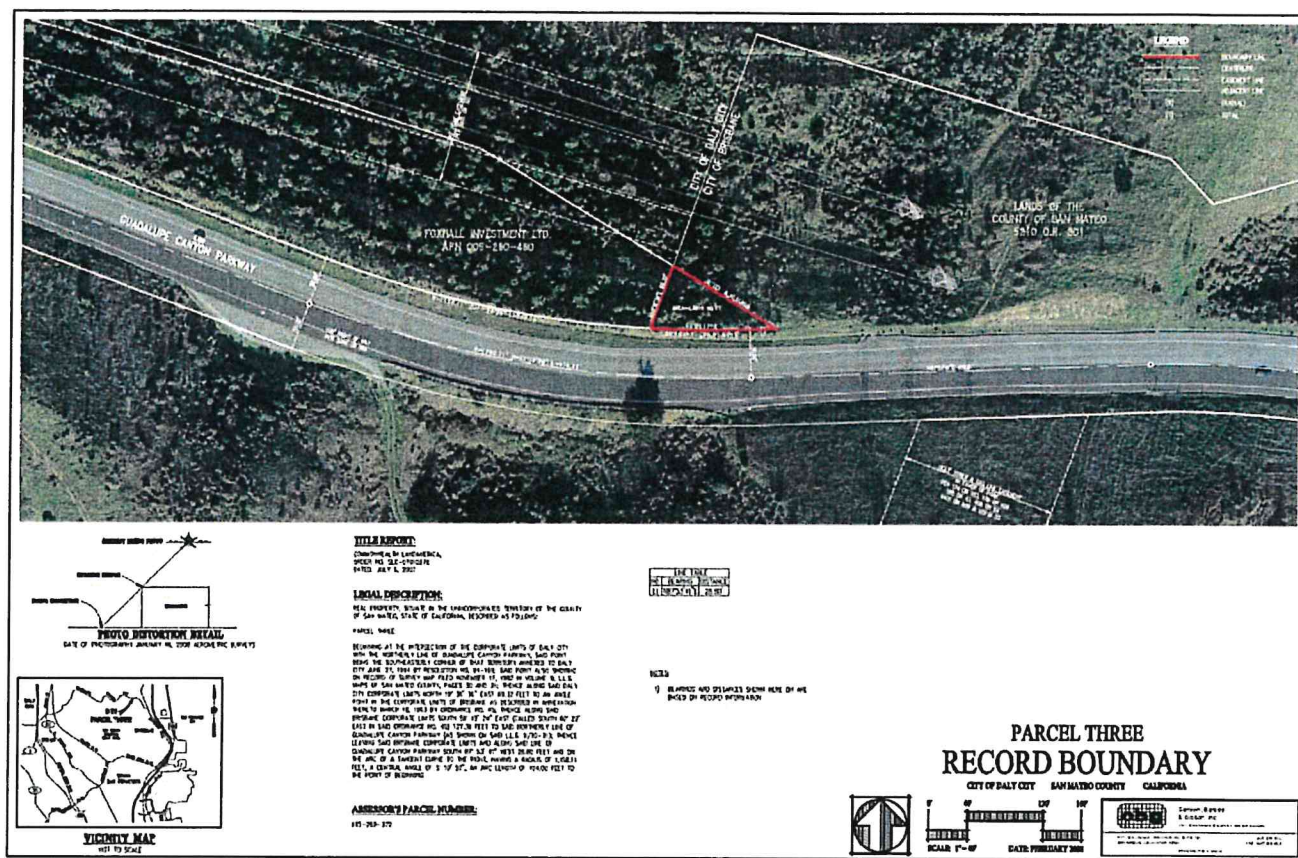


FIGURE 3: PARCEL 3 DETAIL MAP

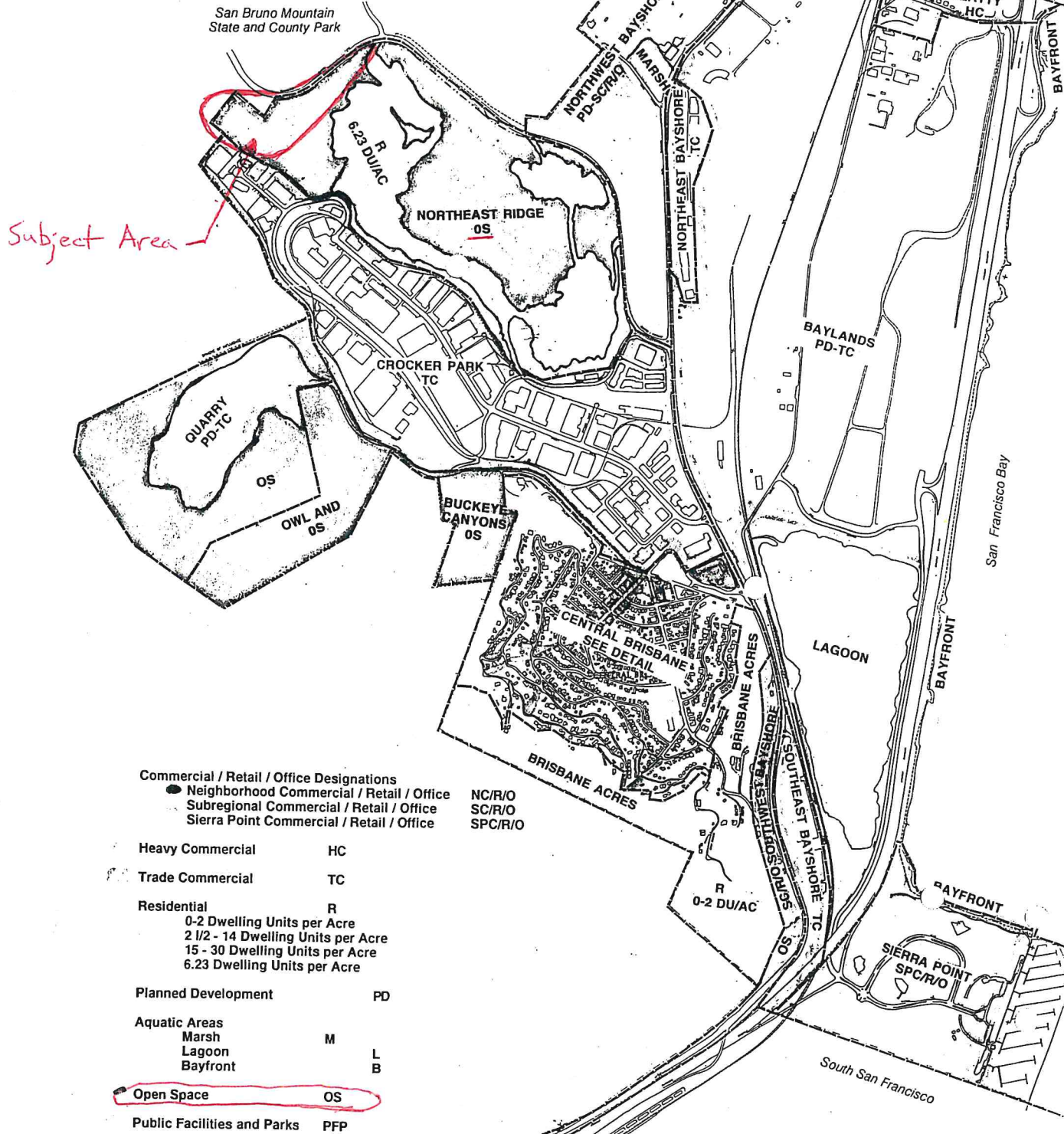
II. Site history that will influence restoration and management

Effective management of invasive species and restoration of habitat requires attention to historic land uses and vegetation dynamics. One notable impact of site history is the existence of non-native seed banks within the project area. Soil disturbance can often stimulate germination. Treatment of seed banks, by stimulating germination and subsequent treatment of plants before maturity, will likely be needed in order to meet SBMHCP requirements.

A. Parcel 1

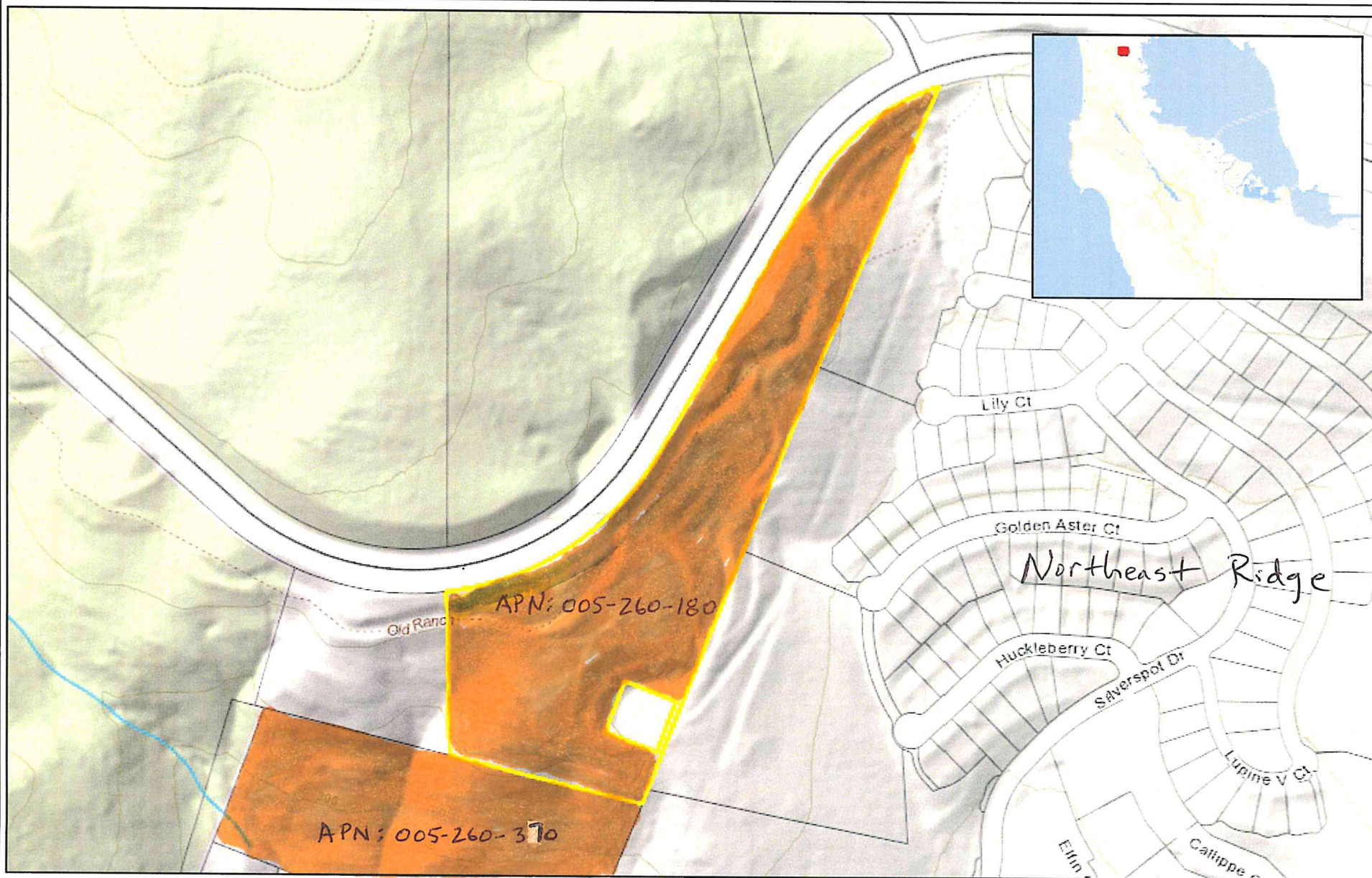
Efforts to control five primary weeds in Wax Myrtle Ravine (WMR) began in 1987 and 1992. The herbaceous weed is *Foeniculum vulgare* (fennel), weedy brush species are *Ulex europaeus* (Gorse), *Genista monspessulana* (French broom), *Cytisus scoparius* (Portuguese broom) and weedy tree seedling outlier species is *Eucalyptus globulus* (eucalyptus). The weedy scrub vegetation covered most of the south facing slopes of this parcel and the eucalyptus along the northern and western margin. The seed bank is almost exhausted from continued

MAP I LAND USE



- Commercial / Retail / Office Designations**
- Neighborhood Commercial / Retail / Office
 - Subregional Commercial / Retail / Office
 - Sierra Point Commercial / Retail / Office
- Heavy Commercial** HC
- Trade Commercial** TC
- Residential** R
- 0-2 Dwelling Units per Acre
 - 2 1/2 - 14 Dwelling Units per Acre
 - 15 - 30 Dwelling Units per Acre
 - 6.23 Dwelling Units per Acre
- Planned Development** PD
- Aquatic Areas**
- Marsh M
 - Lagoon L
 - Bayfront B
- Open Space** OS
- Public Facilities and Parks** PFP
- NC/R/O
SC/R/O
SPC/R/O

1994 GENERAL PLAN City of Brisbane



0.14 0 0.07 0.14 Miles

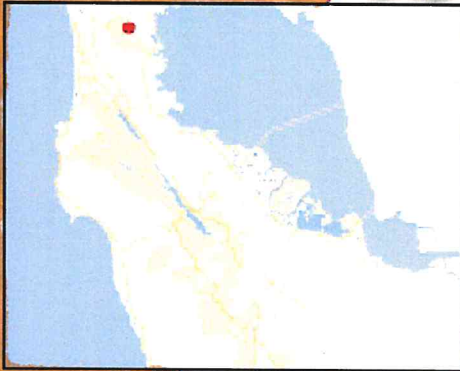
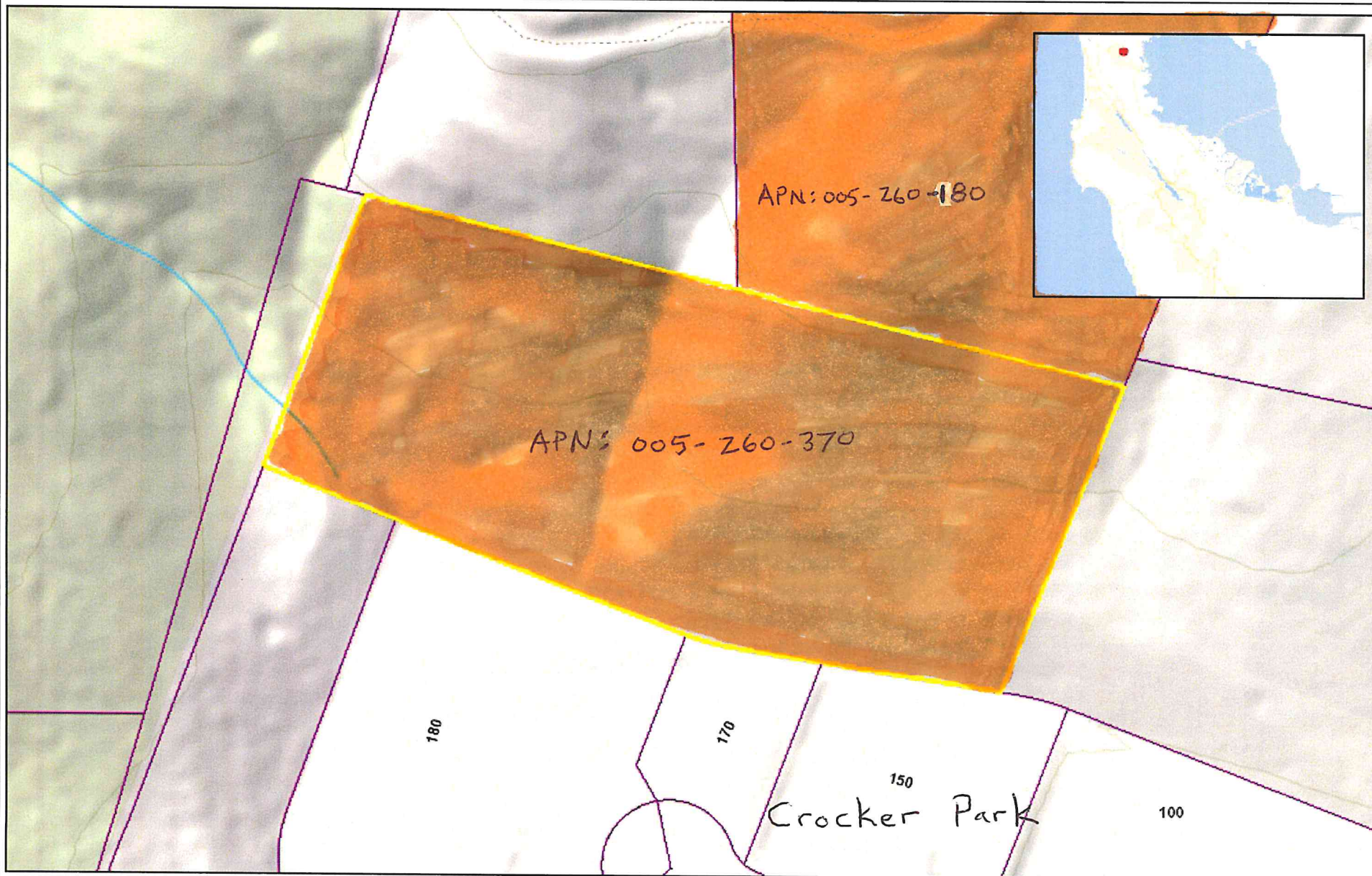
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0.07 0 0.04 0.07 Miles

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1:2,256



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