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## **5.02.400 LAND USE ELEMENT IMPLEMENTATION PROGRAMS**

Colma has adopted environmental review procedures, a Subdivision Ordinance, Tree Removal Ordinance, Grading Ordinance and Zoning Ordinance to regulate public and private development proposals.

Below are listed both existing and proposed action programs for Plan implementation. Reference is made as to whether the program is existing or proposed and the responsibility for its operation.

### **5.02.410 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRON MENTAL REVIEW PROCEDURES (EXISTING)**

Private and public land use proposals undergo an initial study to determine if environmental impacts will result. A determination is made as to whether a Negative Declaration is appropriate or an Environmental Impact Report (EIR) is required. Public input is collected and a decision is made regarding completeness and accuracy of the report before a project is approved or denied.

#### **5.02.411 Responsibilities**

##### ***City Planner***

Prepares initial study; coordinates the review process.

##### ***Department Heads***

Comments on environmental reports.

##### ***Interested Citizens***

Provide input regarding report adequacy.

##### ***City Council***

Decision making body; certifies report.

### **2.420 ZONING ORDINANCE (EXISTING, AMENDMENT RECOMMENDED)**

This ordinance sets forth minimum spatial, intensity, and performance requirements for each type of land use consistent with the

broader goals and policies of the General Plan. Amendments should be considered to allow private schools and churches to be located within G or E zones upon issuance of a Use Permit.

#### **5.02.421 Responsibilities**

##### ***City Planner***

Evaluation of projects per standards; coordinates the review process.

##### ***Department Heads***

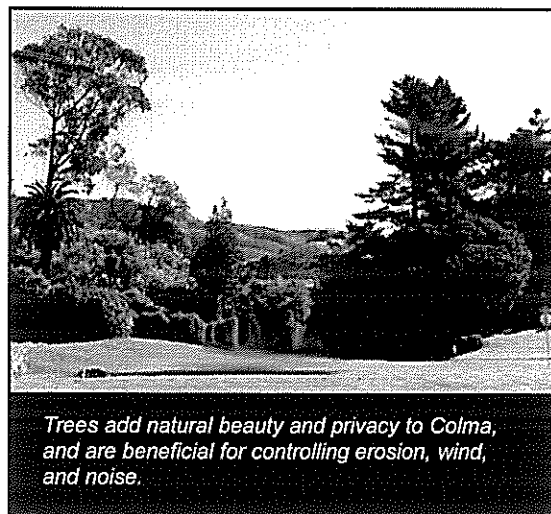
Comment on development proposals; suggest conditions of project approval.

##### ***Interested Citizens***

Provide input regarding suitability of specific uses at specific locations.

### **5.02.430 TREE REMOVAL ORDINANCE (EXISTING)**

The Tree Removal Ordinance was enacted to prohibit the removal of trees without permit to do so. The Ordinance recognizes that removal of certain trees can destroy the natural beauty of some areas, contribute to erosion and increase the cost of drainage systems, reduce protection against wind, and impair residential privacy and quiet. It is designed to protect the character and beauty of the Town as well as to promote public health, safety and welfare.



*Trees add natural beauty and privacy to Colma, and are beneficial for controlling erosion, wind, and noise.*

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**5.02.431 Responsibilities**

***City Planner***

Inspect the site and trees to be removed; coordinate the review process.

***Department Heads***

Comment on tree removal; suggest conditions of granting removal permits.

***Interested Citizens***

Provide input regarding effects of tree removal.

***City Council***

Decision making body; approves or denies proposed project with or without conditions, based on findings set forth in the Ordinance.

**5.02.440 SUBDIVISION ORDINANCE  
(EXISTING)**

The Subdivision Ordinance sets forth minimum standards for land divisions, access, and utility service.

**5.02.441 Responsibilities**

***City Planner***

Reviews tentative and final subdivision maps; coordinates the review process.

***City Engineer***

Reviews tentative and final subdivision maps, signs final maps and parcel maps prior to their recording.

***Department Heads***

Comment on development proposals; suggest conditions of approval.

***Interested Citizens***

Provide input regarding suitability of project.

***City Council***

Decision making body; approves or denies subdivision with, or without, conditions based on findings set forth in the Ordinance.

**5.02.450 GRADING ORDINANCE  
(EXISTING)**

The grading ordinance regulates land disturbance so that work results in stable slopes, erosion control and proper drainage. In most instances the issuance of a grading permit will follow issuance of a Use Permit.

**5.02.451 Responsibilities**

***City Engineer***

Inspects the site and coordinates the review process. Refers proposals to City Planner for CEQA review. Decision making body; issues permits with or without conditions following final CEQA action.

***Department Heads***

Comment on grading proposals when requested by City Engineer.

***City Council***

Acts on CEQA documents when applicable.