

OPEN SPACE / CONSERVATION ELEMENT

5.04.000 INTRODUCTION

5.04.010 PURPOSE

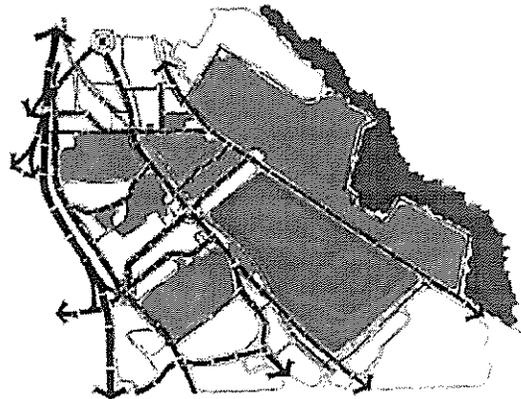
The Open Space and Conservation Element identifies land which, for one reason or another, is not subject to urban development. And it identifies plant, animal and land resources to be conserved. Analysis presented in the plan sets forth the reasons why certain lands are devoted to open space. Goals and policies in the plan describe how important natural resources should be utilized and managed.

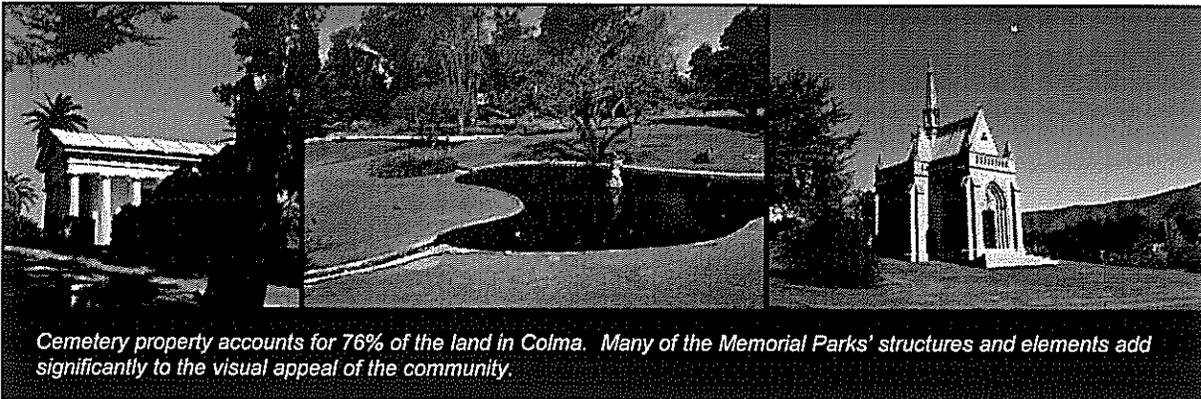
In general, the term "Open Space" is used as a land use designation. Conservation is used as a land use principle typically applied to certain scarce or non-renewable resources which are protected from urban development by City Council policies adopted in the General Plan.

Open Space and Conservation features are shown on the Open Space Map (Exhibit OS-1).

5.04.020 RELATION TO OTHER GENERAL PLAN ELEMENTS

Open space is used as a framework within which urban land uses are developed. Consequently, the Open Space/Conservation Element is closely linked to all other elements of the General Plan.





Cemetery property accounts for 76% of the land in Colma. Many of the Memorial Parks' structures and elements add significantly to the visual appeal of the community.

5.04.030 OBJECTIVE AND GOALS

Colma's objective is to preserve and manage the natural resources and natural areas of the Town. Open space and conservation goals are listed below:

- **5.04.031** To buffer adjacent incompatible land areas from one another by use of topography or landscaping.
- **5.04.032** To plan for public health and safety by restricting urban development from encroaching on open sections of Colma Creek or utilizing steep slopes.
- **5.04.033** To plan for recreational use by providing a Community Center and parks to be used by Colma's citizens.
- **5.04.034** To identify and preserve selected tree masses, landscape features and other scenic elements that are important to Colma's visual setting.
- **5.04.035** To promote Colma as a Flower Town through the use of seasonal flowers and shrubbery in private landscape treatments and in conjunction with all public improvement projects.

5.04.040 HOW THE OPEN SPACE DESIGNATION IS USED

The open space designation is used in two ways in the Colma General Plan. First, it is used to recognize cemetery lands and public parklands

that are permanently unavailable for urban development. This category also includes selected sections of open creeks, specific tree masses and steep hillsides which should be preserved as important parts of Colma's visual setting or because they are considered unsafe for urban development.

Second, the open space designation is used as a holding pattern to acknowledge land currently being used for agricultural purposes that eventually will be used for active cemetery purposes. This category also includes the Hillside Landfill and the Cypress Hills Golf Course and related facilities where an urban land use designation would be inappropriate.

5.04.100 INVENTORY OF PLANNING FACTORS

5.04.110 EXISTING OPEN SPACE INVENTORY

Colma is a small community recognized for its large expanses of memorial parks. The major components of the total open space resource in Colma (about 76% of the total land area) is land owned by cemeteries and used for memorial parks, agriculture or general open space. Other major resources that are recognized as open space are Colma Creek and the Cypress Hills Golf Course. An inventory of existing open space resources is compiled in Table OS-1. Location of open space resources is shown on the Open Space/Conservation Map.