

*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

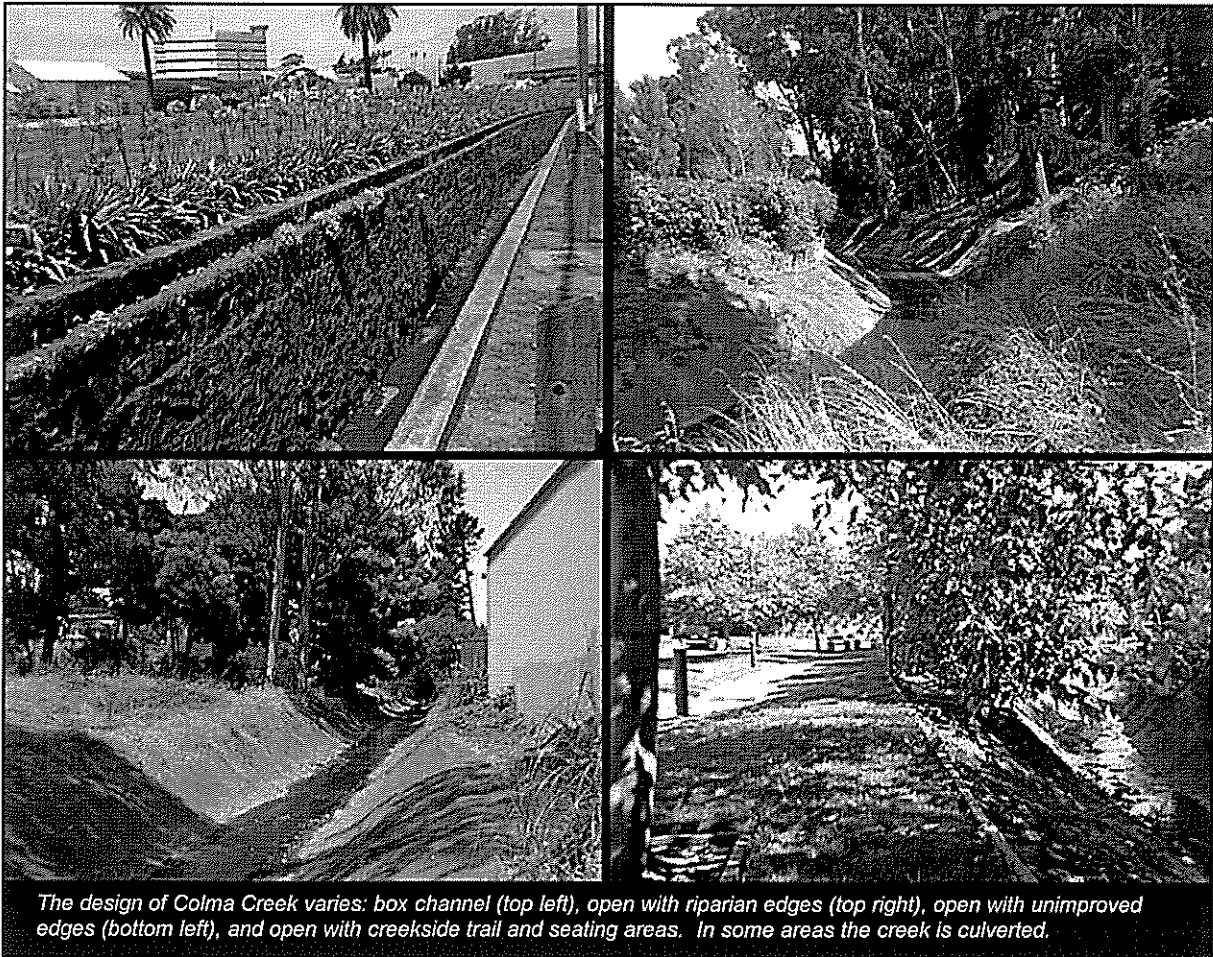
that are permanently unavailable for urban development. This category also includes selected sections of open creeks, specific tree masses and steep hillsides which should be preserved as important parts of Colma's visual setting or because they are considered unsafe for urban development.

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.



**5.04.120 OPEN SPACE RESOURCES IN THE PLAN**

**5.04.121 Colma Creek**

Special care and concern is given to the preservation and protection of Colma Creek at locations where the creek is open. Emphasis will be placed on the maintenance of riparian vegetation at key street crossings in particular, and maintaining the creek lining to mitigate erosion and flooding. This may involve some public participation. New buildings will be required to be set back from the top bank of the creek. Opportunities exist to take advantage of the open sections by adding vegetation, pedestrian walkways and sitting areas along the edge of the open channel.

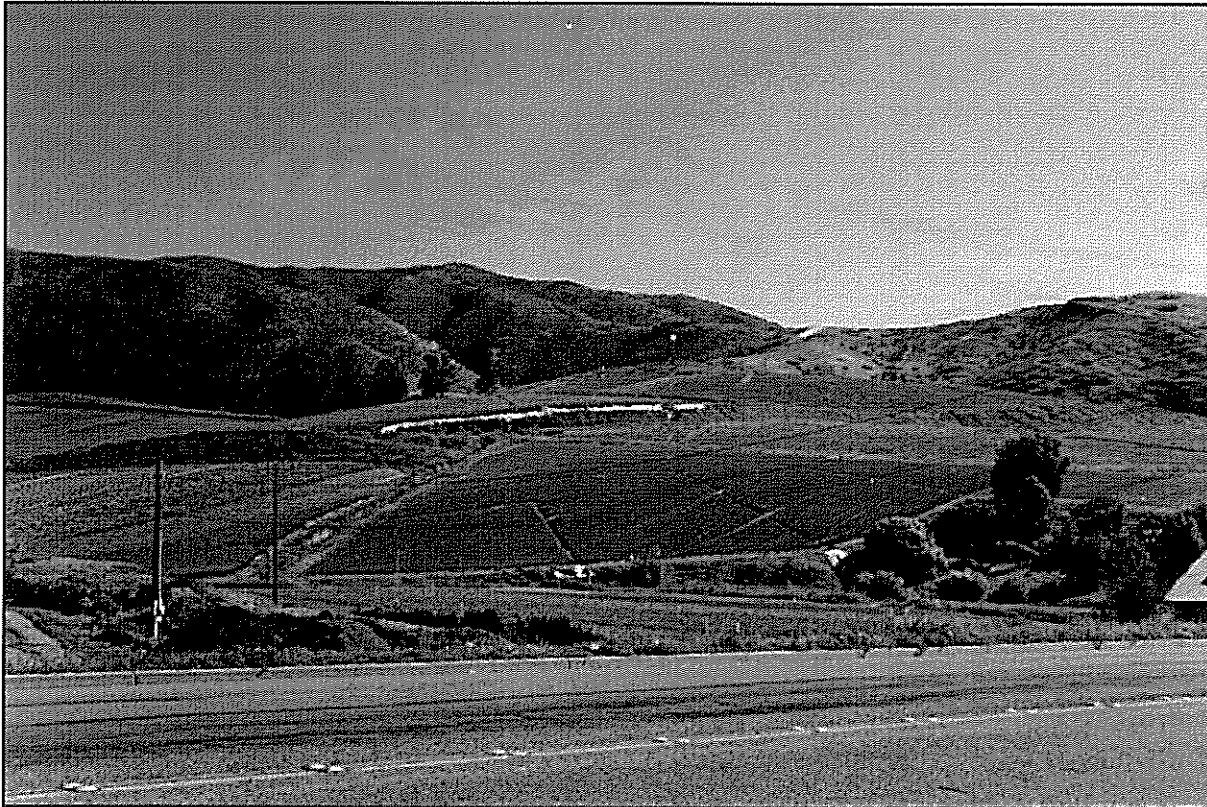
**5.04.122 Cemetery Lands**

Cemetery lands that have been committed to cemetery will remain as such. Those lands that are undeveloped will be shown as open space

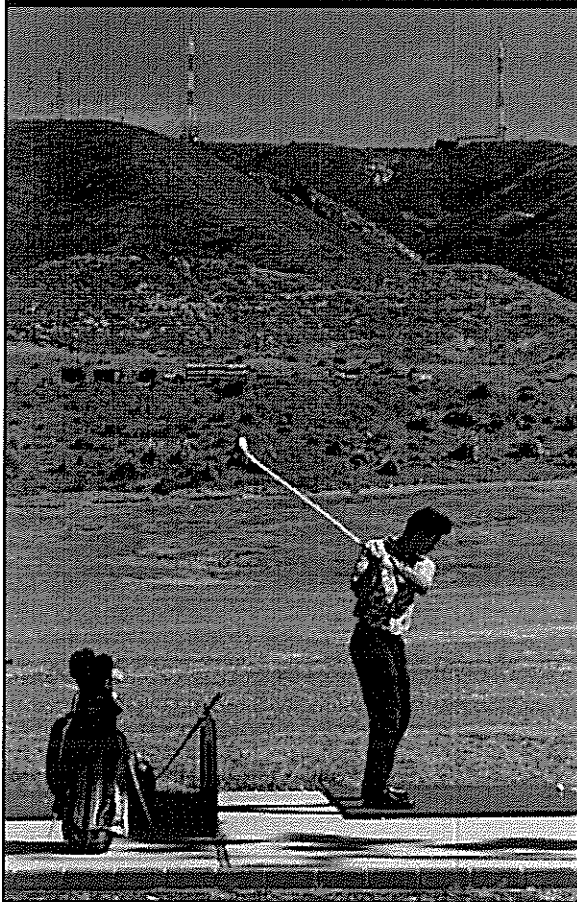
on the plan. Lands that have been determined excess by cemeteries for their foreseeable future may be considered for alternate land use. Some of the cemetery owners have leased their lands for income, but have retained ownership so that the lands may be used for cemetery purposes in the distant future. Alternative uses that fit the Cemetery/Open Space, Agricultural designation will be encouraged. Changes to other General Plan and zoning designation will be discouraged unless a demonstrable public benefit is involved.

**5.04.123 Hillside Landfill**

The Hillside Landfill dump operated by CALCO is shown as an open space area. The extent of fill is shown on the Hazards Map in the Safety Element. This use has been allowed by special agreement between the landowner and the Town. New landfill operations will not be approved on other properties in the Town. The reclamation of this site is a private responsibility.



*Cemetery land east of Hillside Boulevard leased for agriculture (above). The Cypress Hills Golf Course driving range is well used (left).*



When the dump is closed, the end condition will consist of vegetated side slopes and a flat area at the top. A condition of the landfill agreement requires that the owner provide an expansion of the Cypress Hills Golf Course and a trailhead and parking for public access to the San Bruno Mountain State and County Park. Maintenance of the golf course will be private. It is expected that the trailhead and parking plus a pedestrian easement will be dedicated to the Town of Colma and would then be publicly maintained.

#### **5.04.124 Golf Course**

The Cypress Hills Golf Course is designated as open space for recreational purposes. It would be desirable for existing golf course activities to shift to filled land if the property owner intends to continue the golf course use. This would free up stable land for cemetery or alternative land use. Major stands of trees should be retained in any future reuse of the golf course property. The golf course is privately maintained.

**TABLE OS-1  
INVENTORY OF EXISTING OPEN SPACE LANDS**

<b>Existing Open Space in Colma</b>	<i>Open Space for the Preservation of Natural Resources</i>	<i>Open Space for the Management of Natural Resources</i>	<i>Open Space for Outdoor Recreation</i>	<i>Open Space for Public Health and Safety</i>	<i>Privately Owned Land</i>	<i>Publicly Owned Land</i>	<i>Approximate Size</i>
Colma Creek – Open Area	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	2300 Linear Feet
Cemetery Lands Committed to Cemetery		<b>X</b>			<b>X</b>		678 Acres
Cemetery Lands: Agriculture	<b>X</b>	<b>X</b>			<b>X</b>		113 Acres
Cypress Hills Golf Course		<b>X</b>	<b>X</b>		<b>X</b>		76 Acres
Hillside Landfill Dump Site		<b>X</b>		<b>X</b>	<b>X</b>		29 Acres
Public Parks (See also Table OS-4)			<b>X</b>			<b>X</b>	0.50 Acres
Other Open Space		<b>X</b>				<b>X</b>	10.25 Acres

**5.04.125 Agricultural Lands**

Various agricultural uses exist in Colma. Most nursery and greenhouse operations are expected to continue into the foreseeable future. Open field flower and vegetable plots are commonly under lease from cemetery owners who are holding land that will, one day, be needed for gravesites. All of the agricultural land is privately maintained open space.

**5.04.126 Vacant Sites**

There are a number of vacant sites scattered throughout Colma. Many of these sites have land use designations for uses other than Open Space. These sites, which will be built upon ultimately, should not be confused with designated open space, which will remain free of urban development. For an inventory of vacant sites in Colma, refer to Exhibit LU-4 in the Land Use Element.