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**5.04.400 OPEN SPACE AND  
CONSERVATION ACTION  
PROGRAMS**

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**5.04.410 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.

**5.04.411 Responsibilities**

***City Planner***

Prepares Initial Study; coordinates the review process.

***Department Heads***

Comment on environmental reports.

***Interested Citizens***

Provide input regarding report adequacy.

***City Council***

Decision making body; certifies report.

**5.04.420 ZONING ORDINANCE (EXISTING)**

This ordinance sets forth the minimum spatial, intensity and performance requirements for each type of land use consistent with the broader goals and policies of the General Plan. The permit procedure for development projects is embodied in this ordinance. Conditions of permit approval are routinely imposed to mitigate potential environmental impacts and to carry out General Plan policies. Specification to Open Space and Conservation is the authority to preserve important vegetation, protect sensitive habitat and set aside needed park and recreation facilities as part of the permit approval process.

**5.04.421 Responsibilities**

***City Planner***

Evaluation of project per standards; coordinates the review process; prepares amendments.

***Department Heads***

Comment on development proposals, suggest conditions of project approval; comments on amendments.

***Interested Citizens***

Provide input regarding suitability of specific uses at specific locations.

***City Council***

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

**5.04.430 SUBDIVISION ORDINANCE  
(EXISTING, AMENDMENT  
RECOMMENDED)**

This ordinance sets forth minimum standards for land division, access and utility service consistent with the General Plan and Zoning Ordinance. It allows the authority to collect development fees to offset public costs of certain public utilities, facilities and services. Consideration should be given to adopting a park and recreation fee to be levied against new residential development.

**4.431 Responsibilities**

***City Planner***

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

***Department Heads***

Comment on development proposals; suggest condition of approval; comments on amendments.

***Interested Citizens***

Provide input regarding suitability of project.

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***City Council***

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

***Department Heads***

Comment on grading proposals when requested by City Engineer.

***City Council***

Acts on CEQA documents when applicable.

**5.04.440 TREE REMOVAL ORDINANCE  
(EXISTING)**

The Tree Removal Ordinance was enacted to prohibit the removal of trees without a permit to do so. This Ordinance recognizes that removal of certain trees can destroy the natural beauty of some areas, contribute to erosion and increase the cost of maintaining 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.

**5.04.460 FUTURE PARK AND  
RECREATIONAL  
OPPORTUNITIES (PROPOSED)**

Opportunities for establishing these facilities are discussed in Section 5.04.223. The City Council and City Staff should determine specific needs, acquire sites where needed and coordinate the design and implementation of facilities.

**5.04.441 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 tree removal with, or without conditions based on findings set forth in the ordinance.

**5.04.450 GRADING ORDINANCE (EXISTING)**

**4.451 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.

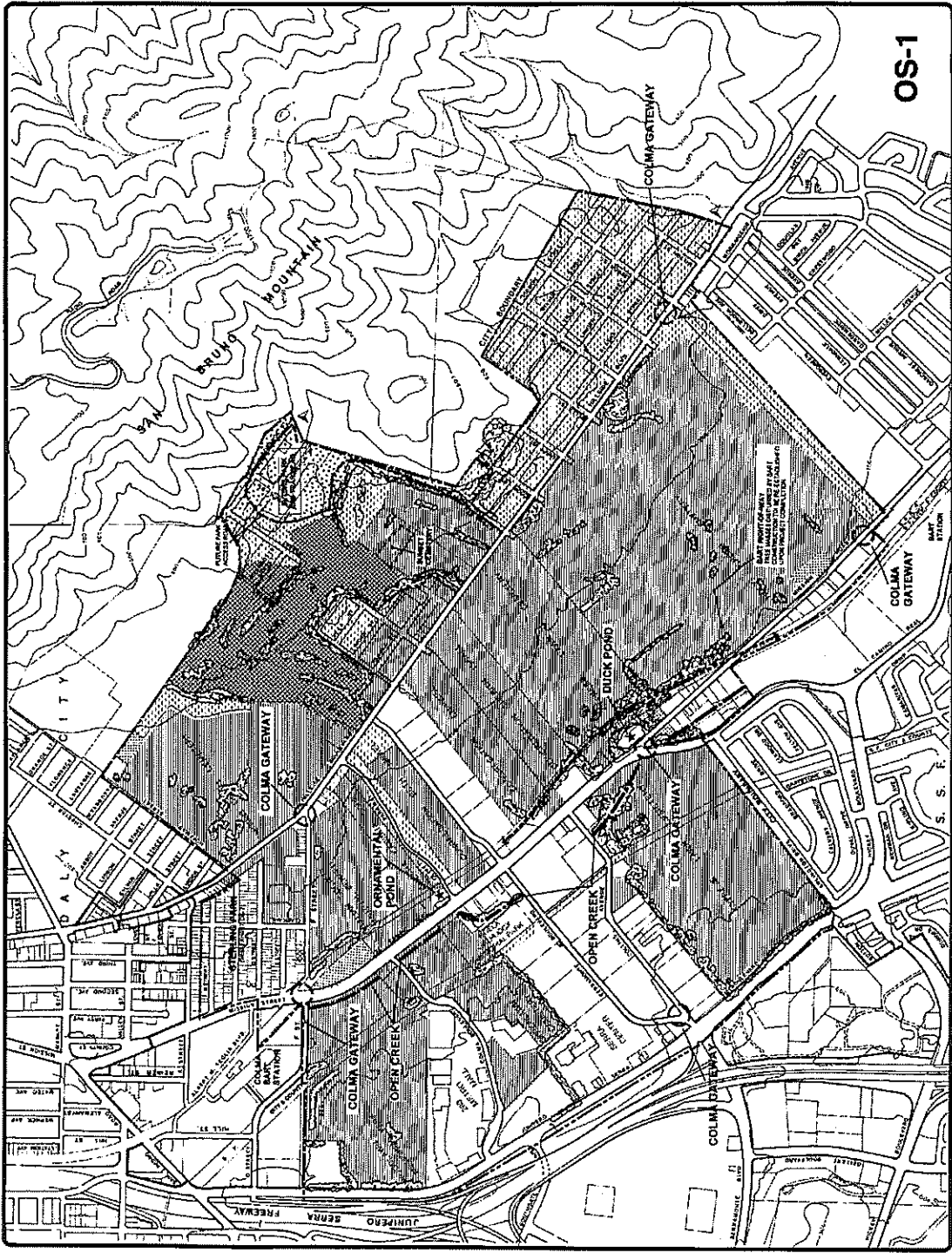
**TOWN OF COLMA  
GENERAL PLAN  
OPEN SPACE /  
CONSERVATION**

	DEVELOPED CEMETERY
	CEMETERY RELATED
	TEMPORARY AGRICULTURE OR VACANT OPEN SPACE (1)
	RECREATION
	LANDFILL
	MAJOR TREE MASSES
	OPEN DRAINAGE COURSES
	SPECIAL FEATURES
	GATEWAY ELEMENTS
	TRAIL ACCESS TO SAN BRUNO MOUNTAIN PARK

(1) These sites are designated as Cemetery Open Space in the Land Use Element. They should not be considered for development but may be used for Open Space. The Colma LEO is a part of the Major Tree Masses and Recreation Sites. The LEO is a part of the Major Tree Masses and Recreation Sites.

SCALE IN FEET  
0 400 800 1200  
NORTH

MALCOLM CARPENTER ASSOCIATES  
CITY AND REGIONAL PLANNERS  
6/99





<b>TOWN OF COLMA</b>	<b>STERLING PARK OPEN SPACE</b>	 <small>SCALE IN FEET</small> <small>0 200 400</small> <small>↑</small> <small>RALEIGH SANSENER ASSOCIATES</small> <small>CITY ENGINEER</small> <small>11/98</small>

