



**AGENDA
REGULAR MEETING**

**City Council of the Town of Colma
Colma Community Center
1520 Hillside Boulevard
Colma, CA 94014**

**Wednesday, July 12, 2017
CLOSED SESSION – 6:00 PM
REGULAR SESSION – 7:00 PM**

CLOSED SESSION – 6:00 PM

1. **In Closed Session under Government Code § 54957, PUBLIC EMPLOYMENT**
Title: City Manager

PLEDGE OF ALLEGIANCE AND ROLL CALL – 7:00 PM

ADOPTION OF AGENDA

PRESENTATION

- Bike Fix It Station Ribbon Cutting

PUBLIC COMMENTS

Comments on the Consent Calendar and Non-Agenda Items will be heard at this time.
Comments on Agenda Items will be heard when the item is called.

CONSENT CALENDAR

2. Motion to Accept the Minutes from the June 21, 2017 Special Meeting.
3. Motion to Accept the Minutes from the June 28, 2017 Regular Meeting.
4. Motion to Approve Report of Checks Paid for June 2017.
5. Motion to Accept Informational Report on Recreation Department Programs, Activities, Events, and Trips for the Second Quarter of 2017.

PUBLIC HEARING

6. **CONDITIONAL USE PERMIT - 1651 HILLSIDE BOULEVARD**

Consider: Motion to Adopt a Resolution Approving a Conditional Use Permit and Design Review to Allow a Funeral Home Which Includes a New Chapel and Embalming Room Within an Existing Building on a Lot Zoned for Cemetery Use at 1651 Hillside Boulevard (APN: 011-331-190) Pursuant to CEQA Guideline 15301, Class 1(a) and 15301, Class 1(e)(1).

7. **G ZONING AMENDMENT**

- a. *Consider:* Motion to Adopt a Resolution Making Findings and Adopting a Negative Declaration in Compliance with the California Environmental Quality Act for an Amendment to the Colma Municipal Code to Allow for Vehicle Storage in the "G" (Cemetery) Zone.
- b. *Consider:* Motion to Introduce an Ordinance Amending Sections 5.03.060 and 5.03.240 of the Colma Municipal Code Conditionally Allowing Vehicle Storage in the G Zoning District, and Waive a Further Reading of the Ordinance.

REPORTS

Mayor/City Council

City Manager

ADJOURNMENT

The City Council Meeting Agenda Packet and supporting documents are available for review at the Colma Town Hall, 1188 El Camino Real, Colma, CA during normal business hours (Mon – Fri 8am-5pm). Persons interested in obtaining an agenda via e-mail should call Caitlin Corley at 650-997-8300 or email a request to ccorley@colma.ca.gov.

Reasonable Accommodation

Upon request, this publication will be made available in appropriate alternative formats to persons with disabilities, as required by the Americans with Disabilities Act of 1990. Any person with a disability, who requires a modification or accommodation to view the agenda, should direct such a request to Brian Dossey, ADA Coordinator, at 650-997-8300 or brian.dossey@colma.ca.gov. Please allow two business days for your request to be processed.

1. **In Closed Session under Government Code § 54957, PUBLIC EMPLOYMENT**

Title: City Manager

There is no staff report for this item.



**MINUTES
SPECIAL MEETING**

City Council of the Town of Colma
Colma Community Center, 1520 Hillside Boulevard
Colma, CA 94014

Wednesday, June 21, 2017

7:00 p.m.

CALL TO ORDER

Mayor Helen Fisicaro called the Regular Meeting of the City Council to order at 7:05 p.m.

Council Present – Mayor Helen Fisicaro, Vice Mayor Raquel “Rae” Gonzalez, Council Members Joanne F. del Rosario, John Irish Goodwin and Diana Colvin were all present.

Staff Present – City Manager Sean Rabé, City Attorney Christopher Diaz, Administrative Services Director Brian Dossey, Director of Public Works Brad Donohue, City Clerk Caitlin Corley and Assistant Engineer Mahan Borzorginia were in attendance.

ADOPTION OF THE AGENDA

Mayor Fisicaro asked if there were any proposed changes to the agenda. None were requested. The Mayor asked for a motion to adopt the agenda.

Action: Council Member Colvin moved to adopt the agenda; the motion was seconded by Vice Mayor Gonzalez and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fisicaro, Mayor	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	5	0			

CONSENT CALENDAR

- Motion to Adopt a Resolution Approving a Building Department Mutual Aid Agreement with the County and Various Cities in the County.

Action: Council Member Colvin moved to approve the Consent Calendar item #1; the motion was seconded by Council Member Goodwin and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fisicaro, Mayor	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	5	0			

NEW BUSINESS

2. TOWN HALL – IMPENDING CONSTRUCTION WITHIN SF WATER EASEMENT

Director of Public Works Brad Donohue and Assistant Engineer Mahan Bozorginia presented the staff report. Mayor Fiscaro opened the public comment period at 7:47 p.m. and seeing no one come forward to speak, she closed the public comment period. Council discussion followed.

Action: Mayor Fiscaro moved to direct staff to make no changes to the front entrance of Town Hall; the motion was seconded by Council Member Colvin and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fiscaro, Mayor	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	5	0			

COUNCIL CALENDARING

The next Regular City Council Meetings will be on Wednesday, June 28, 2017 at 6:00 p.m. and Wednesday, July 12, 2017 at 7:00 p.m.

REPORTS

Council reported no events.

ADJOURNMENT OF REGULAR SESSION AND CLOSE IN MEMORY

The Mayor adjourned the regular session at 8:16 p.m. in memory of Wayne Johnson, former Colma Police Chief. Council entered into a closed session at 8:18 p.m.

CLOSED SESSION

3. In Closed Session under Government Code § 54957, PUBLIC EMPLOYMENT

Title: City Manager

REPORT FROM CLOSED SESSION

Mayor Fiscaro stated, "No action was taken at tonight's closed session meeting."

ADJOURNMENT

Mayor Fiscaro adjourned the meeting at 9:25 p.m.

Respectfully submitted,

Caitlin Corley
City Clerk

**MINUTES
REGULAR MEETING**

City Council of the Town of Colma
Colma Community Center, 1520 Hillside Boulevard
Colma, CA 94014

Wednesday, June 28, 2017

6:00 p.m.

CALL TO ORDER

Mayor Helen Fisicaro called the Regular Meeting of the City Council to order at 6:05 p.m.

Council Present – Mayor Helen Fisicaro, Council Members Joanne F. del Rosario, John Irish Goodwin and Diana Colvin were present. Vice Mayor Raquel “Rae” Gonzalez was absent.

Staff Present – City Manager Sean Rabé, City Attorney Christopher Diaz, Administrative Services Director Brian Dossey, Director of Public Works Brad Donohue, Police Chief Kirk Stratton, City Planner Michael Laughlin, and City Clerk Caitlin Corley were in attendance.

ADOPTION OF THE AGENDA

Mayor Fisicaro requested to move item #6 City Manager Appointment up to immediately following the Consent Calendar. The Mayor asked for a motion to adopt the agenda with the requested changes.

Action: Council Member Colvin moved to adopt the agenda with the requested changes; the motion was seconded by Council Member del Rosario and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fisicaro, Mayor	✓				
Raquel Gonzalez					✓
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	4	0			

PRESENTATIONS

- City Manager Sean Rabé Farewell Presentation: Mayor presented outgoing City Manager Sean Rabe with a proclamation and engraved clock. Mayor, Vice Mayor and Council Members made remarks. The following community members made presentations:

Mark Nagales, Congresswoman Jackie Speier’s Office

Pat Martel, City Manager of the City of Daly City

Maureen O’Connor, President of the Colma Historical Association

Ross Sit on behalf of Georgette Sarles, President of the Colma Daly City Chamber of Commerce

Denise Kelly, Daly City Lions & North Peninsula Food Pantry and Dining Center

Officer Kim Trask, Police Office Association

Kikei Wong, Republic Services

Brad Donohue, Director of Public Works

There was a break for refreshments from 6:43 p.m. to 7:31 p.m. Vice Mayor Gonzalez arrived at the meeting.

- The Mayor drew Jim Letcavage as the winner of the Mayors Water Challenge raffle. Mr. Letcavage was present to accept his prize, two tickets the Town's Holiday Party in December.

PUBLIC COMMENTS

Mayor Fiscaro opened the public comment period at 7:31 p.m. Resident Ed Harper made a comment about bus services used for Recreation Department field trips. The Mayor closed the public comment period at 7:35 p.m.

CONSENT CALENDAR

1. Motion to Accept the Minutes from the June 14, 2017 Regular Meeting.
2. Motion to Receive and File the Third Quarter (July 2016 – March 2017) Financial Report and Direct Staff to Post a Copy on the Town Website.

Action: Council Member Colvin moved to approve the Consent Calendar items #1 and 2; the motion was seconded by Council Member del Rosario and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fiscaro, Mayor	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	5	0			

6. **INTERIM CITY MANAGER APPOINTMENT**

City Attorney Christopher Diaz presented the staff report. Mayor Fiscaro opened the public comment period at 7:37 p.m. and seeing no one come forward to speak, she closed the public comment period. Council discussion followed.

Action: Vice Mayor Gonzalez moved to Adopt a Resolution Appointing William C. Norton as Interim City Manager and Approving Employment Agreement; the motion was seconded by Council Member del Rosario and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fiscaro, Mayor	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	5	0			

PUBLIC HEARING

3. ENGINEER’S REPORT OF SANITARY SEWER SERVICE CHARGES FOR FY 2017-18

Director of Public Works Brad Donohue presented the staff report. Mayor Fiscaro opened the public hearing at 7:47 p.m. Resident Ed Harper made a comment about the calculations of the charges. The Mayor closed the public hearing at 7:58 p.m. Council discussion followed.

City Attorney Christopher Diaz advised Council that he would make a modification to section 2(a) to include the number of protests received and strike the alternate provisions in sections 3(a) and 3(b) of the resolution.

Action: Mayor Fiscaro moved to Adopt a Resolution Appropriating Funds and Adopting the Annual Budget for Fiscal Year 2017-2018, Adopt a Resolution Overruling Protests to and Adopting Engineer’s Report on Sewer Service Charges for Fiscal Year-2018, Directing the City Engineer to File a Copy of the Engineer’s Report with the San Mateo County Tax Collector, and Authorizing the County Tax Collector to Place the Charges on the Property Tax Roll, with the requested changes; the motion was seconded by Council Member Goodwin and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fiscaro, Mayor	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	5	0			

NEW BUSINESS

4. LEAGUE OF CALIFORNIA CITIES DELEGATE

Administrative Services Director Brian Dossey presented the staff report. Mayor Fiscaro opened the public comment period at 8:07 p.m. and seeing no one come forward to speak, she closed the public comment period. Council discussion followed.

Action: Mayor Fiscaro moved to Designate Mayor Helen Fiscaro as the Voting Delegate and Administrative Services Director Brian Dossey as the Alternate Voting Delegate for the Annual League of California Cities Conference in September; the motion was seconded by Council Member del Rosario and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fiscaro, Mayor	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	5	0			

5. **RECREATION MANAGER SALARY SCHEDULE**

Administrative Services Director Brian Dossey presented the staff report. Mayor Fisicaro opened the public comment period at 8:14 p.m. and seeing no one come forward to speak, she closed the public comment period. Council discussion followed.

Action: Council Member Colvin moved to Adopt a Resolution Establishing Salary for New Recreation Manager Position and Adopting a Salary Schedule; the motion was seconded by Vice Mayor Gonzalez and carried by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fisicaro, Mayor	✓				
Raquel Gonzalez	✓				
Joanne F. del Rosario	✓				
John Irish Goodwin	✓				
Diana Colvin	✓				
	5	0			

COUNCIL CALENDARING

The next Regular City Council Meetings will be on Wednesday, July 12, 2017 at 7:00 p.m. and Wednesday, July 26, 2017 at 7:00 p.m.

REPORTS

Council reported no events.

Interim City Manager Bill Norton reported that the Town held a mock earth quake emergency preparedness drill in the Emergency Operations Center and he was impressed with staff’s performance.

CLOSED SESSION

Council entered into a closed session at 8:18 p.m.

- 7. **In Closed Session under Government Code § 54957, PUBLIC EMPLOYMENT**
Title: City Manager

REPORT FROM CLOSED SESSION

Mayor Fisicaro stated, “No action was taken at tonight’s closed session meeting.”

ADJOURNMENT

Mayor Fisicaro adjourned the meeting at 9:25 p.m.

Respectfully submitted,

Caitlin Corley
City Clerk

Final Check List
Town of Colma

apChkLst
06/05/2017 1:48:19PM

Bank : first FIRST NATIONAL BANK OF DALY

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
45950	6/6/2017	00057	CINTAS CORPORATION #2 8403191172	5/19/2017	PW FIRST AID SUPPLIES	215.23	215.23
45951	6/6/2017	00093	CITY OF SOUTH SAN FRANCISCO 516828	5/22/2017	DISPATCH SERVICES	7,842.59	8,592.59
			516818	5/16/2017	TRAFFIC SIGNAL MAINTENANCE	750.00	
45952	6/6/2017	00140	FIRST NAT BANK OF NO CA 05/21/17 Pfortent	5/21/2017	CREDIT CARD PURCHASE	114.50	
			05/21/17 Lum	5/21/2017	CREDIT CARD PURCHASE	86.67	
			05/21/17 Tapia	5/21/2017	CREDIT CARD PURCHASE	4.99	206.16
45953	6/6/2017	00254	METRO MOBILE COMMUNICATIONS 170607	6/1/2017	MAINTENANCE CONTRACT	602.00	
			054134	5/30/2017	2 PARTS KMC-27: ANTENNA,	193.58	795.58
45954	6/6/2017	00307	PACIFIC GAS & ELECTRIC 2039987372-6	5/24/2017	2039987372-6 OPPOSITE 507	11.02	
			9956638930-2	5/24/2017	9956638930-2 NEXT TO 540 B	9.53	20.55
45955	6/6/2017	00500	SMC CONTROLLERS OFFICE Dec 2016	1/4/2017	ALLOCATION OF PARKING PERMIT	1,320.50	1,320.50
45956	6/6/2017	00685	MERCADO, SONNY May 16-17, 2017	5/18/2017	MAY 16-17, 2017 EVOC TRAIN	64.57	64.57
45957	6/6/2017	00692	GRANT THORNTON LLP 953180245	5/17/2017	YEAR END DECEMBER 2016	42,864.00	42,864.00
45958	6/6/2017	00830	STAPLES ADVANTAGE 8044648631	5/20/2017	SUPPLIES	207.55	207.55
45959	6/6/2017	01030	STEPFORD, INC. 1701558	5/30/2017	FRONT DESK COMPUTER REPAIR	67.40	67.40
45960	6/6/2017	01037	COMCAST CABLE June 2017	5/26/2017	8155 20 022 0094769 TOWN CENTER	13,780.40	
			05/25-06/24 Internet	5/20/2017	8155 20 022 0097051 Internet	286.16	286.16
			06/02/17-07/01/17	5/27/2017	8155 20 022 0097069 INTERNET	241.16	241.16
			05/25-06/24 427	5/20/2017	8155 20 022 0097028 427 F ST	236.16	236.16
45961	6/6/2017	01340	NAVIA BENEFIT SOLUTIONS 10090539	6/2/2017	SECTION 125 PARTICIPANT & BENEFIT	75.00	14,543.88
45962	6/6/2017	01370	VERIZON WIRELESS SERVICES 9785788463	5/15/2017	CELL PHONE SERVICE	1,225.47	75.00
45963	6/6/2017	01540	R & S ERECTION NORTH PEN42178	4/1/2017	(1) 8' X 10' PORVENE: INSTAL	1,825.00	1,225.47
45964	6/6/2017	01549	BURNS, LORI May 12 & 17 Reim	6/1/2017	BART & MILEAGE REIMBURSEMENT	31.43	31.43
45965	6/6/2017	01687	UNITED SITE SERVICES OF 114-5332172	5/22/2017	STANDARD AND REGULAR SERVICE	135.85	135.85
45966	6/6/2017	02132	WOLLMAN, JASON May 14-18 Reim	5/24/2017	MAY 14-18 EMERGENCY MGMT	390.85	390.85
45967	6/6/2017	02144	DOMINICA DE LUCCA DBA D1773	6/1/2017	TAE KWON DO	800.00	800.00
45968	6/6/2017	02179	HUB INTERNATIONAL OF CA May 2017	6/1/2017	INSURANCE EVENTS	128.04	128.04
45969	6/6/2017	02330	FOREMOST PROMOTIONS 393696	5/17/2017	NATIONAL NIGHT OUT SUPPLIES	1,648.25	1,648.25
45970	6/6/2017	02787	AECO SYSTEMS, INC. 51181	5/22/2017	TROUBLESHOOT MULTIPLE ISSUES	687.50	687.50
45971	6/6/2017	02788	LUNA-SEVILLA, MARGARET-RMarch 4-May 20	5/26/2017	ZUMBA CLASSES	350.00	350.00
45972	6/6/2017	02793	DITO'S MOTORS 16140	6/2/2017	#5 REPLACE DEFECTIVE STARTER	298.63	298.63
			16078	5/24/2017	REPLACE BATTERY	17.50	316.13
45973	6/6/2017	02799	WAVE 02434935	5/23/2017	RIMS INTERNET W/SSF	400.00	400.00
45974	6/6/2017	02965	CORRALES, JENNIFER 84730	3/23/2017	06/30/17 CARNIVAL THEME FUNDRAISER	375.00	375.00

Bank : first FIRST NATIONAL BANK OF DALY (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
45975	6/6/2017	03015	U.S. BANK CORPORATE PMT	05/22/2017	Gogan	5/22/2017	CREDIT CARD PURCHASE	3,291.64
				05/22/2017	Gotelli	5/22/2017	CREDIT CARD PURCHASE	1,283.53
				05/22/2017	Morque	5/22/2017	CREDIT CARD PURCHASE	1,125.38
				05/22/2017	Tapia	5/22/2017	CREDIT CARD PURCHASE	488.69
				05/22/2017	Fiscarc	5/22/2017	CREDIT CARD PURCHASE	479.18
				05/22/2017	Dossey	5/22/2017	CREDIT CARD PURCHASE	423.55
				05/22/2017	Pfotent	5/22/2017	CREDIT CARD PURCHASE	111.50
45976	6/6/2017	03017	GOMES, ALYSSA	2/14/2017	2/14/2017	REPLACES CK #45413 02.14.	50.00	7,203.47
45977	6/6/2017	03054	BUBBLEMANIA AND COMPAN	00011695	4/5/2017	06/14/17 1-45 MIN. INDOOR SI	250.00	50.00
45978	6/6/2017	03055	DUBON, ARIEL	2000828.003	5/31/2017	05.30.17 DEPOSIT REFUND	50.00	250.00
45979	6/6/2017	03056	MONCADA, SANTOS	2000830.003	5/31/2017	05.31.17 DEPOSIT REFUND	200.00	50.00
45980	6/6/2017	03057	POLICEONE.COM	9137 rev.1	5/22/2017	1 TASER CEW INSTRUCTOR	435.00	200.00
45981	6/6/2017	03058	OMG NATIONAL	N1037538	4/20/2017	STICKERS	342.00	435.00
45982	6/6/2017	03059	DUDE SOLUTIONS, INC.	INV-08088	5/30/2017	MOBILE311 - UP TO 3 DIVISIC	2,840.00	342.00
						b total for FIRST NATIONAL BANK OF DALY CITY:		2,840.00
								88,657.00

33 checks in this report.

Grand Total All Checks:

88,657.00

Bank : first FIRST NATIONAL BANK OF DALY

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
45983	6/6/2017	00181	IEDA	6/1/2017	LABOR RELATIONS CONSUL	1,324.00	1,324.00
45984	6/6/2017	02082	VINCE'S OFFICE SUPPLY, INCMay 2017	5/31/2017	OFFICE SUPPLIES	468.71	468.71
45985	6/6/2017	02743	UTILITY TELEPHONE, INC June 2017	6/1/2017	INTERNET ACCESS 128070	699.50	699.50
45986	6/6/2017	03015	U.S. BANK CORPORATE PMT 05/22/17 De Leo	5/22/2017	CREDIT CARD PURCHASE	1,123.35	
			05/22/17 Rabe	5/22/2017	CREDIT CARD PURCHASE	546.71	
			05/22/17 Corley	5/22/2017	CREDIT CARD PURCHASE	228.03	
b total for FIRST NATIONAL BANK OF DALY CITY:							4,390.30

4 checks in this report.

Grand Total All Checks:

4,390.30

Final Check List
Town of Colma

apChkLst
06/07/2017 11:11:58AM

Bank : first FIRST NATIONAL BANK OF DALY

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
45987	6/9/2017	00068	COLMA PEACE OFFICER'S 06092017 B	6/9/2017	COLMA PEACE OFFICERS: P/	690.83	690.83
45988	6/9/2017	01340	NAVIA BENEFIT SOLUTIONS 06092017 B	6/9/2017	FLEX 125 PLAN: PAYMENT	342.70	342.70
45989	6/9/2017	01375	NATIONWIDE RETIREMENT S:06092017 B	6/9/2017	NATIONWIDE: PAYMENT	5,900.00	
			06092017 M	6/9/2017	NATIONWIDE: PAYMENT	1,200.00	7,100.00
45990	6/9/2017	02377	CALIFORNIA STATE DISBURS:06092017 B	6/9/2017	WAGE GARNISHMENT: PAYM	917.53	917.53
45991	6/9/2017	02944	PEACE OFFICERS RESEARCH:06092017 B	6/9/2017	PORAC: PAYMENT	24.00	24.00
45992	6/9/2017	02945	PORAC LEGAL DEFENSE FUN:06092017 B	6/9/2017	PORAC LDF: PAYMENT	275.40	275.40
93540	6/9/2017	00521	UNITED STATES TREASURY 06092017 M	6/9/2017	FEDERAL TAX: PAYMENT	940.97	940.97
93541	6/9/2017	01360	VANTAGE TRANSFER AGENT:06092017 M	6/9/2017	ICMA CONTRIBUTION: PAYME	450.00	450.00
93542	6/9/2017	00631	P.E.R.S. 06092017 M	6/9/2017	PERS MISC NON-TAX: PAYME	587.18	587.18
93544	6/9/2017	00130	EMPLOYMENT DEVELOPMEN:06092017 B	6/9/2017	CALIFORNIA STATE TAX: PAY	10,525.87	10,525.87
93545	6/9/2017	00521	UNITED STATES TREASURY 06092017 B	6/9/2017	FEDERAL TAX: PAYMENT	54,419.40	54,419.40
93546	6/9/2017	00631	P.E.R.S. 06092017 B	6/9/2017	PERS - BUYBACK: PAYMENT	38,201.08	38,201.08
93547	6/9/2017	01340	NAVIA BENEFIT SOLUTIONS 06092017 B	6/9/2017	COMMUTER PLAN: PAYMENT	47.00	47.00
93548	6/9/2017	01360	VANTAGE TRANSFER AGENT:06092017 B	6/9/2017	ICMA CONTRIBUTION: PAYME	3,522.54	3,522.54

b total for FIRST NATIONAL BANK OF DALY CITY: 118,044.50

14 checks in this report.

Grand Total All Checks:

118,044.50

Final Check List
Town of Colma

apChkLst
06/13/2017 9:32:17AM

Bank : first FIRST NATIONAL BANK OF DALY

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
45993	6/13/2017	00013	May 2017	5/31/2017	TIRE SERVICE	1,493.72	1,493.72
45994	6/13/2017	00020	ASSOCIATED SERVICES INC 117054678	5/26/2017	Spring Water 5 Gal	25.00	25.00
45995	6/13/2017	00051	CALIFORNIA WATER SERVICE 05/25/2017	5/25/2017	WATER BILL	5,032.82	5,032.82
45996	6/13/2017	00057	CINTAS CORPORATION #2 May 2017	6/8/2017	CLEANING SERVICE	1,087.76	1,087.76
45997	6/13/2017	00093	CITY OF SOUTH SAN FRANCISCO 516836	6/5/2017	DISPATCH SERVICES	7,842.59	7,842.59
45998	6/13/2017	00174	HOME DEPOT CREDIT SERVICE 05/30/2017	5/13/2017	MAY 3-26, 2017 PW PURCHASE	1,396.29	1,396.29
45999	6/13/2017	00226	LIM, CINDY ELLEN May 31, 2017 Re	6/9/2017	05.31.17 CSTI TRAINING MEA	37.12	37.12
46000	6/13/2017	00307	PACIFIC GAS & ELECTRIC 05/24/2017	5/24/2017	PG&E	2,313.40	2,313.40
46001	6/13/2017	00364	SMC SHERIFF'S OFFICE CL05134	5/31/2017	LAB FEES	1,750.00	1,750.00
46002	6/13/2017	00463	FISICARO, HELEN 2000832.003	6/5/2017	06.05.17 DEPOSIT REFUND	80.00	80.00
46003	6/13/2017	00500	SMC CONTROLLERS OFFICE May 2017	6/5/2017	ALLOCATION OF PARKING PE	949.50	949.50
46004	6/13/2017	00534	SMC INFORMATION SERVICE: YCL11705	6/7/2017	MICRO CHANNEL & LINES	880.00	880.00
46005	6/13/2017	01030	STEPFORD, INC. 1701550	5/20/2017	MONTHLY SERVICE CONTRA	5,622.00	5,622.00
			1701564	5/30/2017	PD HP PRODESK 600 G1 DES	86.99	5,708.99
46006	6/13/2017	01113	SAN DIEGO POLICE EQUIPMENT 627959	5/30/2017	FED-P45HST2-C 45ACP 230G	466.90	466.90
46007	6/13/2017	01344	PROJECT READ Jan - May 2017	6/7/2017	PROJECT READ	2,775.00	2,775.00
46008	6/13/2017	01367	DUO DANCE ACADEMY May 2017	6/7/2017	DANCE CLASSES	600.00	600.00
46009	6/13/2017	01569	DARLING INTERNATIONAL INC 600:2949271	5/31/2017	TRAP SERVICE CHARGE	102.71	102.71
46010	6/13/2017	02042	CINTAS FIRE 636525 OF44107633	4/21/2017	1 INSPECTION, SP 5 YEAR	3,360.00	3,360.00
46011	6/13/2017	02082	VINCE'S OFFICE SUPPLY, INC May 2017	5/31/2017	OFFICE SUPPLIES	299.33	299.33
46012	6/13/2017	02182	DALY CITY KUMON CENTER May 2017	6/13/2017	TUTORING	4,895.00	4,895.00
46013	6/13/2017	02216	RAMOS OIL CO. INC. 878991	5/31/2017	PD GASOLINE PURCHASES 2	1,411.61	1,411.61
			877394	5/20/2017	PD GASOLINE PURCHASES 1	1,130.17	1,130.17
			875793	5/10/2017	PD GASOLINE PURCHASES 1	1,081.32	1,081.32
			879548	5/31/2017	RECREATION GASOLINE PUF	48.87	48.87
			879119	5/31/2017	ADMIN GASOLINE PURCHASE	26.49	26.49
46014	6/13/2017	02274	FRANK AND GROSSMAN LANI 151533	6/1/2017	LANDSCAPE MAINTENANCE	10,608.00	10,608.00
46015	6/13/2017	02291	SOUTHWOOD PLUMBING & H52499	5/16/2017	INSTALL NEW 75 GALLON BR	4,550.00	4,550.00
46016	6/13/2017	02352	GUTIERREZ, IMELDA 2000831.003	6/5/2017	06.05.17 DEPOSIT REFUND	300.00	300.00
46017	6/13/2017	02605	GUERRERO, SAUL May 8-12, 2017	6/6/2017	MAY 8-12, 2017 MEAL REIMB	77.90	77.90
46018	6/13/2017	02623	BLOEBAUM, CYNTHIA June 7, 2017	6/8/2017	COOKING CLASSES	400.00	400.00
46019	6/13/2017	02793	DITO'S MOTORS 16105	5/31/2017	2015 FORD EXPLORER V6 3.7	41.24	41.24
46020	6/13/2017	02942	CITY OF BERKELEY 03/30/2017	3/30/2017	2 HR ADVENTURE PLAYGROU	292.00	292.00
46021	6/13/2017	03037	CONTRACTOR'S SCAFFOLD 5287892	5/25/2017	05/15/17-06/14/17 FURNISH, E	1,800.00	1,800.00

Bank : first FIRST NATIONAL BANK OF DALY (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
46022	6/13/2017	03060	PREFERRED ALLIANCE, INC. 0130156-IN	4/30/2017	PRE-EMPLOYMENT	42.00	42.00
46023	6/13/2017	03061	NORTH BAY PETROLEUM 1846438	5/15/2017	MAY 1-15, 2017 PW GAS PUR	231.77	
			1850097	5/31/2017	MAY 16-31, 2017 PW GASOLIN	172.53	
			1842951	4/30/2017	APRIL 21-25, 2017 PW GAS PI	135.09	539.39
46024	6/13/2017	03062	GLASS COAT PHOTO BOOTH,1263	5/12/2017	DEPOSIT 09.09.17 3 HR PHOT	281.25	281.25

b total for FIRST NATIONAL BANK OF DALY CITY: 63,726.37

32 checks in this report.

Grand Total All Checks:

63,726.37

Bank : first FIRST NATIONAL BANK OF DALY

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
46025	6/19/2017	00051	CALIFORNIA WATER SERVICE05/31/2017	5/31/2017	WATER BILL	129.84	129.84
46026	6/19/2017	00057	CINTAS CORPORATION #2	5/17/2017	STERLING PARK FIRST AID S	49.12	
			5007950374	5/17/2017	COMMUNITY CENTER FIRST	46.57	
			5007950372	4/20/2017	STERLING PARK FIRST AID S	42.76	138.45
46027	6/19/2017	00112	DEPARTMENT OF JUSTICE	6/5/2017	PD ACCOUNT #140503	356.00	356.00
46028	6/19/2017	00169	JENKINS, HEIDI	6/16/2017	PLANT MAINTENANCE	520.00	520.00
46029	6/19/2017	00280	OFFICE DEPOT, INC.	5/25/2017	LETTER FOLDERS, PAPER PI	42.30	
			931103473001	5/12/2017	WHITE LABELS #8066	10.43	52.73
46030	6/19/2017	00307	PACIFIC GAS & ELECTRIC	6/8/2017	3007220528-6 1199 EL CAMINI	3,126.68	
			3007220528-6	6/8/2017	6991706865-7 1190 EL CAMINI	508.82	3,635.50
			6991706865-7	6/13/2017	2017 FORD EXPLORER 1FM5	30,714.38	30,714.38
46031	6/19/2017	00352	SERRAMONTE FORD, INC.	6/10/2017	Facilities Mgmt & Maintenance	1,328.00	1,328.00
46032	6/19/2017	00412	TELECOMMUNICATIONS ENG44890	6/15/2017	PEST CONTROL	446.00	
46033	6/19/2017	00414	TERMINEX INTERNATIONAL L365614064	6/15/2017	601 F St.	61.00	507.00
			365614065	6/8/2017	300 MOUTHPIECE FST	95.68	95.68
46034	6/19/2017	00498	INTOXIMETERS, INC	6/12/2017	06.12.17 DEPOSIT REFUND	300.00	300.00
46035	6/19/2017	00862	GOMEZ, LOURDES	6/15/2017	LINER HOOD	250.00	250.00
46036	6/19/2017	01031	A-1 RHINO LININGS, LLC	6/7/2017	8155 20 022 0096715 601 F ST	106.16	106.16
46037	6/19/2017	01037	COMCAST CABLE	6/12/2017	06.12.17 DEPOSIT REFUND	300.00	300.00
46038	6/19/2017	01181	STONE, SHIRLEY	6/12/2017	CITY ATTORNEY SERVICES	17,279.69	
46039	6/19/2017	01183	BEST BEST & KRIEGER LLP	6/12/2017	CITY ATTORNEY BASIC SERV	7,715.11	27,494.10
			797564	6/12/2017	CITY ATTORNEY SPECIAL SE	1,681.50	1,681.50
			797565	6/12/2017	MAY 2017 EMPLOYEE BENEF	817.80	817.80
			797566	6/1/2017	PD CAR WASH	27.90	27.90
46040	6/19/2017	01399	WESTLAKE TOUCHLESS CARMAY 2017	6/10/2017	JANITORIAL SERVICES	8,312.18	
46041	6/19/2017	01565	BAY CONTRACT MAINTENAN(June 2017	6/10/2017	PAPER SUPPLIES	1,021.60	9,333.78
			19290	6/5/2017	06.05.17 DEPOSIT REFUND	100.00	100.00
46042	6/19/2017	02303	MALDONADO, MARIA	6/5/2017	REC COPY MACHINE RENTAL	1,132.46	
46043	6/19/2017	02499	GE CAPITAL INFORMATION	6/7/2017	PD COPY MACHINE RENTAL	959.65	2,092.11
			98929103	6/15/2017	#6 CHECK FOR INSTRUMENT	113.75	
46044	6/19/2017	02793	DITO'S MOTORS	6/8/2017	2015 FORD FUSION CHANGE	40.00	172.31
			16203	6/8/2017	2015 FORD EXPLORER REPL	18.56	18.56
			16172	5/31/2017	STORAGE, PICKUP/DELIVER	58.07	58.07
46045	6/19/2017	02827	CORODATA SHREDDING, INC.RS2892087	5/31/2017	SHREDDING SERVICE ADMIN	47.87	47.87
46046	6/19/2017	02827	CORODATA SHREDDING, INC.DN1158764	5/31/2017			

Bank : first FIRST NATIONAL BANK OF DALY (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
46047	6/19/2017	02931	1110	6/12/2017	T-SHIRTS: 66 STAFF, 78 CAM	1,920.11	1,920.11
46048	6/19/2017	02970		6/19/2017	200 NOTICE OF CORRECTIOI	138.00	138.00
46049	6/19/2017	03009	159711	6/5/2017	12 MUTT MITT SINGLES/2000	1,122.37	1,122.37
46050	6/19/2017	03043		6/7/2017	MAY 2017 COLMA WASTEWA	4,907.00	4,907.00
46051	6/19/2017	03045		6/13/2017	RELEASE 5% RETENTION ON	3,461.70	3,461.70
46052	6/19/2017	03063	Refund 34930P	6/5/2017	REFUND 34930P OVERCHAR	32.00	32.00
46053	6/19/2017	03064	944B Refund C&	6/8/2017	944B REFUND C&D	100.00	100.00

b total for FIRST NATIONAL BANK OF DALY CITY: 89,441.06

29 checks in this report.

Grand Total All Checks:

89,441.06

Bank : first FIRST NATIONAL BANK OF DALY

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
46054	6/23/2017	00047	06232017 B	6/23/2017	CLEA: PAYMENT	294.00	294.00
46055	6/23/2017	00068	06232017 B	6/23/2017	COLMA PEACE OFFICERS: P/	690.83	690.83
46056	6/23/2017	01340	06232017 B	6/23/2017	FLEX 125 PLAN: PAYMENT	342.70	342.70
46057	6/23/2017	01375	06232017 B	6/23/2017	NATIONWIDE: PAYMENT	5,900.00	5,900.00
46058	6/23/2017	02224	06232017 B	6/23/2017	LIFE INSURANCE: PAYMENT	390.00	390.00
46059	6/23/2017	02377	06232017 B	6/23/2017	WAGE GARNISHMENT: PAYM	917.53	917.53
93543	6/23/2017	00282	06232017 B	6/23/2017	JULY 2017 ACTIVE PREMIUM:	64,543.87	64,543.87
93550	6/23/2017	00130	06232017 B	6/23/2017	CALIFORNIA STATE TAX: PAY	9,964.55	9,964.55
93551	6/23/2017	00521	06232017 B	6/23/2017	FEDERAL TAX: PAYMENT	52,845.33	52,845.33
93552	6/23/2017	00631	06232017 B	6/23/2017	PERS - BUYBACK: PAYMENT	37,552.33	37,552.33
93553	6/23/2017	01360	06232017 B	6/23/2017	ICMA CONTRIBUTION: PAYME	3,522.54	3,522.54

b total for FIRST NATIONAL BANK OF DALY CITY: 176,963.68

11 checks in this report.

Grand Total All Checks: 176,963.68

Bank : first FIRST NATIONAL BANK OF DALY

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
46060	6/28/2017	00004	AT&T	6/13/2017	PHONE BILL	1,502.57	1,502.57
46061	6/28/2017	00020	ASSOCIATED SERVICES INC	6/1/2017	SUPPLIES	87.00	
				6/12/2017	SUPPLIES	79.20	
				6/1/2017	MTN H/C BWC	9.00	175.20
46062	6/28/2017	00051	CALIFORNIA WATER SERVICE	6/13/2017	1727052702 JSB ACROSS FR	235.14	235.14
46063	6/28/2017	00280	OFFICE DEPOT, INC.	6/19/2017	RECYCLED PAPER, HP 85A T	180.18	180.18
46064	6/28/2017	00307	PACIFIC GAS & ELECTRIC	6/13/2017	0512181543-4 1198 EL CAMIN	1,835.87	
				6/12/2017	0576889222-5 1180 EL CAMIN	230.88	
				6/12/2017	0035222590-8 1180 EL CAMIN	31.04	2,097.79
46065	6/28/2017	00311	PITNEY BOWES INC.	6/10/2017	#0012828896 POSTAGE METE	274.05	274.05
46066	6/28/2017	00352	SERRAMONTE FORD, INC.	3/3/2017	'15 FORD EXPLORER OIL & F	115.59	115.59
46067	6/28/2017	01030	STEPFORD, INC.	6/20/2017	MAY 2017 HOURS IN EXCESS	2,518.75	2,518.75
46068	6/28/2017	01076	API CONSULTING	6/22/2017	RECORDS MANAGEMENT	7,980.00	7,980.00
46069	6/28/2017	01526	GONZALEZ, VICENTE N.	6/26/2017	06.26.17 DEPOSIT REFUND	275.00	275.00
46070	6/28/2017	01569	DARLING INTERNATIONAL IN	6/20/2017	TRAP SERVICE CHARGE	102.71	102.71
46071	6/28/2017	02190	GOGAN, REA	6/23/2017	JUNE 19-22, 2017 MILEAGE &	81.33	81.33
46072	6/28/2017	02352	GUTIERREZ, IMELDA	6/19/2017	06.19.17 DEPOSIT REFUND	300.00	300.00
46073	6/28/2017	02407	PARKER, MARILYN	6/20/2017	06.20.17 ROARING CAMP RAI	38.00	38.00
46074	6/28/2017	02463	HARPER, EDWIN	6/20/2017	06.20.17 ROARING CAMP RAI	19.00	19.00
46075	6/28/2017	02480	ZAPANTA, MARYANN	6/26/2017	06.26.17 DEPOSIT REFUND	300.00	300.00
				6/15/2017	06.15.17 REFUND BALANCE	75.00	375.00
46076	6/28/2017	02510	REGIONAL GOVERNMENT SE	5/31/2017	CONTRACT FINANCE SERVIC	5,174.50	5,174.50
46077	6/28/2017	02637	Z.A.P. MANUFACTURING INC.	6/16/2017	20"X32" SIGN "RIGHT LANE M	97.21	97.21
46078	6/28/2017	02670	RALPH ANDERSEN & ASSOCI	6/23/2017	CITY MANAGER RECRUITME	5,875.00	5,875.00
46079	6/28/2017	02730	THE RATCLIFF ARCHITECTS	6/22/2017	APRIL 1-MAY 27, 2017 SERVIC	10,710.25	10,710.25
46080	6/28/2017	02793	DITO'S MOTORS	6/14/2017	#7 REPLACE AIR BAG LIGHT,	69.35	69.35
46081	6/28/2017	02827	CORODATA SHREDDING, INC.	2/28/2017	STORAGE, PICKUP/DELIVER	98.60	98.60
46082	6/28/2017	02857	DE LEON, DARCY	6/21/2017	MARCH 9 & 17, 2017 UC RIVE	400.00	400.00
46083	6/28/2017	02876	TARONGOY, VIRGINIA	6/19/2017	06.19.17 DEPOSIT REFUND	50.00	50.00
46084	6/28/2017	02886	READY REFRESH BY NESTLE	6/20/2017	BOTTLED WATER SERVICE	70.75	70.75
46085	6/28/2017	02949	WELLS FARGO VENDOR FINA	6/20/2017	ADMIN COPY MACHINE	1,362.61	1,362.61
46086	6/28/2017	02970	PRODUCTIVE PRINTING & GR	4/2/2017	2000 #10 ENVELOPES WINDC	206.63	206.63
46087	6/28/2017	03030	TOTAL FLOW INC.	6/16/2017	MARCH-MAY 2017 SANITARY	4,000.00	4,000.00
46088	6/28/2017	03037	CONTRACTOR'S SCAFFOLD	6/6/2017	FURNISH, ERECT & DISMANT	1,800.00	1,800.00

Bank : first FIRST NATIONAL BANK OF DALY (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
46089	6/28/2017	03061	1854254	6/15/2017	May 1-15, 2017 PW Gas Purch.	283.85	283.85
46090	6/28/2017	03065	1751PL Refund I	6/22/2017	1750PL REFUND DEPOSIT BA	34,348.45	34,348.45

b total for FIRST NATIONAL BANK OF DALY CITY: 80,817.51

31 checks in this report.

Grand Total All Checks:

80,817.51

Bank : first FIRST NATIONAL BANK OF DALY

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
93556	6/30/2017	00130	EMPLOYMENT DEVELOPMENT	6/30/2017	CALIFORNIA STATE TAX: PAY	2,000.47	2,000.47
93557	6/30/2017	00521	UNITED STATES TREASURY	6/30/2017	FEDERAL TAX: PAYMENT	9,322.26	9,322.26
93558	6/30/2017	00631	P.E.R.S.	6/30/2017	PERS MISC NON-TAX: PAYME	864.89	864.89
o total for FIRST NATIONAL BANK OF DALY CITY:							12,187.62

3 checks in this report.

Grand Total All Checks:

12,187.62



STAFF REPORT

TO: Mayor and Members of the City Council
 FROM: Brian Dossey, Administrative Services Director
 VIA: Bill Norton, Interim City Manager
 MEETING DATE: July 12, 2017
 SUBJECT: Recreation Services Department Quarterly Review, April - June 2017

RECOMMENDATION

Staff recommends that the City Council adopt:

A MOTION TO ACCEPT INFORMATIONAL REPORT ON RECREATION DEPARTMENT PROGRAMS, ACTIVITIES, EVENTS, AND TRIPS FOR THE SECOND QUARTER OF 2017.

EXECUTIVE SUMMARY

In the second quarter of 2017, a total of 1240 participants attended 54 programs. This represents a decrease of 49 participants from the second quarter of 2016. Staff attributes the decrease to fewer participants in the fitness programs, teen trips, and a couple of programs not scheduled due to scheduling conflicts.

Staff estimates that 34 percent of the population had a current Colma I.D. during the first quarter of 2017, suggesting that residents participated in multiple programs.

There were a total of 100 rentals, which is an increase of 34 rentals from the second quarter of 2016.

BACKGROUND

Participation

The Recreation Services Department offered programs, activities, events and trips for all age groups during the past quarter. Below is a summary of participation levels by demographic:

- A total of 93 adults and seniors participated in enrichment programs. This represents a decrease of 17 participants from the second quarter of 2016. Staff attributes the decrease to fewer participants in fitness programs and one less cooking class being scheduled due to an instructor conflict.

- A total of 182 adults and seniors participated in trips and events. This represents a decrease of 85 participants from the second quarter of 2016. Staff attributes the decrease to fewer participants on trips and one less senior luncheon scheduled.
- A total of 500 youth and teens participated in Enrichment Programs. This represents a decrease of 43 participants from the second quarter of 2016. Staff attributes the decrease to fewer participants in the afterschool program and spring day camp, and the cancellation of youth cooking classes.
- A total of 125 youths and teens participated in events and trips. This represents a decrease of 25 participants from the second quarter of 2016. Staff attributes the decrease to the cancellation of two teen trips.
- A total of 340 youth, adults and seniors participated in Community Programs. This represents an increase of 111 participants from the second quarter of 2016. Staff attributes the increase to the Eggstravaganza event occurring in the first quarter of 2016.

The attachment contains a detailed breakdown of participation by program.

Rental Activity

The Colma Community Center was rented for 78 different events:

- Resident Rentals (29 social events and five meetings)
- Non-Resident Rentals (two funeral receptions and one meeting)
- Non-Resident Non-profit Groups (11 programs, two fundraisers, four meetings and two social events)
- In House Reservations (22 meetings/trainings)

The Sterling Park Recreation Center was rented for 22 different events:

- Sterling Park Resident Rentals (19 social events)
- Sterling Park Picnic Site Rentals (three picnics)

Sustainability Impact

Staff coordinates and implements program and activities which are in alignment with the Town's Climate Action Plan and Sustainability Policy. For example, at this year's Eggstravaganza event and Town Wide Clean up Day, all cups, plates, forks, knives, and spoons were made from recyclable content.

ATTACHMENTS

- A. 2017 Recreation Services Department Quarterly Review – Participation Detail

**Recreation Services Department Quarterly Review
April - June 2017
Participation Detail**

Adult/Senior Enrichment Programs

Program	Registered	Sessions	New or Existing Program
Boot Camp Fitness	5	1	Existing
Cell Phone Photography	Cancelled	1	<i>NEW</i>
Chair Senior Yoga	5	1	<i>NEW</i>
Cooking Classes	16	2	Existing
Create Your Own Craft	3	1	<i>NEW</i>
Creekside Villas Activities	25	3	Existing
Golf	1	3	Existing
Hatha Yoga	7	1	Existing
The Biggest Loser	16	1	Existing
Zumba	10	1	Existing
Zumba & Palango Combo	5	1	Existing

Adult & Senior Trips & Events

Program	Registered	Sessions	New or Existing Program
AT&T Park Tour	Cancelled	1	<i>NEW</i>
Arm Chair Travel	22	3	Existing
Charles M. Schultz Museum	Cancelled	1	<i>NEW</i>
Colma Blood Drive	21	1	Existing
Color Me Mine Ceramics	3	1	Existing
Friday Films	23	3	Existing
Golden Gate Fields	19	1	Existing
San Francisco Giants Game (2 games)	30	2	Existing
Senior Luncheon (BBQ)	29	1	Existing
Wine & Canvas	16	1	Existing
Wine Tasting in Sonoma	19	1	Existing

Youth & Teen Enrichment Programs

Program	Registered	Sessions	New or Existing Program
Ballet, Tap & Hip Hop	9	10	Existing
Cooking	Cancelled	2	Existing
Early Childhood Music	Cancelled	1	Existing
Golf	4	3	Existing
Guitar Workshop	1	1	Existing
Harmony & Ear Training	Cancelled	1	Existing
Jazz Guitar Workshop	Cancelled	1	<i>NEW</i>
Keyboard	6	4	Existing
Kids' Club Afterschool Program	39	4	Existing
Kumon Math Tutoring	86	3	Existing
Kumon Reading Tutoring	53	3	Existing
Parents' Night Out	14	3	Existing

Sing Like a Star	Cancelled	1	<i>NEW</i>
Spring Day Camp Early Morning Care	10	1	Existing
Spring Day Camp	16	1	Existing
Spring Day Camp Afternoon Care	9	1	Existing
Summer Day Camp Early Morning Care	54	2	Existing
Summer Day Camp	113	2	Existing
Summer Day Camp Afternoon Care	51	2	Existing
Tae Kwon Do	27	3	Existing
Tot Gym & Jam	Cancelled	1	Existing
Vibo Choir	Cancelled	1	<i>NEW</i>
Vibo Youth Ensemble	2	1	Existing
Violin Workshop	6	3	Existing

Youth and Teen Events & Trips

Program	Registered	Sessions	New or Existing Program
Alternative Camp Program	1	1	Existing
Earth Day	24	1	Existing
Friday Night Lights – Teen Basketball	27	6	Existing
Great America Spring Fling Teen Trip	Cancelled	1	Existing
Ice Cream Arts & Crafts – Egg Baskets	6	1	Existing
Ice Cream Arts & Crafts – Father's Day	6	1	Existing
Ice Cream Arts & Crafts – Fireworks	Cancelled	1	Existing
Ice Cream Arts & Crafts – Mother's Day	8	1	Existing
K1 Speed Teen Trip	Cancelled	1	Existing
San Francisco Giants Game (2 games)	20	2	Existing
Santa Cruz Beach Boardwalk Day Camp Trip	33	1	<i>NEW</i>

Community Programs

Program	Registered	Sessions	New or Existing Program
Eggstravaganza	115	1	Existing
Family Field Day	Cancelled	1	Existing
Project Read Learning Wheels	51	3	Existing
Project Read Nutrition Program	48	3	Existing
Project Read Science Club	50	2	Existing
Town Wide Garage Sale	31	1	Existing
Town Wide Clean Up Day Volunteers & Staff	45	1	Existing

Note: Programs were cancelled due to insufficient participation.



STAFF REPORT

TO: Mayor and Members of the City Council Michael P.
 FROM: Laughlin, AICP, City Planner Jonathan Kwan,
 Assistant Planner
 VIA: William C. Norton, Interim City Manager
 MEETING DATE: July 12, 2017
 SUBJECT: Conditional Use Permit - 1651 Hillside Boulevard

RECOMMENDATION

Staff recommends that the City Council adopt:

RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO ALLOW A FUNERAL HOME WHICH INCLUDES A NEW CHAPEL AND EMBALMING ROOM WITHIN AN EXISTING BUILDING ON A LOT ZONED FOR CEMETERY USE AT 1651 HILLSIDE BOULEVARD (APN: 011-331-190) PURSUANT TO CEQA GUIDELINE 15301, CLASS 1(A) AND 15301, CLASS 1(E)(1)

EXECUTIVE SUMMARY

Olivet Memorial Park is requesting a Conditional Use Permit and Design Review to remodel an existing vacant structure and to construct an addition to include a new chapel and embalming room at 1651 Hillside Boulevard. A Conditional Use Permit is required for uses that are incidental to a cemetery or memorial park use, which includes a funeral home. Design Review is required for exterior changes on lots zoned "G". The proposed project will not negatively impact the vicinity as further detailed in this staff report.

FISCAL IMPACT

The Town will experience a fiscal benefit (in the form of sales tax revenue) from the sale of cemetery related products.

BACKGROUND

Established in 1895, Olivet Memorial Park in Colma, California is located across the street from the Town of Colma Historical Association. Situated at the base of the San Bruno Mountains, with huge cypress and palm trees throughout, Olivet is one of the oldest cemeteries in Colma, with 118 years of heritage and more than 88,000 interred. Olivet Memorial Park offers traditional ground burials, cremations, lawn crypts, a columbarium, mausoleums, and a chapel for visitations.

Olivet Memorial Park is in the process of purchasing the subject parcel from Cypress Abby Company (APN: 011-331-190) and is proposing to construct a 773 square foot addition and renovate an existing 5,498 square foot structure on that parcel to add offices, viewing rooms, a chapel and embalming room and meet ADA standards. The proposed exterior work includes updated finishes, new landscaping and a new courtyard area that abuts the chapel.

Funeral home staffing is anticipated at 4 full-time employees and 6 part-time employees. The proposed offices will be open from 8 AM to 5 PM every day of the week while funerals and other death-related activities such as wakes, prayer services and funeral arrangements may take place from 8 AM to 11 PM upon request. The funeral home will seat approximately 120-200 guests for funerals. Prior to large events, signage will be placed to direct guests to park in marked parking stalls as well as along internal driveways.

ANALYSIS

Findings Relating to the California Environmental Quality Act (CEQA)

Pursuant to Section 15301 of the State CEQA Guidelines, Class 1(a), minor alterations and Class 1(e)(1), minor additions the project is categorically exempt. Under Section 15301 of the State CEQA Guidelines, Class 1(a) alterations involving interior walls, electrical work and plumbing is exempt from further environmental review. Under Class 1(e)(1) projects that will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less are categorically exempt from further environmental review. The proposed project adds 773 square feet to an existing 5,498 square foot structure and is Categorical Exempt from further environmental review. The proposed funeral home with chapel and embalming room are incidental to a cemetery use and are allowed with a Use Permit.

Findings Related to the Conditional Use Permit

Section 5.03.230(b) of the Colma Municipal Code requires that certain findings be made for approval of a Conditional Use Permit as follows:

a) The proposed Conditional Use Permit will be consistent with the provisions of the Colma General Plan and Zoning Ordinance.

Olivet Memorial Park is zoned "G/DR" Cemetery/Design Review. The Colma Municipal code requires a Conditional Use Permit for uses "incidental to a cemetery or memorial park use," which includes a funeral home. With the granting of a Conditional Use Permit, the proposed project will be fully consistent with the General Plan and Zoning Ordinance.

b) Granting the Conditional Use Permit will not be detrimental to the public health, safety or public welfare, or materially injurious to the properties or improvements in the vicinity.

The existing structure located at 1651 Hillside Boulevard is currently vacant and has not been remodeled in recent history. The building was used many years ago as a cemetery office building with a cremated remains vault. The building is surrounding on all sides by cemetery uses and historically been used for cemetery related uses. The embalming room is proposed to be located in the back of the building with a screened loading area so that loading and unloading activities will not be visible from Hillside Boulevard.

To reduce the risk of fire hazard and improve fire response times, the Colma Fire Protection District has reviewed the plans and requires a fire hydrant on site, a Knox Key-Lock Box be installed and the building to be protected by an automatic fire extinguishing system. Staff recommends a condition of approval to modify the plans to the satisfaction of the Colma Fire Protection District Deputy Fire Marshall prior to issuance of building permits.

The proposed embalming function introduces very small quantities of hazardous materials to the site which requires the facility to complete and submit a Hazardous Materials Business Plan to either San Mateo County Environmental Health or Cal/EPA. Staff recommends a condition of approval to require the applicant to complete and submit the Hazardous Materials Business Plan to respective agencies, and receive approval from them, prior to a final inspection of the building permit. The proposed uses complement the existing cemetery use and will not be detrimental to the public health, safety or public welfare, or materially injurious to the properties or improvements in the vicinity as conditioned.

c) Existing property uses, large or small, will not be detrimentally affected by the proposed Use Permit.

Although the proposed uses complement the existing cemetery use at Olivet Memorial Park, the parking demand will increase with the proposed chapel. The G zone does not include a parking requirement because it is assumed that the parking needs are accommodated by parking along the internal driveways through the cemeteries. It is anticipated that up to 200 people could attend events in the proposed space. The Mortuary Event Parking Plan (Attachment C) submitted with the project application shows over 200 parking spaces along the internal driveways of Olivet Memorial Park, indicating that the existing parking along internal driveways is adequate for the proposed project. For these reasons, the existing property uses will not be impacted by the proposed Use Permit.

d) The granting of the Use Permit will not constitute a grant of special privilege inconsistent with the limitations imposed by the Zoning Ordinance on the existing use of properties, large or small, within the Town of Colma.

The granting of the Use Permit will not constitute the grant of a special privilege since, as noted above, the proposed use is incidental to the existing cemetery use and will not create a parking impact. In addition, the Town has issued similar approvals for funeral home uses to Woodlawn, the Italian Cemetery, Cypress Lawn, Olivet and Golden Hill.

e) The City Council is satisfied that the proposed structure or building conforms to the purpose and intent of the General Plan and Zoning Ordinance.

Per the Colma General Plan, buildings located on lots zoned for cemetery should be well articulated and setback from property lines to ensure land stability and provide space for building maintenance and buffer landscaping. Given that the proposal includes an 8' high landscape wall that is located approximately 70' from the Hillside Boulevard roadway with various trees, shrubs and grasses, the proposed project conforms with the intent of the General Plan. Additionally, the proposed project conforms to the purpose and intent of the Zoning Ordinance the proposed structure conforms with all zoning regulations including building height and fence height requirements.

f) The use will not constitute a nuisance to neighboring persons or properties.

The proposed use is a chapel and embalming function, neither of which will affect neighboring properties. The majority of the surrounding properties are zoned G and are occupied by active cemeteries. The property to the west across Hillside Boulevard is a lot zoned for commercial use and is a parking lot for the Lucky Chances Casino.

Findings Related to Design Review

a) Building Design Elements. Principal structures and secondary structures such as, storage buildings and trash enclosures must be architecturally consistent with each other. The following design elements must be present in all buildings:

- (i) Buildings shall incorporate simple, stepped massing. Flat walls shall be composed of a durable material and shall be minimized by interruptions including wall off-sets, varied use of materials, trim banding, score lines trim molding, contrasting colors, trellises, etc. The use of tower or articulated roof elements is encouraged.**
- (ii) Roofs shall be low pitched gable and shed roof types. All flat roof areas shall be surrounded by a parapet wall and must be located where they can be viewed from adjacent buildings or property. Parapet walls shall be of such height that will completely screen all rooftop equipment.**

The proposed project expands and remodels the existing structure located at 1651 Hillside Boulevard. No secondary structures are proposed as a part of this project. The proposed design of the addition is architecturally consistent with the existing structure on the property and is articulated well with architectural features such as columns and the use of different materials. The proposed 8' landscape wall creates a flat wall along Hillside Boulevard. However, various trees and shrubs are proposed in front of the wall to provide some screening from the roadway and break up the massing. The wall itself will be stacked stone veneer with a grey tone finish. The wall will have relief to provide shade and shadow. The roof does not change since the addition is under the existing roofline of the building.

b) Site and Landscape Design Elements. The following elements must be present in the site and landscape designs:

- (i) Site plan and landscape design must appropriately integrate and conceal utility vaults, backflow prevention devices, trash dumpsters and other accessory elements.**
- (ii) A formal balanced planting layout shall be achieved by using elements such as landscape entry features, tree lined walks and drives, and boundary tree rows. Formal placement of trees in courts, pavilions and parking lots can significantly enhance the character of these public and private areas. Use of accent features such as brightly colored flowers and palm trees is encouraged. Drought tolerant and California native plant materials are encouraged.**
- (iii) Landscape design shall incorporate features such as arbors, trellises, fountains, walks, pavilions, curbs, light standards, benches, sculpture,**

enhanced pavement (materials, textures, and patterns), garden walls (free standing and retaining), wood fences and gates, ironwork gates and railings, planting pots and urns as appropriate to the project.

The proposed planting plan indicates that the south, west and east sides of the structure will be landscaped with various trees, shrubs and grasses. The north side of the structure faces the Olivet Memorial Park and is not visible from the public roadway. The proposed vegetation consists of drought tolerant plants with low WUCOLS (Water Use Classification of Landscape Species) ratings. The landscape design includes an 8' high wall to create a courtyard area. The portion of the wall facing Hillside Boulevard will have landscape in front of it. When viewed from inside the chapel, the wall facing the building will be a green wall which will provide an attractive backdrop through the chapel windows. Given the limited landscape area at the project site, the proposed landscape design is appropriate for this project.

Conditions of Approval

Based on a review of the application and a meeting with the applicant, staff is recommending several conditions of approval (see Section 3 of the attached Resolution) including:

- The Applicant shall modify plans to satisfy Colma Fire Protection District requirements to the satisfaction of the Deputy Fire Marshal prior to issuance of building permits.
- The Applicant shall complete and submit a Hazardous Materials Business Plan to San Mateo County Environmental Health prior to final inspection of the building permit.

Council Adopted Values

The recommendation is consistent with the Council value of *responsibility* because the proposed use has been carefully reviewed and conditioned so that it will be consistent with adopted development policies and regulations, and compatible within its setting.

Sustainability Impact

The proposed use within Colma will have no impact to the Town's sustainability activities.

Alternatives

The following courses of action are available to the City Council:

1. Adopt the resolution and approve the Conditional Use Permit and Design Review with modified or additional conditions of approval which would allow expansion and renovation of the existing structure at 1651 Hillside Boulevard and allow funeral home uses. This alternative may increase or reduce restrictions on the project to satisfy specific City Council concerns.
2. Direct staff to bring back a resolution to deny the project. This alternative is not recommended since it will not allow the project.

CONCLUSION

Staff recommends that the City Council adopt the resolution approving the Conditional Use Permit and Design Review with findings and recommended conditions of approval.

ATTACHMENTS

- A. Resolution
- B. Site Plan and Landscape Plan
- C. Mortuary Event Parking Plan

RESOLUTION NO. 2017-__
OF THE CITY COUNCIL OF THE TOWN OF COLMA

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO
ALLOW A FUNERAL HOME WHICH INCLUDES A NEW CHAPEL AND EMBALMING
ROOM WITHIN AN EXISTING BUILDING ON A LOT ZONED FOR CEMETERY USE AT
1651 HILLSIDE BOULEVARD (APN: 011-331-190) PURSUANT TO CEQA GUIDELINE
15301, CLASS 1(E)(1)**

*Property Owner: Cypress Abbey Company
Funeral Home Operator (Permittee): StoneMor Partners L.P.
Location: 1651 Hillside Boulevard
Assessor's Parcel Number: 011-331-190*

The City Council of the Town of Colma does resolve as follows:

1. Background

This resolution was adopted after the following proceedings had occurred:

- (a) The Town received an application from Brett Walters of John Lum Architecture for approval of a Conditional Use Permit for a funeral home to include a new chapel and embalming room on a lot zoned for cemetery use. The application includes a request for Design Review approval for a 773 square foot addition under the existing roofline and to remodel the existing structure at 1651 Hillside Boulevard (APN: 011-331-190).
- (b) Pursuant to Section 15301 of State CEQA Guidelines, Class 1(e)(1) minor addition to existing facilities, the application is categorically exempt from California Environmental Quality Act (CEQA) review.
- (c) A public hearing was held on this matter on July 12, 2017 and evidence was taken at the public hearing.
- (d) The City Council has duly considered said application, the staff report and public comments thereon.

2. Findings

The City Council finds that:

Findings Related to the California Environmental Quality Act (CEQA)

Pursuant to Section 15301 of the State CEQA Guidelines, Class 1(a), minor alterations and Class 1(e)(1), minor additions the project is categorically exempt. Under Section 15301 of the State CEQA Guidelines, Class 1(a) alterations involving interior walls, electrical work and plumbing is exempt from further environmental review. Under Class 1(e)(1) projects that will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less are categorically exempt from further environmental review. The proposed project adds

773 square feet to an existing 5,498 square foot structure and is Categorically Exempt from further environmental review. The proposed funeral home with chapel and embalming room are incidental to a cemetery use and are allowed with a Use Permit.

Findings Related to the Conditional Use Permit

Section 5.03.230(b) of the Colma Municipal Code requires that certain findings be made for approval of a Conditional Use Permit as follows:

- (a) **The proposed Conditional Use Permit will be consistent with the provisions of the Colma General Plan and Zoning Ordinance.**

Olivet Memorial Park is zoned "G/DR" Cemetery/Design Review. The Colma Municipal code requires a Conditional Use Permit for uses "incidental to a cemetery or memorial park use," which includes a funeral home.

- (b) **Granting the Conditional Use Permit will not be detrimental to the public health, safety or public welfare, or materially injurious to the properties or improvements in the vicinity.**

The existing structure located at 1651 Hillside Boulevard is currently vacant and has not been remodeled in recent history. The building was used many years ago as a cemetery office building with a cremated remains vault. The building is surrounding on all sides by cemetery uses and historically been used for cemetery related uses. The embalming room is proposed to be located in the back of the building with a screened loading area so that loading and unloading activities will not be visible from Hillside Boulevard.

To reduce the risk of fire hazard and improve fire response times, the Colma Fire Protection District has reviewed the plans and requires a fire hydrant on site, a Knox Key-Lock Box be installed and the building to be protected by an automatic fire extinguishing system. Staff recommends a condition of approval to modify the plans to the satisfaction of the Colma Fire Protection District Deputy Fire Marshall prior to issuance of building permits.

The proposed embalming function introduces very small quantities of hazardous materials to the site which requires the facility to complete and submit a Hazardous Materials Business Plan to either San Mateo County Environmental Health or Cal/EPA. Staff recommends a condition of approval to require the applicant to complete and submit the Hazardous Materials Business Plan to respective agencies, and receive approval from them, prior to a final inspection of the building permit. The proposed uses complement the existing cemetery use and will not be detrimental to the public health, safety or public welfare, or materially injurious to the properties or improvements in the vicinity as conditioned.

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Although the proposed uses complement the existing cemetery use at Olivet Memorial Park, the parking demand will increase with the proposed chapel. The G zone does not include a parking

requirement because it is assumed that the parking needs are accommodated by parking along the internal driveways through the cemeteries. It is anticipated that up to 200 people could attend events in the proposed space. The Mortuary Event Parking Plan (Attachment C) submitted with the project application shows over 200 parking spaces along the internal driveways of Olivet Memorial Park, indicating that the existing parking along internal driveways is adequate for the proposed project. For these reasons, the existing property uses will not be impacted by the proposed Use Permit.

- (d) **The granting of the Use Permit will not constitute a grant of special privilege inconsistent with the limitations imposed by the Zoning Ordinance on the existing use of properties, large or small, within the Town of Colma.**

The granting of the Use Permit will not constitute the grant of a special privilege since, as noted above, the proposed use is incidental to the existing cemetery use and will not create a parking impact. In addition, the Town has issued similar approvals for funeral home uses to Woodlawn, the Italian Cemetery, Cypress Lawn, Olivet and Golden Hill.

- (e) **The City Council is satisfied that the proposed structure or building conforms to the purpose and intent of the General Plan and Zoning Ordinance.**

Per the Colma General Plan, buildings located on lots zoned for cemetery should be well articulated and setback from property lines to ensure land stability and provide space for building maintenance and buffer landscaping. Given that the proposal includes an 8' high landscape wall that is located approximately 70' from the Hillside Boulevard roadway with various trees, shrubs and grasses, the proposed project conforms with the intent of the General Plan. Additionally, the proposed project conforms to the purpose and intent of the Zoning Ordinance the proposed structure conforms with all zoning regulations including building height and fence height requirements.

- (f) **The use will not constitute a nuisance to neighboring persons or properties.**

The proposed use is a chapel and embalming function, neither of which will affect neighboring properties. The majority of the surrounding properties are zoned G and are occupied by active cemeteries. The property to the west across Hillside Boulevard is a lot zoned for commercial use and is a parking lot for the Lucky Chance Casino.

Findings Related to Design Review

- (a) **Building Design Elements. Principal structures and secondary structures such as, storage buildings and trash enclosures must be architecturally consistent with each other. The following design elements must be present in all buildings:**
- (i) **Buildings shall incorporate simple, stepped massing. Flat walls shall be composed of a durable material and shall be minimized by interruptions including wall off-sets, varied use of materials, trim**

banding, score lines trim molding, contracting colors, trellises, etc. The use of tower or articulated roof elements is encouraged

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- (iii) Landscape design shall incorporate features such as arbors, trellises, fountains, walks, pavilions, curbs, light standards, benches, sculpture, enhanced pavement (materials, textures, and patterns), garden walls (free standing and retaining), wood fences and gates, ironwork gates and railings, planting pots and urns as appropriate to the project.**

The proposed planting plan indicates that the south, west and east sides of the structure will be landscaped with various trees, shrubs and grasses. The north side of the structure faces the Olivet Memorial Park and is not visible from the public roadway. The proposed vegetation consists of drought tolerant plants with low WUCOLS (Water Use Classification of Landscape Species) ratings. The landscape design includes an 8' high wall to create a courtyard area. The portion of the wall facing Hillside Boulevard will have landscape in front of it. When viewed from inside the chapel, the wall facing the building will be a green wall which will provide an attractive backdrop through the chapel windows. Given the limited landscape area at the

project site, the proposed landscape design is appropriate for this project.

3. Conditions of Approval

The City Council approves the Conditional Use Permit and Design Review to allow a funeral home on a lot zoned for cemetery and Design Review for a 773 square foot addition to and remodel of the existing structure at 1651 Hillside Boulevard, subject to the full and faithful performance of each of the general terms and conditions set forth in this Resolution and the following project-specific conditions:

Conditional Use Permit

- (a) Allowed Uses. This Use Permit shall specifically allow the construction and operation of funeral home with offices, viewing rooms, a chapel and embalming room as shown on plans date stamped June 7, 2017 and on file with the Planning Department. Any additional proposed building uses shall require review by the Town of Colma as an amendment to this Use Permit.
- (b) Parking Management: Parking management for memorial services that will use the chapel shall be required at each memorial service. At the time of each memorial service, Olivet employees shall direct vehicles to parking areas shown on the parking management plan dated June 8, 2017 and shall also ensure that at all times vehicles do not park in other areas, and do not block fire lanes or other means of ingress/egress around the building.

Design Review

- (a) Approved plans. Proposed improvements shall be consistent with plans received June 7, 2017. The wall finish material facing Hillside Boulevard shall be a stacked stone material, consistent with Option A shown on sheet A4.1 of the plans. Final approval of this exterior material by the City Planner is required prior to issuance of a building permit.
- (b) Hazardous Materials Business Plan. The Permittee shall complete and submit a Hazardous Materials Business Plan to San Mateo County Environmental Health prior to issuance of building permits.
- (c) Permits. The Permittee shall obtain all necessary permits, including Building Permits, prior to construction.
- (d) Colma Fire Protection District Requirements. The requirements of the Colma Fire Protection District shall be met prior to issuance of the building permit(s) for the project. For further information on the requirements of the District, the applicant may contact the Deputy Fire Marshal, Bill Pardini at bpardini@colmafd.org or (650)740-2023. A separate review fee is required as part of the building permit plan check process.
- (e) Minor Changes. Minor changes to the approved interior layout may be approved administratively by the City Planner or designee.

- (f) Trash and Hauling Service. The Permittee shall be required to subscribe to a regular refuse and recyclable items collection service for the tenant space (minimum pick-up of once per week) from Republic Waste Services. Pursuant to the Town's Franchise Agreement, dumpsters can only be obtained from Republic Services. Violation of this condition will constitute cause for the Town to revoke this permit.

4. General Conditions

- (a) This Conditional Use Permit shall run with the land and be freely and automatically transferred to each user of the property described herein, subject to each of the specific and general conditions herein. As used in this Conditional Use Permit, the word "Permittee" shall mean each person using the property pursuant to the permit granted herein, including successors to the person first obtaining the permit.
- (b) The Permittee must comply with all applicable federal, state and municipal laws, codes and regulations, including the California Building and Fire Codes. Nothing herein shall be construed as authorizing any approvals under, or any exceptions to any other law, code or regulation, or as authorizing any change to the occupancy classification of the premises or any buildings thereon as defined on the California Building Code. Without limiting the generality of the foregoing:
 - (i) The Permittee shall maintain an annual Colma Business Registration;
 - (ii) Prior to issuance of a Business Registration, the Permittee shall arrange for the project site to be inspected for Fire and Life Safety requirements of California Fire Code by the Colma Fire Protection District; and
- (c) *Indemnification.* The Permittee shall indemnify, pay and hold the Town of Colma harmless from all costs and expenses, including attorney's fees, with reasonable counsel selected and controlled by the Town, incurred by the Town or held to be the liability of the Town in connection with the Town's defense of its actions in any proceeding brought in any state or federal court challenging the Town's actions with respect to the Permittee's project and this approval.
- (d) The Conditional Use Permit may be modified or revoked should it be determined that:
 - (i) The property is being operated or maintained in a manner that is detrimental to the public health or welfare, is materially injurious to property or improvements in the vicinity, constitutes a public nuisance, or is contrary to any law, code or regulation, or;
 - (ii) If the Permittee fails to comply with and satisfy the conditions herein.
- (e) The Permittee must agree to comply with each and every term and condition herein by countersigning a copy of this Resolution and returning the counter-signed copy to the City Clerk no more than forty-five (45) days following City Council approval of the permit. If Permittee is not the property owner, then the property owner must consent to

use of the property on the terms and conditions herein by counter-signing a copy of this resolution and returning the counter-signed copy to the City Clerk no later than forty-five (45) days following City Council approval of the permit. Failure to return the counter-signed copy as specified shall render this permit null and void.

* * * * *

Certification of Adoption

I certify that the foregoing Resolution No. 2017-__ was duly adopted at a regular meeting of the City Council of the Town of Colma held on July 12, 2017, by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fiscaro, Mayor					
Raquel "Rae" Gonzalez					
Joanne F. del Rosario					
John Irish Goodwin					
Diana Colvin					
<i>Voting Tally</i>					

Dated _____

Helen Fiscaro, Mayor

Attest: _____
Caitlin Corley, City Clerk

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Property Owner/Permittee

The undersigned agrees to use the property on the terms and conditions set forth in this resolution.

Dated: _____

Name (printed) _____

For: Cypress Abbey Company, Property Owner

Dated: _____

StoneMor Partners L.P., Funeral Home Operator,
Permittee



LUMI ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 556 9556 FAX. 415 556 0354



OLIVET CEMETERY
1801 HILLSIDE BLVD.
COLMA, CA 94104

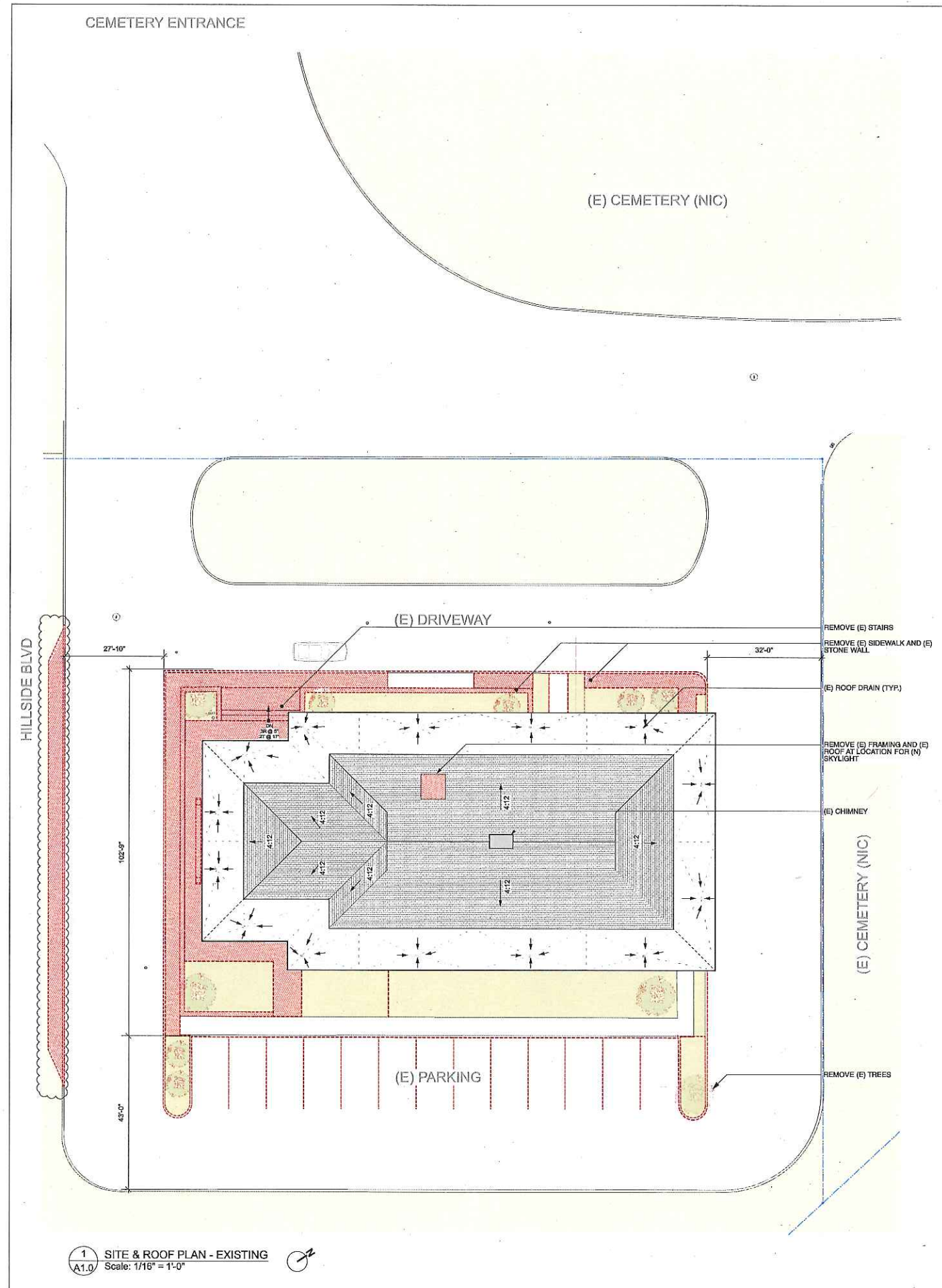
client :
STONEMOR PARTNERS
1314 HIGHWAY 310
MANTOWOC, WI 54620

date	issues/ revisions	by
12.13.16	schematic design	AL
04.16.17	client review	AL
05.12.17	client review	AL
06.01.17	CU permit submission	AL
06.28.17	CU permit submission rev.	AL

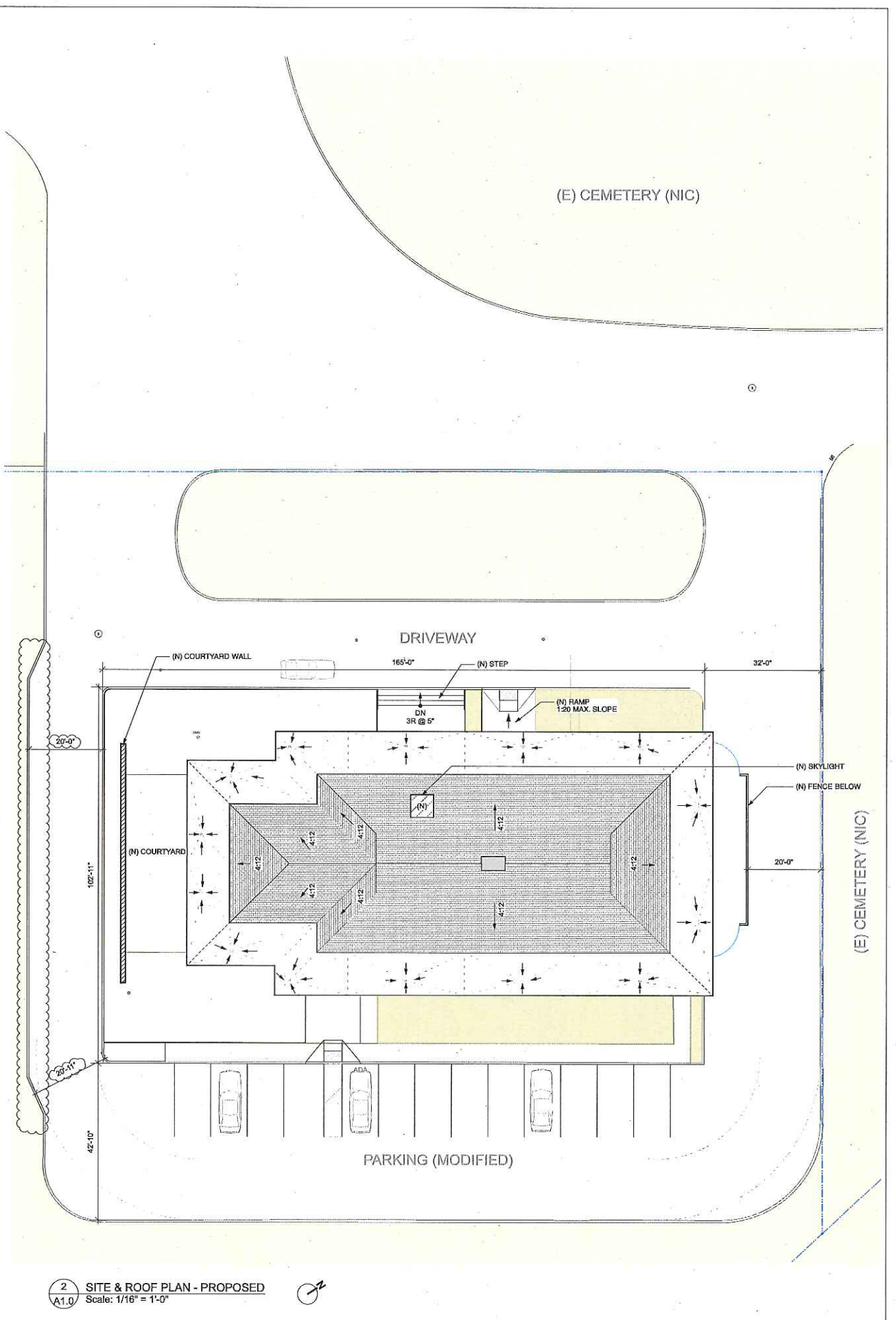
project name :
OLIVET CEMETERY

SITE & ROOF PLANS

A1.0



1 SITE & ROOF PLAN - EXISTING
A1.0 Scale: 1/16" = 1'-0"



2 SITE & ROOF PLAN - PROPOSED
A1.0 Scale: 1/16" = 1'-0"

OLIVET FUNERAL HOME

1601 HILLSIDE BLVD
COLMA, CA

ISSUE	DATE
Site Revisions	08.28.17



OWNERSHIP AND USE OF DOCUMENTS
All Drawings, Specifications and copies thereof furnished by Reed Associates Landscape Architecture are and shall remain its property. They are to be used only with respect to the Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in violation of Reed Associates Landscape Architecture, common law copyright or other reserved rights.

Approved	PJR	Reviewed	PJR
Drawn	JH	Project No.	17.XX
Scale	1" = 16'	Issue Date	06.28.17

PLANT LIST:

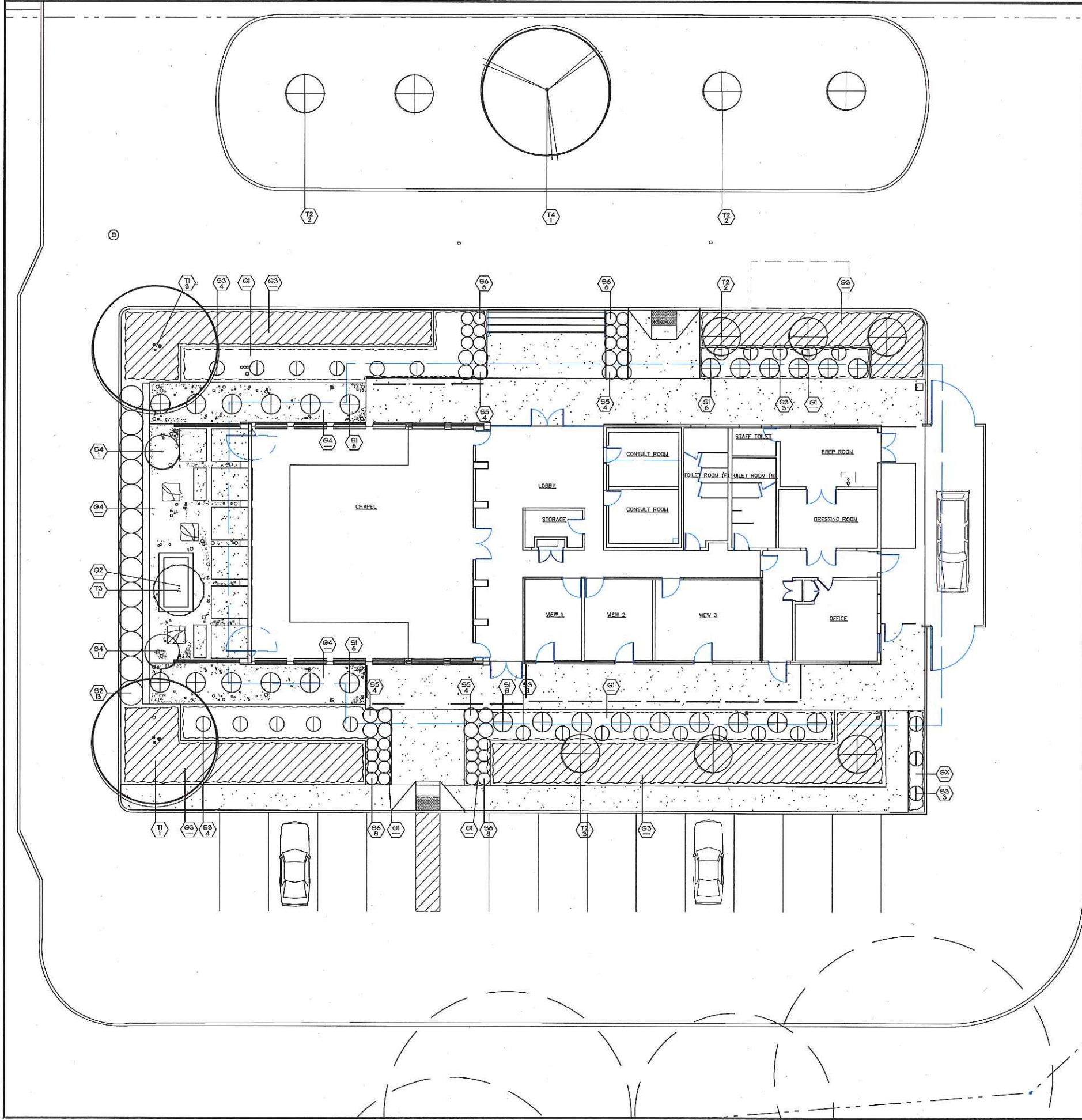
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	ARECATHA MARINA	MARINA STRAWBERRY TREE	---	36" BOX	LOW BRANCH	LOW
T2	JUNIPERUS S. 'SKYROCKET'	SKYROCKET JUNIPER	---	24" BOX	STANDARD	LOW
T3	AGONIS F. JERVISI 'BAY AFTERDARK'	AFTER DARK PEPPERMINT TREE	---	36" BOX	STANDARD	LOW
T4	ARAUCARIA BIDWILLII	BUNYA PINE	---	36" BOX	STANDARD	LOW
SHRUBS						
S1	CHONDROPETALUM TECTORUM	SMALL CAPE RUBI	---	18 GAL		LOW
S2	HAKEA BLAVEOLENS	SWEET HAKEA	---	18 GAL		LOW
S3	FURCRAEA THACOSGALLII	THACOSGALLI'S FURCRAEA	---	18 GAL		LOW
S4	HIMALAYACALANIS HOOKERIANUS	BLUE BAMBOO	---	18 GAL		LOW
S5	FURCRAEA FOETIDA MEDIOFICTA	VARIEGATED BRAZILIAN ALOE	---	18 GAL		LOW
S6	DIANELLA C. 'CASSA BLUE'	CASSA BLUE FLAX LILY	---	9 GAL		LOW
GROUND COVERS						
G1	OPHIPOGON JAPONICUS	MONDO GRASS	---	1 GAL	12" O.C.	LOW
G2	OPHIPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	---	1 GAL	12" O.C.	LOW
G3	ROSTKARNIUS D. 'HUNTINGTON CARPET'	ROBERTARY	---	FLATB	36" O.C.	LOW
G4	WATER WASHED CORNLEAF	1/2" DIA	---	FLATB	18" O.C.	LOW
G5	SEBLERIA GREENLEE	HOOR GRASS	---	FLATB	18" O.C.	LOW

PLANT NOTES:

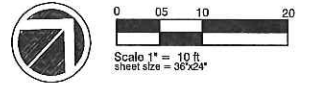
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THESE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 4:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (5% MIN)
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8TH FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT -1-800-227-2600
- PROTECT EXISTING STORM DRAIN INLETS DRAIN INLETS, WITH FILTER FABRIC, FOR THE DURATION OF THE PROJECT.

PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN



BEFORE EXCAVATING CALL 811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



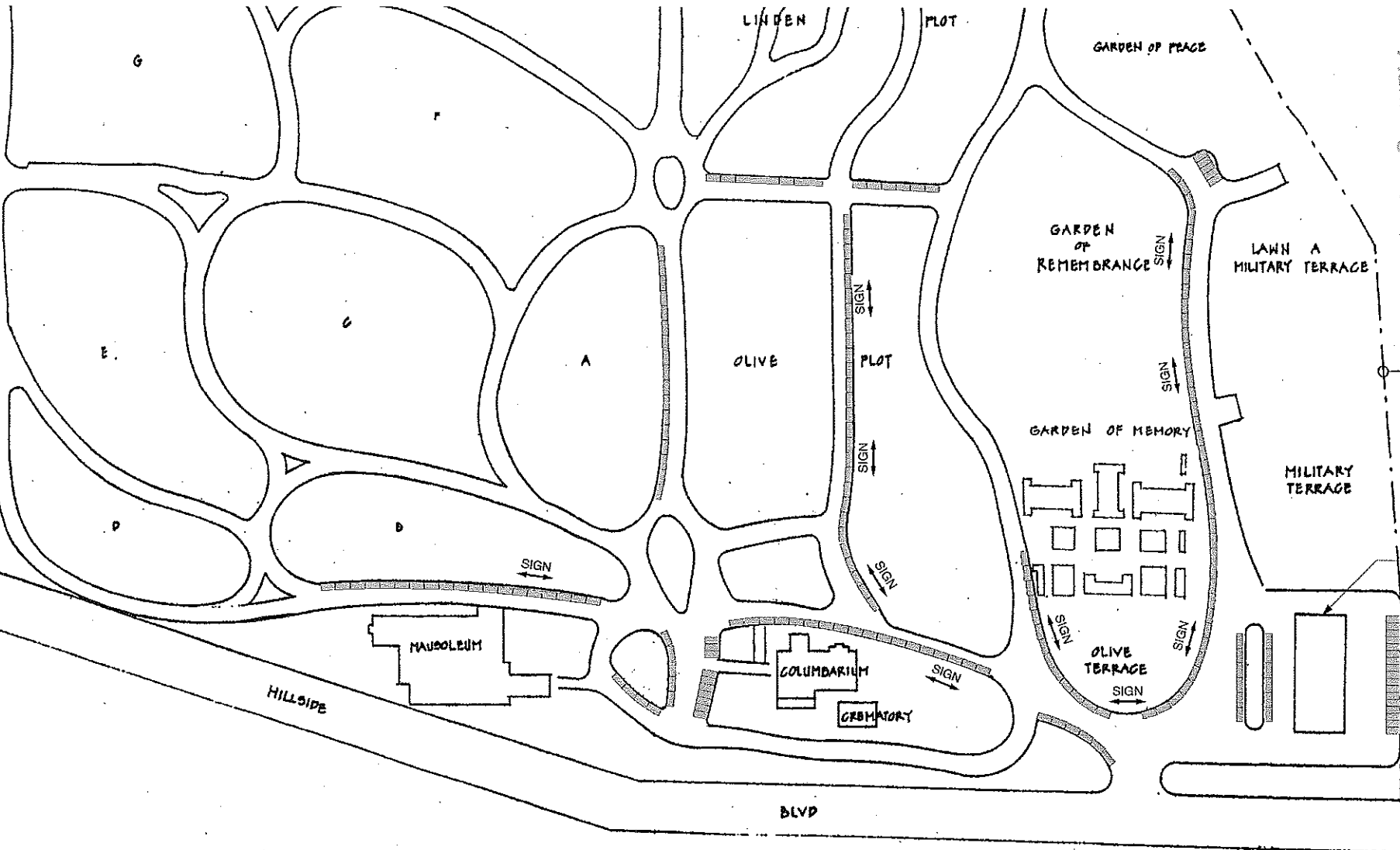
LANDSCAPE PLANTING PLAN

L1.0

RECEIVED

JUN 09 2017

Town of Colma
Planning Dept



(N) PROPOSED MORTUARY USE

9' x 19' SPACE
TOTAL COUNT: 206



PARKING PLAN DIAGRAM

Attachment C





STAFF REPORT

TO: Mayor and Members of the City Council
 FROM: Michael P. Laughlin, City Planner
 VIA: William C. Norton, Interim City Manager
 MEETING DATE: July 12, 2017
 SUBJECT: G Zoning Amendment for Car Storage

RECOMMENDATION

Staff recommends that the City Council adopt:

RESOLUTION MAKING FINDINGS AND ADOPTING A NEGATIVE DECLARATION IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR AN AMENDMENT TO THE COLMA MUNICIPAL CODE TO ALLOW FOR VEHICLE STORAGE IN THE "G" (CEMETERY) ZONE

And introduce:

AN ORDINANCE AMENDING SECTIONS 5.03.060 AND 5.03.240 OF THE COLMA MUNICIPAL CODE CONDITIONALLY ALLOWING VEHICLE STORAGE IN THE G ZONING DISTRICT, AND WAIVE A FURTHER READING OF THE ORDINANCE.

EXECUTIVE SUMMARY

The proposed ordinance would add, as a conditionally permitted use, the storage of operable automobiles less than 5 years old in the Cemetery (G) zone as long as vehicle storage is not visible from any public street in Colma and not in a developed area of an existing cemetery. The ordinance is proposed to address the critical car storage shortage for Colma auto dealers.

FISCAL IMPACT

None

ANALYSIS

As a result of strong auto sales and as a result of auto dealers losing vehicle storage space at various sites in Colma and neighboring cities, it is difficult for auto dealers to find spaces to store inventory. Inventory storage is important, since not having the right vehicle on-hand for a customer can cost the dealership a sale. Storage is also sometimes needed for vehicles waiting for recall work. Recent temporary use permits granted to Stewart Chevrolet and to Honda/Acura have allowed for storage of vehicles at the golf driving range and along the

roadway leading to the closed landfill. However, these permits only provide a temporary solution to this problem.

In order to support Colma's leading business sector, staff is proposing to address this storage issue by amending the Cemetery "G" zone to allow for longer term vehicle storage. If approved, applicants will still be required to apply for a Conditional Use Permit, with review by the City Council. The Conditional Use Permit analysis presented to the City Council will include, but not be limited to the following:

- A review of the proposed setting and location to assure that vehicles will not be readily visible from any public street;
- A review by the Fire Protection District to assure that adequate emergency vehicle access can be maintained;
- A review of the location and base material in the storage area (vehicles would need to be stored on a 3" bed of gravel or a paved surface – not on bare ground);
- A review of security proposed; and
- A review of environmental factors, including estimated vehicle trips to and from a given location.

Conditional Use Permit findings will also be required prior to approval of any application. Off-loading of vehicles from vehicle carriers will not be permitted to occur at the vehicle storage site and may only occur where vehicles are normally delivered to the auto dealership.

The G zone in Colma includes all lands that are in Cemetery use or planned for eventual cemetery use. In addition to cemeteries, the zoning allows for agricultural uses and golf related uses. As part of this amendment, staff is also recommending that "golf driving range" be listed as a use in the zone to recognize this use since it is no longer a part of a golf course. The zoning conditionally allows for cemetery related uses such as crematoriums and funeral homes.

The most likely area where vehicle storage may occur would be the golf driving range and closed landfill. At the driving range, there are additional parking areas that are no longer utilized and which are not visible from Hillside Boulevard. Since the golf course closed, there are remnant land areas that are currently vacant, and will remain so until purchased by adjoining cemeteries in the future.

At the landfill, which also has a G zoning, there is space to park cars along Sand Hill Road, the private road which leads from Hillside Boulevard to the landfill while still maintaining adequate driveway width for emergency vehicles. There is a landfill area northeast of the driving range which is not visible from Hillside Boulevard which may also be an appropriate location for vehicle storage.

In addition, portions of the Holy Cross property east of Hillside Boulevard could be made to be appropriate for car storage, although much of the area does not meet the requirement that cars not be visible from a public street in Colma and would have to be screened.

Council Adopted Values

The recommendation is consistent with the Council value of *responsibility* because it proactively addresses vehicle storage deficiencies in Colma.

Sustainability Impact

This amendment may reduce vehicle miles traveled if dealers avoid having to store and transport cars to and from storage locations further away in jurisdictions north or south of Colma.

Alternative

The City Council has the option of not introducing the ordinance. If the ordinance is not introduced and adopted, car storage would be limited primarily to existing dealership lots. Staff does not recommend this alternative since the proposed ordinance addresses the critical car storage needs of Colma auto dealers while visually protecting Colma's landscape.

CONCLUSION

Staff recommends the City Council adopt the resolution and introduce the ordinance.

ATTACHMENTS

- A. Resolution
- B. Ordinance
- C. Initial Study/Negative Declaration



RESOLUTION NO. 2017-___
OF THE CITY COUNCIL OF THE TOWN OF COLMA

**RESOLUTION MAKING FINDINGS AND ADOPTING A NEGATIVE
DECLARATION IN COMPLIANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT FOR AN AMENDMENT TO THE COLMA
MUNICIPAL CODE TO ALLOW FOR VEHICLE STORAGE IN THE "G"
(CEMETERY) ZONE**

The City Council of the Town of Colma does resolve as follows:

1. Recitals

(a) Pursuant the California Environmental Quality Act (Public Resources Code, § 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (collectively, "CEQA"), the Town of Colma (Town) is the lead agency for the proposed project to amend the Colma Municipal Code (CMC) to allow for vehicle storage in the "G" (Cemetery) zone (Project).

(b) In accordance with State CEQA Guidelines section 15063, Town staff prepared an Initial Study CEQA for the proposed amendment to the CMC to analyze whether the Project may cause a potentially significant effect on the environment.

(c) Based on the information contained in the Initial Study,, the Town determined that a Negative Declaration should be prepared for the Project, and a Negative Declaration was prepared pursuant to CEQA, a copy of which is attached hereto as Exhibit "A"..

(d) Staff posted a Notice of Intent to Adopt a Negative Declaration with the San Mateo County Clerk on June 7, 2017, pursuant to State CEQA Guidelines section 15072.

(e) On June 9, 2017, staff mailed the Notice of Intent to Adopt a Negative Declaration to responsible agencies and interested parties and organizations, posted it on the Town's three official bulletin boards, and posted the Initial Study and Draft Negative Declaration on the Town's website for public comment pursuant to CEQA Guideline 15072.

(f) The Negative Declaration was available for a public review and comment period for 20 days from June 9, 2017 to June 30, 2017, consistent with State CEQA Guidelines section 15073. No comments were received during the comment period.

(g) The City Council of the Town of Colma held a duly-noticed public hearing on this matter on July 12, 2017, as prescribed by law and considered public testimony and evidence and recommendations presented by staff related to the proposed Project and the Negative Declaration for the Project..

(h) All requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the Town in connection with the preparation of the Negative Declaration, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated.

(i) The findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the Project, which is incorporated herein by this reference. The findings are not based solely on information provided in this Resolution.

(j) Prior to taking action, the City Council has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including but not limited to the Initial Study, Negative Declaration, the Staff Report, all comments received to date, and evidence presented during all meetings and hearings in the review process.

(k) The Negative Declaration reflects the independent judgment of the Town and is deemed adequate for purposes of making decisions on the merits of the Project.

(l) No comments made in the public hearing conducted by the City Council, and no additional information submitted to the City Council have produced substantial new information requiring substantial revisions that would trigger recirculation of the Negative Declaration or additional environmental review of the project under State CEQA Guidelines section 15073.5.

(m) The Initial Study, the Negative Declaration, the Staff Report, comment letters, and all other documents that constitute the record of this matter can be reviewed at the Town of Colma, Town Hall, Planning Department, 1190 El Camino Real, Colma, CA 94014. The Custodian of Record is Michael P. Laughlin, City Planner.

(n) All other legal prerequisites to the adoption of this Resolution have occurred.

2. Findings

Based on the entirety of the record, the City Council of the Town of Colma hereby finds as follows:

(a) The foregoing Recitals are true and correct, and incorporated herein by reference.

(b) Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Negative Declaration, Initial Study, administrative record, and all other written and oral evidence presented to the Town for the Project, on file with the Town and available for review at Town of Colma, Town Hall, Planning Department, 1190 El Camino Real, Colma, CA 94014. Based on the City Council's independent review and analysis, the City Council finds that the Negative Declaration, Initial Study, and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project, and that the Negative Declaration has been completed in compliance with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.; "CEQA") and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.).

(c) Findings on Environmental Impacts. Based on the whole record before it, including the Negative Declaration, Initial Study, the administrative record, and all other written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are either less than significant or no impact as outlined in the Negative Declaration, and the Initial Study. The City Council further finds that there is no substantial evidence in the

administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The City Council finds that the Negative Declaration, contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City.

3. Negative Declaration Adopted.

(a) The City Council, having reviewed the proposed Project and the proposed Negative Declaration, hereby adopts the Negative Declaration and instructs the City Planner to prepare and file a Notice of Determination with the San Mateo County Clerk within five (5) working days of the approval of the proposed Project.

* * * * *

Certification of Adoption

I certify that the foregoing Resolution No. 2017-__ was duly adopted at a regular meeting of the City Council of the Town of Colma held on July 12, 2017, by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fisicaro, Mayor					
Raquel "Rae" Gonzalez					
Joanne F. del Rosario					
John Irish Goodwin					
Diana Colvin					
<i>Voting Tally</i>					

Dated _____

Helen Fisicaro, Mayor

Attest: _____
Caitlin Corley, City Clerk



ORDINANCE NO. ____
OF THE CITY COUNCIL OF THE TOWN OF COLMA

**AN ORDINANCE AMENDING SECTIONS 5.03.060 AND 5.03.240 OF THE
 COLMA MUNICIPAL CODE CONDITIONALLY ALLOWING VEHICLE STORAGE
 IN THE G ZONING DISTRICT**

The City Council of the Town of Colma does ordain as follows:

ARTICLE 1. BACKGROUND.

(a) The City Council of the Town of Colma finds that there is a need to provide vehicle storage space for auto dealers. Existing auto dealership lots often have insufficient space to store vehicle inventory that is waiting to be sold. In addition, vehicle storage space used by several dealerships has recently been lost at 435-455 Serramonte Boulevard since this property is currently under construction for a new auto dealership. The City Council has permitted temporary automobile storage at the golf driving range and along San Hill Road (a private driveway leading to the landfill) in an effort to accommodate needed vehicle storage for the Town's auto dealerships. The City Council supports the amendment of the G zoning to allow for longer term vehicle storage upon approval of a Conditional Use Permit which will require proper siting and visual screening of vehicles.

(b) The City Council has reviewed and considered the environmental effects of the proposed zoning text amendment, and, by Resolution 2017-____, has approved a Negative Declaration for the proposed zoning amendment.

(c) Notice of a public hearing on the proposed zoning text amendment was provided to the general public and to any person who has filed written request for such notice, at least 10 days before the hearing.

(d) A public hearing on this matter was held on July 12, 2017, and evidence was taken.

(e) The City Council has reviewed and considered the proposed zoning amendment, the staff report, and evidence presented at the public hearing.

ARTICLE 2. FINDINGS.

The City Council finds that the proposed zoning text amendment is consistent with the adopted General Plan, including but not limited to the following elements and policies:

- **Land Use Element (Section 5.02.140 of the General Plan, pg. 5.02.14)** recognizes that more intensive land uses may take the place of certain cemetery designations and that undeveloped land may be leased or sold for other uses. The General Plan states that such changes may require a General Plan Amendment and zone change, and that maintaining Colma's greenbelt theme throughout such changes can be

accomplished in the way specific development proposals are implemented. The proposed zoning text amendment is necessary to allow off-site vehicle storage of automobile dealership inventory as a more intensive use of G zone designated land. A General Plan Amendment is not necessary because of the proposal's consistency with the adopted General Plan policies as described below. In addition, the proposed vehicle storage use would maintain the Town's greenbelt theme through review of such projects under the conditional use permit process, and through the requirements that the location of the vehicle storage not be in active cemetery use and not be readily visible from any public street in the Town of Colma.

- **Land Use Element (Section 5.02.142 of the General Plan, pg. 5.02.14)** states that Use Permits are required for uses that could detract from the green belt theme if they are not designed and sited properly. Vehicle storage is a use that would require a Use Permit on a lot with a G zoning and the amendment is written so that vehicle storage is required to be screened so that it is not readily visible from a public street.
- **Land Use Policy 5.02.311 (pg. 5.02.32):** Any proposed development in the Town shall balance and use judgment in reviewing the visual effects and the potential impacts of the proposed development, facilitating the tranquil atmosphere required for the Town's memorial parks. Vehicle storage use will require a review of screening methods to assure that the vehicle storage and any paving or surface installation or inventory deliveries will not interfere with the tranquil atmosphere required for the Town's memorial parks.
- **Land Use Policy 5.02.312 (pg. 5.02.32):** The Town should take action to improve civic beauty including tree planning, road median landscaping and enforcement of conditions related to private development projects. Auto dealership vehicle storage projects are not anticipated to involve the construction of any physical structures, and the vehicle storage areas must be screened or located to be readily within view of public streets. Therefore, the zoning text amendment will not interfere with the civic beauty of the Town of Colma.
- **Land Use Policy 5.02.334 (pg. 5.02.35):** Commercial land uses requiring frequent truck deliveries should not be located adjacent to residential or cemetery land uses without a sufficient buffer incorporated into their site plans. Delivery of vehicles by car carrier will not be permitted to occur at the vehicle storage location. Cars will be delivered to dealership or off-site locations before being driven to the storage area. The adequacy of buffers from adjacent cemetery land uses and frequency of automobile inventory deliveries would be considered as part of the review of the application for conditional use permit for each storage location project. No conditional use permit may be issued without meeting the standards contained in Colma Municipal Code Section 5.03.410, including that the granting of the Use Permit will not be detrimental to the public health, safety or public welfare, or materially injurious to properties or improvements in the vicinity.
- **Circulation Element Policy 5.03.729 (pg. 5.03.35):** The Town should strive to maintain a Level of Service D or better for all intersections. Levels of Service E or F should be tolerated during peak periods. Since vehicle storage requires very few vehicle

trips per day (since cars are retrieved by employees based on a customer request), and even fewer vehicle trips during peak hours (since dealerships typically don't start sales until after 10 a.m. and are open later in the evening), vehicle storage will not degrade the Level of Service at any intersections on Hillside Boulevard or Serramonte Boulevard.

- **Circulation Element Policy 5.03.71 (pg. 5.03.37):** The Town recognizes El Camino Real, Hillside Boulevard and the Junipero Serra Freeway as scenic routes. Figure C-1 in the Circulation Element shows that an area on either side of Hillside Boulevard should be protected as a scenic corridor, with primary views looking west over the cemeteries to the Colma valley and towards the Junipero Serra Freeway. Vehicle storage is a use that would require a Use Permit on a lot with a G zoning and the amendment is written so that vehicle storage is required to be screened so that it is not readily visible from a public street, such as Hillside Boulevard. Therefore, vehicle storage, with required screening, will not visually impact a scenic corridor.
- **Open Space Element– Conservation Policy 5.04.351 (pg. 5.04.18):** The Town should encourage the preservation, care and maintenance of memorial parks and cemeteries. In order to approve a use permit for vehicle storage, the Town would have to find that the location is not in active cemetery use.
- **Open Space Element – Conservation Policy 5.04.352 (pg. 5.04.18):** Conversion of uncommitted cemetery lands to commercial or residential uses should be discouraged unless there is a demonstrated public need for such change. The zoning text amendment would limit vehicle storage to locations that are not in active cemetery use. There is a public need to provide vehicle storage space for automobile dealers. Existing automobile dealership lots often have insufficient space to store vehicle inventory that is waiting to be sold. Compounding this shortage, vehicle storage space used by several dealerships has recently been lost at 435-455 Serramonte Boulevard since this property is now under construction for a new automobile dealership. It is in the public interest to support the economic strength and vitality of Colma's leading business sector, which underpins a key commercial corridor through the Town.
- **Open Space Element – Conservation Policy 5.04.372 (pg. 5.04.20):** The Town should require reclamation of the Hillside Landfill. Providing the opportunity for vehicle storage along the private road (Sand Hill Road) leading to the landfill will support reclamation and closure of the Hillside Landfill by providing a source of revenue to fund closure activities such as mowing, maintaining the liner, maintaining the gas collection system and maintaining the drainage system.
- **Noise Element Policy 5.06.311 (pg. 5.06.15):** The Town should review proposed development with regard to potential noise generation impacts to ensure that the tranquil atmosphere for the Town's memorial parks is maintained. Allowing vehicle storage on lots zoned G and does not inherently call for any construction in the Town of Colma, except potentially temporary activities associated with grading and paving or installation of gravel. Any temporary noise impacts involved in a particular application would be considered and appropriately mitigated in the specific project approval. The noise generated through the operations of a vehicle storage use through transporting, entering and operating the vehicles would be similar to the existing noise generated

from nearby roadways. Overall, the Town finds that the tranquil and quiet atmosphere of the memorial parks will be maintained.

- **Noise Element Policy 5.06.312 (pg. 5.06.15):** Land use decisions should include consideration of the noise compatibility chart and acoustic reports required for all development in locations where noise levels exceed the normally acceptable range for specified land use types. The noise generated through the operations of a vehicle storage use through transporting, entering and operating the vehicles would be similar to the existing noise generated from nearby roadways. According to the 1998 Colma General Plan, daytime noise levels on Hillside Boulevard are approximately 70dBA (A-weighted decibel scale), decreasing to approximately 55dBA moving 500' east of Hillside Boulevard. Typical noise levels generated by newer vehicles operating at slow speeds is approximately 50dBA. Up to 60dBA is considered a normally acceptable exterior noise level for most daytime use activities, including noise in parks, at schools, in residential neighborhoods and in cemeteries. It is likely ambient noise levels on Hillside Boulevard will be higher than individual vehicle trips in cemeteries or on driveways to vehicle storage areas, thus canceling out the noise from individual vehicle trips. Therefore, there will not be a noise compatibility issue with the vehicle storage use and existing cemetery and agricultural uses.

ARTICLE 3. CMC SECTION 5.03.060 AMENDED.¹

Section 5.03.060 of the Colma Municipal Code shall be and hereby is amended as follows:

5.03.060 "G" Zone.

(a) The following uses are generally permitted on land located within the "G" Zone:

- (1) A cemetery or memorial park;
- (2) Agriculture, which is primarily open field;
- (3) A golf course;
- (4) A golf driving range.

(b) The following uses may be permitted by the City Council on land located in the "G" Zone upon issuance of a use permit in accordance with the procedures hereinafter set forth:

- (1) Any use which now or hereafter may be customarily incident to a cemetery or memorial park use, including flower shops, monument shops, crematoriums, and cemetery corporation yards;

¹ Substantive changes have been identified as follows: New text has been underlined; revised text has been underlined, without showing the prior wording; and deleted text is shown with a strike-through line. Non-substantive changes, such as grammar and formatting are not identified. All markings will be removed from the final version that is adopted by the City Council.

(2) Any use which now or hereafter may be customarily incident to agriculture use, including nurseries, agriculture or flower growing utilizing greenhouses or shade structures, firewood yard, or landscape contractors yard;

(3) Any use which now or hereafter may be customarily incident to a golf course, including clubhouse, sale of golf balls, golf shoes and clothing or golf clubs and equipment, lunch counter, conduct of "pro shop", practice range, practice green, and driving range.

(4) Wireless Communications Facilities, as regulated in Subchapter 5.17.

(5) Off-site vehicle storage of automobile dealership inventory.

Article 4. CMC SECTION 5.03.240 AMENDED.²

Section 5.03.240 of the Colma Municipal Code shall be and hereby is amended as follows:

5.03.240 Restrictions Applicable to "G" Zone.

(a) No commercial or business use of any kind shall be conducted in the "G" Zone, except such uses which are normally considered incidental to or accessory to a cemetery or memorial park, agriculture, or a golf course, or off-site vehicle storage of automobile dealership inventory.

(b) As to any golf course use, the following restrictions shall apply:

(1) Enclosed sanitary facilities shall be provided, with not less than three toilets for men and three toilets for women at each golf course;

(2) Paved parking area shall be provided for 200 automobiles or more, which area shall be located within 100 feet of the clubhouse. A paved two-lane access road is to connect the parking area and public street or road;

(3) No more than one sign advertising a golf course may be maintained or erected.

(c) No building, other than a building used for cemetery purposes, shall exceed a height of thirty-six (36) feet in the "G" District.

(d) Buffering Regulations. A crematorium shall be located such that the retort vents are no closer than 650 feet to the nearest residence and shall be sited, using topography and landscaping, so that the retort vents and delivery entrance cannot be seen from any public right-of-way. If the building can be seen from any public right-of-way, crematoriums shall be incorporated into the design of buildings such as chapels and mausoleums so that the cremation aspect is not apparent. Any crematorium existing prior to the effective date of this

² Substantive changes have been identified as follows: New text has been underlined; revised text has been underlined, without showing the prior wording; and deleted text is shown with a strike-through line. Non-substantive changes, such as grammar and formatting are not identified. All markings will be removed from the final version that is adopted by the City Council.

ordinance may be maintained and its equipment upgraded provided no retorts are added and the proposed work does not result in greater visibility, from any public right-of-way, of the existing retort vent(s) and delivery entrance.

(e) As to any off-site vehicle storage of automobile dealership inventory, the following restrictions apply:

- (1) The vehicle inventory proposed to be stored shall be limited to vehicles less than 5 years old and in operable condition;
- (2) The location is not in active cemetery use;
- (3) The area proposed for vehicle storage shall not be readily visible from any public street in the Town of Colma, either due to existing physical barriers or through screening proposed to be installed;
- (4) The vehicle storage site shall maintain, and shall not impair, full emergency vehicle access to the site and surrounding areas;
- (5) The area proposed for vehicle storage shall be paved or improved with a minimum three inch gravel surface;
- (6) Off-loading of vehicles from vehicle carriers shall not occur at the vehicle storage site and may only occur where vehicles are normally delivered to the auto dealership;
- (7) The vehicle storage site shall prepare and implement a security plan; and
- (8) The proposed off-site vehicle storage shall not generate significant traffic impacts.

ARTICLE 5. SEVERABILITY.

Each of the provisions of this Ordinance is severable from all other provisions. If any article, section, subsection, paragraph, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

ARTICLE 6. CEQA DETERMINATION

Prior to taking action on this project (amending the CMC to allow vehicle storage in the G zone), the City Council adopted a Negative Declaration pursuant to the requirements of the California Environmental Quality Act and found that the project will not have a negative impact on the environment. All projects reviewed under this ordinance and involving discretionary review by the Town will undergo independent California Environmental Quality Act review to the extent required by law.

ARTICLE 7. EFFECTIVE DATE.

This ordinance, or a summary thereof prepared by the City Attorney, shall be posted on the three (3) official bulletin boards of the Town of Colma within 15 days of its passage and is to take force and effect thirty (30) days after its passage.

Certificate of Adoption

I certify that the foregoing Ordinance No. ____ was duly introduced at a regular meeting of the City Council of the Town of Colma held on July 12, 2017 and duly adopted at a regular meeting of said City Council held on _____, 2017 by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Helen Fiscaro, Mayor					
Raquel "Rae" Gonzalez					
Joanne F. del Rosario					
John Irish Goodwin					
Diana Colvin					
<i>Voting Tally</i>					

Dated _____

Helen Fiscaro, Mayor

Attest: _____

Caitlin Corley, City Clerk



G Zoning Amendment Initial Study

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INITIAL STUDY CHECKLIST

The proposed "G" Zone Code Amendment is a project under the California Environmental Quality Act (CEQA). This Initial Study was prepared by the Town of Colma. This Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations).

1. **Project Title:** "G" (Cemetery) Zoning Amendment to allow for auto storage
2. **Lead Agency Name and Address:** Town of Colma
Planning Department
1190 El Camino Real
Colma, CA 94014
3. **Contact Person and Phone Number:** Michael P. Laughlin, City Planner
(650) 757-8896
4. **Project Location:** Affected properties with a G zoning designation
5. **Project Applicant's Name and Address:** Michael P. Laughlin
Town of Colma
Planning Department
1190 El Camino Real
Colma, CA 94014
6. **General Plan Land Use Designation:** Cemetery
7. **Zoning:** G Zoning (Cemetery)
8. **Description of Project:** See Project Description section below.
9. **Surrounding Land Uses and Setting:** See Project Description section below.
10. **Required Permits and Approvals:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a Potentially Significant Impact, as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Transportation & Traffic |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |

Determination:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michael P. Laughlin, AICP, City Planner
Town of Colma Planning Department

Date

A. Overview and Background

This Initial Study checklist was prepared to assess the environmental effects of the "G" Zoning Amendment to allow for car storage, herein referred to as the "Project." This Initial Study consists of a Project description followed by a description of potential environmental effects that may result from the Project. No physical changes or alterations to any particular property are proposed at this time.

1. Regional and Local Location

The Town of Colma is a small town located in the northern portion of San Mateo County, approximately 5 miles south of San Francisco. Colma is 1.98 square miles in size, and is bordered by Daly City to the north and west; San Bruno Mountain to the east; and South San Francisco to the south. Highway 280 is the western boundary for the town and provides primary north/south access to and from the town. Highway 82, the El Camino Real, another north/south route, extends through the center of the town. The Town of Colma serves a regional need for cemeteries along the San Francisco Peninsula, with 16 active cemeteries and 2 closed cemeteries that occupy 76 percent of the land area. Much of the remaining land in Colma not in cemetery use is commercial (including two shopping centers, an auto row and cardroom). The small amount of remaining land is zoned for residential use.

2. "G" Zone

As shown in Figure 2, the majority of the land in Colma is zoned "G", Cemetery. Approximately 76 percent of the land in Colma is zoned G as the G zone includes all lands that are in Cemetery use or planned for eventual cemetery use. In addition to cemeteries, the zoning allows for agricultural uses and golf related uses. The zoning also allows for commercial uses incident to cemetery, agricultural and golf related uses such as crematoriums, funeral homes and landscape contractor yards.

Figure 1 Regional and Local Location

Regional and Local Location

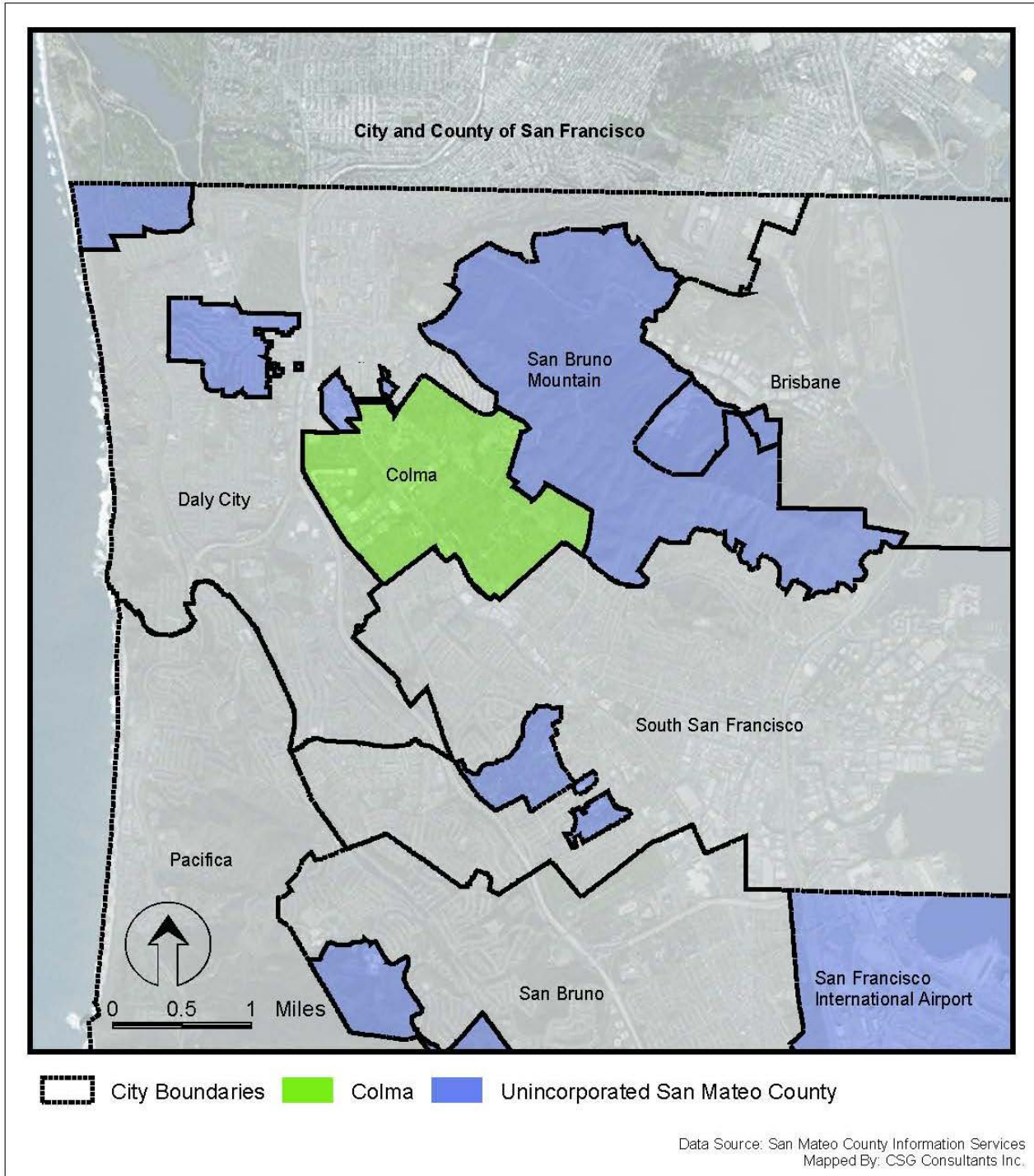
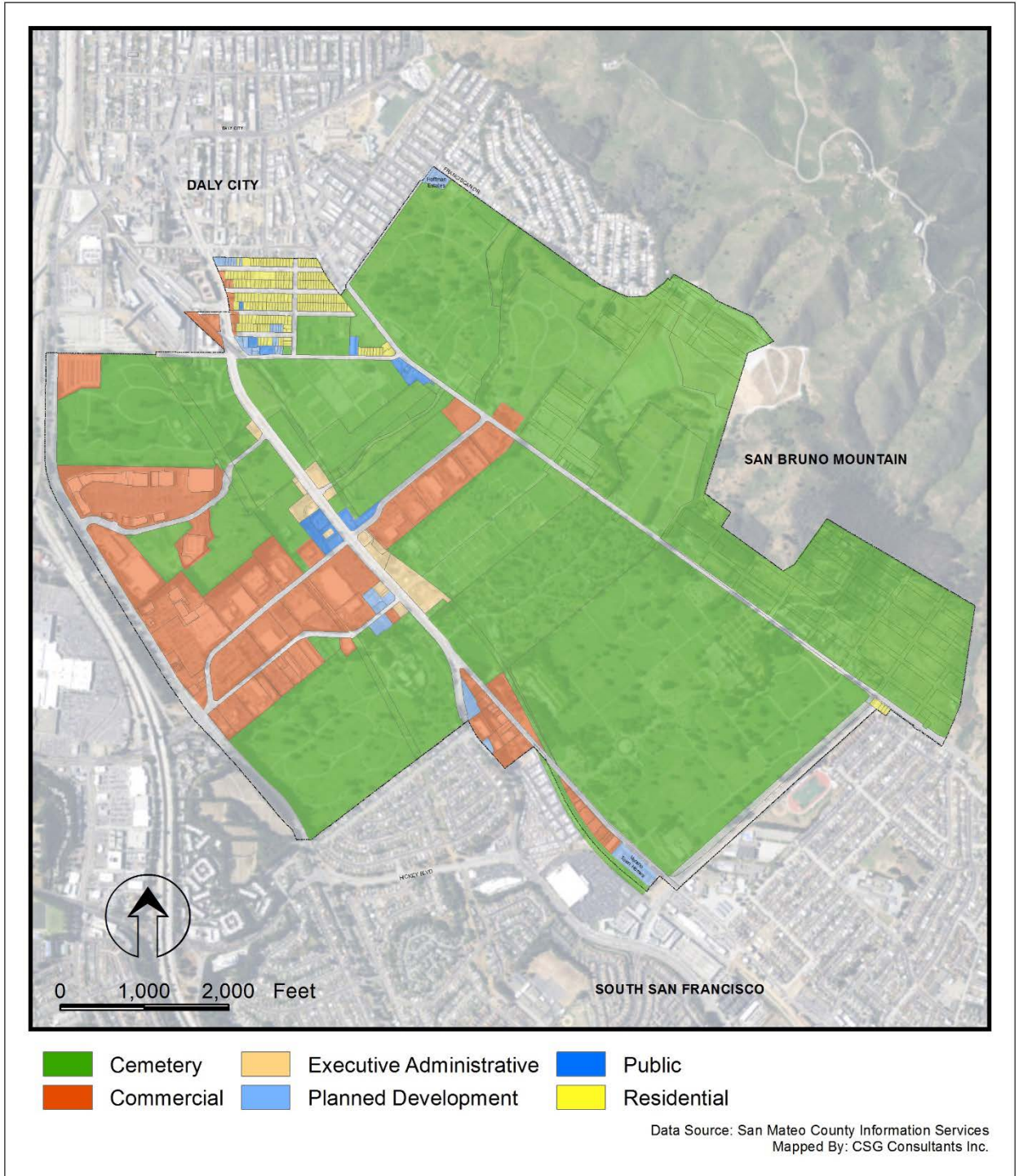


Figure 2 Zoning Map

Zoning Map



B. Project Description

This section provides a description of the proposed Colma Municipal Code amendment which would allow for the storage of automobiles waiting to be sold by local car dealerships in limited areas of the Cemetery, G, zone. The Town of Colma has approximately 187 acres with a Cemetery zoning designation which is not currently in cemetery use or which may not ultimately be appropriate for cemetery use. In addition, longer term interim land uses are appropriate in areas where cemetery expansion is not expected to occur for many years or several decades. These properties are located east of Hillside Boulevard. The current Land Use Element of the Colma General Plan (Section 5.02.140 of the General Plan, pg. 5.02.14) recognizes that more intensive land uses may take the place of certain cemetery designations and that undeveloped land may be leased or sold for other uses. With the Project, a Conditional Use Permit is required to approve the vehicle storage use on a lot with a G zoning designation. To allow the use, the Conditional Use Permit, requires that the use:

- Be screened so that it is not readily visible from the public roadway;
- Include adequate emergency vehicle access when parked at full capacity;
- Be covered by a minimum of a 3” bed of gravel or paved surface;
- Include adequate security measures; and
- Be reviewed for environmental factors, including estimated vehicle trips to and from a given car dealership.

Since the allowance for vehicle storage under the proposed ordinance would not be permitted in areas with active cemetery use, areas where the use could be proposed are exclusively east of Hillside Boulevard. As shown on Figure 3, the golf driving range and closed landfill are the areas where vehicle storage is most likely to occur. This is due to the fact that there are parking areas that are no longer utilized and not readily visible from the public roadway. At the closed landfill, there is space to park cars along Sand Hill Road where vehicles would not be readily visible from the public roadway while maintaining adequate driveway width for emergency vehicles.

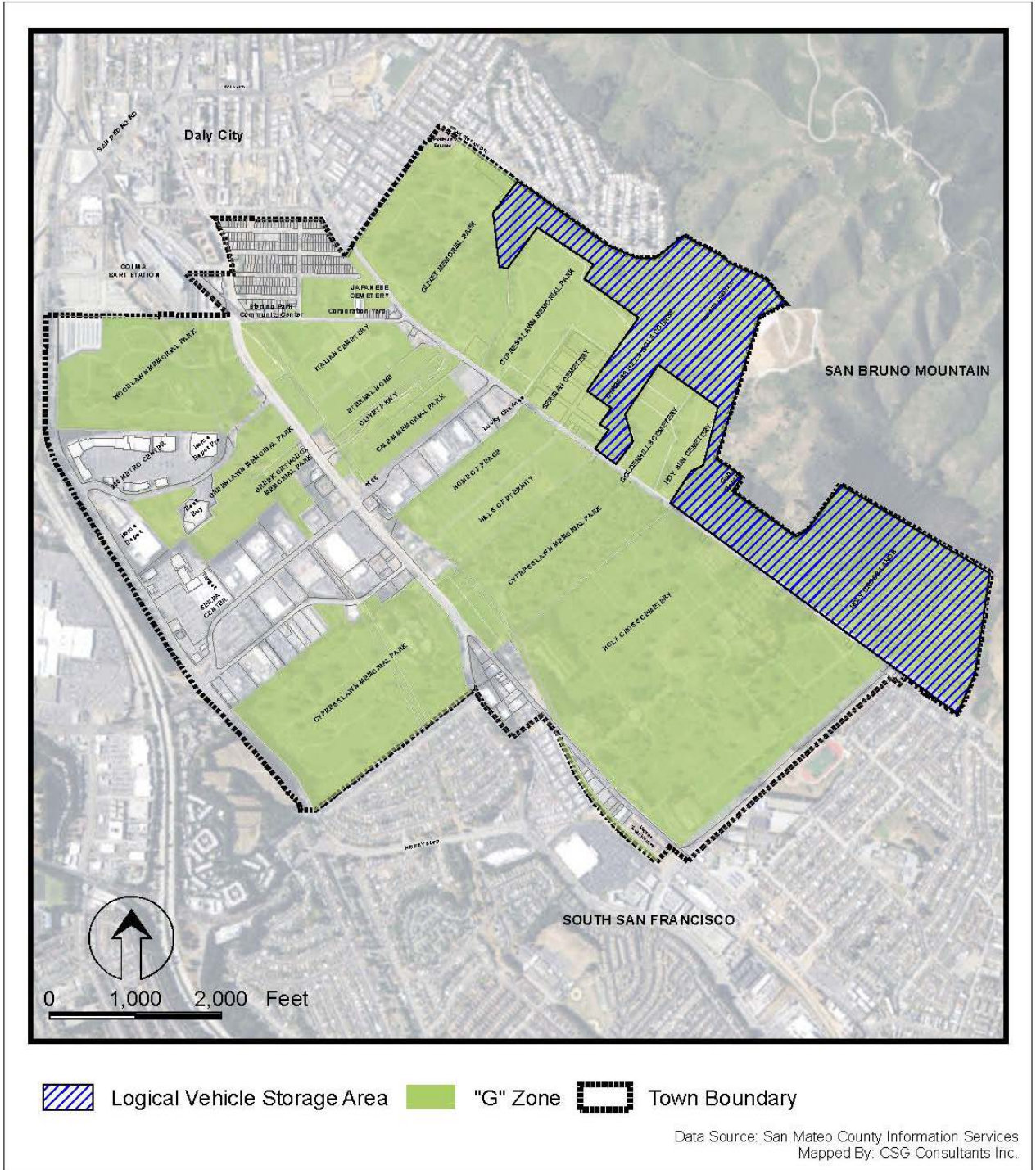
Additionally, portions of the Holy Cross property east of Hillside Boulevard could be improved to be appropriate for car storage, provided that visual screening is provided.

C. Required Permits and Approvals

The City Council is responsible for introducing the Ordinance to approve an amendment to the Colma Municipal Code.

Figure 3 Most Logical Vehicle Storage Areas

Most Logical Vehicle Storage Areas



ENVIRONMENTAL CHECKLIST

Items identified in each section of the environmental checklist below are discussed following that section. Required mitigation measures are identified, where necessary, to reduce a projected impact to a level that is determined to be less than significant.

All documents cited in this report and used in its preparation are hereby incorporated by reference into this Initial Study. Copies of documents referenced herein are available for review at the Town of Colma Planning Department, 1190 El Camino Real, Colma, CA 94014.

1. AESTHETICS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Aesthetic resources are generally defined as both the natural and built features of the landscape that contribute to the public’s experience and appreciation of the environment. Depending on the extent to which a project’s presence would negatively alter the perceived visual character and quality of the environment, aesthetic impacts may occur.

a) *Would the project have a substantial adverse effect on a scenic vista?*

Colma has two locally recognized scenic corridors: Hillside Boulevard and the El Camino Real. According to Section 3.611 of the General Plan Circulation Element, “...every effort should be made to protect the overall visual experience along each of the identified scenic corridors.” Further, Section 5.03.620 of the General Plan Circulation Element establishes criteria for site planning in scenic corridors, such as requiring that development within scenic corridors be located, sited, and designed carefully to fit within its environment, be compatible with adjacent development, and protect public views within and from Scenic Corridors.

The ordinance includes language to ensure that the vehicle storage use will not occur in a location that is readily visible from any public street in Colma. To approve a Conditional Use Permit that allows vehicle storage on a lot zoned G, the proposed area must be substantially screened by topography, vegetation or manmade material approved by the City Council. With the requirements in place, the Project would result in a *less than significant impact* with respect to having a substantial adverse effect on a scenic vista.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

The proposed code amendment allows the vehicle storage use on lots zoned G with the approval of a Conditional Use Permit. The use cannot be readily visible from a public roadway and potential visual impacts to scenic resources would be assessed prior to approval of the use, primarily through appropriate siting and screening.

Additionally, the most logical locations for the vehicle storage use within the G zone, such as the closed golf course, are located more than a mile from Interstate 280 (I-280), which is a designated State scenic highway by the California Department of Transportation (Caltrans) Scenic Highway Program.¹ Due to the findings required to approve a Conditional Use Permit for vehicle storage on lots zoned G in the proposed code amendment and the distance to I-280, the Project would not substantially damage scenic resources from a State scenic highway. Therefore, *a less than significant impact* to scenic resources would occur as a result of the proposed project.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed code amendment allows a vehicle storage use on lots zoned G with the approval of a Conditional Use Permit only if the vehicles will not be readily visible from the public roadways. The potential to develop currently unused land for vehicle storage will potentially impact the quality of a site and its surroundings. However, the existing visual character and quality of a site would be protected through the Conditional Use Permit process, as findings must be made to support the following: “(2) The granting of the Use Permit will not be detrimental to public health, safety or public welfare, or materially injurious to properties or improvements in the vicinity”; and “(6) The use will not constitute a nuisance as to neighboring persons or properties.” Furthermore, an application for vehicle storage would also need to demonstrate conformity with all applicable Town of Colma General Plan policies.

Overall, because the ordinance and Conditional Use Permit regulates the potential impact of a vehicle storage use, the Project would result in *a less than significant impact* with respect to substantially degrading the existing visual character or quality of the site and its surroundings.

d) Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

The code amendment does not specifically allow new sources of light. However, for security and safety purposes, light fixtures may be proposed with a vehicle storage use. Additionally, the allowance of vehicle storage uses on lots zoned G will likely increase sources of glare with light reflecting off of the parked vehicles. Even with proposed lighting and new sources of glare, the Conditional Use Permit that grants a vehicle storage use will require that the use to be screened from public view so that it is not readily visible from any public roadways. As such, any potential new source of light or glare would be screened from public view by the topography, vegetation, or other approved screening serving as a buffer between vehicle storage sites and their surroundings. Consequently, light and glare impacts from the Project are expected to be *less than significant*.

¹ California Department of Transportation, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed on December 10, 2015.

2. AGRICULTURE AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of State Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of State Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The majority of the Town is classified as Urban and Built-Up Land by the Department of Conservation’s Farmland Mapping and Monitoring Program². However, there are areas near the San Bruno Mountains classified as Unique Farmland and Grazing Land. The Unique Farmland and Grazing Land areas are zoned G for Cemetery and agricultural uses and are currently utilized as agricultural areas. Vehicle storage in these locations would not meet the requirements for a Conditional Use Permit as they border Hillside Boulevard and are highly visible from the public roadway. Therefore, there would be *no impact* to important farmlands as a result of this project.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Town does not have lots zoned specifically for agriculture, however the G zone currently allows for cemetery and agricultural uses. The feasible locations for the vehicle storage use are located east of Hillside Boulevard, at the existing golf course and closed landfill, both of which are zoned G. However, those existing uses are not agricultural uses, and it is unlikely that the two areas will be used for agriculture in the future. Therefore, the proposed project would have *less than significant impact* with regard to a conflict in existing zoning.

² California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2014, San Mateo County Important Farmland, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/smt14.pdf>, accessed March 13, 2017.

c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?*

The Project is to amend the zoning code to allow vehicle storage on lots zoned G and would not conflict with existing zoning for forest land, timberland, or timber production in the Town. No lots would be rezoned as a part of this project. Thus, the proposed project would have *no impact* with regards to conflicts with existing zoning, or cause rezoning of, forest land, timberland, or timber production.

d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

The feasible locations for the vehicle storage use are located east of Hillside Boulevard, at the closed golf course and closed landfill, both of which are zoned G and according to 2006 mapping data from the California Department of Forestry and Fire Protection, do not contain woodland or forest land cover.³ Therefore, the Project would have *no impact* with regards to the loss of forest land.

e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

As discussed above, there are only a limited number of locations with the G zone where vehicle storage will be permitted with visual screening. Existing lands used for agricultural purposes in the Town are open and exposed to public roadways (Hillside Boulevard and Colma Boulevard). The Town does not have any forest land. the amendment will not lead to the conversion of either agricultural or conversion of forest land. Therefore, the code amendment would have a *less than significant impact* with regard to the conversion of land to non-agricultural use or farmland or forestland to non-forest use.

3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative Standards for ozone precursors or other pollutants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

³ California Department of Forestry and Fire Protection Fire and Resource Assessment Program, Land Cover map, http://frap.fire.ca.gov/data/frapgismaps/pdfs/fvegwhr13b_map.pdf, accessed on March 13, 2017.

Discussion

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Large projects that exceed regional employment, population, and housing planning projections have the potential to be inconsistent with the regional inventory compiled as part of BAAQMD’s 2010 Bay Area Clean Air Plan. The proposed Project allows vehicle storage on lots zoned for cemetery and agricultural uses and would not affect the level of population or housing foreseen in city or regional planning efforts; therefore, it would not have the potential to substantially affect housing, employment, and population projections within the region, which is the basis of the 2010 Bay Area Clean Air Plan projections. Consequently, the code amendment would have *no impact* on the implementation of the air quality plan.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

The Project is a code amendment that will allow vehicle storage on lots zoned G and will not affect air quality standards. The code amendment does not inherently call for construction or improvements that would generate an influx of short term pollutants. However, the storage and transport of additional vehicles within the Town boundaries could increase pollutants generated from vehicles, but any potential increase would be negligible. Therefore, the project would not substantially contribute to a projected air quality violation and there will be a *less than significant* impact.

c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative Standards for ozone precursors or other pollutants)?*

The San Francisco Bay Area Air Basin (SFBAAB) is currently designated as a nonattainment area for California and National ambient air quality standards (AAQS) for ozone (O₃) and for PM_{2.5}, and a nonattainment area under the California AAQS for PM₁₀.⁴ The cumulative development within the nonattainment area, as a whole, could violate an air quality standard or contribute to an existing air quality violation. However, the proposed code amendments, which only allows an additional use within the G zone, would not, on its own, contribute to non-attainment of air quality standards. Therefore, the proposed project would have a *less than significant impact* with regard to its contribution to cumulative air quality impacts.

d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Sensitive receptors generally include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases. Additionally, residential areas are also considered sensitive receptors to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time. Other sensitive receptors include retirement facilities, hospitals, and schools. Recreational land uses are considered moderately sensitive to air pollution. Although exposure periods are generally short, exercise places a high demand on respiratory functions, which can be impaired by air pollution. In addition, noticeable air pollution can detract from the enjoyment of recreation. Industrial, commercial, retail, and office areas are considered the least sensitive to air pollution. Exposure periods are relatively short and intermittent, since the

⁴ California Air Resources Board (CARB), 2014, Area Designations: Activities and Maps, <http://www.arb.ca.gov/desig/adm/adm.htm>, April 17.

majority of the workers tend to stay indoors most of the time. In addition, the working population is generally the healthiest segment of the population.

The code amendment would allow the vehicle storage use on lots zoned G with a Conditional Use Permit, which includes approximately 76 percent of the land in Colma. However, per the Conditional Use Permit, the use cannot be on land in active cemetery use and must be screened so that it is not readily visible from any public roads, both of which severely limit the potential locations of the vehicle storage use. The most feasible areas for the vehicle storage use are located east of Hillside Boulevard, at the closed Cypress Golf Course and the closed landfill. Both areas are located at edge of the Town. The closest potential area of vehicle storage to a residential use is at least 500' from the Franciscan neighborhood in Daly City. This neighborhood is separated topographically and visually from potential storage areas and would not expose these residents to substantial pollutant concentrations. Although vehicle transport and storage may increase the amount of pollutants in the air, the location of the use is limited to areas where sensitive receptors will not be affected. Therefore, the proposed project would not expose sensitive receptors to substantial concentrations of air pollutants, and impacts would be *less than significant*.

e) Would the project create objectionable odors affecting a substantial number of people?

The proposed project allows for the permitting of vehicle storage, which would result in driving and idling vehicles. However, vehicles are not considered an odor source under CEQA, and the proposed project would result in *no impact* with respect to odors.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significa nt	No Impact
e) Conflict with any local ordinances or policies protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-f)

According to the Colma General Plan, no special-status species and no sensitive habitats or wetlands occur within the Town boundaries. Therefore, the project would not impact special-status species, sensitive habitats, or wetlands. The project would not impact wildlife movement corridors or nursery sites because there are no known migration corridors or native wildlife nursery sites within the feasible vehicle storage areas since there are no water sources to support this activity. The project would not conflict with local policies or ordinances protecting biological resources. The Project does not inherently call for construction or removal of trees that would impact biological resources, and any tree removal would require a future applicant to obtain a tree removal permit from the Town, as required by the Town’s Tree Cutting and Removal Ordinance (Municipal Code Section 5.06). No habitat conservation or natural community conservation plan applies to the most feasible areas for vehicle storage. Additionally, the most feasible areas for the vehicle storage use are located east of Hillside Boulevard by the closed Cypress Golf Course and the closed Landfill, both of which are already developed. Therefore, *no impact* would occur with regard to biological resources.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
<p>e) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>1) Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1(k), or</p> <p>2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-d)

The Project seeks to amend the Colma Municipal Code to allow vehicle storage on lots zoned G with the approval of a Conditional Use Permit. Although cemetery use is allowed in the G zone, the Conditional Use Permit for vehicle storage requires that the proposed use does not impact any existing cemetery property and uses. Therefore, human remains within cemeteries would not be impacted or disturbed by the vehicle storage use. The project is not a specific construction activity, and it is not anticipated that implementation of the code amendment would result in impacts to historical, archaeological, or paleontological resources or disturb human remains. Nevertheless, as with all construction in the Town, should any be discovered on future construction sites, the applicant is required to comply with the provisions set forth in Section 15064.5 of Title 14, Chapter 3 of the California Code of Regulations (CEQA Guidelines). Therefore, *no impact* would occur with regard to cultural resources.

e) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe?

The feasible locations for auto vehicle storage only occur on sites that have been modified by mass grading in the past, and no known cultural resources have ever been found anywhere in the Town of Colma. The golf course was created by mass grading of a hillside area, and the landfill was created by cut and fill earthmoving

activities over several decades. No known tribal cultural resources occur in the Town, based on previous literature searches at the Northwest Information Center from December of 2015.⁵

The feasible vehicle storage locations do not contain any resources listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1(k),

As a standard procedure, the Town of Colma provides notice of the availability of all environmental documents to the Native American Tribes with potential resources in the Town so that they have the ability to provide comments on a proposed project.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁵ Holman and Associates. Archaeological Reconnaissance of Project at 1670-1692 Mission Road. December 2015.

Discussion

a-e)

The Project seeks to amend the Colma Municipal Code to allow vehicle storage on lots zoned G. There are no known active or potentially active faults existing in the G zone, and the property within the zone is not subject to landslides, lateral spreading or subsidence. The project does not propose any septic tanks or alternative wastewater systems. The adoption of the code amendments would not cause or require construction or ground disturbance as the project does not require construction. The most feasible sites within the G zone for the vehicle storage use are already developed and adequately screened for vehicle storage. If improvements are required to accommodate the use, property owners would be required obtain applicable permits and comply with applicable geotechnical requirements and erosion control measures. These requirements would be reviewed as a part of the Conditional Use Permit and therefore, the project itself would result in *no impacts* with regard to geology and soils.

7. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The storage of vehicles on lots zoned G may indirectly generate greenhouse gas emissions through transporting the vehicles on and off site within the Town. Allowing vehicles to be stored within the Town, however, will reduce the vehicle miles traveled per trip associated with transporting cars from other storage areas outside of the Town. Indirectly, short term greenhouse gas emissions may include construction-related GHG emissions if a site requires grading or paving, which would be evaluated as part of the required Conditional Use Permit. Additionally, the two most feasible areas for vehicle storage on lots zoned G are already paved and would not require any site work. Therefore, any project-related GHG emissions impacts are anticipated to be *less than significant*.

b) *Would the project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

The Project would allow for more private vehicles to be stored within the Town for sales. The Town’s Climate Action Plan (CAP) goals and measures focus on energy efficiency; water conservation; green building; increased opportunities for alternative transportation to reduce vehicle miles traveled; recycling and waste reduction; and municipal programs. There is no specific policy which relates to the activity of vehicle storage. Vehicle storage within the Town will allow vehicles to be stored less than one and a half miles from any dealership located within the Town. If vehicles are stored at sites in neighboring cities several miles away, the

number of vehicle miles traveled from a dealership to a stored vehicle and then back to the dealership would increase significantly, and increase overall GHG emissions. Allowing vehicle storage within Colma is consistent with one of the goals of the CAP, which is to reduce the number of vehicle miles traveled, which reduces carbon in the atmosphere. Therefore, any project conflict with an applicable agency adopted plan, policy or regulation related to greenhouse gas reductions would be *less than significant*.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people living or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, result in a safety hazard for people living or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-h)

The Project seeks to amend the Colma Municipal Code, and the amendment will not involve the transportation, use, or disposal of hazardous materials or substances. The amendment does not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The amendment will not cause hazardous emissions or hazardous materials, substances, or waste to be handled within one-quarter mile of an existing or

proposed school. There are no hazardous materials sites in the Town of Colma as compiled by the State of California pursuant to Government Code Section 65962.5.⁶ Additionally, there is no land designated for airports or airstrips in the Town of Colma. The Project will not impact any emergency response plan or emergency evacuation plan. The most feasible areas for the vehicle storage use in the G zone are located east of Hillside Boulevard by the closed Cypress Golf Course and the closed Landfill, both of which are already developed sites. The code amendment will not expose people or structures to any risk involving wildland fires. Therefore, *no impacts* would occur with regard to hazards and hazardous materials.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of runoff in a manner which would result in substantial erosion, siltation or flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁶ EnviroStor Website: http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=colma,%20ca&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true;
 Viewed June 5, 2017

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significan t	No Impact
i) Be inundated by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background

Impervious surfaces, such as roads, parking lots, and buildings, prevent the natural infiltration of stormwater into the soil and create higher runoff volumes. In addition, more rapid transport of runoff over impermeable surfaces, combined with higher runoff volumes, causes elevated peak flows. This increase in flows may adversely impact stormwater drainage systems.

The National Pollutant Discharge Elimination System (NPDES) permit program was established by the federal Clean Water Act (CWA) to regulate municipal and industrial discharges to surface waters of the United States from their municipal separate storm sewer systems (MS4s). In California, the State Water Resources Control Board (SWRCB) has broad authority over water quality control issues for the State. The SWRCB is responsible for developing statewide water quality policy and exercises the powers delegated to the State by the federal government under the CWA. The Town of Colma is within the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB) Region 2. The San Francisco Bay RWQCB adopted a Water Quality Control Plan for the San Francisco Bay Basin (the Basin Plan) that designates beneficial uses, establishes water quality objectives, and contains implementation programs and policies to achieve those objectives for all waters addressed through the Basin Plan.⁷

Construction activities that disturb one or more acres of land must comply with the requirements of the SWRCB Construction General Permit (99-08-DWQ) and submit Permit Registration Documents (PRDs) to the SWRCB along with a Stormwater Pollution Prevention Plan (SWPPP). In addition, an interim erosion and sediment control plan for construction is required for submittal to the City Engineer prior to the issuance of grading permits. A final erosion and sediment control plan also must be designed and submitted for the completed project. A new Municipal Regional Stormwater NPDES Permit (MRP) has been issued by the San Francisco Bay RWQCB (Order No. R2-2015.0049) and includes the Town of Colma under its coverage. Under Provision C.3 of the MRP, new development and redevelopment projects are required to implement appropriate source control, site design, and stormwater treatment measures. The San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) is a partnership of each incorporated city and town within San Mateo County, San Mateo County, and the City/County Association of Governments, which all share the MRP. The SMCWPPP requires submittal of the C.3 and C.6 Development Review Checklist for new development and redevelopment projects to ensure that the appropriate construction best management practices (BMPs), source control measures, low impact development (LID) site design measures, and stormwater treatment measures will be implemented.

Any site modification to allow for vehicle storage will be required to comply with the Town's Grading, Erosion and Sediment Control requirements as found in CMC 5.07. A grading permit is required for any earthwork over 50 cubic yards.

⁷ San Francisco Bay RWQCB, 2015, *Water Quality Control Plan (Basin Plan) for the San Francisco Bay Basin*, http://www.swrcb.ca.gov/rwqcb2/basin_planning.shtml, accessed on December 18, 2015.

Discussion

a-i)

The Project is to amend the Colma Municipal Code to allow vehicle storage on lots zoned G and does not inherently call for any construction in the Town of Colma. However, the vehicle storage use requires a gravel or paved surface where the vehicles will be parked. Should improvements be required to accommodate vehicle storage, the applicant will be required to obtain all applicable permits and comply with NPDES and SMCWPPP programs. This will ensure that water quality standards and waste discharge requirements are met as well as ensure that drainage issues, stormwater runoff, and groundwater recharge is addressed accordingly. Additionally, the Town of Colma is not within the 100-year and 500-year floodplain, as mapped by Flood Insurance Rate Map (FIRM) No. 06081C0037E⁸, a dam inundation area as mapped by the California Office of Emergency Services (OES)⁹, or a mapped tsunami inundation zone.¹⁰ Therefore, this project will have a *less than significant* impact on hydrology and water quality in the Town of Colma.

10. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *Would the project physically divide an established community?*

The Project does not inherently call for any construction in the Town of Colma. The areas where vehicle storage could occur are in a remote location close to the east boarder of the Town, adjacent to San Bruno Mountain, so there is no possibility that the Project will physically divide an established community. Therefore, *no impact* would occur with regards to physically dividing an established community.

⁸ National Flood Insurance Program, 2012. FIRM Flood Insurance Rate Map, San Mateo County, California. Map No. 06081C0037E. Dated October 16, 2012.

⁹ California Office of Emergency Services (OES), 2009. *Dam Inundation Registered Images and Boundary Files in Shape File Format, Version DVD3*. Dated April 2009.

¹⁰ California Office of Emergency Services (OES), 2009. *Tsunami Inundation Map for Emergency Planning, San Francisco South Quadrangle (Pacific Coast)*.

b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

According to Section 5.02.142 of the Colma General Plan, Use Permits are required for uses that could detract from the green belt theme if they are not designed and sited properly. Vehicle storage is a use that would require a use permit on a lot zoned G, and the amendment requires the vehicle storage use to be screened so that it is not readily visible from a public street. The screening will maintain the green belt aesthetic, and therefor a *less than significant* impact would occur with regards to any conflicts with applicable land use plans, policies, or regulations.

c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

The Project site is not within the boundary of any local Habitat Conservation Plan. Therefore, there would be *no impact*.

11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-b)

According to the Colma General Plan, no mineral resources of value to the region or state are known to be located within the Town. Additionally, the Town contains no known mineral resources, delineated as a locally important mineral resource site in the Town General Plan, nor are there Mineral Resource Zones as delineated on the California Department of Conservation within the Town.¹¹ Therefore, there would be *no impact* with regard to the mineral resources.

¹¹ California Department of Conservation, 2006 Update of Mineral Land Classification: Aggregate Materials in the South San Francisco Bay Production/Consumption Region, page 8.

12. NOISE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose people to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) *Would the project expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The Project is to amend the Colma Municipal Code to allow vehicle storage on lots zoned G and does not inherently call for any construction in the Town of Colma. The noise generated through the operations of a vehicle storage use through transporting, entering and operating the vehicles would be similar to the existing noise generated from nearby roadways. According to the 1998 Colma General Plan, daytime noise levels on Hillside Boulevard are approximately 70dBA (A-weighted decibel scale), decreasing to approximately 55dBA moving 500' east of Hillside Boulevard. Typical noise levels generated by newer vehicles operating at slow speeds in either cemeteries or on driveways leading to vehicle storage lots is approximately 50dBA. Up to 60dBA is considered a normally acceptable exterior noise level for most daytime use activities, including noise in parks, at schools, in residential neighborhoods and in cemeteries. It is likely ambient noise levels on Hillside Boulevard will be higher than individual vehicle trips in vehicle storage lots or on driveways to vehicle storage areas, thus canceling out the noise from individual vehicle trips. Therefore, the Project would not expose people to noise levels in excess of standards in the General Plan and a *less than significant impact* would occur with regard to noise standards.

b) Would the project expose people to or generate excessive groundborne vibration or groundborne noise levels?

Potential vibration impacts are usually related to: (a) the use of heavy construction equipment during demolition and grading phases of construction and/or (b) the operation of vibration-inducing equipment during project operations. The Town of Colma does not set quantitative standards for vibration impacts. The Project will not involve demolition or construction and therefore will not generate groundborne vibration or noise. If improvements are required to accommodate vehicle storage as a result of this project, construction and minor grading may generate short term groundborne vibration and noise. However, the most feasible sites for the vehicle storage use in the G zone are located in developed areas and will require little to no heavy earthwork to accommodate the use. Therefore, this impact would be *less than significant*.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

If vehicle storage is granted with a Conditional Use Permit as a result of the Project, any noise generated from vehicles would be indistinguishable from surrounding roadway noise. Daytime noise levels on Hillside Boulevard are approximately 70dBA (A-weighted decibel scale), decreasing to approximately 55dBA moving 500' east of Hillside Boulevard. Typical noise levels generated by newer vehicles operating at slow speeds in either vehicle storage lots or on driveways leading to vehicle storage lots is approximately 50dBA. Since the noise level of individual vehicles is no more than the noise created by vehicles in cemeteries, at the landfill or the existing driving range, there will not be a substantial permanent increase in ambient noise levels in the project vicinity. Therefore, there would be a *less-than-significant* impact related to permanent increases in ambient noise levels.

d) Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The Project is a code amendment that does not inherently call for construction. If improvements are required to accommodate vehicle storage as a result of this project, construction may generate short term noise. However, the most feasible sites for the vehicle storage use in the G zone are located in developed areas and will require little to no construction to accommodate the use. Therefore, there will be a *less than significant impact* in regard to temporary or periodic increases in ambient noise levels.

e) For a project located within an airport land use plan, or where such as plan has not been adopted, within 2 miles of an airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No area within the Town is located within two miles of a public or a private use airport. Additionally, the Town of Colma is somewhat near, but completely outside of SFO's Fly Quiet departure 'gap' that guides departing aircraft northwestward from SFO. Therefore, people would not be exposed to excessive noise from aircraft using a public-use airport, and there would be *no impact*.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The nearest private airstrips are heliports that are operated by various private or city/county agencies. However, there are no such private heliports or private use airports within 2 miles of the Town. The nearest heliport is the San Francisco Police Pistol Range heliport (identifier code 16CA), which is approximately 3

miles to the northwest of the Town. Therefore, people would not be exposed to excessive noise from aircraft using a private airstrip, and there would be *no impact*.

13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Induce substantial unexpected population growth or growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-c)

The Project seeks to amend the Colma Municipal Code to allow vehicle storage on lots zoned G with the approval of a Conditional Use Permit. Population and housing will not be impacted as the G zone does not currently allow for housing. Therefore, no housing units or people will be displaced as a part of this project and there are *no impacts* to population and housing as a result of this project.

14. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
d) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-e)

The project is a policy change and not a specific construction activity, so implementation of the changes would not require increased fire protection, police protection, schools, parks, or other public facilities. The vehicle storage use will not result in the need for additional public services and therefore the project will have *no impact*.

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b)

The Project seeks to amend the Colma Municipal Code and does not include the construction of or expansion of recreational facilities or parks, nor does it include any residential development. The Project will not increase the use of existing neighborhood regional parks or other recreational facilities or require the construction or expansion of recreational facilities. However, the code amendment allows for the vehicle storage with the approval of a Conditional Use Permit within lots zoned G, which includes many of the Town’s cemeteries and memorial parks. Even so, the Conditional Use Permit requires the use to be screened from public view and have minimal impacts on the existing property and surrounding uses. Therefore, the Project would have a *less than significant* impact with regard to recreation.

16. TRANSPORTATION AND TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The Project will allow the dealerships on Serramonte Boulevard, with a Conditional Use Permit, to store vehicles within the Town so that the vehicles will be closer to the auto dealerships and will not have to be transported from a location outside the Town's boundaries. The most feasible locations that can accommodate the proposed vehicle storage use while remaining screened from public roads as required by the Conditional Use Permit are located less than approximately 2 miles from the auto dealerships on Serramonte Boulevard. While this may slightly increase the traffic on Serramonte Boulevard or Hillside Boulevard, it will decrease the amount of traffic on all other major intersections, streets, highways, and freeways if vehicles are transported

from other locations outside of the Town. Other methods of transportation such as pedestrian, bicycle, and mass transit will not be impacted by the allowance of vehicle storage in portions of the G zone.

The areas within the G Zone where vehicle storage could be considered with a Use Permit are along Hillside Boulevard. Vehicle trips from dealerships to vehicle storage areas would primarily occur from Serramonte Boulevard, through the Serramonte/Hillside intersection, but could come from Hillside Boulevard extending north or south, possibly through the Hillside/Lawndale intersection. Below is a description of Hillside Boulevard and Serramonte Boulevard:

- Hillside Boulevard is a two- to four-lane, generally north-south roadway that extends from Daly City to South San Francisco (where the name changes to Sister Cities Boulevard). In the vicinity of possible vehicle storage locations, this facility has a posted speed limit of 40 miles per hour.
- Serramonte Boulevard is a four-lane, east-west road that extends from Hillside Boulevard in the east to St. Francis Boulevard in the west (Daly City). The posted speed limit is 30 miles per hour at its intersection and termination with Hillside Boulevard to the east.

Circulation Element Policy 5.03.729 (pg. 5.03.35) states:

“The Town should strive to maintain a Level of Service D or better for all intersections. Levels of Service E or F should be tolerated during peak periods.”

Vehicle storage requires very few vehicle trips per day because cars are retrieved by employees based on a customer request. Vehicle trips will likely not occur during peak hours because dealerships typically start sales after 10 a.m. and are open later in the evening. As such, the vehicle storage use will not degrade the Level of Service at any intersections on Hillside Boulevard or Serramonte Boulevard. Based on estimates provided to the Town from a dealership that uses remote storage, it is estimated that the storage of vehicles generates, at most, about 10 total vehicle trips per day for each 100 vehicles stored for car retrieval or to return vehicles to storage. Each application for a vehicle storage Use Permit will be evaluated for potential traffic impacts.

An analysis of intersections on Hillside Boulevard and Serramonte Boulevard was conducted in 2015 for the Initial Study prepared for a new CarMax dealership located on Serramonte Boulevard just west of the intersection of Serramonte Boulevard and Hillside Boulevard. Below is table indicating traffic conditions with the Carmax dealership (proposed to be operational in October of 2017) at the three intersections that could be affected by additional vehicle trips generated by vehicle storage activity on Hillside Boulevard:

Existing Plus Project Conditions Intersection Operations

Intersection	Peak Hour	Existing Conditions		Existing Project		+ Delay Increase
		Delay	LOS	Delay	LOS	
El Camino Real & Serramonte Boulevard	AM	22.5	C	22.5	C	0.0
	PM	26.4	C	26.8	C	0.4
	SAT	31.7	C	32.5	C	0.8
Hillside Boulevard & Serramonte Boulevard	AM	20.3	C	20.3	C	0.0
	PM	22.1	C	22.5	C	0.4
	SAT	37.4	D	37.8	D	0.4
Hillside Boulevard & Lawndale Boulevard	AM	13.0	B	13.0	B	0.0

PM	10.8	B	10.8	B	0.0
SAT	10.4	B	10.4	A	0.0

Source: Hexagon 2015, CarMax Initial Study

As stated above, it is estimated that car storage would generate at most approximately 10 total vehicle trips per day per 100 vehicles stored, likely not during the morning or evening peak hours. Based on this low number of daily trips, vehicle storage use for several hundred cars does not have the ability to lower the AM or PM Level Of Service (LOS) below projected LOS standards in the table above. It can be concluded that a none of the three intersections potentially impacted by a future vehicle storage use would operate at LOS E and F, which are below the LOS D which the Town of Colma strives to maintain. Consequently, the allowance of a vehicle storage use in portions of the G zone would not cause a substantial increase in delay at any of the potentially impacted intersections and a *less-than-significant* impact would occur as it relates to a conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

The City/County Association of Governments of San Mateo County's (C/CAG) is the Congestion Management Agency for San Mateo County. C/CAG is required to prepare and adopt a Congestion Management Program (CMP) on a biennial basis. The 2013 CMP is the current version that has been adopted.

The CMP includes elements to evaluate the performance of the roadway system and adopts LOS standards for CMP facilities. For CMP facilities the LOS standard is E, unless the facility was operating at LOS F at the time the standard was established. When an intersection within San Mateo County is determined to be below a LOS E, the intersection is added to a list of CMP study intersections. There are no study intersections in the Town of Colma. The nearest CMP study intersection is located approximately 2 miles from the site at El Camino Real and San Bruno Avenue. If vehicle trips are added to a study intersection, then the intersection must be studied as part of a project traffic analysis to determine if there is an impact and if so, the project must provide mitigation. Since no vehicle trips would be added to a CMP intersection by the Project, there would be a *less than significant impact* to CMP intersections.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No area within the Town is located within two miles of a public or a private use airport. Given that the Project would not generate air traffic and would not be located in close proximity to any aircraft facilities, the Project would not result in changes to aircraft patterns in terms of location. Consequently, *no impact* would occur.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed Project would not result in the change of use of any public street or establish an incompatible use. Therefore, the project would not create a hazardous condition on roadways and entryways and will have *no impact*.

e) Would the project result in inadequate emergency access?

The Project is a Municipal Code amendment to allow vehicle storage on lots zoned G with the approval of a Conditional Use Permit. If an application is received as a result of the Project, a requirement for the Use Permit would include adequate emergency access when a vehicle storage area is fully parked. Therefore, there is *no impact* regarding emergency access.

f) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation?

The Project is a Municipal Code amendment to allow vehicle storage on lots zoned G with the approval of a Conditional Use Permit. The code amendment would not conflict with adopted policies, plans, or programs supporting alternative transportation, and *no impacts* would occur.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-g)

The Project is a Municipal Code amendment to allow vehicle storage on lots zoned G with the approval of a Conditional Use Permit. The Project does not include or require any construction of new water or wastewater treatment facilities or expansion of existing facilities or exceed the capacity of the wastewater treatment

provider. The Project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities. The Project does not require a new or expanded water supply. Additionally, the Project will not generate any solid waste and therefore will have *no impact* on utilities and service systems.

18. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed Project has no potential to degrade the quality of the natural environment, substantially reduce habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The Town is developed and the Colma General Plan notes that no area of undisturbed native habitat exists in the Town of Colma. Conditional Use Permit requirements would restrict proposed uses from detrimentally affecting existing property uses and protect historical and cultural resources within the Town. Additionally, the most feasible locations for vehicle storage are located east of Hillside Boulevard at the existing golf course and the closed landfill, both of which are developed and will not impact historic features or plant and animal habitat. Therefore, *no impact* would occur in regard to biological and cultural resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable

when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The proposed Project is a code amendment to allow vehicle storage on lots zoned G with the approval of a Conditional Use Permit and does not inherently call for any construction. The cumulative effects of the Project will be analyzed on a case by case basis through the Conditional Use Permit required to allow vehicle storage on lots zoned G. Therefore, the Project would have a *less-than-significant* cumulative impact.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The Project would not result in a significant impact that would cause substantial adverse effects on human beings. If an application is received as a result of the Project, findings are required to show that the use will not be detrimental to public health, safety or public welfare, thus the proposed Project’s environmental effects would be *less than significant*.

