

**5.04.300 OPEN SPACE AND CONSERVATION  
POLICIES & IMPLEMENTATION  
MEASURES**

The Open Space and Conservation policies are set forth as a guide to help decision making with regard to open space and conservation in Colma. The following tables outline the policies and the programs necessary for implementation.

<b>5.04.310 WATER AND AIR RESOURCES</b>			
<b>REFERENCE NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.04.311	The City should encourage use of water-saving plumbing fixtures in new construction.	The Building Department will review plans and specifications for new construction for water-saving plumbing fixtures.	
5.04.312	The City should encourage but not mandate the use of drought-tolerant plants in project landscape schemes.	The City Planner will review landscape and irrigation plans for new developments to assure that landscape practices are in keeping with the Town's <u>Water Efficient Landscape Ordinance</u> .	
5.04.313	Surface and roof runoff from large scale projects (over 5 acres) should be channeled to detention ponds to facilitate groundwater recharge and to mitigate flooding of Colma Creek.	The City Planner and City Engineer will recommend project specific conditions of approval requiring detention ponds on large scale projects.	
5.04.314	Colma should make timely improvements to facilitate the flow of vehicular traffic along major thoroughfares to protect air quality and minimize concentrations of carbon monoxide.	The City Engineer will maintain an active Capital Improvement Project (CIP) list to improve the flow of vehicular traffic along major thoroughfares to protect air quality and minimize concentrations of carbon monoxide.	
5.04.315	The Town should support the use of public/mass transit by encouraging pedestrian-friendly street design and mixed-use development near transit hubs.	The City Planner will review project plans and make recommendations consistent with this policy.	
5.04.316	The Town should minimize the water supply and beneficial use impacts of new development and construction activities to the maximum extent possible.	The plan review and permitting process in the Town should be used to incorporate stormwater quality control, Best Management Practices and minimize increases of impervious cover.	

<b>5.04.320 COLMA CREEK</b>			
<b>REFERENCE NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES</b>
5.04.321	Remaining open areas of Colma Creek should be protected and enhanced for riparian habitat and aesthetic value. This includes the creek bed and a setback on each side extending back 15 feet from the top bank. Particular emphasis shall be given to creek crossings at Serramonte Boulevard, Collins Avenue and El Camino Real.	The City Planner will review project plans and make recommendations consistent with this policy. In addition, the Town may also look for ways to improve creek habitat independent of a private development application.	Land Use 5.02.316
5.04.322	Open sections of Colma Creek should be enhanced where appropriate by adding landscaping, pathways and sitting areas along the banks.	The City Planner will review project plans and make recommendations consistent with this policy. In addition, the Town may also look for ways to improve creek aesthetics and use independent of a private development application.	Land Use 5.02.316

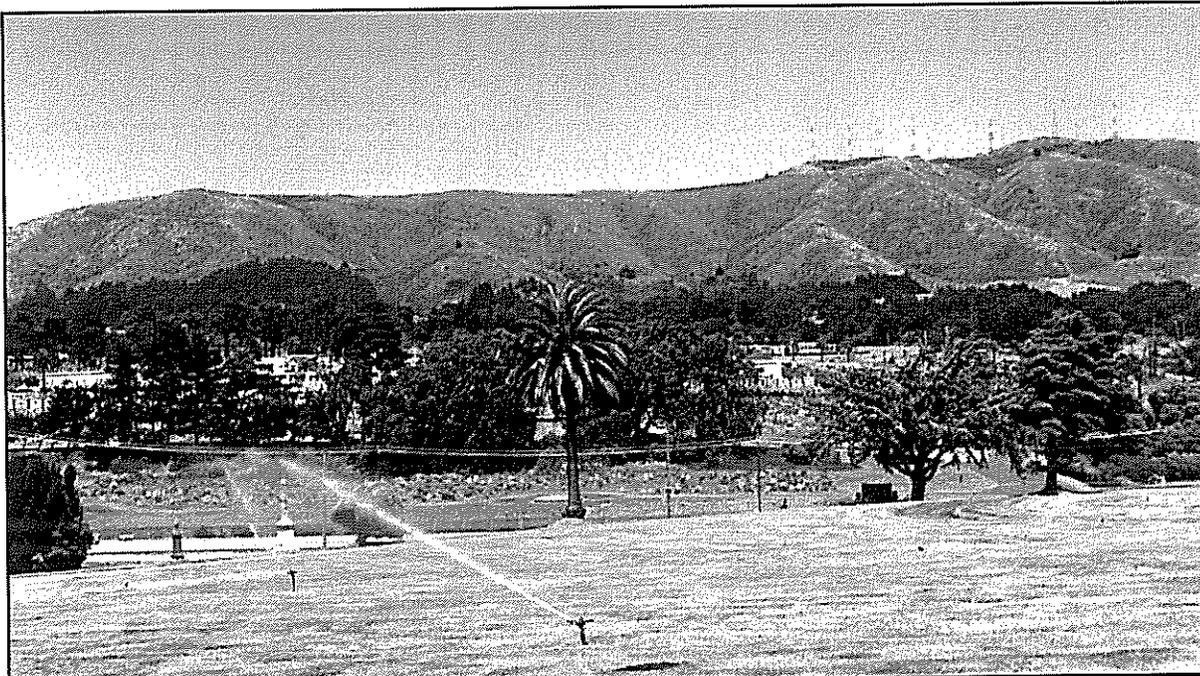
<b>5.04.330 VEGETATION AND PROJECT LANDSCAPING</b>			
<b>REFERENCE NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.04.331	Significant tree masses and other vegetative cover, as indicated on the Open Space Map (Exhibit OS-1), should be recognized as natural resources to be managed and preserved. Tree removal, if necessary, should follow the guidelines of the Tree Ordinance. Any vegetation removed as part of a development process should be subject to a landscaping replacement. As a general rule, a one-for-one replacement should be required.	The City Planner will review requests to remove existing trees under the Tree Ordinance. Applications will be denied or approved based on circumstances, tree condition, or merit with appropriate replacement landscaping.	
5.04.332	The Town should encourage use of the representative plant list and landscape criteria set forth in Tables OS-2 and OS-3.	The City Planner will make the list available to property owner and/or applicants who wish to improve or install landscaping. Additional plant choices will be considered based on appropriate use and climate/soil considerations.	
5.04.333	Street trees should be planted along Colma's street system. Trees should be selected from a plant list approved by the City Council in order to create a unifying theme. Trees should be planted as a requirement of private development, with spacing 20-30 feet apart.	The City Planner will make specific street tree recommendations during the design review process.	Circulation 5.03.732  Open Space/ Conservation 5.04.367
5.04.334	The Town should encourage property owners to eliminate invasive plants wherever they occur.	Town staff will request property owners to remove invasive plants. The Planning Department can provide information on eradication methods.	

<b>5.04.340 FLOODING</b>			
<b>REFERENCE NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.04.341	On-site storm water detention facilities should be constructed for new developments (over ½ acre) which contribute runoff to Colma Creek to store the difference in runoff between the 10-year predevelopment storm (original natural state) and the 100-year post development storm, with stormwater released at the 10-year predevelopment rate. Property owners should be required to enter into agreements for maintenance.	Recommended conditions of approval will be made consistent with this policy. This policy will be implemented by the Building and Engineering Departments at the time of building permit review.	Safety 5.07.423

**5.04.350 MEMORIAL PARKS**

REFERENCE NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.04.351	The City should encourage the preservation, care and maintenance of memorial parks and cemeteries.	The City Council, City Manager and City Planner will continue to monitor and work with cemetery operators to implement this policy.	Land Use 5.02.311
5.04.352	Uncommitted cemetery lands should be encouraged to be used for agricultural purposes. Industrial uses should be prohibited. Conversion of uncommitted cemetery lands to commercial or residential uses should be discouraged unless there is a demonstrated public need for such change.	The City Planner will make recommendations on development applications consistent with this policy, the adopted zoning, and General Plan.	
5.04.353 ✓	The Pauper's Field known as the Sunset Cemetery should be designated on the Open Space Map and protected against damage or misuse. The Town should not approve any permits for grading or development that could adversely affect the site. Any development within 250 feet of the north edge of the pauper's field should be required to conduct an archeological survey to determine if burials related to the Pauper's Field exist.	The City Planner and Police Department will monitor activity to protect against misuse. The City Planner will make recommendations on development applications consistent with this policy.	

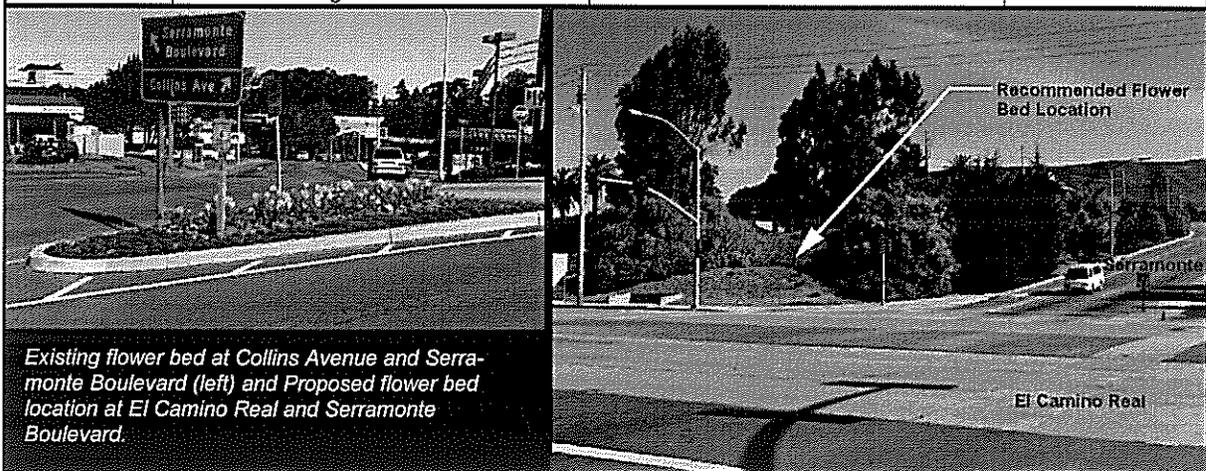
✓ Special specific policy, as indicated on Exhibit OS-1



*The City should encourage the preservation, care and maintenance of memorial parks.*

**5.04.360 TOWN IDENTITY**

REFERENCE NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.04.361	The Town should maintain a visual and physical distinction from its surrounding cities.	The City Planner will make recommendations on development applications, signage applications, public improvements, applications for exterior building modifications and landscape plans consistent with adopted General Plan and zoning provisions. A Spanish-Mediterranean architectural theme, emphasis on flowering plants and gateway elements will strengthen this distinction.	
5.04.362	A Spanish-Mediterranean architectural theme should be utilized for new buildings and major remodeling projects unless an established architectural theme of merit exists.	The City Planner will only approve or make a recommendation to approve plans that are constant with this policy.	
5.04.363	El Camino Real should be maintained as a greenbelt with wide, landscaped setbacks. The Town should develop a street tree program to enhance the greenbelt theme.	The City Planner and City Engineer will develop a street tree program for approval and funding by the Town Council.	
5.04.364	The Town should promote the image of Colma as a flower town by encouraging the continuation of flower growing in agricultural areas, by requiring the use of flowering trees, shrubs and groundcover in project landscaping and by installing seasonal flowers on publicly-owned properties.	The City Planner will make recommendations or implement this policy for new developments, landscape changes or public improvements.	
5.04.365	The Town should promote the design and installation of special landscape features at principal entrances to Town.	The City Planner will make recommendations to implement this policy.	
5.04.366	The Town should promote a civic art program.	The City Planner will make recommendations to implement this policy for larger development projects and public projects and spaces.	
5.04.367	A consistent street beautification strategy should be incorporated into future roadway improvements to establish a unique and identifiable aesthetic throughout the Town.	The City Planner and City Engineer will develop a street design program for approval and funding by the Town Council.	



*Existing flower bed at Collins Avenue and Serramonte Boulevard (left) and Proposed flower bed location at El Camino Real and Serramonte Boulevard.*

<b>5.04.370 CYPRESS HILLS PROPERTY</b>			
<b>REFERENCE NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.04.371	Future use of the Cypress Hills property other than for park, cemetery or golf course use should be considered only in conjunction with an overall Master Plan.	The City Planner will advise prospective developers of this requirement and make recommendations consistent with this policy.	
5.04.372	The Town should require reclamation of the Hillside Landfill. Reclamation shall include the expansion of the Cypress Hills Golf Course within the Town boundaries, development of a passive use area within the County area of jurisdiction and development of a trailhead parking area within the Town to provide access to San Bruno Mountain Park from Hillside Boulevard.	The City Planner will work with operator and other agencies to implement this policy, with Town Council approval of the final reclamation plan.	
5.04.373	The Town should not approve any new landfill operations in Colma.	The City Planner will make recommendations consistent with this policy to the Town Council.	

<b>5.04.380 THREATENED AND ENDANGERED SPECIES</b>			
<b>REFERENCE NUMBER</b>	<b>POLICY/GOAL</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.04.381	New developments on properties having open creeks and ponds should be subject to an investigation of the presence of the threatened Red-legged frog and the endangered San Francisco garter snake.	The City Planner, through the Environmental Review process, will ensure that this policy is met.	
5.04.382	Tree removal requests should be subject to an investigation of the presence of active raptor nests.	The City Planner, through the Environmental Review process, will ensure that this policy is met.	

<b>5.04.390 PUBLIC PARKS AND RECREATION</b>			
<b>REFERENCE NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES</b>
5.04.391	The City should endeavor to increase public park and recreation opportunities in Colma, such as an expansion of the Sterling Park Community Center, a community garden at the Senior Housing Complex, a historical park, and a community playfield.	The City Planner, City Manager and City Council will continue to look for opportunities to implement this policy.	Historic Resources 5.08.232
5.04.392	To promote the creation of a trail and pathway network, the City Council should condition the approval of permits for all site and building improvement projects, where such projects involve the public street frontage, to require the installation of a public sidewalk, if one does not already exist, within the public right-of-way fronting the affected property. Sidewalks should be minimum 5 feet wide (4'6" walkway and 6" curb).	The City Planner and City Engineer will make recommendations consistent with this policy to the City Council.	Land Use 5.02.353 Circulation 5.03.722
5.04.393	The Town should work with the San Francisco Water Company to see what landscaping and pedestrian improvements are possible on the Water Company right-of-way between Serramonte Boulevard and Collins Avenue.	Landscaping for portions of the easement are included in the Town's 1998/99-2002/03 Capital Improvement Program. The City Planner will make recommendations consistent with this policy to the City Council.	Circulation 5.03.742