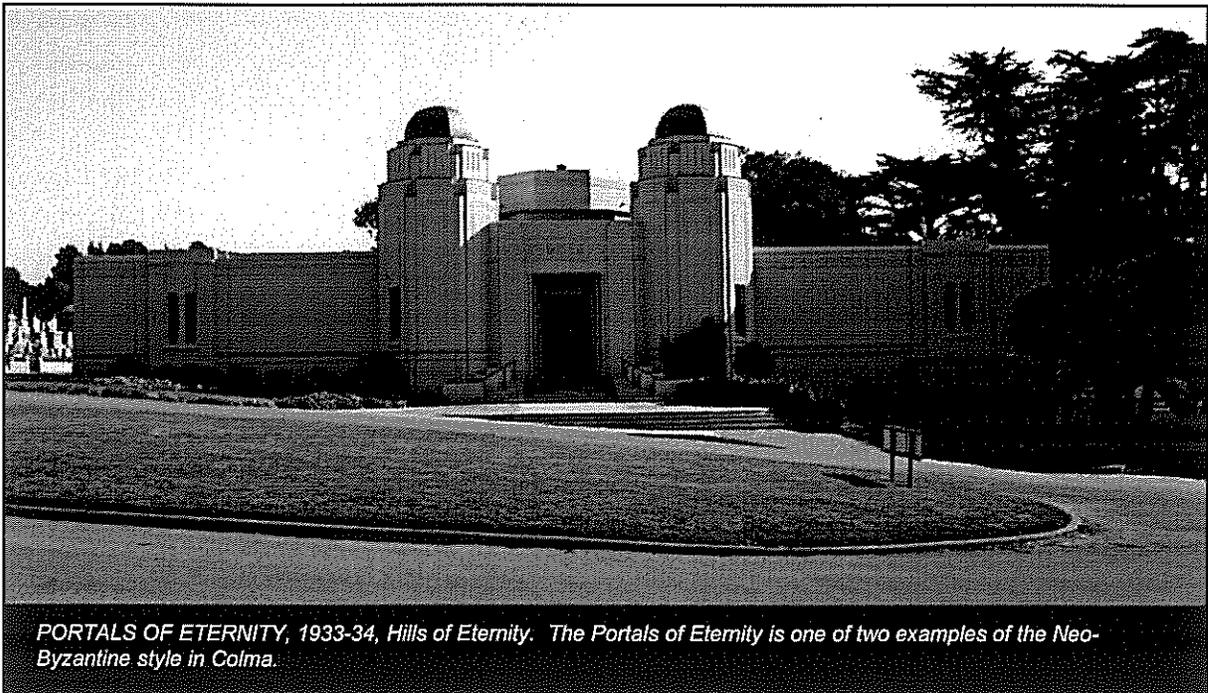


HECHT FAMILY MAUSOLEUM, 1893. Home of Peace.

**5.08.122 Other Considerations for
Nomination to the National Register**

The Home of Peace Cemetery and Hills of Eternity Memorial Park may be eligible for listing on the National Register as Historic Districts for their landscape architecture, cemetery design and the people buried there who contributed to

California history. Some of these significant individuals and families are: Levi Strauss, Zellerbach, Fleishhacer and Sutro. Additional research needs to be conducted before National Register eligibility can be determined.



PORTALS OF ETERNITY, 1933-34, Hills of Eternity. The Portals of Eternity is one of two examples of the Neo-Byzantine style in Colma.

5.08.123 Sites and Districts Worthy of State and Local Listing

All of the sites and districts eligible for National Register listing also qualify for State and local listing. Some sites and districts which do not qualify for National Register listing also qualify for State and local listing. Some sites and districts which do not qualify for National Register listing may still offer State and local interest. These are identified below:

PLACE	ADDRESS	DESIGNATION	SIGNIFICANCE*
Filipini Residence	7701 Mission Street	HR/C	Arch
E Street Historic District (Ottoboni Residences)	464 E Street	HR/C	Arch
	466 E Street	HR/C	Arch
	467-469 E Street	HR/C	Arch
	471 E Street	HR/C	Arch
Salem Memorial Park Office/Chapel	1171 El Camino Real	HR	Arch
Home of Peace Historic District	1299 El Camino Real	HR (5)	Arch/Hist
Hills of Eternity	1301 El Camino Real	HR	Arch
Pelton "Cheap Dwelling"	437 F Street	HR	Arch
Japanese Cemetery	1300 Hillside Boulevard	L	Hist
Olivet Historic District	1601 Hillside Boulevard	HR (3)	Arch/Hist
Pet's Rest Cemetery Office	1905 Hillside Boulevard	HR	Arch/Hist

Designation: L = Landmark
 HR = Historic Resource
 (2) = Indicates the number of individual resources associated with this property

5.08.124 The Town of Colma as an Historic Landmark

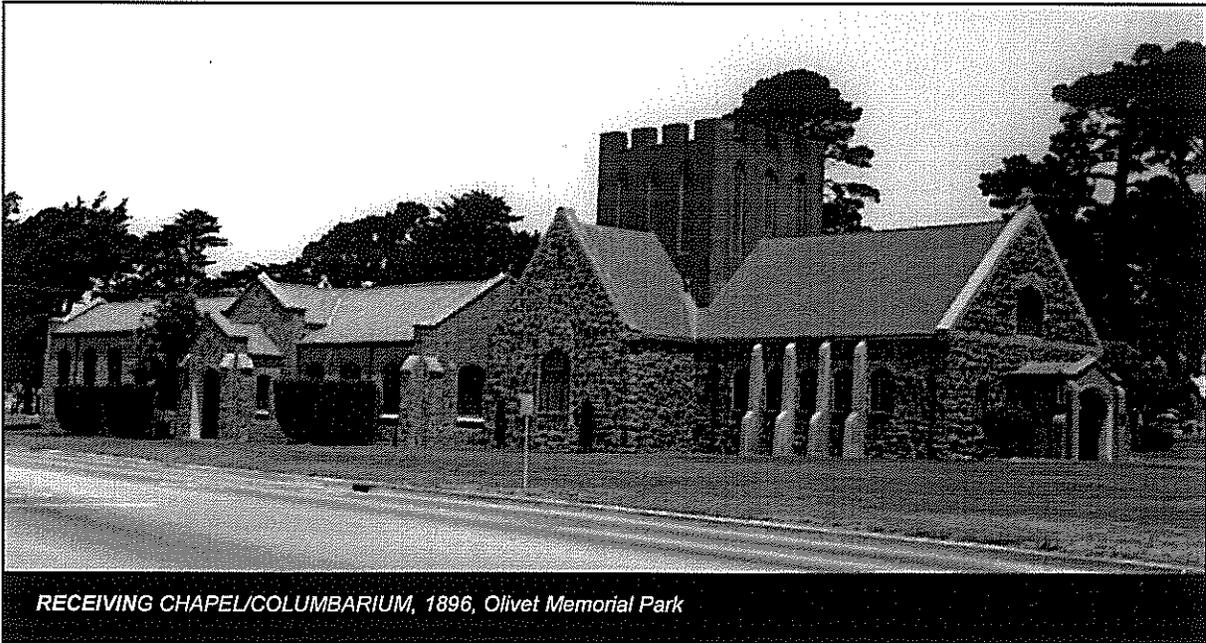
Consideration should be given to listing the whole Town of Colma as a State Historical Landmark. Colma is the only incorporated necropolis and the cemeteries contain information about the area, the state, the United States, and key figures from the gold rush through the present.

State designation. Both State and Federal evaluation methodology was used in Colma's 1992 Historic Resources Inventory. The Town may adopt its own criteria for the designation of local historic resource. Generally speaking the difference between historical properties of National, State and local significance are:

5.08.130 DETERMINING HISTORICAL SIGNIFICANCE

The basic criteria for evaluating historic properties includes the criteria established for the National Register of Historic Places and the criteria established for California's selection of historic property. These are described in Sections 5.08.131 and 5.08.132. The Town will use these criteria when applying for National or

- a) National significance are those properties which give an understanding of the country's history;
- b) Statewide significance are those properties which give an understanding of the history of the State.
- c) Local significance are those properties which have retained their historic appearance and are associated with people, events, trends, architecture and places key to the general history of the local community.



RECEIVING CHAPEL/COLUMBARIUM, 1896, Olivet Memorial Park

5.08.131 National Register Criteria

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important to prehistory or history.

5.08.132 California Code Criteria

California's Health and Safety Code, Part 10, Chapter 2, Section 37626 provides the mandatory criteria for the selection of historic properties eligible for use of its Historical

Rehabilitation Financing Program under the Marks Historical Rehabilitation Act. These criteria are:

- A. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
- B. Its location as a site of significant historic events;
- C. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture or history;
- D. Its exemplification of the cultural, economic, social, ethnic or historic heritage of the locale;
- E. Its portrayal of the environment of a group of people in an era of history characterized by distinctive architectural style;
- F. Its embodiment of distinguishing characteristics of an architectural type or specimen;
- G. Its identification as the work of an architect or master builder whose works have influenced the development of a locale;

H. Its embodiment of distinguishing characteristics of an architectural type or specimen;

I. Where its structures display a building type, design or indigenous building form;

J. Where its structures display outstanding examples of original architectural integrity, structurally or stylistically or both;

K. Where its structures or places act as focal or pivotal points in the character or visual quality of an area;

L. Historical and culturally significant grounds, gardens and objects;

M. Its relationship to other designated landmarks, historic resources or historic districts if its preservation is essential to the integrity of the landmarks, historic resources or historic districts.

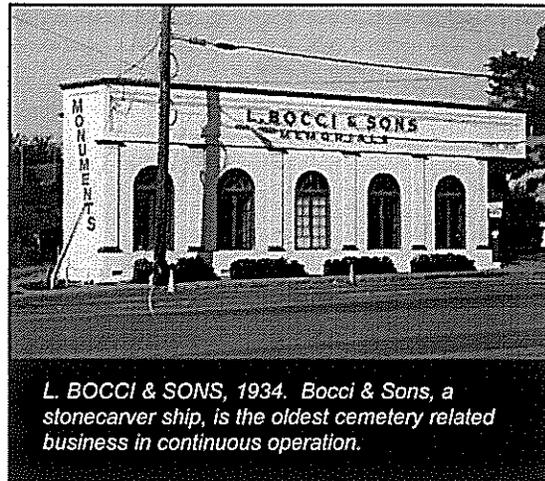
5.08.140 FEDERAL, STATE, AND LOCAL REGULATIONS

The following sections describe the various regulations currently available to the Town of Colma to protect historic resources. Table HR-2 summarizes the opportunities and implications of each of these programs.

5.08.141 Federal

5.08.141.1 National Register of Historic Places

The National Register of Historic Places is the nation's official inventory of buildings, structures, objects, sites and districts worthy of preservation. The purpose of the National Register is to "Ensure that property significant in national, state and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiated by state and local governments and the private sector". Historic resources must satisfy the National Register criteria for evaluation described in Section 5.08.131. An application with photos, maps, and a letter of permission from the property owner is submitted to the State Historic Preservation



L. BOCCI & SONS, 1934. Bocci & Sons, a stonecarver shop, is the oldest cemetery related business in continuous operation.

Officer. The State Historic Preservation Officer (SHPO) will evaluate the resource and application and, if appropriate, propose it or nomination to the National Register. The Keeper of the National Register in Washington, D.C. will make the final approval for designation to the National Register.

5.08.141.2 Federal Income Tax Credit

Listing on the National Register or eligibility to the National Register makes the historic resource eligible for federal tax benefits. The Tax Reform Act of 1986 created a tax incentive for the rehabilitation of historic buildings that are income producing properties. Under the Act owners of historic buildings can take a 20 percent income tax credit on the cost of rehabilitating their building. The property must, however, be an income producing or depreciable property and must be rehabilitated according to the Secretary of Interior's Standards for Rehabilitation. See Appendix C for more information.

5.08.141.3 Conservation Easements (Facade Easements)

The Federal Revenue Code provides for a federal tax deduction for charitable contributions of all or partial interests of historically important areas or buildings. A facade easement, for example, means that an owner has agreed to preserve the building facade in return for lower property taxes and income tax deductions. The law recognizes that the dedication of conservation restrictions on the property results in a decline of fair market value.

5.08.141.4 National Historic Preservation Act

The National Historic Preservation Act was established in 1966. The Act is the nation's most important historic preservation law. It expanded the National Register of Historic Places, and required each governor to appoint a State Historic Preservation Officer (SHPO), offered matching funds to states to set up preservation offices and established grant programs for state-guided historic surveys in local communities. The Act requires the Federal Government, Section 106, to protect historic properties under its ownership or control. Section 106 offers protection of National Register eligible properties from adverse effects from any federal action, including projects utilizing federal funds. Per this section the Federal Government may not destroy or allow destruction of a property eligible for National Register listing unless mitigation is offered. All federal projects must take into account the effects of their actions on historic properties.

5.08.142 State

The Office of Historic Preservation (OHP) within the California Department of Parks and Recreation administers both state and federal preservation programs. The state programs which the OHP oversees include the California Historical Landmarks and California Points of Historical Interest, and a new program called The California Register of Historical Resources.

A historic resource listed on either the National Register, and/or on the State Register or which is a California Historical Landmark or a Point of Historical Interest will be eligible for the programs discussed in Sections 5.08.142.4 through 5.08.142.8.

5.08.142.1 California Historical Landmarks Program

The California Historical Landmarks program is for buildings, objects, sites and structures of statewide significance. The application to OHP must be accompanied with a letter of permission from the property owner, photographs (historic and current); and certification from a preservation officer of the American Institute of Architects that the property is of statewide significance. Once listed as a landmark the site is eligible for an official bronze landmark plaque and a highway directional sign from CalTrans.

5.08.142.2 California Points of Historical Interest Program

The California Points of Historical Interest program is for properties of county-wide and regional importance. Applications sent to OHP must be signed by the chief elected government official, and must be accompanied by a letter of support from the local historical society. Once listed as a Point of Historical Interest the site is eligible for a small enamel directional sign from CalTrans.

5.08.142.3 California Register of Historical Resources

The California Register of Historical Resource is a new State program which maintains a comprehensive list of all approved Federal, State and local historic resources. The California Register was created September 25, 1992 through Assembly Bill 2881. Most existing California Historical Landmarks, Points of Historical Interest, and properties on the National Register are automatically placed on the California Register's list. Colma's Historic Resources, Table HR-1, could be nominated to the California Register after its adoption by the Town.

5.08.142.4 State Historical Building Code

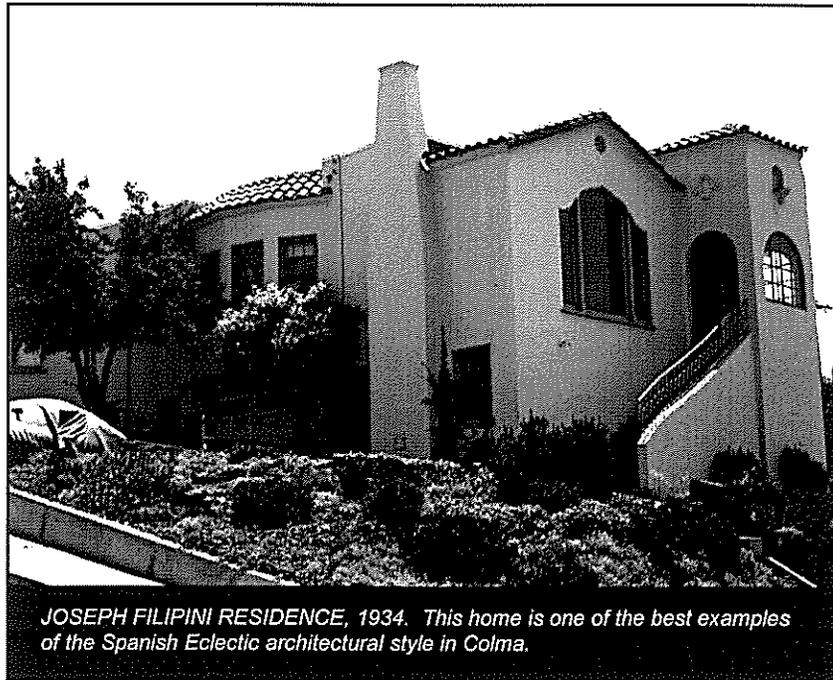
The State Historical Building Code, Section 18950 et. seq., of the State Code allows a more sensitive approach to restoring structures that were built prior to the development of modern construction techniques and the implementation of current building codes. The State Historical Building Code (SHBC) is an alternative building regulation which can be used for the rehabilitation, preservation, restoration, or relocation of Federal, State or locally designated historic buildings or structures.

The SHBC allows greater flexibility in enforcement of today's code requirements for older buildings but it does not waive standards, it simply provides alternative methods to be utilized to achieve reasonable levels of safety. Building Officials must allow the State Historical Building Code to be applied to the rehabilitation of all locally adopted and State or Federally registered historic resources. The Uniform Building Code (UBC) regulation, or the alternative Historical Building Code regulations, or any combination thereof can be used to

permit repairs, alterations, and additions to the historical buildings or structures.

5.08.142.5 Mills Act

The Mills Act, as amended, is a state law which provides a property tax reduction to the owner of a designated historic property when the owner enters into a preservation contract with the local government agreeing to restore the property if necessary, maintain its historic character and use it in a manner compatible with its historic character. The preservation contract is valid for a 10-year period during which time the owner is entitled to a reduced property tax under Revenue and Taxation Code Section 439.



5.08.142.6 Marks Historical Rehabilitation Act

The Marks Historical Rehabilitation Act provides cities with the authority to issue tax exempt revenue bonds for the purpose of financing historical rehabilitation of buildings having local, state or national significance. It is applicable to situations where the subject property is capable of generating revenues through visitor fees or other means.

5.08.142.7 California Environmental Quality Act (CEQA)

Historic resources are reviewed by the local governments as part of the CEQA environmental review process. Assembly Bill 2881 amended CEQA to facilitate the identification and definition of historic resources and establish that "locally significant resources" are presumed to be significant if the property can be or has been shown to be culturally or historically significant.

(PRC Section 21084.1). Since significant impacts under CEQA include the demolition or destructive alteration of architectural or historical resources, procedures for environmental review should routinely consider impacts on historic resources.

5.08.142.8 California Park and Recreation Facilities Act

Under the historic preservation component of the 1984 California Park and Recreation Facilities Act, publicly owned buildings, listed on the National Register, are eligible for restoration funds from the State. Restoration funds may be granted by the State whenever voters approve another bond.

5.08.143 Local

5.08.143.1 Historic Resources Inventory

The Town of Colma had a Historic Resources Inventory prepared by the San Mateo County Historical Association and the San Mateo County Resource Advisory Board in consultation with Kent Seavey in December 1992. The Inventory identifies twenty properties with a total of sixty-one historic resources including seven proposed Historic Districts. The Inventory identified nine individual properties and four Historic Districts that may be eligible for the National Register. It also contains other resources that may qualify as State Historical Landmarks or Points of Historical Interest or local historic resources, landmarks or districts. These resources are included on Table HR-1.

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
<p>5.08.141 Federal Regulations & Programs</p> <p>5.08.141.1 National Register of Historic Places</p>	<p>1. Use of State Historic Building Code which is a more flexible alternative to the UBC. This Code could save owners money when repairing or rehabilitating historic properties.</p> <p>2. Tax Reform Act of 1986. Provides for a 20% federal income investment tax credit for rehabilitation projects of historic buildings. This applies only to income producing depreciable properties.</p> <p>3. Preservation easement provides a tax deduction for a dedicated conservation easement. The easement must be donated to a qualified organization such as state, federal or municipal governments or non-profit organization. The value of the facade easement will be tax deductible because donations to a non-profit are tax deductible. The tax deduction can be spread out over a six year period if the value of the deduction exceeds the value of his/her income.</p> <p>An easement conveyance agreement must be drawn up between the property owner and the qualified organization. The recipient organization should require proof of title by the donating party and an appraisal should determine the value of the building and value of the easement. In the agreement the owner agrees to preserve the historic building into perpetuity in return for certain tax benefits. An income tax deduction is allowed for facade easements on buildings listed on the National Register. The presence of an enforceful restriction limits the increase in assessed valuation which correspondingly limits the amount of property taxes that can be levied.</p> <p>Facade easements have their highest dollar value and their highest tax benefit in areas where the pressure for demolition is great and the property values are higher. When the restriction is placed on the property it will have the effect of limiting the use of the property and thereby lower the property's value; however, buildings located in areas which do not have a high property value will not experience as great a tax benefit. If there is not a qualified organization in our area the Calif. Preservation Foundation, a state-wide non-profit preservation group, has an easement program to receive donations.</p>	<p>2. Federal Income Investment Tax Credit</p> <ul style="list-style-type: none"> • Rehabilitation projects accomplished with federal assistance must be reviewed by the Office of Historic Preservation (OHP) and must generally use the Secretary of Interior's Standards for Rehabilitation projects. The plans for rehabilitation must be reviewed by the SHPO and the National Park Service. Even if a building is not on the National Register, many of these requirements may apply if the bldg. is considered eligible for listing. Actual listing on the N.R. does not increase the owners' responsibility under the law. The Secretary of Interior's standards have more requirements but to off-set this the State Historical Building Code can be used to bring down costs. • Rehabilitation of income-producing buildings with a National Register designation qualifies for a 20% federal income investment tax credit; however, all work must be done in conformance with the Secretary of the Interior's Standards for Rehabilitation. (See Section 5.02.412 for more details) <p>3. A conservation easement (i.e. facade easement) placed on a historic building means that the owner agrees to preserve the facade into perpetuity. (See Section 5.02.413)</p>	<p>2. Funding is limited, federal tax credits are the most generally available financial assistance</p>

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
<p>5.08.141.1 National Register of Historic Places (continued)</p>	<p>4. National Register designation is an honor, indicating that the site is worthy of preservation.</p> <p>5. A property which is on the National Register (NR) list is automatically included on the California Register of Historic Resources.</p> <p>6. Properties on the National Register must be considered in the planning of "federal undertakings" where federal funds are involved (i.e. CDBG, or highway projects, etc.). While the consideration won't provide complete protection from federal actions, it does mean that the project will have to work with the Calif. OHP to eliminate, minimize or otherwise take into account the federal undertaking's effect on the historic property.</p> <p>7. Major projects impacting a National Register property may be subject to CEQA.</p> <p>8. Properties on the National Register may obtain a property tax reduction through the Mills Act by the property owner and city entering into a preservation agreement. (Refer to Section 5.02.425)</p>	<p>4. National Register Designation:</p> <ul style="list-style-type: none"> • Local ordinances, design review may be imposed on properties listed on the National Register. (These only occur if the local government has passed ordinances and regulations for historic preservation). • The demolition or significant alteration of a National Register property damaged by a national disaster (i.e., flood, earthquake) may be subject to review by the SHPO. (Section 5028 of PRC). Generally, if only minor alterations are required the SHPO will not get involved. However, if major reconstruction is required or if federal funds are used then SHPO will evaluate each project. In a state of emergency all buildings using federal funds are evaluated by SHPO. For major projects with historic buildings SHPO will review the architectural plans. <p>Procedures to apply for Nat'l Reg. listing:</p> <ul style="list-style-type: none"> • complete application forms. provided by OHP • following Bulletin 16A's guidelines • obtain written consent from property owner • for historic districts follow SHRC policies prior to submitting application • submit completed forms, photographs and maps to OHP for review • OHP will review application if the application is not complete or additional info. is needed it will be returned for more work • OHP notifies applicant, property owner and city of SHRC meeting date. (1 every 3 months) • if approved by SHRC the application goes to SHPO for nomination to National Register. • The Keeper of the National Register in Washington D.C. will make the final determination in 2-4 months. <p>7. A National Register (NR) designation of a property involving a CEQA project would indicate the property's significance and the need to consider the project's impact on the historic property. (Depending on one's point of view this is either an opportunity or a constraint).</p> <p>8. Property owners of buildings on the Nat'l Register can enter into a preservation contract with the city through the Mills Act. The preservation contract requires certain conditions which are described in Section 5.02.425.</p>	<p>4. A National Register listing does not mean that federal, state or local governments assume any property rights of the building or site.</p> <p>7. If a property is not subject to CEQA, to local preservation ordinances or other environmental regulations the property owner is free to make changes to the property (but if the property is significantly altered it could be removed from the National Register).</p>

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.141.2 Federal Income Tax Credit	1. Twenty percent of federal income investment tax credit for rehabilitation of historic buildings (income producing properties only). (Tax Reform Act of 1986).	1. Applies only to income producing, depreciable properties. 2. Must be rehabilitated per the Secretary of Interior's standards for rehabilitation, Appendix C. 3. Application Procedure: • obtain application from OIIP or Nan. Park Service • verify building historical significance describe architectural project and work scope • OHP will evaluate the project.	
5.08.141.3 Conservation Elements	1. Federal tax deduction and property tax deductions are available with a Conservation Easement on a historic resource. (See Section 5.02.411, Item 3)	1. Dedicated conservation easement placed on building, i.e., facade easement. Owner agrees to preserve the historic buildings' facade into perpetuity.	
5.08.141.4 National Historic Preservation Act	1. Federal Historic Preservation Act which established State Historic preservation Officers (SHPO) for each State, expanded the National Register, provides funding to States for historic preservation, and requires all projects with federal funding and all federal projects to consider in advance their project's impact on any historic resource eligible for the National Register.	1. Projects with federal funding must document how historic properties eligible to the National Register may be impacted and how these impacts will be mitigated. A federal project cannot alter or destroy a property eligible for listing on the National Register 2. May require CEQA review if a major project could impact a National Register property.	
5.08.142 State Regulations and Programs 5.08.142.1 California Historical Landmarks Program	1. The site is eligible for an official bronze landmark plaque and a highway directional sign from CalTrans. 2. Property can use the California Historic Building Code which is more flexible than UBC. (See Section 5.02.424) 3. Rehabilitation of historic public buildings can use preservation funding under the Historic Preservation Component of the California Park and Recreation Facilities Act of 1984. 4. Can use federal investment tax credit . (See Section 5.02.412)	1. Application Procedure: • obtain application and criteria from OHP • compile documents of historic significance (i.e., it's the first, last, only or most significant type in the region, state) and arch. supplement form must be completed by AIA and other information about the building's historical significance • letter by property owner approving placement of plaque on property • OHP will review application and documents and if complete schedule for review by SHRC. 3. Preservation funding for publicly-owned buildings is only available when California voters approve a Bond.	

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.142.1 California Historical Landmarks Program (continued)	5. Can use the Mills Act which provides a reduction of property tax. (See Section 5.02.425) 6. CEQA review is required of buildings eligible for National Register and also for those on a Local Inventory or part of a collection of locally significant buildings. (See Section 5.02.427)		
5.08.142.2 California Points of Historical Interest Program	1. The site is eligible for a small enamel directional sign from CalTrans. 2. Limited protection through environmental review under CEQA. (See Section 5.02.427) 3. Mills Act is available for property tax reductions. (See Section 5.02.425) 4. Property can use State Historic Building Code (SHBC) which is more flexible than UBC. (See Section 5.02.424)	1. Application Procedure: • obtain application and criteria from OHP • compile documentation: maps, description, statement of significance, letter of support, bibliography • obtain letter of support from chief elected government official • application reviewed by OHP and sent to State Historic Resource Commission (SHRC) for action.	
5.08.142.3 California Register of Historic Resources	1. A comprehensive list of California's historic resources which can be used as a guide by state and local agencies, private groups and citizens to identify the state's historic resources. 2. The Register will be used to indicate which properties are to be considered during the CEQA environmental review process and thereby require protection, to the extent prudent and feasible, from substantial adverse change. 3. To identify historic resources for state and local planning purposes.	2. Simply because a property is not listed on the California Register does not mean that it is not a historical resource and not subject to CEQA environmental review.	1. The California Register automatically includes properties listed on the National Register, properties designated as a California Historical Landmark and a Point of Historical Interest. Other historic resources that may be included are: locally designated historic resources, historic resources contributing to a historic district, and historic resources identified in an inventory.
5.08.142.4 State Historical Building Code	1. The State Historical Building Code (SHBC) is a more flexible code than UBC and therefore may result in a more affordable rehabilitation of historic properties. The SHBC provides an alternative method while achieving reasonable levels of safety.	1. Local Building Department oversees project using State Historic Building Commission (SHBC)	

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.142.5 Mills Act	<p>1. A property tax reduction is made available when the owner enters into a preservation contract with a local government using the Mills Act and agreeing to:</p> <ul style="list-style-type: none"> a) restore the property if necessary; b) maintain the property's historic character; and c) use the property in a manner compatible with its historic character. <p>The benefits are often minimal during the first few years; however as the value of the property climbs a significant property tax savings may be experienced.</p>	<p>1. Conditions of the preservation contract are that it:</p> <ul style="list-style-type: none"> a) is valid fore 10 year period; b) remains valid even upon resale of the property; c) must be professionally drawn up between the historic property owner and the city; d) is monitor by the City for compliance with the provisions of the contract until ft expires. <p>2. The county tax assessor must adjust the assessed value of the property downward to reflect the restrictions imposed on the property. (Revenue & Taxation Code Section 439)</p> <p>3. When entering into a Mills Act contract the Town's Building Official will specify if the building requires restoration then or anytime during the contract period.</p> <p>4. To withdraw from the Mills Act contract the property the owner will have to pay a 12% penalty on his/her savings from the properly tax deduction.</p>	
5.08.142.6 Marks Historical Rehabilitation Act	<p>1. The city has the authority to issue tax exempt revenue bonds for the purpose of financing historical rehabilitation of buildings with local state or national significance.</p>	<p>1. The Marks Bond Act program has rarely been used in California seemingly because of the requirement that developers may make no more than ten million dollars on capital expenditures. Cities are rarely willing to spend the time and money involved in issuing bonds for this small amount; however, if several major historic projects are undertaken in a jurisdiction at one time, the collective costs and expenses may total an amount high enough to justify staff time and fees to issue bonds, then the Marks Act may prove to be a useful and desirable tool.</p> <p>2. The Marks Act would only be applicable to situations where the property will generate revenues.</p>	
5.08.142.7 California Environmental Quality Act (CEQA)	<p>1. Some level of protection for historic resources is offered by the need for CEQA review by the local agency.</p> <p>2. All locally significant resources, meeting those properties on an officially designated list, and recognized as historically significant by the local government pursuant to a local ordinance or resolution are considered significant. Substantial adverse change in the significance of an historic resource is a significant effect on the environment.</p>	<p>1. Additional layers of planning and environmental review are required if CEQA is required.</p> <p>2. The lead agency must prepare an initial study to determine if the project may result in substantial adverse change. If substantial adverse change will occur, then CEQA mitigation measures must be prepared. If the CEQA mitigation measures won't avoid a substantial adverse change, then an EIR must be prepared.</p>	<p>1. Discretionary projects requiring CEQA review cannot use categorical exemptions if a substantial adverse change in the significance of a historic resource might occur. A "substantial adverse change" is defined as "demolition, destruction, relocation, or alteration activities which would entail historical significance".</p> <p>CEQA does not apply to ministerial actions which may impact the historic resource; for example, if the project complies with UBC or SHBC and doesn't require discretionary permit.</p>

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.142.7 California Environmental Quality Act (CEQA) (continued)		3. After a natural disaster (i.e., flood, earthquake, fire) a local agency can only demolish or destroy those historic structures which are an "imminent threat." Otherwise a local agency must notify and consult with the SHPO if there are damaged historic resources which may require demolition, destruction, or significant alteration. In most cases action taken after a natural disaster for which a state emergency has been declared are statutorily exempt from CEQA. However, actions in the aftermath of disaster which might adversely affect historic resources are subject to statewide governing considerations of historic resources. No structure listed on the National Register, California Register, or local register that is damaged in a natural disaster can be destroyed, demolished or significantly altered unless: <ul style="list-style-type: none"> a) the structure represents an imminent threat to the public for bodily harm or damage to adjacent property, or b) the action is approved by the State Historical Preservation Office. 	
5.08.142.8 California Park and Recreation Facilities Act	1. Restoration funds for publicly owned buildings listed on the National Register are eligible from the state when available.	1. These funds are not always available. They are only available whenever a bond is approved by the voters of the State. 2. The source of funds is from the federal government therefore the rehabilitation project must follow the Secretary of Interior's Guidelines or the State Historical Building Code.	
5.08.143 Local Regulations and Programs 5.08.143.1 Historic Resources Inventory	1. Historic Resource Inventory identifies historic resources and districts in the Town of Colma. The approved official list of Historic Resources in the Town of Colma, Table HR - 1, should be sent for Inclusion on the California Register per Section 5.02.423. 2. The Historic Resource Inventory should be updated following City Council Action. 3. A copy of the approved local Historic Resources list Table HR - 1 should be sent to the State Office of Historic Preservation, the California Register of Historical Resources, San Mateo County Planning Department, San Mateo County Historical Resources Advisory Board, and San Mateo County Historical Association.		