

# **Daly City Expanded Tertiary Recycled Water Project**

**Final Initial Study / Mitigated Negative Declaration**  
SCH # 2017072053



**Prepared by:**



**SMB Environmental, Inc.**

**September 2017**

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## Chapter 1 Introduction

Pursuant to the California Environmental Quality Act (CEQA; Public Resources Code Section 21000, et seq. and CEQA Guidelines), the City of Daly City (City) prepared a Public Draft Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate potential environmental impacts associated with the City's proposed Expanded Tertiary Recycled Water Project (Proposed Project).

The City operates an existing tertiary treatment facility with a permitted capacity of 2.77 million gallons per day (mgd). This Proposed Project would add a new tertiary treatment process to provide an additional 3.0 mgd of tertiary treatment capacity during the irrigation season. The average yearly capacity of the system is 1.25 mgd or 1,400 acre-feet per year (afy) because the system will only operate during the irrigation season. The new treatment processes would include pressure membrane filtration followed by ultraviolet (UV) disinfection due to the small site constraints. New pipelines, pump stations and offsite storage would be constructed to complete the recycled water distribution system, delivering water to new customers for irrigation purposes in lieu of groundwater pumping. The purpose of the Proposed Project is to reduce irrigation reliance on the groundwater basin; provide local, sustainable, and drought-proof water supply; to preserve available groundwater supplies for drinking water.

On July 24, 2017, to initiate public review of the Draft IS/MND, the City filed a Notice of Completion (NOC) for the project with the Governor's Office of Planning and Research (State Clearinghouse or SCH) and a Notice of Availability (NOA) with the County of San Mateo and released the Draft IS/MND for a 30-day public review. The State Clearinghouse identified the project with SCH #2017072053. The 30-day public review period was established between July 24 and August 23, 2017, with copies of the Draft IS/MND available for review on the City's website at [www.dalycity.org](http://www.dalycity.org) and at the addresses below:

City of Daly City  
153 Lake Merced Boulevard  
Daly City, CA 94015

Serramonte Main Library  
40 Wembley Drive  
Daly City, CA 94015

This Final IS/MND was prepared according to CEQA Guidelines and considers and incorporates all comments received by the State Clearinghouse and other agencies during the 30-day public review period. The purpose of this document is to clarify facts set forth in the Public Draft IS/MND, as necessary, to ensure accuracy. The City must consider the IS/MND, together with any comments received, before approving the Proposed Project (Public Resources Code Section 21091(f); and CEQA Guidelines Section 15074). The City has no affirmative duty to prepare formal responses to comments on the Public IS/MND, but should have adequate information on the record explaining why the comment(s) do/does not affect the conclusion that there are no potential significant environmental effects. The City is required to, however, notify, in writing, any commenting agencies of the date of the meeting on the Proposed Project for which an IS/MND is prepared and will be decided upon for approval (Public Resources Code Section 21092.5(b); and CEQA Guideline Section 15073).

This Final IS/MND is being distributed to agencies, stakeholder organizations, and individuals who commented on the Public Draft IS/MND to ensure that interested parties have an opportunity to express their views regarding the environmental impacts of the project, and to ensure that information pertinent to permits and approvals is provided to decision makers for the City and CEQA responsible agencies. Comments from the public have been incorporated into the Final IS/MND for the City to consider whether to approve the Proposed Project. **The City, through its subsidiary, the North San Mateo County Sanitation District, is scheduled to make a final decision on the Proposed Project at its regularly scheduled Sanitation District Board Meeting on September 25, 2017 at 6:45 pm in the City Council Chambers, 333-90<sup>th</sup> Street, City Hall – 2<sup>nd</sup> Floor, Daly City 94015.**

## Chapter 2 Comments Received

During the 30-day public review period (July 24 through August 23, 2017), the City received a total of three (3) comment letters on the Proposed Project. The City has reviewed and considered all of the comments received as follows in Table 2-1 below. The letter(s) are attached.

<b>TABLE 2-1 AGENCY COMMENT LETTERS RECEIVED</b>		
<b>Date</b>	<b>Commenting Agency</b>	<b>Comment Letter</b>
August 4, 2017	Gayle Totton, Associate Government Project Analyst Native American Heritage Commission 1550 Harbor Boulevard, Suite 100 West Sacramento, CA 95691	<b>A</b>
August 22, 2017	Sahil Pathak, Environmental Scientist State Water Resources Control Board 1001 I Street Sacramento, CA 95814	<b>B</b>
August 23, 2017	Michael P. Laughlin, AICP City Planner Town of Colma Planning Department 1190 El Camino Real, Colma, CA 94014	<b>C</b>



Comment Letter A

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471



August 4, 2017

Patrick Sweetland
City of Daly City
153 Lake Merced Boulevard
Daly City, CA 94015

Sent via e-mail: psweetland@dalycity.org

Re: SCH# 2017072053, Proposed Daly City Expanded Tertiary Recycled Water Project, City of Daly City; San Mateo County, California

Dear Mr. Sweetland:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration prepared for the project referenced above. The review included the Introduction and Project Description, the Environmental Review and Consequences, section 3.5, Cultural Resources, and Appendix D, Section 106 Cultural Resources Investigation Report prepared by SMB Environmental and RPA for the City of Daly City. We have the following concerns:

- 1. There is no Tribal Cultural Resources section or subsection in the Executive Summary or Environmental Checklist as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf
2. There is no documentation of government-to-government consultation by the lead agency under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. Discussions under AB-52 may include the type of document prepared; avoidance, minimization of damage to resources; and proposed mitigation. Contact by consultants during the Cultural Resources Assessments is not formal consultation.
3. There are no mitigation measures specifically addressing Tribal Cultural Resources separately and distinctly from Archaeological Resources. Mitigation measures must take Tribal Cultural Resources into consideration as required under AB-52, with or without consultation occurring. Mitigation language for archaeological resources is not always appropriate for or similar to measures specifically for handling Tribal Cultural Resources. For sample mitigation measures, please refer to California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf

A-1

A-2

A-3

The California Environmental Quality Act (CEQA), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

A-4

CEQA was amended in 2014 by Assembly Bill 52. (AB 52). AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015. AB 52 created a separate category for "tribal cultural resources", that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. Your project may also be subject to Senate Bill 18 (SB 18) (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. Both SB 18 and AB 52 have tribal consultation requirements. Additionally, if your project is also subject to the federal National Environmental

A-4

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1 Pub. Resources Code § 21000 et seq.
2 Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)
3 Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)
4 Government Code 65352.3
5 Pub. Resources Code § 21074
6 Pub. Resources Code § 21084.2
7 Pub. Resources Code § 21084.3 (a)

Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966<sup>8</sup> may also apply.

A-4  
Cont'd

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf), entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

A-4  
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The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

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A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

A-4  
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Please contact me at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov) or call (916) 373-3710 if you have any questions.

Sincerely,



Gayle Totton, B.S., M.A., Ph.D  
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

<sup>8</sup> 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

**Pertinent Statutory Information:**

**Under AB 52:**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.<sup>9</sup> and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."<sup>10</sup>

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.<sup>11</sup>

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.<sup>12</sup>

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.<sup>13</sup>

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.<sup>14</sup>

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.<sup>15</sup>

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program,** if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.<sup>16</sup>

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).<sup>17</sup>

An environmental impact report **may not be certified,** nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

<sup>9</sup> Pub. Resources Code § 21080.3.1, subs. (d) and (e)

<sup>10</sup> Pub. Resources Code § 21080.3.1 (b)

<sup>11</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>12</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>13</sup> Pub. Resources Code § 21082.3 (c)(1)

<sup>14</sup> Pub. Resources Code § 21082.3 (b)

<sup>15</sup> Pub. Resources Code § 21080.3.2 (b)

<sup>16</sup> Pub. Resources Code § 21082.3 (a)

<sup>17</sup> Pub. Resources Code § 21082.3 (e)



- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.<sup>18</sup>  
***This process should be documented in the Tribal Cultural Resources section of your environmental document.***

#### **Under SB 18:**

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of “preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county’s jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor’s Office of Planning and Research’s “Tribal Consultation Guidelines,” which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a “Tribal Consultation List.” If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**<sup>19</sup>
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,<sup>20</sup> the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city’s or county’s jurisdiction.<sup>21</sup>
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
  - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.<sup>22</sup>

#### **NAHC Recommendations for Cultural Resources Assessments:**

- Contact the NAHC for:
  - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project’s APE.
  - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
    - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - If part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have been already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

<sup>18</sup> Pub. Resources Code § 21082.3 (d)

<sup>19</sup> (Gov. Code § 65352.3 (a)(2)).

<sup>20</sup> pursuant to Gov. Code section 65040.2,

<sup>21</sup> (Gov. Code § 65352.3 (b)).

<sup>22</sup> (Tribal Consultation Guidelines, Governor’s Office of Planning and Research (2005) at p. 18).

**Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**

- Avoidance and preservation of the resources in place, including, but not limited to:
  - Planning and construction to avoid the resources and protect the cultural and natural context.
  - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - Protecting the cultural character and integrity of the resource.
  - Protecting the traditional use of the resource.
  - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.<sup>23</sup>
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.<sup>24</sup>

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.<sup>25</sup> In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

<sup>23</sup> (Civ. Code § 815.3 (c)).

<sup>24</sup> (Pub. Resources Code § 5097.991).

<sup>25</sup> per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).





EDMUND G. BROWN JR.  
GOVERNOR



MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

AUG 22 2017

Mr. Patrick Sweetland  
153 Lake Merced Boulevard  
Daly City, CA 94015

RECEIVED  
AUG 25 2017  
DWRW

Dear Mr. Sweetland:

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR DALY CITY (CITY); DALY CITY TERTIARY RECYCLED WATER PROJECT (PROJECT); SAN MATEO COUNTY; STATE CLEARINGHOUSE NO. 2017072053

We understand that the City is pursuing Clean Water State Revolving Fund (CWSRF) financing for this Project. As a funding agency and a state agency with jurisdiction by law to preserve, enhance, and restore the quality of California's water resources, the State Water Resources Control Board (State Water Board) is providing the following information on the IS/MND to be prepared for the Project.

B-1

The State Water Board, Division of Financial Assistance, is responsible for administering the CWSRF Program. The primary purpose for the CWSRF Program is to implement the Clean Water Act and various state laws by providing financial assistance for wastewater treatment facilities necessary to prevent water pollution, recycle water, correct nonpoint source and storm drainage pollution problems, provide for estuary enhancement, and thereby protect and promote health, safety and welfare of the inhabitants of the state. The CWSRF Program provides low-interest funding equal to one-half of the most recent State General Obligation Bond Rates with a 30-year term. Applications are accepted and processed continuously. Please refer to the State Water Board's CWSRF website at:

B-1  
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[www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/srf/index.shtml](http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/index.shtml).

The CWSRF Program is partially funded by the United States Environmental Protection Agency and requires additional "California Environmental Quality Act (CEQA)-Plus" environmental documentation and review. Three enclosures are included that further explain the CWSRF Program environmental review process and the additional federal requirements. For the complete environmental application package please visit:

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[http://www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/srf/srf\\_forms.shtml](http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/srf_forms.shtml). The State Water Board is required to consult directly with agencies responsible for implementing federal environmental laws and regulations. Any environmental issues raised by federal agencies or their representatives will need to be resolved prior to The State Water Board approval of a CWSRF financing commitment for the proposed Project. For further information on the CWSRF Program, please contact Mr. Ahmad Kashkoli, at (916) 341-5855.

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It is important to note that prior to a CWSRF financing commitment, projects that are subject to provisions of the Federal Endangered Species Act (ESA), must obtain Section 7 clearance from the United States Department of the Interior, Fish and Wildlife Service (USFWS), and/or the United States Department of Commerce National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NMFS) for any potential effects to special-status species.

B-1  
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Please be advised that the State Water Board will consult with the USFWS, and/or the NMFS regarding all federal special-status species that the Project has the potential to impact if the Project is to be financed by the CWSRF Program. The City will need to identify whether the Project will involve any direct effects from construction activities, or indirect effects such as growth inducement, that may affect federally listed threatened, endangered, or candidate species that are known, or have a potential to occur in the Project site, in the surrounding areas, or in the service area, and to identify applicable conservation measures to reduce such effects.

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In addition, CWSRF projects must comply with federal laws pertaining to cultural resources, specifically Section 106 of the National Historic Preservation Act (Section 106). The State Water Board has responsibility for ensuring compliance with Section 106, and must consult directly with the California State Historic Preservation Officer (SHPO). The SHPO consultation is initiated when sufficient information is provided by the CWSRF applicant. If the City decides to pursue CWSRF financing, please retain a consultant that meets the Secretary of the Interior's Professional Qualifications Standards ([http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm)) to prepare a Section 106 compliance report.

B-1  
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Note that the City will need to identify the Area of Potential Effects (APE), including construction and staging areas, and the depth of any excavation. The APE is three-dimensional and includes all areas that may be affected by the Project. The APE includes the surface area and extends below ground to the depth of any Project excavations. The records search request should extend to a 1/2-mile beyond project APE. The appropriate area varies for different projects but should be drawn large enough to provide information on what types of sites may exist in the vicinity.

B-1  
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Other federal environmental requirements pertinent to the Project under the CWSRF Program include the following (for a complete list of all federal requirements please visit: [http://www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/srf/docs/forms/application\\_environmental\\_package.pdf](http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/docs/forms/application_environmental_package.pdf)):

B-1  
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- A. An alternative analysis discussing environmental impacts of the project in either the CEQA document (Negative Declaration, MND or Environmental Impact Report) or in a separate report.
- B. A public hearing or meeting for adoption/certification of CEQA documents except for those with little or no environmental impacts.
- C. Compliance with the Federal Clean Air Act: (a) Provide air quality studies that may have been done for the Project; and (b) if the Project is in a nonattainment area or attainment area subject to a maintenance plan; (i) provide a summary of the estimated emissions (in tons per year) that are expected from both the construction and operation of the Project for each federal criteria pollutant in a nonattainment or maintenance area, and indicate if the nonattainment designation is moderate, serious, or severe (if applicable); (ii) if emissions are above the federal de minimis levels, but the Project is sized to meet only the needs of current population projections that are used in the approved State

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Implementation Plan for air quality, quantitatively indicate how the proposed capacity increase was calculated using population projections.

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|---|---------------|
| D. Compliance with the Coastal Zone Management Act: Identify whether the Project is within a coastal zone and the status of any coordination with the California Coastal Commission.  | B-1<br>Cont'd |
| E. Protection of Wetlands: Identify any portion of the proposed Project area that should be evaluated for wetlands or United States waters delineation by the United States Army Corps of Engineers (USACE), or requires a permit from the USACE, and identify the status of coordination with the USACE. | B-1<br>Cont'd |
| F. Compliance with the Farmland Protection Policy Act: Identify whether the Project will result in the conversion of farmland. State the status of farmland (Prime, Unique, or Local and Statewide Importance) in the Project area and determine if this area is under a Williamson Act Contract.         | B-1<br>Cont'd |
| G. Compliance with the Migratory Bird Treaty Act: List any birds protected under this act that may be impacted by the Project and identify conservation measures to minimize impacts.   | B-1<br>Cont'd |
| H. Compliance with the Flood Plain Management Act: Identify whether or not the Project is in a Flood Management Zone and include a copy of the Federal Emergency Management Agency flood zone maps for the area.  | B-1<br>Cont'd |
| I. Compliance with the Wild and Scenic Rivers Act: Identify whether or not any Wild and Scenic Rivers would be potentially impacted by the Project and include conservation measures to minimize such impacts.  | B-1<br>Cont'd |

Following are specific comments on the City draft IS/MND:

- |   |     |
|---|-----|
| 1. Does the San Mateo County have Native American Tribes on their AB 52 list? If yes, did the lead agency notify the Tribes on their list about the Project and invite them to consult under AB 52 prior to releasing the MND for public review? Prior to the release of the IS/MND, the lead agency shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project (Public Resources Code 21080.3.1). | B-2 |
| 2. Pursuant to § 21083.09 (b) as of July 1, 2016 Tribal Cultural Resources (as defined in § 21074) must be considered under CEQA. Relevant sample questions have been added to <i>Appendix G: Environmental Checklist Form</i> under <i>Issue XVII. Tribal Cultural Resources</i> . Please include the Tribal Cultural Resources section in the environmental impact evaluation.  | B-3 |
| 3. The City conducted the field survey on January 25, 2017, but the biological resources section within the IS/MND does not discuss the habitat along the distribution pipelines. Please describe the habitat found along the distribution pipelines and the storage tanks in order to assess the special status species that may have the potential to use the habitat.  | B-4 |

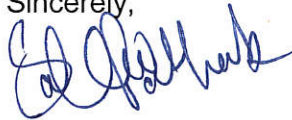


Please provide us with the following documents applicable to the proposed Project following the City CEQA process: (1) one copy of the draft and final IS/MND, (2) the resolution adopting the IS/MND and making CEQA findings, (3) all comments received during the review period and the City's response to those comments, (4) the adopted Mitigation Monitoring and Reporting Program and (5) the Notice of Determination filed with the San Mateo County Clerk and the Governor's Office of Planning and Research, State Clearinghouse. In addition, we would appreciate notices of any hearings or meetings held regarding environmental review of any projects to be funded by the State Water Board.

B-5

Thank you for the opportunity to review the City's draft IS/MND. If you have any questions or concerns, please feel free to contact me at (916) 319-0220, or by email at [Sahil.Pathak@waterboards.ca.gov](mailto:Sahil.Pathak@waterboards.ca.gov), or contact Ahmad Kashkoli at (916) 341-5855, or by email at [Ahmad.Kashkoli@waterboards.ca.gov](mailto:Ahmad.Kashkoli@waterboards.ca.gov).

Sincerely,



Sahil Pathak  
Environmental Scientist

Enclosures (3):

1. Clean Water State Revolving Fund Environmental Review Requirements
2. Quick Reference Guide to CEQA Requirements for State Revolving Fund Loans
3. Basic Criteria for Cultural Resources Reports

Cc: State Clearinghouse  
(Re: SCH# 2017072053)  
P.O. Box 3044  
Sacramento, CA 95812-3044



# Basic Criteria for Cultural Resources Report Preparation

State Water Resources Control Board  
Division of Financial Assistance

For Section 106 Consultation with the State Historic Preservation Officer (SHPO)  
under the National Historic Preservation Act

## CULTURAL RESOURCES REPORT

The Cultural Resources Report must be prepared by a qualified researcher that meets the Secretary of the Interior's Professional Qualifications Standards. Please see the Professional Qualifications Standards at the following website at: [http://www.cr.nps.gov/local-law/arch\\_stnds\\_9.htm](http://www.cr.nps.gov/local-law/arch_stnds_9.htm)

The Cultural Resources Report should include one of the four "findings" listed in Section 106. These include:

### ***"No historic properties affected"***

(no properties are within the area of potential effect (APE; including below the ground).

### ***"No effect to historic properties"***

(properties may be near the APE, but the project will not have any adverse effects).

### ***"No adverse effect to historic properties"***

(the project may affect "historic properties", but the effects will not be adverse).

### ***"Adverse effect to historic properties"***

Note: Consultation with the SHPO will be required if a "no adverse effect to historic properties" or an "adverse effect to historic properties" determination is made, to develop and evaluate alternatives or modifications to the proposed project that could avoid, minimize or mitigate adverse effects on "historic properties."

## RECORDS SEARCH

- A records search (less than one year old) extending to a half-mile beyond the project APE from a geographically appropriate Information Center is required. The records search should include maps that show all recorded sites and surveys in relation to the APE for the proposed project, and copies of the confidential site records included as an appendix to the Cultural Resources Report.
- The APE is three-dimensional (depth, length and width) and all areas (e.g., new construction, easements, staging areas, and access roads) directly affected by the proposed project.



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to keep California's **water clean.**  
CLEAN WATER STATE REVOLVING FUND



## NATIVE AMERICAN and INTERESTED PARTY CONSULTATION

- Native American and interested party consultation should be initiated at the planning phase of the proposed project to gather information to assist with the preparation of an adequate Cultural Resources Report.
- The Native American Heritage Commission (NAHC) must be contacted to obtain documentation of a search of the Sacred Lands Files for or near the project APE.
- All local Native American tribal organizations or individuals identified by the NAHC must be contacted by certified mail, and the letter should include a map and a description of the proposed project.
- Follow-up contact should be made by telephone and a phone log maintained to document the contacts and responses.
- Letters of inquiry seeking historical information on the project area and local vicinity should be sent to local historical societies, preservation organizations, or individual members of the public with a demonstrated interest in the proposed project.

Copies of all documents mentioned above (project description, map, phone log and letters sent to the NAHC and Native American tribal organizations or individuals and interested parties) must be included in the Cultural Resources Report.

**Contact Information:** For more information related to the CWSRF Program Cultural Resources and Requirements, please contact Mr. Ahmad Kashkoli at 916-341-5855 or [Ahmad.Kashkoli@waterboards.ca.gov](mailto:Ahmad.Kashkoli@waterboards.ca.gov)

## PRECAUTIONS

A finding of **“no known resources”** without supporting evidence is unacceptable. The Cultural Resources Report must identify resources within the APE or demonstrate with sufficient evidence that none are present.

**“The area is sensitive for buried archaeological resources,”** followed by a statement that **“monitoring is recommended.”** Monitoring is not an acceptable option without good-faith effort to demonstrate that no known resource is present.

If **“the area is already disturbed by previous construction”** documentation is still required to demonstrate that the proposed project will not affect “historic properties.” An existing road can be protecting a buried archaeological deposit or may itself be a “historic property.” Additionally, previous construction may have impacted an archaeological site that has not been previously documented.

## SHPO CONSULTATION LETTER

Submit a draft consultation letter prepared by the qualified researcher with the Cultural Resources Report to the State Water Resources Control Board. A draft consultation letter template is available for download on the State Water Board webpage at:

[http://www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/cwsrf\\_requirements.shtml](http://www.waterboards.ca.gov/water_issues/programs/grants_loans/cwsrf_requirements.shtml)





# California Environmental Quality Act Requirements

State Water Resources Control Board

Division of Financial Assistance

The State Water Resources Control Board (State Water Board), Division of Financial Assistance, administers the Clean Water State Revolving Fund (CWSRF) Program. The CWSRF Program is partially funded by grants from the United States Environmental Protection Agency. All applicants seeking CWSRF financing must comply with the California Environmental Quality Act (CEQA), and provide sufficient information so that the State Water Board can document compliance with federal environmental laws. The "Environmental Package" provides the forms and instructions needed to complete the environmental review requirements for CWSRF Program financing. It is available at: [http://www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/srf/srf\\_forms.shtml](http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/srf_forms.shtml)



We've got the **green...**  
to keep California's **water clean.**  
CLEAN WATER STATE REVOLVING FUND

**Contact Information:** For more information related to the CWSRF Program environmental review process and requirements, please contact your State Water Board Project Manager or Mr. Ahmad Kashkoli at 916-341-5855 or [Ahmad.Kashkoli@waterboards.ca.gov](mailto:Ahmad.Kashkoli@waterboards.ca.gov)

## LEAD AGENCY

The applicant is usually the "Lead Agency" and must prepare and circulate an environmental document before approving a project. Only a public agency, such as a local, regional or state government, may be the "Lead Agency" under CEQA. If a project will be completed by a non-governmental organization, "Lead Agency" responsibility goes to the first public agency providing discretionary approval for the project.

## RESPONSIBLE AGENCY

The State Water Board is generally a "Responsible Agency" under CEQA. As a "Responsible Agency," the State Water Board must make findings based on information provided by the "Lead Agency" before financing a project.

## ENVIRONMENTAL REVIEW

The State Water Board's environmental review of the project's compliance with both CEQA and federal cross-cutting regulations must be completed before a project can be financed by the CWSRF Program.

## DOCUMENT REVIEW

Applicants are encouraged to consult with State Water Board staff early during preparation of CEQA document if considering CWSRF financing. Applicants shall also send their environmental documents to the State Water Board, Environmental Review Unit during the CEQA public review period. This way, any environmental concerns can be addressed early in the process.

## REQUIRED DOCUMENTS

The Environmental Review Unit requires the documents listed below to make findings and complete its environmental review. Once the State Water Board receives all the required documents and makes its own findings, the environmental review for the project will be complete.

- ✓ Draft and Final Environmental Documents: Environmental Impact Report, Negative Declaration, and Mitigated Negative Declaration as appropriate to the project
- ✓ Resolution adopting/certifying the environmental document, making CEQA findings, and approving the project
- ✓ All comments received during the public review period and the "Lead Agency's" responses to those comments
- ✓ Adopted Mitigation Monitoring and Reporting Plan, if applicable
- ✓ Date-stamped copy of the Notice of Determination or Notice of Exemption filed with the County Clerk(s) and the Governor's Office of Planning and Research
- ✓ CWSRF Evaluation Form for Environmental Review and Federal Coordination with supporting documents



[waterboards.ca.gov](http://waterboards.ca.gov)





TOWN OF COLMA  
PLANNING DEPARTMENT

1198 El Camino Real • Colma, California 94014  
Phone: (650) 757-8888 • FAX: (650) 757-8890

August 22, 2017

Mr. Patrick Sweetland  
City of Daly City  
153 Lake Merced Boulevard  
Daly City, CA 94015

**RE: Town of Colma Tertiary Recycled Water Project IS/MND Comments**

Dear Mr. Sweetland:

Thank you for notifying the Town of Colma about the availability of the Tertiary Recycled Water Project IS/MND. The Town has reviewed the document and would like to offer the following comments. Since CEQA requires an analysis of project activities which may cause either a direct physical change to the environment, or a reasonably foreseeable indirect physical change in the environment, the Town is offering comments where necessary to include all project impacts, including those relating to the development of any of the alternative sites. Comments are primarily focused on Town of Colma General Plan and Zoning parameters that impact the design and placement of structures on each of the three alternative sites. The Town would like to have the improvements on the selected alternative site comply with General Plan and Zoning requirements, so we are recommending that these be incorporated as mitigation measures as described in the comments. In addition, the Town would like to assure that the final adopted IS/MND includes sufficient information to provide the necessary environmental clearance if one of the alternative sites is developed.

C-1

**Section 2.5, Table 4, pg. 2-14**

Prior to obtaining building permits or an encroachment permit from the Town of Colma, the site selected for water storage and a pump building will require land use approvals from the Colma City Council. Since the zoning for the sites ("E" for Atwood site, "G" for Salem and Holy Cross) do not currently list public utilities as a permitted or conditional use, the site would require a rezoning action or zoning text amendment to allow the use. Depending on the zoning action taken by the City Council, the project will require Design Review approval and possibly a Conditional Use Permit. Table 4 should be updated to include Rezoning, Design Review and Conditional Use Permit as potential permits and approvals for the Town of Colma.

C-2

**Section 3.1 Aesthetics, pg. 3-2**

For item a, the box checked should be: "*Less than significant with mitigation incorporation.*" The following text should be modified as follows:

C-3

(a) **Treatment Plan Site, Daly City**

(Insert existing text, clarifying that it is the treatment plant site)



### Atwood Site, Colma

As described in the Colma General Plan, the Atwood Site in Colma is located on a locally designated scenic route. In addition, the site is adjacent to Salem Cemetery, which includes 5 structures which may be eligible for the National Register, including the office/chapel building located within 150' south of the potential well building. Since cemeteries extend all the way down to the El Camino Real, the Town of Colma has policies, guidelines and zoning provisions that are intended to maintain a greenbelt theme while still allowing limited development. Development of the site, particularly the well building, has the potential to create a significant visual impact to the El Camino Scenic Route. Compliance with the siting and design requirements in the Colma General Plan and Colma Municipal Code would reduce this impact to a less than significant level.

C-3  
Cont'd

#### *Mitigation Measure:*

*Development of the Atwood site shall be in accordance with the following standards to maintain and enhance the El Camino Real Scenic Corridor:*

- *Access to the sites shall occur from Olivet Parkway (GP Policy 5.03.726);*
- *Any above ground structures or parking areas shall maintain a 30' setback from the El Camino Real right-of-way (CMC 5.030.360);*
- *Within the 30' setback area, trees and landscaping shall be provided to enhance the greenbelt theme;*
- *No fencing shall be maintained within the 30' setback area;*
- *Utilities shall be undergrounded from the nearest utility pole;*
- *Utility vaults shall be sited so as not to be visible from the El Camino Real right-of-way;*
- *Fencing shall either be a solid type or black vinyl clad cyclone fencing [CMC 5.03.350(e)];*
- *Siting of the well building shall be sensitive to existing views of the Salem office/chapel building; and*
- *The well building is required to be designed with Spanish Mediterranean architecture as required in the Colma General Plan and Design Review overlay district.*

C-3  
Cont'd

### Salem Site, Colma

As described in the Colma General Plan, the Salem Site in Colma is located on a locally designated scenic route. Hillside Boulevard provides views of San Bruno Mountain and scenic vistas to the west across the Colma valley. The site is part of the Salem Cemetery, which includes 5 structures which may be eligible for the National Register. The Town of Colma has policies, guidelines and zoning provisions that are intended to maintain a greenbelt theme while still allowing limited development. Development of the site, particularly the well building, has the potential to create a significant visual impact to the Hillside Scenic Route. Compliance with the siting and design requirements in the Colma General Plan and Colma Municipal Code would reduce this impact to a less than significant level.

C-3  
Cont'd

#### *Mitigation Measure:*

*Development of the Salem site shall be in accordance with the following standards to maintain and enhance the Hillside Boulevard Scenic Corridor:*

- *Any above ground structures or parking areas shall maintain a sufficient setback that will allow for generous landscape planting behind the sidewalk on Hillside Boulevard;*
- *fencing shall be set back from Hillside Boulevard and screened by landscaping;*
- *Utilities shall be undergrounded from the nearest utility pole;*
- *Utility vaults shall be sited so as not to be visible from the Hillside Boulevard right-of-way;*
- *Fencing shall either be a solid type or black vinyl clad cyclone fencing [CMC 5.03.350(e)] and be set back to the extent feasible from Hillside Boulevard;*
- *Siting of the well building shall be sensitive to existing views from Hillside Boulevard; and*

C-3  
Cont'd





- *The well building is required to be designed with Spanish Mediterranean architecture as required in the Colma General Plan and Design Review overlay district.*

**Holy Cross Site, Colma**

As described in the Colma General Plan, the Holy Cross Site in Colma is located on a locally designated scenic route. Hillside Boulevard provides views of San Bruno Mountain and scenic vistas to the west across the Colma valley. In addition, the site is located in close proximity to the southeast gateway to the Town as described in the General Plan. The Town of Colma has policies, guidelines and zoning provisions that are intended to maintain a greenbelt theme while still allowing limited development. Development of the site, particularly the above ground storage tank, has the potential to create a significant visual impact to the Hillside Scenic Route and views looking toward San Bruno Mountain. Compliance with the siting and design requirements in the Colma General Plan and Colma Municipal Code would reduce this impact to a less than significant level. (Note: The Town disagrees with the statement on page 3-3 regarding the visual impact of an additional tank at the Holy Cross site. The existing tanks pre-date the 1998 General Plan policies, and any additional tanks would be required to be screened from view).

C-3  
Cont'd

*Mitigation Measure:*

*Development of the Holy Cross site shall be in accordance with the following standards to maintain and enhance the Hillside Boulevard Scenic Corridor:*

- *Utilities shall be undergrounded from the nearest utility pole;*
- *Utility vaults shall be sited so as not to be visible from the Hillside Boulevard right-of-way;*
- *Fencing shall black vinyl clad cyclone fencing [CMC 5.03.350(e)];*
- *Planting of a trees in front of the above ground tank will obscure views from Hillside Boulevard; and*
- *Painting of the storage tank and appropriate earth tone color will cause the tank to be less visually apparent.*

**Section 3.3 Air Quality**

General Comment: The discussion throughout this section is unclear about what constitutes "the project" and "the project site." The project consists of the improvements at the treatment plant and development of one of the three sites in Colma and pipe installation. Development of the Atwood Site or the Salem site could have significant construction air quality impacts due to the extensive grading required. Grading at the Atwood property is estimated at over 12,222 cubic yards and grading at the Salem property is estimated at over 11,925 cubic yards. It is unclear from the narrative what aspects of the project are included in the air quality analysis in Table 5. The analysis should include a worse-case development scenario that includes the impact of grading operations and which includes mitigation measures that address these impacts.

C-4

**Section 3.6 Geology and Soils**

The Atwood site is located in a liquefaction area. Checklist item c) should be marked Less Than Significant with Mitigation Incorporation. Discussion item a) iii) should be modified to note that the Atwood site is in a liquefaction area. Mitigation would simply be Mitigation Measure GEO-1.

C-5

**Section 3.7 Hazards and Hazardous Materials.**

General Comment: Reference to distance from San Francisco airport from center of project area is incorrect. Airport is at most 8 miles from the boundary of the airport property and about 4 miles to the Holy Cross site (reference: Comprehensive Airport land use plan for San Francisco International Airport). Airport land use policies will apply to the project. Suggested additional discussion in this section:

C-6





The project site is included in illustrations in the Comprehensive Airport Land Use Compatibility Plan for the Environs of the San Francisco International Airport, and is within the "Boundary for Airport Influence Area B" and within the "Outer Boundary of TERPS Approach and OEI Departure Surfaces" as shown in Exhibits IV-2, IV-10, IV-17 of the plan. (Source: Comprehensive Airport Land Use Compatibility Plan for the Environs of the San Francisco International Airport.)<sup>1</sup> However, all sites which constitute the Project are below the 400 foot elevation of the official aeronautical surface and more than 150 feet above ground level above the sites that constitute the project (Exhibit IV-17) so none of the sites will not be impacted by airport operations. In addition, the sites are outside the 65 dB noise contour; therefore, noise impacts from the airport would not result in a safety hazard for people in the vicinity of any of the potential project sites and a *less-than-significant* impact would occur.

C-6  
Cont'd

Wildland Fire, discussion item h). The Holy Cross site is an area of historic and potential wildfires due to its location at the base of San Bruno Mountain, and the Town of Colma is considered to be in an urban wildfire interface area per ABAG Hazard Maps (<http://gis.abag.ca.gov/website/Hazards/?hlyr=wildfireThreat>). Because of its rural location, this site is not in proximity to a fire hydrant or any fire suppression resources. This should be noted in the discussion. In addition, it should be noted that fire services for the Town of Colma (for all three alternative sites) are provided by the Colma Fire Protection District, which is a separate agency than the Town. Mitigation Measure HAZ-5 addresses this fire hazard during construction only. An additional mitigation measure should be added to address the prevention of ongoing, operational fire hazards. For the Holy Cross site, this would include annual weed abatement around the storage tank and making proper improvements as required by the Colma Fire Protection District.

C-7

### 3.8 Hydrology and Water Quality

General Comment: Discussion throughout the section is unclear about what constitutes the project and the project site.

Runoff and impervious surfaces, discussion item (e). The determination should be changed from "no impact" to "less than significant impact" if one of the project sites will have more than 10,000 square feet of new impervious surfaces. The discussion should state the amount of impervious surfaces at each site. It is likely that no given project site would result in more than 10,000 square feet of impervious surfaces. If the development of any of the sites would create 10,000 square feet or more of impervious surfaces, development of that aspect of the project would be required to incorporate water quality improvements into the site design, as per the SMCWPPP requirements. Mitigation Measure HWQ-1 only addresses construction best management practices and not operational requirements. The operational phase of the Project (treatment site and chosen storage site) would include source control, LID site design, and stormwater treatment features to comply with the C.3 provisions of the MRP, which would improve water quality and thus reduce stormwater pollution. Implementation of these SWPPP measures would minimize post-development impacts to water quality; therefore, impacts would be *less than significant*. It should be noted in the discussion if any voluntary measures are being contemplated for any aspect of the project if under 10,000 square feet of impervious surfaces are added.

C-8

### 3.9 Land Use and Planning

Conflict with any applicable land use plan, discussion item (b). The determination should be changed to "Less than Significant with Mitigation Incorporation" The discussion should be updated to address the conflicts and requirements with the Colma General Plan and Zoning as stated above. Mitigation measures can refer back to the Mitigation Measures in the Aesthetics section of vice versa, if the bulk of the discussion on land use is inserted here.

C-9

<sup>1</sup> Prepared for City/County Association of Governments of San Mateo County Prepared by Ricondo and Associates, November 2012 [http://ccag.ca.gov/wpcontent/uploads/2014/10/Consolidated\\_CCAG\\_ALUCP\\_November-20121.pdf](http://ccag.ca.gov/wpcontent/uploads/2014/10/Consolidated_CCAG_ALUCP_November-20121.pdf)





### 3.10 Mineral Resources

General Comment: Discussion appears to only be considering the treatment site in Daly City as the project site. Discussion should be expanded to include all sites in Colma and note that the City of Daly City General Plan and the Town of Colma General Plan do not identify any important mineral resources. C-10

### 3.11 Noise

Mitigation Measure NOI-1. The wording of this mitigation measure should be expanded to include not only Daly City's construction hours but also Colma's more restrictive Saturday construction end time of 5:00 p.m. (only in areas within 500 feet of a residential unit). It would be worth stating that noise generating activities would not occur on any federal holidays. C-11

### 3.12 Population and Housing

Discussion should be expanded to not only discuss "City (Daly City)" but also the Town of Colma, since a part of the project and distribution lines are in Colma. C-12

### 3.13 Public Services

Discussion should be expanded to note that the Colma Fire Protection District will serve the chosen storage site. As previously mentioned, the Holy Cross site is remote and does not have any fire fighting resources available. In the event of a fire, improvements could be damaged or lost. The discussion should note that should the Holy Cross site be chosen as the storage site, that development of the site will need to comply with the requirements of the Colma Fire Protection District. C-13

### Tribal Cultural Resources

Consultant is using an outdated Initial Study Checklist, and document should be updated to discuss tribal cultural resources:

#### XVII. TRIBAL CULTURAL RESOURCES

a ) Would the project 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:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. C-14

### 3.16 Traffic and Transportation

Cause an increase in Traffic (discussion item a). The discussion should note that a construction and staging plan, in addition to an encroachment permit is required to be approved prior to work in the Town of Colma. It should also be noted that work in any Caltrans Right-of-Way will also require approval of a Caltrans encroachment permit. C-15



TOWN OF COLMA  
PLANNING DEPARTMENT

1198 El Camino Real • Colma, California 94014  
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Emergency access (discussion item e). This section should be revised to include a discussion about the Holy Cross site which is not easily accessible or may not be accessible at all to the Colma Fire Protection District. Mitigation would be required to prepare and receive approval of an emergency response and access plan from the Colma Fire Protection District prior to development to the site.

C-15  
Cont'd

Thank you in advance for your consideration of these items. Given the extent of the comments and need to amend most sections of the document, we would recommend that a revised Initial Study be prepared before being considered by a decision making body. Please feel free to contact me with any questions.

C-16

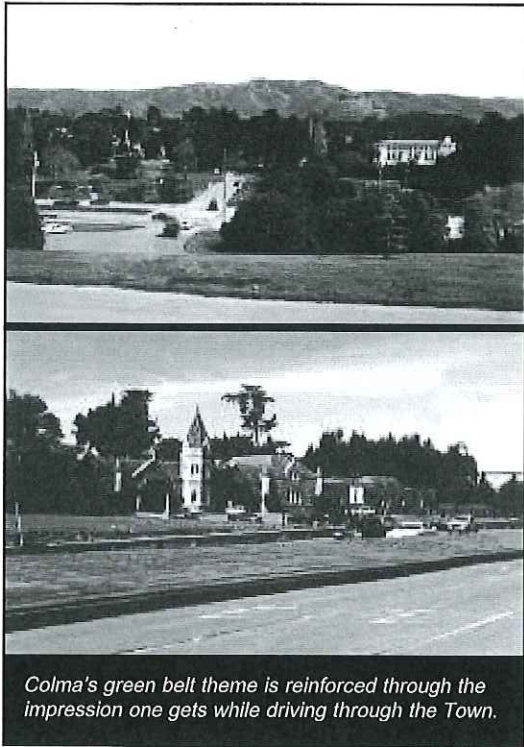
Sincerely,

Michael P. Laughlin AICP  
City Planner

Attachment: Town of Colma General Plan and Zoning Sections

Cc: Brad Donohue, Colma Public Works





Colma's green belt theme is reinforced through the impression one gets while driving through the Town.

**5.02.140 CEMETERY, AGRICULTURE AND OPEN SPACE LAND USES**

**5.02.141 Planning Context**

Cemetery, agriculture and open space uses make up 76% of the land area in Town. Cemetery uses are concentrated in the Cemetery Planning Area and are also found in each of the other planning areas. In addition to memorial parks, uses found in this designation include flower growing plots, florists, greenhouses, monument shops and the Cypress Hills Golf Course. Other uses appropriate for this designation are private schools and churches. This land use designation is essential in maintaining Colma's greenbelt theme and it contributes to the economic base of the Town. The facilities on these lands draw people from around the Bay Area.

As the current trend toward cremation rather than ground burial continues, some cemetery owners may find that they have undeveloped land that could be leased or sold for other uses. As this occurs more intensive land uses may take the place of certain cemetery designations. These changes would, most likely, require a

Holy Cross  
Salem

Salem  
Holy Cross

Holy Cross  
Salem

Holy Cross  
Salem

General Plan Amendment and zone change. Maintaining Colma's greenbelt theme throughout such changes can be accomplished in the way specific development proposals are implemented.

Colma's green belt theme is reinforced through the impression one gets while driving through the Town. Open space features such as large tree masses throughout the cemeteries, median strip landscaping and street trees on principal routes and the open, naturalized channel along open sections of Colma Creek, are all necessary in maintaining the open space character of the Town. The City Council will take action to improve civic beauty including tree planting, road median landscaping and enforcement of conditions related to private development projects. Further discussion of open space is found in the Open Space/Conservation Element.

**5.02.142 Cemetery, Agriculture and Open Space Land Use Development Guidelines**

Cemeteries are generally required to have Building Permits for most structures. However, Use Permits are not required for crypts, mausoleums and chapels. Use Permits are required for cemetery business offices, maintenance buildings, corporation yards, mortuaries and other uses which could detract from the green belt theme if they are not designed and sited properly. Cemetery structures should be set back from property lines to ensure land stability and to provide space for building maintenance and buffer landscaping. It is intended that new buildings seen from public streets will incorporate a Spanish Mediterranean architectural theme unless this approach conflicts with existing improvements having recognized architectural or historic merit.

Exterior walls should be well articulated and landscaped to be attractive to neighboring land uses particularly where cemetery grounds abut a residential area.

**5.02.150 EXECUTIVE/ADMINISTRATIVE LAND USE (Coverage: 50%; FAR 1.0)**

Atwood

**5.02.151 Planning Context**

The Executive/Administrative land use category was established to expand the range of possible land uses and economic opportunities along El





*An example of an Executive/Administrative building incorporating a Spanish Mediterranean architectural theme.*

Camino Real while continuing to protect the green belt theme of cemeteries. The Executive/Administrative designation is applied to land where the previous land use designation was Cemetery/Agriculture/Open Space. It may also be used to replace a commercial land use designation when access constraints and aesthetic objectives warrant such a conversion. In this land use category cemetery or memorial parks and floricultural or agricultural uses are allowed with no Use Permit. Those uses allowed upon issuance of a Use Permit are nurseries, flower shops, monument shops, medical service offices and professional business offices. These uses are typically compatible with cemetery uses because traffic generation is minimal, large signs are not needed and buildings can be screened with landscaping. Restaurants, in general, are not intended for this land use category however to encourage expansion of suitable places for business and community gatherings the City Council will consider proposals for restaurants which include banquet facilities capable of accommodating 50 or more people separated from the main dining rooms. No fast food facilities will be permitted.

At this time just over one percent of the Town's land area is designated for Executive/Administrative land use. Designations occur along both sides of El Camino Real. As conversions from the Cemetery/Agriculture/Open Space land use designation are made on other lands fronting El Camino Real, the Executive/Administrative designation will be applied.

### **5.02.152 Executive/Administrative Land Use Development Guidelines**

Preservation of Colma's greenbelt theme is an important objective of the Executive/Administrative land use category. It is intended that new buildings on land designated for Executive/Administrative use will incorporate a Spanish Mediterranean architectural theme with a pitched roofline and that each development will include convenient off-street parking and high quality landscaping that perpetuates the greenbelt theme. Parking should be placed behind buildings or in fenced or walled enclosures well screened by landscaping. Roll up doors and loading areas should be located so they do not face the front of the lot. Signing should be restricted to small, building face signs whenever possible and no pole signs should be approved.

*Attwood*

### **5.02.160 PUBLIC AND QUASI-PUBLIC UTILITIES, FACILITIES AND SERVICES (Coverage: 50%; FAR 1.0)**

#### **5.02.161 Planning Context**

Because of Colma's small residential population, many basic utilities, public facilities, and services are provided by contract with special districts or through agreements with adjacent cities. Colma residents are provided with utilities such as water, sewer, and power, public facilities such as local government and schools, and services such as police and fire protection. This land use category typically includes the types of activities and facilities which are generally recognized to be more efficiently provided by a public or quasi-public agency than by individuals. Public facilities and Town-owned facilities other than streets, include the City Hall, an office building and senior housing complex next to Town Hall, two small parks, a neighborhood community center site on F Street, an office building on Hillside Boulevard at F Street and a sewer pump station. Publicly-owned properties are so designated on the General Plan Land Use Map (Exhibit LU-2).

When opportunities arise, Colma should acquire additional vacant or underutilized land for community recreation purposes, a new public safety facility, playing fields, a library, and a corporation yard. Certain minimum levels of



### 5.02.171 Access to In-Holding Lots

The Cypress Hills District has a number of historic "in-holding" lots. These are lots typically purchased many years ago for speculative purposes and remain even though the bulk of the land has been acquired by Holy Cross Cemetery and Cypress Abbey Company. Roads were never physically constructed to provide access to these lots, although public easements, known as "paper streets," have been maintained to provide theoretical access. The paper streets remain on the maps presented in the General Plan as well as on the County Assessor's maps. Wherever possible, the Town should abandon paper streets that do not provide access to an in-holding lot, are not needed for utility purposes, or are redundant with other paper streets.

### 5.02.180 PLANNED DEVELOPMENT LAND USE

Colma's Zoning Ordinance contains a Planned Development (PD) Zone to allow flexibility of design to deal with special situations such as might be encountered with mixed uses. Developments under PD zoning are expected to be similar in intensity to projects that would be allowed under a standard zone and must be compatible with the surrounding neighborhood. PD zoning is expected to result in an exemplary project that provides an amenity value that might not otherwise be afforded by normal standards. PD zoning is not intended to accommodate density increases.

### 5.02.190 VACANT AND REDEVELOPABLE SITES

Colma has a limited number of vacant and redevelopable sites (See Exhibit LU-5). Not all vacant sites are available for urban development, however -- the large tract of vacant land in the Cypress Hills area east of Hillside Boulevard, for example, is designated open space. Refer to Exhibit LU-2 for the Land Use designations of specific vacant sites.

Colma does not have a redevelopment district as described by California planning law. Rather, the term "redevelopable sites" in the Colma General Plan refers to underdeveloped sites,

underutilized sites, and those with non-conforming uses. Generally, the current uses of these sites are not considered the "highest and best" uses. These sites represent private redevelopment opportunities.

New development projects should be reviewed for their impacts on the transportation infrastructure. The impact of a specific project can vary depending on its relationship to roadways and public transportation facilities, as well as its compatibility with surrounding land uses. Large size projects are subject to City/County Association of Governments (C/CAG) Congestion Management Program review (see Section 5.03.516 in the Circulation Element).

### 5.02.200 GATEWAY SITES

Colma's image is dependent on what is seen from the road as people approach and move into the Town. Colma's separate identity and sense of containment can be strengthened by the experience of entering the Town through park-like gateways. The Plan identifies six distinct gateways:

- Mission Street at the intersection of B Street
- El Camino Real and Mission Road
- Serramonte Boulevard and Collins Avenue where they intersect Junipero Serra Boulevard
- Hillside Boulevard at the intersection of Hoffman Street
- Hillside Boulevard at the Hickey Boulevard extension (Lawndale)
- Mission Road at the Hickey Boulevard extension

Holy Cross

Improvements to these gateways are described in the Circulation Element.

### 5.02.210 COLLINS AVENUE CORRIDOR DEVELOPMENT GUIDELINES

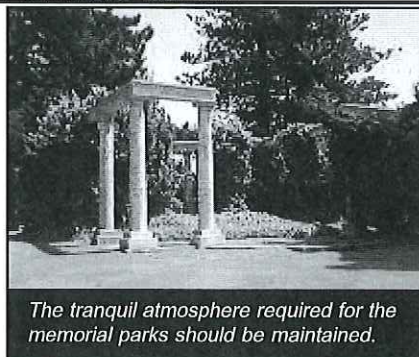
A number of vacant underutilized or non-conforming uses exist in the Collins Avenue Corridor. The purpose of this section is to establish guidelines to be followed in the future development of properties fronting Collins Avenue.

**5.02.300 LAND USE POLICIES & IMPLEMENTATION MEASURES**

The following policies are set forth to help guide decision making with regard to land use in Colma:

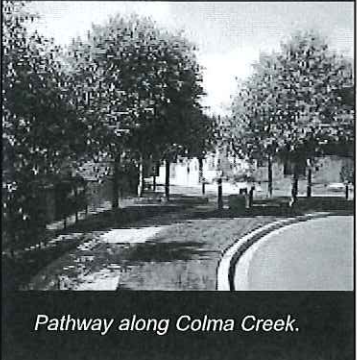
<b>5.02.310 LANDSCAPING, DESIGN AND COMPATIBILITY</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.311	In any proposed development the Town shall balance and use judgement in reviewing the visual effects and the potential impacts of the proposed development, facilitating the tranquil atmosphere required for the Town's memorial parks.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects.	Open Space/ Conservation 5.04.351
5.02.312	The Town should take action to improve civic beauty including tree planting, road median landscaping, and enforcement of conditions related to private development projects.	The Town of Colma will commit financial resources for beautification projects including tree planting and road median landscaping in future budgets. Existing budget resources are committed to landscape maintenance. The City Planner currently tracks and enforces conditions related to private development projects.	
5.02.313	Particular encouragement should be given to those new developments that incorporate passive and/or active solar energy systems for preheating water and for space heating and cooling.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects.	
5.02.314	The Town should prohibit land uses generating excessive amounts of traffic or requiring large signs from locating on El Camino Real.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects, and an Environmental Review will be conducted pursuant to the California Environmental Quality Act to consider traffic impacts. The Sign Ordinance allows only small signs for businesses facing the El Camino Real.	
5.02.315	The Town should encourage the private redevelopment of properties along Collins Avenue to strengthen the commercial retail core.	The City Planner will make property owners aware of the Town's desire to have properties redevelop.	

*continued*





**5.02.310 LANDSCAPING, DESIGN AND COMPATIBILITY (continued)**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.316	<p>Culverting or covering of the remaining open sections of Colma Creek through Colma should not be permitted, except for a short segment near the junction of El Camino Real and Mission Road required for installation of a flood control diversion structure. The Town will seek to enhance the remaining open sections of Colma Creek with creekside landscaping and lighting where appropriate, and will seek to establish a pathway following all open sections of the creek as a condition of approval for improvement projects on properties abutting the following open sections of Colma Creek:</p> <ul style="list-style-type: none"> <li>a) Parallel to El Camino Real from near F Street to near Colma Boulevard</li> <li>b) El Camino Real to Serramonte Boulevard</li> <li>c) Collins Avenue to El Camino Real</li> <li>d) Parallel to Mission Road from near El Camino Real to the south Colma boundary.</li> </ul> <p>Culverting or covering of the remaining open sections of Colma Creek may be allowed by the City Council pursuant to a Use Permit and Design Review provided that the creek section is not visible from a public right-of-way and that a substantial community amenity is provided as mitigation.</p>	<p>The City Planner will make recommendations consistent with this policy to the Town Council for new development projects. Flood control projects will be constructed by the County Department of Public Works.</p>  <p><i>Pathway along Colma Creek.</i></p>	Open Space/ Conservation 5.04.321 and 5.04.322
5.02.317	No new metal clad buildings should be permitted in the Town of Colma, other than agriculturally-related.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects.	
5.02.318	The Town 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 street trees along the public street frontage of the affected property. Spacing of trees should be in accordance with an adopted tree planting plan or, if no plan exists, trees should be installed at a minimum spacing of one tree each 25 feet parallel to the public roadway. Exceptions should be made if this approach would clash with an established landscape scheme of merit.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.	Circulation 5.03.732
5.02.319	In the case of properties located at gateway sites, the Town should require gateway elements to be included as part of the design of any new development where applicable.	The City Planner will recommend design alternatives and a preferred design will be adopted by the City Council. Gateways will be implemented as part of the Town's Capital Improvement Plan or alternatively, as part of the permitting for private site development.	Circulation 5.03.731
5.02.3110	It is intended that new buildings in design review districts where such buildings are visible from public roads, with the exception of established shopping centers and private cemetery family crypts and markers, should incorporate a Spanish/Mediterranean architectural theme. Exceptions should be allowed if this approach would clash with existing improvements having recognized historical or architectural merit.	Design requirements consistent with this policy have been added to the Design Review section of the Zoning Ordinance. The City Planner will make recommendations consistent with this policy to the City Council for new development projects, or at an administrative level if the project does not require City Council review	

<b>5.02.320 RESIDENTIAL</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.320	The Town should allow only the construction of single family detached housing units as infill in the Sterling Park neighborhood.	In 1998, the City Council adopted a new Neighborhood Residential (R-S) Zoning for the Sterling Park Sub-area. This ordinance clearly defines density and design guidelines to maintain the single family detached character of the neighborhood.	
5.02.321	Residential developments having ten or more units should be required to provide park and recreation facilities or contribute to the improvement of community-wide facilities.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects.	
5.02.322	The Town should restrict to 50 the maximum annual number of new residential units that become available for rent or purchase and should monitor population growth so that the total population is only approximately 1500 by the year 2005.	Regulation of population growth is necessary so that City Services are not overburdened and can be expanded in an orderly manner.	
5.02.323 ✓	The existing commercial use on Hoffman Street should be phased out and replaced with a residential use.	The City Planner will make recommendations consistent with this policy to the Town Council. The City Planner will work with the property owner to design a Planned Development that is compatible with the surrounding residential development.	

<b>5.02.330 COMMERCIAL</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.331	Shopping facilities, auto dealerships, and other general commercial land uses should be located in the commercial core area centered on Serramonte Boulevard and extending northward along Junipero Serra Boulevard to the 280 Metro Center.	The existing commercial zoning pattern, lot sizes and existing development follow this policy. Developments of this type in other commercial areas are not appropriate due to lot size constraints.	
5.02.332 ✓	The City Council should encourage expansion of the Auto Sales District onto vacant and redevelopable properties located at the westerly end of Collins Avenue. All development in the Collins Avenue Corridor should be required to follow specific development guidelines set forth in the General Plan. Heavier service commercial uses such as auto body shops, roofing companies, light manufacturing and similar uses should be located in the Mission Road District.	The City Planner has and will continue to make recommendations for the implementation of the Collins Avenue Corridor development guidelines in the General Plan at a staff level or in proposals presented to the City Council.	

✓ Special site specific policy. See Exhibit LU-2 for locations.

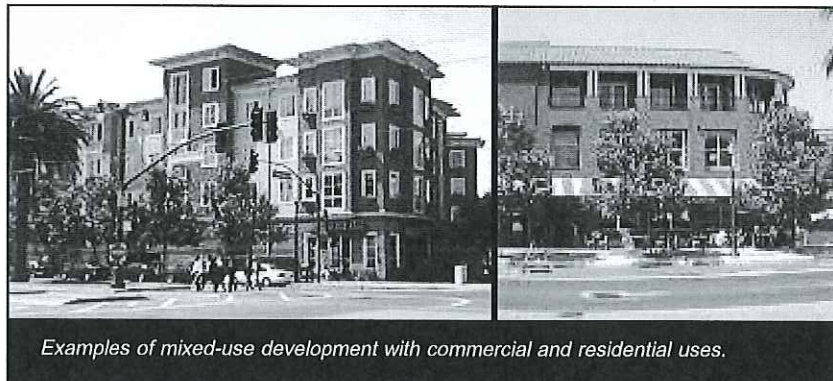
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**5.02.330 COMMERCIAL (continued)**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.333	As properties on Collins Avenue are redeveloped, new uses which reinforce the Auto Sales District should be encouraged.	The City Planner has and will continue to make recommendations for the implementation of the Collins Avenue Corridor development guidelines in the General Plan at a staff level or in proposals presented to the City Council.	
5.02.334	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.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects. Colma's primary residential area is physically removed from the commercial areas of Town.	
5.02.335 ✓	Mixed commercial and residential uses should be encouraged in the southerly portion of the Mission Road District and in the commercial frontage along Mission Street in the Sterling Park Planning Area.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects. Planned Development zoning should be encouraged.	

✓ Special site specific policy. See on Exhibit LU-2 for locations



**5.02.340 EXECUTIVE/ADMINISTRATIVE**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.341	Development proposals for parcels located on El Camino Real between F Street and Mission Road should be consistent with the Cemetery (G) or Executive/Administrative (E) land use categories. Zoning changes on El Camino Real from the Commercial (C) or Cemetery (G) category should only be made to the Executive/Administrative (E) category.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects or rezoning requests.	
5.02.342	The Town should encourage medical service offices and professional business offices to locate their facilities in the Executive/Administrative land use area along El Camino Real.	The Exexutive/ Administrative land use designation along El Camino Real permits and encourages these uses. Other zoning designations do not encourage these uses.	

**5.07.350 CIRCULATION AND TRANSIT**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.351	The Town should cooperate with SamTrans and BART to facilitate the extension of BART service through Colma in a manner that does not detract from Colma's greenbelt theme. All tailtrack and line extensions shall be located underground following the abandoned S.P. Railroad right-of-way through Colma. Replacement landscaping including the use of tree species that will attain significant height and mass should be required.	The Town of Colma was involved in the BART Environmental Impact Report review process and in the review of specific development plans. Verbal and written comments were submitted back to BART consistent with this policy. The Town will continue to review detailed development plans and to monitor construction operations.	
5.02.352	Sufficient off-street parking should be required for all new construction, in amounts varying with the type of use.	The Zoning Code specifies the amount of off-street parking required for all new construction.	
5.02.353	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.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.	Circulation 5.03.722 Open Space/ Conservation 5.04.392
5.02.354 ✓	The Town should abandon "paper streets" in the Cypress Hills district that do not provide access to in-holding lots, or are redundant with other paper streets. Paper streets which provide direct access to in-holding lots should be maintained as public easements.	The City Planner will make recommendations consistent with this policy to the City Council. If a paper street is made redundant by an in-holding lot being acquired by an adjoining landowner, the City Planner will recommend to the City Council that the street be abandoned.	Circulation 5.03.718
5.02.355 ✓	Access to parcels fronting El Camino Real south of Mission Road should be restricted to right-turn in/right-turn out only. Access to parcels with frontage on both El Camino Real and Mission Road should be restricted to Mission Road.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.	Circulation 5.03.725

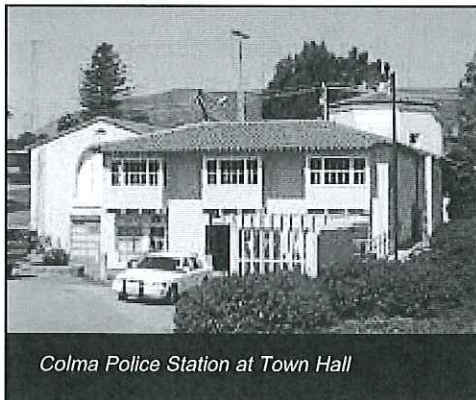
✓ Special site specific policy. See Exhibit LU-2 for locations.

**5.02.360 UTILITIES**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.361	The Town should require all new construction projects to place power, telephone and cable TV lines underground. Utility boxes and transformers should also be undergrounded if possible. If there is no reasonable alternative than above ground placement then these facilities should be screened by fencing and/or landscaping.	The Town of Colma Municipal Code includes a section on utility undergrounding consistent with this policy.	
5.02.362	The Town should require all new construction projects to hook up to public water and sewer systems.	The City Planner will make recommendations consistent with this policy. Cemeteries will be allowed to continue using groundwater for irrigation purposes.	



<b>5.02.370 PUBLIC SERVICES AND FACILITIES</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.371	The Town should acquire additional vacant or underutilized land for civic purposes such as community recreation facilities, playing fields, a library, a public safety facility, and a corporation yard.	The Town continues to investigate opportunities for acquiring additional sites for civic purposes. The City Council will be asked to rate acquisition priorities.	Open Space/ Conservation 5.04.391 Safety 5.07.438
5.02.372	The Town should insure that the community is served by a self-sufficient fire protection system which may include support for the existing District, establishment of a joint powers agreement, acquisition of the existing District and facilities or development of a new free-standing fire station.	A preliminary facility study has been prepared to assess current and future needs of the District. This study will be periodically be evaluated and used in decisions to purchase property or expand existing facilities.	Safety 5.07.437
5.02.373	If the police department maintains its facility at Town Hall, the City Council should consider ways to expand office space and facilities on-site or at a new, off-site location. An off-site location should be sought for a Town corporation yard.	A preliminary space needs assessment has been conducted which indicates that there is an urgent need to expand the Police Department facility to meet current and near-term growth. Maintaining the facility at Town Hall would retain the central location that the current facility enjoys.	
5.02.374	In the case that a private school is proposed to be constructed in Colma, it is appropriate to find a site located near established residential areas and public transit routes. If a church is proposed to be built in Colma, a site should first be sought within a cemetery/agriculture land use area; second, in an executive/administrative land use area; third, in a commercial area.	The City Planner will advise prospective applicants accordingly and make recommendations consistent with this policy to the Town Council for new development projects.	
5.02.375	Child care facilities should be encouraged in both residential and non-residential areas in ways that are compatible with existing uses, in order to promote availability and accessibility of services. Facilities will be encouraged to register with the Child Care Coordinating Council of San Mateo County.	The City Planner will advise prospective applicants accordingly and make recommendations consistent with this policy to the Town Council for new development projects.	





The "Y" at El Camino Real and Mission Road

because of the small number of business frontages and available off-street parking. Sidewalks have been installed on the entire east side of the roadway, but the west side lacks sidewalks north of the Greek Cemetery Driveway and south of Cypress Lawn (which transitions into the jurisdiction of South San Francisco). Ultimately, sidewalks should be constructed on both sides of the street along the entire length of El Camino Real. Although El Camino Real is a designated bicycle route, there are no marked bicycle lanes and no sidewalk or bicycle facilities have been provided north from South San Francisco into Colma. Because Highway 82 is a State Highway, state approval must be obtained for driveway and utility encroachments.

Left turns from Collins Avenue and from various cemetery entrance driveways onto El Camino Real can be dangerous at times due to the width of El Camino Real (three lanes in each direction) and at times the high speeds of traffic. The wide median is important for the protection it provides. Median landscaping improvements must not obscure lines of sight. Controls on left-turn movements should be considered. Likewise, access to parcels fronting El Camino Real south of Mission Road is potentially hazardous due to poor visibility caused by the curvature of the road, and the relatively high speed of traffic. Left turns to and from these parcels should be restricted. Access to parcels with frontage on both El Camino Real and Mission Road should be restricted to Mission Road. In general, additional driveway encroachments to El Camino Real should be discouraged to protect the greenbelt appearance and to promote traffic safety. Where possible, access should be from other streets.

Future projects included in the Colma Capital Improvement Program for the El Camino Real include upgrading and signaling the merging of El Camino Real and Mission Road, commonly known as the "Y."

### **5.03.113 Scenic Corridors - Major Highways**

The State of California has identified I-280 as a State Scenic Highway from the Santa Clara County line to the San Bruno City limit. The section from the San Bruno City limit north through Colma is an Eligible State Scenic Highway – not officially designated. Although the State has no jurisdiction over development in Colma, local consideration should be given to what is visible from the highway. For the most part there is a sense of open space that prevails except in the vicinity of Serramonte Boulevard where Colma's commercial core is concentrated.

While traveling on I-280, San Bruno Mountain is a major focal point to views east of the freeway. The existing backdrop of trees along most cemetery boundaries provides an important buffer at the edge of urban development. As long as the Town's open space character is maintained by retaining large tree buffers and adding







*El Camino Real*

new landscaping with future development, the view of Colma from the freeway will remain nearly the same.

Atwood  
Landscaping along El Camino Real adds to the road's scenic quality and successfully reinforces Colma's open space character. The median is landscaped with lawn, which contributes a greenbelt theme. This should be enhanced with other landscape elements to create a distinctive appearance through Colma. Tree planting along the roadway and undergrounding of the overhead utility lines is recommended to better define the corridor and further contribute to the road's scenic quality. Site planning criteria for development along the El Camino Real scenic corridor should be adopted in order to maximize the visual effects of landscaping.

#### **5.03.114 Entry Gateways**

Colma's image is dependent on what is seen from the road as people approach and move into the Town. A key feature of Colma's General Plan is the recognition of natural gateways to the community along specified routes. Colma's separate identity and sense of containment is strengthened by nine gateway locations:

- El Camino Real - North: In median near intersection of B Street
- El Camino Real - South: At Mission Road, in landscaped area forming "T" intersection
- Serramonte Boulevard: At northeast corner of Junipero Serra Boulevard
- Junipero Serra Boulevard – North: In median near northern Town boundary
- Junipero Serra Boulevard – South: In median at southern Town boundary
- Junipero Serra Boulevard: At southwest corner of Southgate Avenue
- Hillside Boulevard – North: In median near Hoffman Street
- Hillside Boulevard – South: In median north of Lawndale Boulevard
- Old Mission Road – South: At northeast corner of Lawndale Boulevard





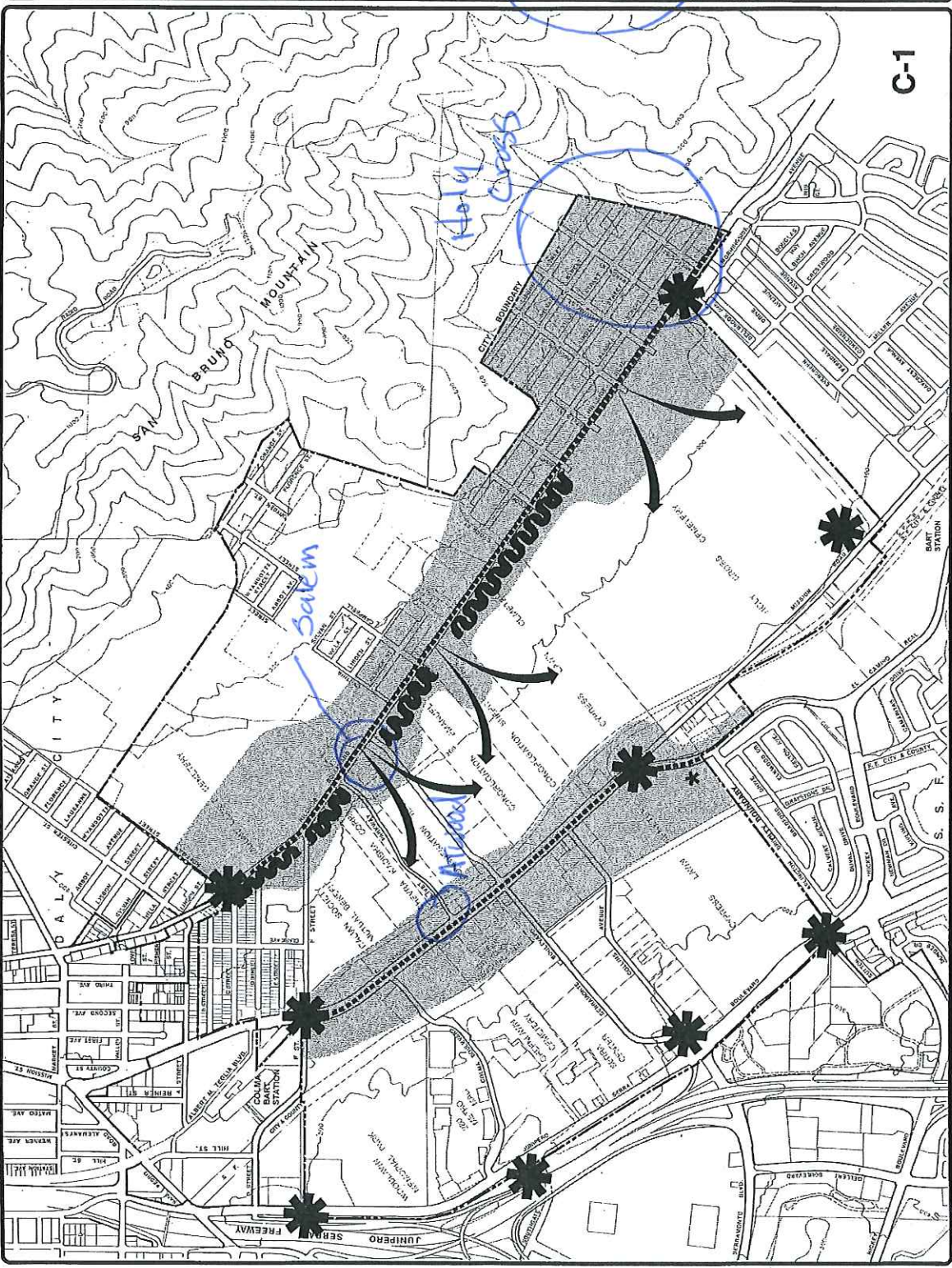
**TOWN OF COLMA  
GENERAL PLAN**

**SCENIC ROUTES**

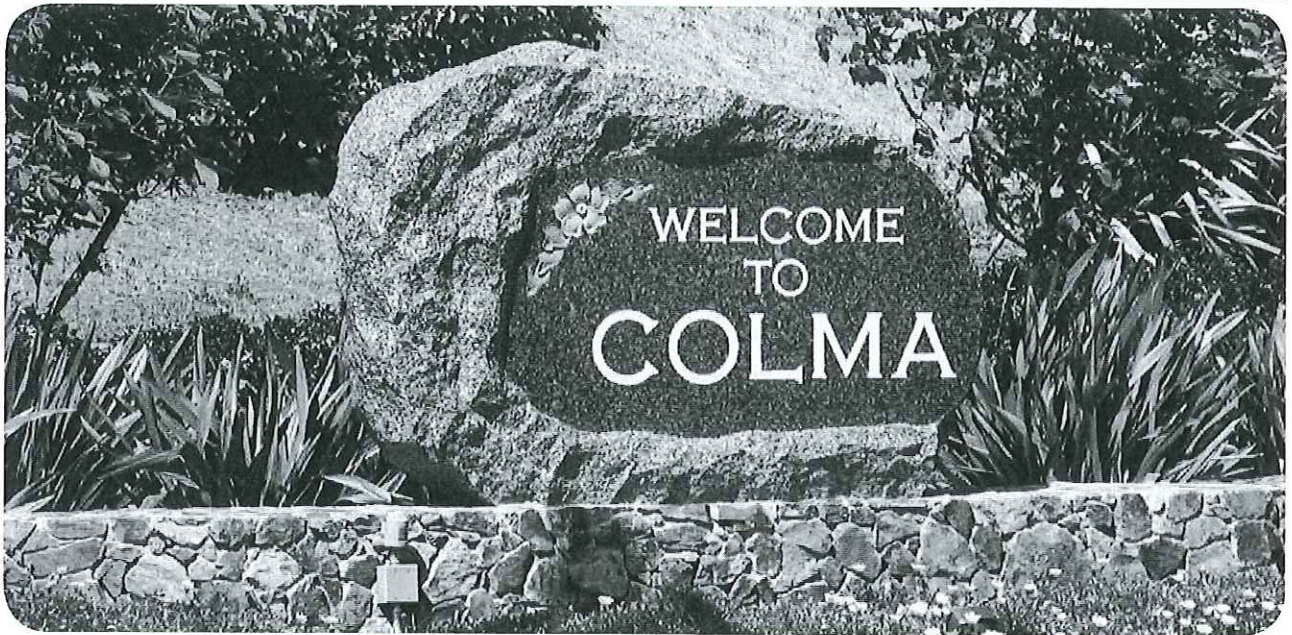
- Scenic Routes
- Gateways
- Views
- Focal Point
- Visual Buffer (Blocks Views)
- Approximate Limit of Scenic Corridor
- Area Viewed in Foreground From Scenic Routes!

SCALE IN FEET: 0, 400, 800, 1200

NORTH







*Colma Entry Gateway*

Most of Colma's natural gateway locations are formally identified with landscaping and a stone sign which reads, "Welcome to Colma," but there are some locations which haven't yet been formally identified due to anticipated capital improvement projects or intersection reconfigurations. Appropriate landscaping and a stone sign reading, "Welcome to Colma," should be installed at the following remaining locations:

- El Camino Real - South: At Mission Road, in landscaped area forming "Y" intersection
- Hillside Boulevard – North: In median near Hoffman Street (scheduled for installation in 2014-2015)
- Hillside Boulevard – South: In median north of Lawndale Boulevard

The nine gateway locations are shown on Exhibit C-1.

### **5.03.150 ARTERIAL STREETS**

Arterial streets connect Colma's residential, commercial and cemetery districts and provide a link to surrounding communities. Arterials also act as alternative north-south routes should the major highway system be blocked. Arterial streets should ideally contain two lanes in each direction with no on-street parking, sidewalks at least five feet wide on both sides of the street and a minimal number of access points. A planting strip should be created adjacent to the sidewalk to enhance the appearance of the road. Existing arterial streets in Colma may not be built to this standard but any future arterials should have a minimum 70 foot right-of-way with a minimum roadway width of 56 feet curb to curb including medians. Some flexibility will be







Mission Road



Hillside Boulevard



Lawndale Boulevard

Holy Cross  
Salem

Road is used as an alternate to El Camino from many sections of South San Francisco. Access to Mission Road from El Camino Real is controlled by a stop sign. Left turns from Mission Road into the south bound lane of El Camino Real are prohibited because of poor sight lines and fast-moving traffic; instead, motorists must make a u-turn at one of several median breaks on El Camino Real. On-street parking is allowed on both sides of Mission Road, although there are time restricted zones in some areas. Most of this route has sidewalks along both sides of the street. Auto repair uses in this area result in heavy demand for parking both on-and off-street. A program of restriping to add bicycle lanes coupled with sidewalk and landscape improvements is recommended to improve bicycle, pedestrian and traffic safety and visual appearance. Street tree planting, special sidewalk and pavement treatments, street furniture, and decorative street lights could be done as part of a utility undergrounding/street beautification program.

**5.03.154 Hillside Boulevard**

Hillside Boulevard is a north-south arterial roadway connecting Daly City near the San Francisco city limits, through Colma, to Highway 101 in South San Francisco. Hillside Boulevard has been striped for two lanes through Colma. Traffic signals are located at Olivet Parkway, Serramonte Boulevard, and Lawndale Boulevard. The intersections at F Street and at Hoffman Street are controlled by stop signs. Sidewalks are going to be installed on both sides of Hillside Boulevard between Serramonte Boulevard and Hoffman Street (these Phase 1 improvements from Hoffman Street to Serramonte Boulevard are scheduled for construction in the latter half of 2014, see Exhibit C-3). Future capital improvement plans will incorporate a continuous sidewalk from Serramonte Boulevard on the west side of the roadway to Lawndale Boulevard. Hillside Boulevard is a designated bicycle route with marked bicycle lanes.

**5.03.155 Lawndale Boulevard**

Lawndale is a east/west connector between Hillside Boulevard and Mission Road. Pacific Gas and Electric Company have installed gas and electric transmission lines the entire length of Lawndale Boulevard.

**5.03.156 Scenic Corridor - Arterial Streets**

Hillside Boulevard is designated a scenic corridor in Colma. It is located at a higher elevation than the rest of the Town. Therefore, the drive along Hillside provides unique foreground views of San Bruno Mountain and panoramic views of Colma, South San Francisco, and Daly City.

The view to the east along the Hillside Boulevard corridor is mostly of San Bruno Mountain and open space, including flower growing plots, cemeteries, and a few houses. The view to the west overlooks Colma





and its surrounding communities (refer to the Scenic Route Map). Part of this view is blocked by roadside fencing and vegetation, which emphasizes the view to the east. Consequently this adds variety and interest to Hillside Boulevard.

As one travels along Hillside Boulevard there is a rural character to the corridor. There is a sense of separation from the urban development that surrounds Colma. This atmosphere should be protected if any development occurs along the Hillside Boulevard scenic corridor. Special care should be given to the landscape treatment associated with future uses along this route.



*Collins Avenue*

### **5.03.200 COLLECTOR STREETS**

Collector streets serve the important function of transferring traffic from local traffic generators such as shopping and employment areas to the arterials. Collector streets do not form a continuous system -- otherwise there would be a tendency to use them as arterials. The Plan for Colma includes collectors serving the Sterling Park residential area and the Core Commercial area.



*Colma Boulevard*

The recommended standard for two-lane collectors is a 50-foot right-of-way with a minimum 36-foot wide roadway, curb to curb. Collector streets should have a five foot wide sidewalk on both sides of the street. Four-lane collectors should have at least a 60 foot right-of-way with a minimum 46-foot wide roadway curb-to-curb. A planting strip should be created adjacent to the sidewalks to enhance the appearance of the road. Existing collector roadways serving Colma have not been built to these standards, but any future collectors should be. Some flexibility will be needed to match new work to old work in the field.

### **5.03.210 Collins Avenue**

Collins Avenue is a two-lane road which connects El Camino Real at its east end with Serramonte Boulevard at its west end. There is an existing sidewalk along Collins Avenue on the south side of the street near Junipero Serra Boulevard. In the western portion of Collins Avenue, parking is allowed only along the south side of the street. The eastern portion has a wider roadway, sidewalks and parking lanes on both sides of the street in accordance with the Collins Avenue Plan Line specifications (refer to Exhibit C-5). Collins Avenue descends from west to east and is bordered by a steep downslope along most of its north side.

The Town requires improvements to Collins Avenue as a condition of approval of new development projects. Improvements have occurred incrementally and some segments of the street still need to be improved.







the added peak hour trips will have no measurable impact on the Congestion Management Program roadway network.

3. Contribute an amount per peak hour trip to a special fund for improvements to the Congestion Management Program roadway network. This amount will be set annually by C/CAG based on a nexus test.

4. Require the developer and all subsequent tenants to implement Transportation Demand Management programs that mitigate the new peak hour trips. A list of acceptable programs and the equivalent number of trips that are mitigated will be provided by C/CAG annually. Programs can be mixed and matched so long as the total mitigated trips is equal to or greater than the new peak hour trips generated by the project. These programs, once implemented, must be on-going for the occupied life of the development. Programs may be substituted with prior approval of C/CAG, so long as the number of mitigated trips is not reduced. Additional measures may be proposed to C/CAG for consideration. Also there may be special circumstances that warrant a different amount of credit for certain measures. These situations can also be submitted to C/CAG in advance for consideration.

### **5.03.600 SCENIC ROUTES MAP**

#### **5.03.610 SCENIC ROUTES**

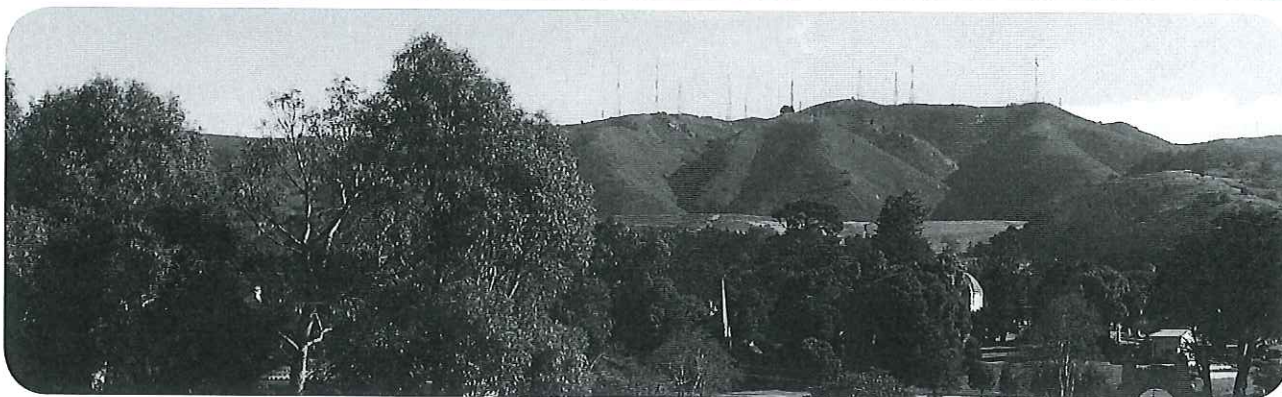
El Camino Real, Hillside Boulevard, and Junipero Serra Boulevard have been defined as scenic routes through Colma. Key visual features of each have been described on the Scenic Routes Map. A generalized view corridor is shown along each of the routes. A more detailed analysis of each route, for the purpose of establishing precise boundaries for these corridors, is beyond the scope of the General Plan, but an analysis with specific corridor plans should be prepared in the future. The width of the corridor should be maximized when scenic quality is high, and minimized where existing development forms the visual boundary (see Exhibit C-1).

#### **3.611 Protection of the Scenic Corridors**

Every effort should be made to protect the overall visual experience along each of the identified scenic corridors, primarily through enforcement of sensitive site planning. Distant, panoramic views of Colma and its environs can be appreciated in a number of locations. In these locations (see Exhibit C-1), first priority should be in keeping buildings out of the corridor so that views are not blocked. In some cases, noise compatibility planning will support this approach. Where development is permitted in the corridor, landscaping should be required to screen views of buildings, and to quickly cover any scars







left from grading. The open quality of views should be retained by concentrating landscape materials near the objects to be screened rather than by creating a wall of vegetation adjacent to the road.

### **5.03.620 CRITERIA FOR SITE PLANNING IN SCENIC CORRIDORS** - All sites ↓

Each development project within scenic corridors should be located, sited and designed to carefully fit within its environment. The scenic character of the site should be maintained as much as possible. The following criteria can be applied to development proposals in meeting the above stated goals.

#### **5.03.621 Site Planning**

**5.03.621.1** All roads, buildings and other structural improvements or land coverage should be located, sited and designed to fit the natural topography.

**5.03.621.2** All development should be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties and the community-at-large.

**5.03.621.3** No use, development or alteration should create uniform, geometrically-terraced building sites which are contrary to the natural land form or which substantially detract from the scenic and visual quality of the Town.

**5.03.621.4** Development should not contribute to the instability of the parcel or adjoining lands, and all structural proposals including excavation, proposed roads and other pavement should adequately compensate for adverse subsurface conditions. Roads and structures should not be located where downward lateral forces can adversely effect a slope or creek bank.

#### **5.03.622 Paved Areas**

**5.03.622.1** The number of access roads to a Scenic Corridor shall be minimized wherever possible. Development access roads shall be combined, with the intent of minimizing intersections with scenic roads.

**5.03.622.2** Small, separate parking areas are preferred to single large parking lots.

**5.03.622.3** Paved areas should be integrated into the site, related to their structure,



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and should be landscaped to reduce their visual impact from scenic corridors. Textured paving should be considered.

#### **5.03.623 Landscaping and Views**

**5.03.623.1** Public views within and from Scenic Corridors should be protected and enhanced, and development should not be allowed to significantly obscure, detract from, or negatively affect the quality of these views. Vegetative screening may be used to mitigate such impacts.

**5.03.623.2** Selective clearing of vegetation, which allows the display of important public views may be permitted.

**5.03.623.3** Wherever possible, vegetation removed during construction should be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of Colma.

**5.03.623.4** A smooth transition should be maintained between development and adjacent open areas through the use of natural landscaping and plant materials which are native or appropriate to the area.

**5.03.623.5** Screening, as required under these design criteria, should not consist of solid fencing, rather it should be of natural materials of the area, preferably vegetation appropriate to the area in conjunction with low earth berms.

#### **5.03.624 Architecture**

**5.03.624.1** The design of the structure should be appropriate to the use of the property and in harmony with the shape, size and scale of adjacent buildings in the community.

**5.03.624.2** The architectural style of new buildings should incorporate a Spanish Mediterranean design theme with pitched roofs and varied horizontal planes to create shadows. Exceptions may be approved where this approach would clash with existing structures having historical or architectural merit.

**5.03.624.3** Highly reflective surfaces and colors are discouraged.

#### **5.03.625 Signs**

**5.03.625.1** No signs should be permitted within the front setback, or on rooftops. Billboard signs and pole signs should not be permitted within scenic corridors.

**5.03.625.2** Signs appropriate for use in a scenic corridor are small identification signs, small building face signs and monument signs. Night lighting should be limited to direct spot lighting.





**5.03.626 Utilities**

**5.03.626.1** Overhead utility lines should be placed underground to reduce the visual impact along scenic corridors.

**5.03.626.2** Underground utility lines will be required for all new public and private developments.

**5.03.626.3** Public utility structures shall be designed and sited so as to have an uncluttered appearance, subordinate to the setting.

**5.03.700 ADOPTION DRAFT CIRCULATION ELEMENT POLICES**

The following policies are set forth to help guide decision making with regard to circulation, transportation, and scenic routes in Colma. Programs necessary for the implementation of those polices are described following the policies section.

<b>5.03.710 CIRCULATION SYSTEM</b>		
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>
5.03.711	Commercial and industrial truck traffic, except for trucks serving local business, should be limited to highways or arterial streets for movement through the Town.	The City Engineer will require appropriate routes consistent with this policy.
5.03.712	Improvements to Collins Avenue consistent with the Plan Line for Collins Avenue should continue to be implemented as a condition of approval of new development projects.	The City Planner will make recommendations consistent with policy to the City Council for new development projects.
5.03.713	On-street parking should typically be prohibited except on local streets. On-street parking, where necessary to support commercial businesses, should be oriented primarily to short-term use for the convenience of patrons.	Areas with prohibited or restricted on-street parking are designated with painted curbs and/or signs. The Public Works Department will maintain these designations. The City Engineer will recommend changes when applicable.
5.03.714	A loop road allowing access for emergency vehicles should be included in any future development of the Cypress Hills area. The road should connect the Serramonte Boulevard extension through the Cypress Lawn Hillside Campus to the current golf course access road.	The City Planner will make recommendations consistent with this policy to developers during the design review process. If the property is developed for open space use the road may be private and restricted as to general public access. The road may be installed in increments as land adjoining the right-of-way is improved.
5.03.715	The Town shall favorably consider street abandonment applications for paper streets that do not provide access to in-holding lots, are not needed for utility purposes, or are redundant with other paper streets, and will not in the foreseeable future serve a public purpose.	The City Planner and City Engineer will identify streets that meet the policy's criteria and make recommendations for abandonment to the City Council based on the merits of the abandonment application.
<b>5.03.720 COMPLETE STREETS POLICIES</b>		
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>
5.03.721	Private off-street parking should be developed in all of Colma's commercial areas to minimize traffic congestion. Private off-street parking should be developed in conjunction with residential development projects.	The City Planner will make recommendations consistent with policy to the City Council for new development projects.



5.03.722	Pedestrian sidewalks or walkways should be constructed typically along all streets. These should be done as a requirement of private development, <u>where possible</u> .	The City Planner will make recommendations consistent with policy to the City Council for new development projects.
5.03.723	Sidewalks should be constructed where they do not presently exist, where feasible, on: <ul style="list-style-type: none"> <li>• the west side of El Camino Real north of the entrance to the Greek Cemetery to the Colma BART station</li> <li>• one side of Hillside Boulevard</li> <li>• the north side of Serramonte Boulevard from El Camino Real to Hillside Boulevard</li> <li>• the south side of Collins Avenue</li> </ul>	Projects will be considered as part of on-going CIP projects. For improvements on El Camino Real, Caltrans coordination will be required.
5.03.724	All loading and unloading of trucks associated with commercial uses should take place out of the road right-of-way in order to avoid potential conflicts with through traffic.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.
5.03.725	Facilities for disabled persons should be constructed in Colma including specified parking spaces, curb ramps at street crossings, sidewalk clearance around obstacles and sidewalk transitions at driveway crossings.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.
5.03.726 <i>Atwood</i>	Additional driveway access points to El Camino Real and to arterial and collector streets should be discouraged in order to promote traffic safety and retain landscape corridors. Where possible, access should be developed from other streets.	The City Planner will make recommendations consistent with policy to the City Council for new development projects.
5.03.727	The long term improvement of Hillside Boulevard should include sidewalks and landscaping.	Sidewalks and landscaping are proposed in improvements between Serramonte Boulevard and Hoffman Street. Sidewalks are proposed between Serramonte Boulevard and Lawndale Boulevard on the west side of the street. Existing sidewalk sections exist on the east side of Hillside Boulevard between Serramonte Boulevard and Sand Hill Road. Sidewalk on the east side of Hillside Boulevard between Sand Hill Road and Lawndale Boulevard would be required at the time of property development by the property owner.
5.03.728	The intersection of Mission Road and El Camino Real should be reconfigured to improve safety and to permit left turns from Mission Road onto El Camino Real.	The City Engineer will coordinate with Caltrans on an appropriate configuration. Any necessary funding will be considered in a future CIP.
5.03.729	The Town should strive to maintain a Level of Service D or better for all intersections. Levels of E or F should be tolerated during peak periods.	The City Planner and City Engineer will consider and require mitigation, where feasible, to the traffic impacts of new development projects in Colma and proposed in adjoining jurisdictions.





**5.03.730 TOWN IMAGE**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE
5.03.731	<p>Colma recognizes six major gateways to the Town:</p> <ul style="list-style-type: none"> <li>• El Camino Real at the intersection of F Street</li> <li>• El Camino Real and Mission Road</li> <li>• Serramonte Boulevard and Collins Avenue where they intersect Junipero Serra Boulevard</li> <li>• Hillside Boulevard at the intersection of F Street</li> <li>• Hillside Boulevard at Lawndale Boulevard</li> <li>• Mission Road at Lawndale Boulevard</li> </ul> <p>The Town's gateways should be enhanced and maintained with appropriate landscaping and to strengthen Colma's identity. Gateway elements (such as a sculpture or distinctive architecture) should be included at each gateway. The gateway elements should have a consistent theme. Improvements should be included as an element of private development, where appropriate.</p>	<p>The City Planner will make recommendations for the installation of new gateway signs and landscaping consistent with this policy to the City Council whenever a new development project or a CIP project is proposed that will allow for implementation. Remaining gateways to implement include:</p> <ul style="list-style-type: none"> <li>• El Camino Real and Mission Road (which can be implemented when the intersection is reconfigured or improved, or property at 1988 Mission Road is developed)</li> <li>• Hillside Boulevard at the intersection of F Street (to be implemented in Summer 2014)</li> <li>• Hillside Boulevard at Lawndale Boulevard (to be implemented when the southern section of Hillside Boulevard is improved)</li> </ul>
5.03.732 <i>Salem Atwood</i>	<p>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. Street trees should be planted as a requirement of private development, where such developments involve the public street frontage.</p>	<p>The City Planner will designate preferred trees for each street and make recommendations to the City Council for new development projects.</p>
5.03.733	<p>A utility undergrounding/street beautification program should be carried out for Mission Road in conjunction with the provision of additional off-street parking to improve visual appearance and traffic safety.</p>	<p>Undergrounding and beautification of Mission Road will be considered in as a future Capital Improvement Program project when funds become available.</p>
5.03.734	<p>Overhead transmission lines should be placed underground in order to improve the visual quality of all roadways.</p>	<p>Utility undergrounding will be considered in a future Capital Improvement Program.</p>

**5.03.740 BICYCLE AND RECREATION IMPROVEMENTS**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE
5.03.741	<p>Bicycle lanes should be clearly marked on all designated bicycle routes.</p>	<p>The Town will implement, where feasible, San Mateo County's Comprehensive Bicycle and Pedestrian Master Plan (2011) when projects are being considered under the CIP. In addition, the Town will add Class II and class II bicycle markings and improvements to Mission Road, where feasible.</p>
5.03.742	<p>The Town should seek ways to implement bikeways along El Camino Real, and Hillside Boulevard.</p>	<p>Consistent with the San Mateo County Comprehensive Bicycle and Pedestrian Master Plan (2011), the Town will consult with Caltrans when improvements are being considered for El Camino Real in order to add bicycle lanes where feasible. Future phases of improvements to Hillside Boulevard will consider, where feasible, the addition of bikeways.</p>



5.03.743	The Town should work with the San Francisco Water Company to see what landscaping improvements are possible on the Water Company right-of-way between Serramonte Boulevard and Collins Avenue.	Securing of an access easement and landscaping of portions of the Water Company right-of-way on the Collins Avenue side shall be considered in the future. The Serramonte half of the right-of-way is proposed to be developed with a wellhouse structure that will be fenced for security.
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**5.03.750 SCENIC ROUTES**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE
5.03.751	The Town recognizes El Camino Real, Hillside Boulevard, and the Junipero Serra Freeway as scenic routes. Detailed studies and mapping of the scenic routes should be undertaken as necessary to define precise corridor boundaries. Standards for site planning within scenic corridors should be adopted.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.

**5.03.800 PROGRAMS FOR CIRCULATION ELEMENT IMPLEMENTATION**

Circulation Element policies are intended to be implemented using both existing and proposed action programs. Reference is made as to whether the program is existing or proposed and the responsibility for program operation.

**5.03.810 COMPLETE STREETS POLICY**

**5.03.811 Complete Streets Principles**

(1) *Complete Streets Serving All Users.* The Town of Colma is committed to creating and maintaining Complete Streets that provide safe, comfortable, and convenient travel along and across streets (including streets, roads, highways, bridges, and other portions of the transportation system) through a comprehensive, integrated transportation network that serves all categories of users, including pedestrians, bicyclists, persons with disabilities, motorists, movers of commercial goods, users and operators of public transportation, seniors, children, youth, and families.

(2) *Context Sensitivity.* In planning and implementing street projects, departments and agencies of the Town of Colma shall consider local conditions in both residential and business districts as well as urban, suburban, and rural areas, and shall work with residents, merchants, and other stakeholders to ensure that a strong sense of place ensues. Improvements to be considered include sidewalks, shared use paths, bicycle lanes, bicycle routes, paved shoulders, street trees and landscaping, planting strips, accessible curb ramps, crosswalks,





## Comment Letter C

### 5.03.090 "C" Zone.

The following uses may be permitted in the "C" Zone upon issuance of a use permit in accordance with the procedures set forth:

- (a) A commercial establishment;
- (b) A single family dwelling or a multiple dwelling up to six units, provided the proposed residential density does not exceed that specified in the Colma General Plan;
- (c) Residential Planned Development on land identified in the Colma General Plan as suitable for residential uses, provided the proposed residential density does not exceed that specified in the Colma General Plan;
- (d) A light industrial establishment;
- (e) Communications structures;
- (f) Commercial center;
- (g) Retail Merchandising Unit; [Ord. 506, 3/12/97]
- (h) Such other uses which, upon a finding of the City Council, are of a similar nature as the above described uses.

[History: formerly § 5.314; ORD. 234, 3/14/79; ORD. 309, 2/13/85; ORD. 425, 7/10/91; ORD. 638, 12/14/05]

### 5.03.100 "DR" Combining Zone.

The "DR" Design Review zone may be combined with all base zones to achieve a consistent site, landscape and building design theme in those areas where it is applied.

[History: formerly § 5.315; ORD. 500, 10/9/96; ORD. 638, 12/14/05]

### 5.03.110 "P" Zone.

The following uses are permitted in the "P" Zone:

- (a) Public buildings and parks, and any uses incident thereto.
- (b) Municipal supported senior housing.

[History: formerly § 5.316; ORD. 234, 3/14/79; ORD. 459, 10/13/93; ORD. 638, 12/14/05]

### 5.03.120 "E" Zone.

*At wood*

- (a) The following uses are generally permitted on land located within the "E" Zone:
  - (1) A cemetery or memorial park;

(2) Floriculture or agriculture.

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

(1) Nurseries;

(2) Flower Shops;

(3) Monument Shops;

(4) Medical Service Offices where medical, dental or veterinarian consultation, treatment and/or advice is dispensed on an outpatient basis;

(5) Professional Business Offices where professional or technical business services are offered and/or where the administrative management function of a business is performed and where no external signing is required;

(6) Restaurants; provided that banquet facilities are included capable of accommodating 50 or more persons separated from the principal dining facilities.

(7) Such other uses as the Council finds are of a similar nature to the specified uses.

[History: formerly § 5.317; ORD. 234, 3/14/79; ORD. 321, 7/10/85; ORD. 372, 7/13/88; ORD. 638, 12/14/05]

### 5.03.130 "PD" Zone.

The following uses are permitted within the "PD" Zone upon issuance of a use permit in accordance with the procedures hereinafter set forth:

- (a) Single family residential developments;
- (b) Multiple housing developments;
- (c) Neighborhood and community commercial centers;
- (d) Professional and administrative offices; or
- (e) A combination of such uses.

This zone may be established to allow flexibility of design, which is in accordance with the objectives and spirit of the General Plan.

[History: formerly § 5.319; ORD. 234, 3/14/79; ORD. 264, 9/17/81; ORD. 638, 12/14/05]

### 5.03.140 Establishment of PD Districts.

PD Districts may be established in any R or C Zone upon application of a property owner or owners, or upon the initiative of the City Council.



- (4) Only construction methods and practices that will minimize flood damage may be used;
- (5) Each building or structure must be designed or anchored to prevent the flotation, collapse or lateral movement of the structure or portions of the structure due to flooding;
- (6) In regard to mobile homes:
  - (i) Over-the-top ties must be provided at each of the four corners of the mobile home with two (2) additional ties per side at the intermediate locations, and mobile homes less than fifty (50) feet long requiring one (1) additional tie per side;
  - (ii) Frame ties must be provided at each corner of the home with five (5) additional ties per side at intermediate points, and mobile homes less than fifty (50) feet long requiring four (4) additional ties per side;
  - (iii) All components of the anchoring system must be capable of carrying a force of 4,800 pounds;
  - (iv) Any additions to mobile homes must be similarly anchored.

(b) The term "100-year flood elevation" means the elevation which is determined by the City Engineer to have a one per cent chance of flooding in any given year.

[History: formerly § 5.335; ORD. 290, 08/10/83; ORD. 638, 12/14/05]

**5.03.330 Restrictions Applicable to "E" Zone.**

- (a) All uses in the "E" Zone shall be subject to the following requirements:
  - (1) Area: Each lot shall have a minimum average width of 33-1/3 feet and a depth not less than 100 feet.
  - (2) Setbacks: The front yard shall have a depth of not less than five (5) feet from property line to the front line of any building except that any yard facing El Camino Real shall be thirty (30) feet; the side yards shall not be less than five (5) feet wide; the rear yard shall not be less than five (5) feet deep.
  - (3) Site Coverage: Not more than fifty (50%) per cent of any building site shall be covered by buildings.
  - (4) Parking: There shall be maintained on each building site facilities for parking, loading, and unloading; provided, however, that off-street parking shall in no event be less than the following standards:
    - (i) Retail Stores: one (1) parking space for each one hundred (100) square feet of sales floor area, but in no case less than one (1) space for each two hundred (200) square feet of gross floor area;



- (ii) Professional Business and Medical Service Offices: one (1) parking space for each three hundred (300) square feet of gross floor area;
  - (iii) Restaurants: One (1) parking space for each four (4) seats for seating other than private banquet facilities; and with respect to private banquet facilities such additional parking as may be appropriate considering the size of the facility, the reasonably anticipated utilization of the banquet facility, and the availability of adjacent parking; provided, however, that the amount of parking required for banquet facilities shall be no greater than one (1) parking space for each four (4) seats.
  - (iv) All other uses: minimum of one (1) space for each five (5) regular employees but, in any case, not less than one (1) space for each two thousand (2,000) square feet of gross floor area, or fraction thereof.
- (5) Height: The maximum height of any building shall be thirty-six (36) feet.
  - (6) Design: The design of any building shall be subject to approval by the City Council who shall consider the height, design and use of such building in relation to the height, design and use of buildings in the surrounding area.
  - ★ (7) Landscaping: Within the required setback area from El Camino Real there shall be maintained only paved walks, paved walks, paved driveways, lawns and landscaping. The landscaping shall be consistent with landscaping in the surrounding area, and shall screen parking areas from passerby on the adjacent street. The City Council may require, as a condition of any Use Permit, that all or a portion of the setback area be maintained as lawns or landscaping.
  - (8) Parking shall be placed behind buildings or well screened by landscaping.
  - (9) Any roll-up doors and loading areas shall be located so as not to face public roads.

[History: formerly § 5.335.1; ORD. 321, 7/10/85; ORD. 372, 7/13/88; ORD. 638, 12/14/05]

#### **5.03.340 Restrictions Applicable to "T" Zone.**

- (a) No person may erect, construct, enlarge or improve any public or private transit building or transit structure in the "T" Zone, or permit the same to be done, unless such building or structure is underground and covered with soil so as to make its location indistinguishable from adjacent terrain.
- (b) Notwithstanding the foregoing, nothing herein contained shall limit the establishment and maintenance of landscaping, fences, roads, surface parking facilities, or similar improvements in said zone.
- (c) Notwithstanding the foregoing, the portion of a parcel containing a "T" zone shall be included in determining land to building ratios, set-backs, minimum lot size, and similar zoning requirements.



(d) Buildings and structures may be developed in the "T" Zone, subject to a Use Permit, provided the building or structure is supported on a foundation system that will not prevent the development of covered, underground public or private transit facilities at that location.

[History: formerly § 5.335.2; ORD. 374, 09/14/88; ORD. 460, 11/10/93; ORD. 638, 12/14/05]

**5.03.350 Restrictions Applicable to All Zones.**

(a) There shall not be permitted any use which may be determined by the City Council to be obnoxious or offensive because of the presence or emission of odor, fumes, dust, gas, smoke, noise, bright lights, vibrations, pollution, detrimental sewer wastes, or have a detrimental effect on permissible adjacent uses, or will be hazardous by reason of danger of fire or explosion.

(b) In each zone there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased in capacity, sufficient off-street parking accommodations with adequate provisions for ingress and egress by standard size automobiles. Parking access-ways, parking spaces and fire lanes shall all meet the minimum standards provided in Section 5.01.080 (Definitions) above.

(c) The following uses are prohibited in all districts: amusement parks or centers, circuses, carnivals, outdoor theaters, race tracks, commercial recreation centers, stockyards, the slaughtering of animals, and medical marijuana dispensaries.

(d) Definition of "self-storage mini-warehouse": a structure containing more than five (5) individually locked rooms or compartments, each of which rooms or compartments are available for rent to the general public on a daily, weekly, monthly or other periodic basis for the purpose of storing chattel or personal property, where the property stored in the rooms or compartments is loaded and removed by the renter of the compartment, rather than by the owner of the self-storage mini-warehouse or his agent. "Self-storage mini-warehouse" does not include storage space made available on a rental basis to renters of apartments or owners of condominiums on the premises which contains the condominium or apartment building.

(e) No person shall install, construct or maintain a fence or hedge on any property in the Town of Colma except in compliance with the following:

(1) General fence and hedge limitations:

(i) If cyclone fencing is used, it must be black vinyl clad with black painted posts and supports.

(ii) Fences shall be maintained in good repair and condition.

(iii) Hedge height limits in this section do not apply to taller landscaping planted immediately adjacent to building walls. Free standing trees are encouraged in all yard areas.

(iv) Fences with razor wire are not permitted in the Town of Colma.



- (v) For corner lots, a vision triangle of 35' shall be maintained to insure safe visibility for motorists. The vision triangle shall be created by measuring along the curb line 35' in each direction from the street corner, with the endpoints connected across the lot. Within the vision triangle, no fencing or vegetation shall exceed three (3) feet in height and all tree canopies must be kept seven (7) or more feet above grade.
  - (vi) Any unimproved right-of-way (the area between the back of sidewalk and the front property line of any property) may contain landscape planting, irrigation and fencing.
  - (vii) The height of a fence shall be measured as the higher of the two sides of the fence.
- (2) Fence and hedge limitations in all Residential Zones:
- (i) No fence or hedge in excess of four (4) feet in height is allowed between the back of the sidewalk and front wall of any residence. An exception is permitted for a single, freestanding trellis structure not exceeding eight (8) feet in height, five (5) feet in width, and five (5) feet in depth. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (ii) No fence or hedge in excess of six (6) feet in height is allowed from the front face of the residence to the rear property line. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (iii) No barbed wire shall be permitted in a residential zone.
- (3) Fence and hedge limitations for Non-Residential Zones:
- (i) No fence or hedge in excess of four (4) feet in height is allowed between the back of the sidewalk and a parallel line set back thirty (30) feet from the front property line. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (ii) No fence or hedge in excess of eight (8) feet in height is allowed from the thirty (30) foot setback line to the rear of the property. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (iii) No barbed wire shall be permitted in front of the thirty (30) foot setback line. An exception may be granted by the City Planner through the Design Review Process if required for security.



- (4) Prior constructing or installing a fence in excess of six feet in height, retaining wall exceeding two (2) feet in height, masonry wall, or any improvement located in the public right-of-way, owners and occupants should consult with the Building Official or City Engineer to determine if a building permit and/or encroachment permit is needed.

[History: formerly § 5.336, ORD. 234, 03/14/79; ORD. 313, 02/13/85; ORD. 550, 4/14/1999; ORD. 638, 12/14/05, ORD 662, 9/12/07]

#### **5.03.360 Restrictions and Landscaping Along El Camino Real.**

(a) No building shall be located less than thirty (30) feet from any portion of El Camino Real to any portion of the building.

(b) Within the required setback from El Camino Real there shall be maintained only paved walks, paved driveways, lawns and landscaping. The landscaping shall be consistent with landscaping in the surrounding areas, and shall screen parking areas from passersby on El Camino Real. The City Council may, as a condition of any Use Permit, require a landscaping plan for the area within the required setback.

(c) The restrictions apply to property adjacent to El Camino Real the entire length of said street from the northern boundary of Colma to the Mission Road junction.

[N.B. Section 2 of Ordinance No. 270 (effective 7/9/82) provided as follows: "The requirements of this section shall not be construed to require the removal or other changes or alteration of any structure not conforming thereto as of the effective date hereof or otherwise interfere with the continuance of any non-conforming use; but shall apply to any replacement, addition, or substantial alteration of any such non-conforming structure."]

[History: formerly § 5.336.1; ORD. 270, 6/09/82; ORD. 638, 12/14/05]

#### **5.03.370 Restrictions Applicable to Mobile Homes, Recreational Vehicles and Commercial Coaches.**

Mobile homes, recreational vehicles and commercial coaches as defined in the Health and Safety Code of the State of California shall not be occupied in the Town of Colma except as follows:

(a) For temporary use as a field office or a business office during construction, alteration or repair of a project in the Town of Colma, provided that such use shall cease when the Certificate of Occupancy for such project is issued;

(b) For use as an office in connection with a commercial use, and pursuant to a conditional use permit issued by the City Council under section 18300.1 of the Health and Safety Code of the State of California; or

Such zone shall be in addition to and lay over the land use zones as set forth in subsection (a) above. All real property in the Town of Colma lying within 50 feet of either edge of the Colma Creek, and all other real property determined by the City Engineer to be subject to a one per cent chance of flooding in any given year, shall be in the F zone.

(c) The following transit zone shall be established in the City: T.

Such zone shall be in addition to and lay over the land use zones as set forth in subparagraph (a) above. All real property in the Town of Colma lying within the 60-foot right-of-way owned, or formerly owned, by Southern Pacific Company shall be in the T zone.

(d) The following design review zone shall be established in the City: DR.

Such zone shall be in addition to and lay over the land use zones set forth in subparagraph (a), above. All real property from the junction of Mission Road and El Camino Real on the south to the junction of F Street and El Camino Real on the north, and from Junipero Serra Boulevard on the west to the City limits on the east, plus all property fronting on Mission Road, shall be in the DR zone.

(e) The zones aforesaid and the boundaries of such zones are shown upon a map filed with the City Clerk and designated "General Plan Land Use, Town of Colma, April 2008 Zoning Map". Said map and all notations, references and other information shown thereon shall be and hereby is incorporated by reference in this ordinance as if fully set forth herein.

[History: formerly § 5.310, ORD. 234, 3/14/79; ORD. 290, 8/10/83; ORD. 321, 7/10/85; ORD. 374, 9/14/88; ORD. 409, 3/14/90; ORD. 536, 7/8/1998; ORD. 557, 8/18/1999; ORD. 573, 4/12/00, ORD. 588, 8/15/2001; ORD 609, 12/10/03; ORD. 610, 1/14/04; ORD. 627, 4/13/05; ORD. 638, 12/14/05; ORD. 668, 5/14/08]

### **5.03.050 Zone Boundaries.**

Where uncertainty exists as to the boundaries of any zone shown on said "Zone Map", the following rules shall apply:

(a) Where such boundary is indicated as approximately following a street or alley line, such street or alley line shall be deemed to be such boundary.

(b) Where such boundary is indicated as approximately following a lot line, such lot shall be deemed to be such boundary.

(c) Where uncertainty exists, the City Council shall, by written declaration, determine the location of the zone boundary.

[History: formerly § 5.311; ORD. 234, 3/14/79; ORD. 638, 12/14/05]

### **5.03.060 "G" Zone. Salem & Holy Cross**

(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.

(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;

(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) Communications structures.

[History: formerly § 5.312; ORD. 234, 3/14/79; ORD. 325, 11/13/85; ORD. 480, 5/10/95; ORD. 520, 12/10/97; ORD. 638, 12/14/05]

#### 5.03.070 "R" Zone.

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

(1) A single family dwelling;

(2) A "small family day care home", as defined in the Health and Safety Code providing family day care to six or fewer children; and

(3) Second dwelling units.

(b) The following uses may be permitted in the "R" Zone upon issuance of a use permit in accordance with the procedures hereinafter set forth:

(1) A multiple dwelling up to six units, provided that the proposed residential density does not exceed that specified in the Colma General Plan;

(2) Residential Planned Development on land identified in the Colma General Plan as suitable for residential uses, provided the proposed residential density does not exceed that specified in the Colma General Plan;

(3) Home office use;

(4) A "large family day care home," as defined, and pursuant to the procedures and standards set forth, in Section 5.03.085 below.

- (4) The property and principal building thereon is not in violation of any applicable zoning or building codes;
- (5) Provision has been made, to the satisfaction of the City Planner, to discontinue the use, to clean the area, and to return the area to its previous state upon termination of the period authorized in the use permit for a short-term or temporary use;
- (6) The granting of the Permit will not be detrimental to the public health, safety or public welfare, or materially injurious to properties or improvements in the vicinity;
- (7) Existing property uses, large or small, will not be detrimentally affected by the proposed use;
- (8) The granting of the Permit will not constitute a grant of special privilege inconsistent with the limitations imposed by this subchapter on the existing use of properties, large or small, within the Town of Colma; and
- (9) The proposed use will not constitute a nuisance as to neighboring persons or properties.

(c) The City Planner may impose such conditions on the issuance of the Administrative Use Permit as may be reasonably necessary to implement the purposes and intent of the Town's General Plan and Zoning Ordinance, including a condition that the permit holder post a bond or other security to guarantee compliance with this ordinance and the permit.

[History: formerly § 5.329, ORD. 563, 10/18/99; ORD. 638, 12/14/05]

**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.

(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) Communications structures, including relay towers, antennas and reception dishes, shall be located so as not to be highly visible from any public street and shall be located no closer than 1,000 feet from any Residential District. Such structures shall be no higher than 36 feet from the ground if freestanding and no higher than 15 feet above the roof top if placed on a building.

(e) 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 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.

[History: formerly § 5.330, ORD. 234, 3/14/79; ORD. 5/10/95; ORD. 325, 11/13/85; ORD. 520, 12/10/97; ORD. 638, 12/14/05]

#### **5.03.250 Restrictions Applicable to "R" Zone.**

(a) All land within the "R" Zone, except as provided in subparagraph (5) below, shall be subject to the following area requirements:

- (1) The front yard shall have a depth of not less than fifteen (15) feet from property line to front line of the building;
- (2) The side yard shall be not less than 10 per cent of the width of the lot or 10 feet, whichever is the lesser;
- (3) The rear yard shall be not less than 25 per cent of the total area of the lot, but such rear yard need not exceed 25 feet; save and except any "R" Zone located in that portion of Colma bounded by F Street, Hillside Boulevard, El Camino Real, and the northern boundary of the Town of Colma, in which area the rear yard shall have a depth of not less than 15 feet from property line to rear line of the building with respect to the first story of the building, and a depth of not less than 25 feet from property line to the rear line of any portion of the building above the first story. The one-story portion of a building which extends less than 25 feet from the rear property line shall have a pitched roof, and the space above the roof shall not be used for a roof deck, balcony or other similar purpose.
- (4) Every lot shall have a minimum average width of 33-1/3 feet and a depth of not less than 100 feet.
- (5) Notwithstanding the setback requirements of subparagraphs (1), (2), and (3) above, the distance between the vehicle entry of any covered parking structure to the property line shall be not less than 19 feet.



(d) Buildings and structures may be developed in the "T" Zone, subject to a Use Permit, provided the building or structure is supported on a foundation system that will not prevent the development of covered, underground public or private transit facilities at that location.

[History: formerly § 5.335.2; ORD. 374, 09/14/88; ORD. 460, 11/10/93; ORD. 638, 12/14/05]

**5.03.350 Restrictions Applicable to All Zones.**

(a) There shall not be permitted any use which may be determined by the City Council to be obnoxious or offensive because of the presence or emission of odor, fumes, dust, gas, smoke, noise, bright lights, vibrations, pollution, detrimental sewer wastes, or have a detrimental effect on permissible adjacent uses, or will be hazardous by reason of danger of fire or explosion.

(b) In each zone there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased in capacity, sufficient off-street parking accommodations with adequate provisions for ingress and egress by standard size automobiles. Parking access-ways, parking spaces and fire lanes shall all meet the minimum standards provided in Section 5.01.080 (Definitions) above.

(c) The following uses are prohibited in all districts: amusement parks or centers, circuses, carnivals, outdoor theaters, race tracks, commercial recreation centers, stockyards, the slaughtering of animals, and medical marijuana dispensaries.

(d) Definition of "self-storage mini-warehouse": a structure containing more than five (5) individually locked rooms or compartments, each of which rooms or compartments are available for rent to the general public on a daily, weekly, monthly or other periodic basis for the purpose of storing chattel or personal property, where the property stored in the rooms or compartments is loaded and removed by the renter of the compartment, rather than by the owner of the self-storage mini-warehouse or his agent. "Self-storage mini-warehouse" does not include storage space made available on a rental basis to renters of apartments or owners of condominiums on the premises which contains the condominium or apartment building.

(e) No person shall install, construct or maintain a fence or hedge on any property in the Town of Colma except in compliance with the following:

(1) General fence and hedge limitations:

(i) If cyclone fencing is used, it must be black vinyl clad with black painted posts and supports.

(ii) Fences shall be maintained in good repair and condition.

(iii) Hedge height limits in this section do not apply to taller landscaping planted immediately adjacent to building walls. Free standing trees are encouraged in all yard areas.

(iv) Fences with razor wire are not permitted in the Town of Colma.



- (v) For corner lots, a vision triangle of 35' shall be maintained to insure safe visibility for motorists. The vision triangle shall be created by measuring along the curb line 35' in each direction from the street corner, with the endpoints connected across the lot. Within the vision triangle, no fencing or vegetation shall exceed three (3) feet in height and all tree canopies must be kept seven (7) or more feet above grade.
  - (vi) Any unimproved right-of-way (the area between the back of sidewalk and the front property line of any property) may contain landscape planting, irrigation and fencing.
  - (vii) The height of a fence shall be measured as the higher of the two sides of the fence.
- (2) Fence and hedge limitations in all Residential Zones:
- (i) No fence or hedge in excess of four (4) feet in height is allowed between the back of the sidewalk and front wall of any residence. An exception is permitted for a single, freestanding trellis structure not exceeding eight (8) feet in height, five (5) feet in width, and five (5) feet in depth. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (ii) No fence or hedge in excess of six (6) feet in height is allowed from the front face of the residence to the rear property line. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (iii) No barbed wire shall be permitted in a residential zone.
- (3) Fence and hedge limitations for Non-Residential Zones:
- (i) No fence or hedge in excess of four (4) feet in height is allowed between the back of the sidewalk and a parallel line set back thirty (30) feet from the front property line. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (ii) No fence or hedge in excess of eight (8) feet in height is allowed from the thirty (30) foot setback line to the rear of the property. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (iii) No barbed wire shall be permitted in front of the thirty (30) foot setback line. An exception may be granted by the City Planner through the Design Review Process if required for security.



- (4) Prior constructing or installing a fence in excess of six feet in height, retaining wall exceeding two (2) feet in height, masonry wall, or any improvement located in the public right-of-way, owners and occupants should consult with the Building Official or City Engineer to determine if a building permit and/or encroachment permit is needed.

[History: formerly § 5.336, ORD. 234, 03/14/79; ORD. 313, 02/13/85; ORD. 550, 4/14/1999; ORD. 638, 12/14/05, ORD 662, 9/12/07]

#### **5.03.360 Restrictions and Landscaping Along El Camino Real.**

- (a) No building shall be located less than thirty (30) feet from any portion of El Camino Real to any portion of the building.
- (b) Within the required setback from El Camino Real there shall be maintained only paved walks, paved driveways, lawns and landscaping. The landscaping shall be consistent with landscaping in the surrounding areas, and shall screen parking areas from passersby on El Camino Real. The City Council may, as a condition of any Use Permit, require a landscaping plan for the area within the required setback.
- (c) The restrictions apply to property adjacent to El Camino Real the entire length of said street from the northern boundary of Colma to the Mission Road junction.

[N.B. Section 2 of Ordinance No. 270 (effective 7/9/82) provided as follows: "The requirements of this section shall not be construed to require the removal or other changes or alteration of any structure not conforming thereto as of the effective date hereof or otherwise interfere with the continuance of any non-conforming use; but shall apply to any replacement, addition, or substantial alteration of any such non-conforming structure."]

[History: formerly § 5.336.1; ORD. 270, 6/09/82; ORD. 638, 12/14/05]

#### **5.03.370 Restrictions Applicable to Mobile Homes, Recreational Vehicles and Commercial Coaches.**

Mobile homes, recreational vehicles and commercial coaches as defined in the Health and Safety Code of the State of California shall not be occupied in the Town of Colma except as follows:

- (a) For temporary use as a field office or a business office during construction, alteration or repair of a project in the Town of Colma, provided that such use shall cease when the Certificate of Occupancy for such project is issued;
- (b) For use as an office in connection with a commercial use, and pursuant to a conditional use permit issued by the City Council under section 18300.1 of the Health and Safety Code of the State of California; or



**5.03.090 "C" Zone.**

The following uses may be permitted in the "C" Zone upon issuance of a use permit in accordance with the procedures set forth:

- (a) A commercial establishment;
- (b) A single family dwelling or a multiple dwelling up to six units, provided the proposed residential density does not exceed that specified in the Colma General Plan;
- (c) Residential Planned Development on land identified in the Colma General Plan as suitable for residential uses, provided the proposed residential density does not exceed that specified in the Colma General Plan;
- (d) A light industrial establishment;
- (e) Communications structures;
- (f) Commercial center;
- (g) Retail Merchandising Unit; [Ord. 506, 3/12/97]
- (h) Such other uses which, upon a finding of the City Council, are of a similar nature as the above described uses.

[History: formerly § 5.314; ORD. 234, 3/14/79; ORD. 309, 2/13/85; ORD. 425, 7/10/91; ORD. 638, 12/14/05]

**5.03.100 "DR" Combining Zone.**

The "DR" Design Review zone may be combined with all base zones to achieve a consistent site, landscape and building design theme in those areas where it is applied.

[History: formerly § 5.315; ORD. 500, 10/9/96; ORD. 638, 12/14/05]

**5.03.110 "P" Zone.**

*Possible rezoning designation?*

The following uses are permitted in the "P" Zone:

- (a) Public buildings and parks, and any uses incident thereto.
- (b) Municipal supported senior housing.

[History: formerly § 5.316; ORD. 234, 3/14/79; ORD. 459, 10/13/93; ORD. 638, 12/14/05]

**5.03.120 "E" Zone.**

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

- (1) A cemetery or memorial park;

(d) Buildings and structures may be developed in the "T" Zone, subject to a Use Permit, provided the building or structure is supported on a foundation system that will not prevent the development of covered, underground public or private transit facilities at that location.

[History: formerly § 5.335.2; ORD. 374; 09/14/88; ORD. 460, 11/10/93; ORD. 638, 12/14/05]

**5.03.350 Restrictions Applicable to All Zones.**

(a) There shall not be permitted any use which may be determined by the City Council to be obnoxious or offensive because of the presence or emission of odor, fumes, dust, gas, smoke, noise, bright lights, vibrations, pollution, detrimental sewer wastes, or have a detrimental effect on permissible adjacent uses, or will be hazardous by reason of danger of fire or explosion.

(b) In each zone there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased in capacity, sufficient off-street parking accommodations with adequate provisions for ingress and egress by standard size automobiles. Parking access-ways, parking spaces and fire lanes shall all meet the minimum standards provided in Section 5.01.080 (Definitions) above.

(c) The following uses are prohibited in all districts: amusement parks or centers, circuses, carnivals, outdoor theaters, race tracks, commercial recreation centers, stockyards, the slaughtering of animals, and medical marijuana dispensaries.

(d) Definition of "self-storage mini-warehouse": a structure containing more than five (5) individually locked rooms or compartments, each of which rooms or compartments are available for rent to the general public on a daily, weekly, monthly or other periodic basis for the purpose of storing chattel or personal property, where the property stored in the rooms or compartments is loaded and removed by the renter of the compartment, rather than by the owner of the self-storage mini-warehouse or his agent. "Self-storage mini-warehouse" does not include storage space made available on a rental basis to renters of apartments or owners of condominiums on the premises which contains the condominium or apartment building.

(e) No person shall install, construct or maintain a fence or hedge on any property in the Town of Colma except in compliance with the following:

(1) General fence and hedge limitations:

(i) If cyclone fencing is used, it must be black vinyl clad with black painted posts and supports.

(ii) Fences shall be maintained in good repair and condition.

(iii) Hedge height limits in this section do not apply to taller landscaping planted immediately adjacent to building walls. Free standing trees are encouraged in all yard areas.

(iv) Fences with razor wire are not permitted in the Town of Colma.



- (v) For corner lots, a vision triangle of 35' shall be maintained to insure safe visibility for motorists. The vision triangle shall be created by measuring along the curb line 35' in each direction from the street corner, with the endpoints connected across the lot. Within the vision triangle, no fencing or vegetation shall exceed three (3) feet in height and all tree canopies must be kept seven (7) or more feet above grade.
  - (vi) Any unimproved right-of-way (the area between the back of sidewalk and the front property line of any property) may contain landscape planting, irrigation and fencing.
  - (vii) The height of a fence shall be measured as the higher of the two sides of the fence.
- (2) Fence and hedge limitations in all Residential Zones:
- (i) No fence or hedge in excess of four (4) feet in height is allowed between the back of the sidewalk and front wall of any residence. An exception is permitted for a single, freestanding trellis structure not exceeding eight (8) feet in height, five (5) feet in width, and five (5) feet in depth. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (ii) No fence or hedge in excess of six (6) feet in height is allowed from the front face of the residence to the rear property line. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (iii) No barbed wire shall be permitted in a residential zone.
- (3) Fence and hedge limitations for Non-Residential Zones:
- (i) No fence or hedge in excess of four (4) feet in height is allowed between the back of the sidewalk and a parallel line set back thirty (30) feet from the front property line. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (ii) No fence or hedge in excess of eight (8) feet in height is allowed from the thirty (30) foot setback line to the rear of the property. An exception may be granted by the City Planner through the Design Review Process if required for security, pedestrian safety, to screen out undesirable views, or for other aesthetic reasons.
  - (iii) No barbed wire shall be permitted in front of the thirty (30) foot setback line. An exception may be granted by the City Planner through the Design Review Process if required for security.



- (4) Prior constructing or installing a fence in excess of six feet in height, retaining wall exceeding two (2) feet in height, masonry wall, or any improvement located in the public right-of-way, owners and occupants should consult with the Building Official or City Engineer to determine if a building permit and/or encroachment permit is needed.

[History: formerly § 5.336, ORD. 234, 03/14/79; ORD. 313, 02/13/85; ORD. 550, 4/14/1999; ORD. 638, 12/14/05, ORD 662, 9/12/07]

#### **5.03.360 Restrictions and Landscaping Along El Camino Real.**

(a) No building shall be located less than thirty (30) feet from any portion of El Camino Real to any portion of the building.

(b) Within the required setback from El Camino Real there shall be maintained only paved walks, paved driveways, lawns and landscaping. The landscaping shall be consistent with landscaping in the surrounding areas, and shall screen parking areas from passersby on El Camino Real. The City Council may, as a condition of any Use Permit, require a landscaping plan for the area within the required setback.

(c) The restrictions apply to property adjacent to El Camino Real the entire length of said street from the northern boundary of Colma to the Mission Road junction.

[N.B. Section 2 of Ordinance No. 270 (effective 7/9/82) provided as follows: "The requirements of this section shall not be construed to require the removal or other changes or alteration of any structure not conforming thereto as of the effective date hereof or otherwise interfere with the continuance of any non-conforming use; but shall apply to any replacement, addition, or substantial alteration of any such non-conforming structure."]

[History: formerly § 5.336.1; ORD. 270, 6/09/82; ORD. 638, 12/14/05]

#### **5.03.370 Restrictions Applicable to Mobile Homes, Recreational Vehicles and Commercial Coaches.**

Mobile homes, recreational vehicles and commercial coaches as defined in the Health and Safety Code of the State of California shall not be occupied in the Town of Colma except as follows:

(a) For temporary use as a field office or a business office during construction, alteration or repair of a project in the Town of Colma, provided that such use shall cease when the Certificate of Occupancy for such project is issued;

(b) For use as an office in connection with a commercial use, and pursuant to a conditional use permit issued by the City Council under section 18300.1 of the Health and Safety Code of the State of California; or





# Town of Colma Construction Noise Ordinance Notice

Please be advised that the Town of Colma only permits noise generating construction activity within 500 feet of any residential unit within the Town during specified time periods. Please check project approvals to see if special construction hours apply.

"noise generating construction activity" means the use of any noise generating equipment or tool, including but not limited to excavators, backhoes, post diggers, pile drivers, saws, electric screw drivers, grinders, nail guns, compressors, generators, hammers, jack hammers, power washers, paint guns, scaffolding erection, or similar power equipment. This definition includes construction material delivery, demolition activities and the servicing of any tool or equipment.

Noise generating construction activities *do not* include activities such as drywall finishing, painting, tile laying, carpet installation or the use of small hand tools in a fully enclosed structure with windows and doors closed.

If construction workers arrive prior to the start time, no noise generating activity may occur. All noise generating activities must cease by the end time. Violations of these time periods are subject to enforcement by a citation issued by the Town of Colma Police Department. Please abide by the following time periods:

- Weekday Start Time is 8:00 AM.
- Weekday End Time is 7:00 PM.
- Saturday Start Time is 9:00 AM.
- Saturday End Time is 5:00 PM.
- Sunday Start Time is 12:00 PM.
- Sunday End Time is 5:00 PM.
- Noise generating construction is prohibited on all Federal Holidays: New Year's Day, Martin Luther King Jr. Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.

Any necessary deviations to these hours requires prior written approval from the Town.

**The Town appreciates your cooperation in abiding by these hours for your project!**

## Chapter 3 Responses to Comments

This chapter evaluates the comments received during the 30-day public review period (July 24 through August 23, 2017). The City received three (3) comment letters. The City has reviewed and considered all of the comments received and provides a response to each of those comments as provided for below.

### COMMENT LETTER A – NATIVE AMERICAN HERITAGE COMMISSION

*Comment A-1.* Comment Noted. Thank you for your letter and interest in the Proposed Project. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND. Specifically, we separated out the tribal cultural evaluation and made it its own separate section, 3.17 Tribal Cultural Resources of Chapter 3 – Environmental Review and Consequences as suggested. The City has provided outreach to the local Native American Tribes in the Region and no impacts to tribal cultural resources were discovered throughout this IS/MND effort.

*Comment A-2.* Comment Noted. We were unaware of any provisions in Assembly Bill 52 that does not allow consultants, acting on behalf of the City, to represent us in consultation with the Native American Tribes. As described in the Public Draft IS/MND, our consultant, Steve Brown of SMB Environmental, Inc. (SMB) obtained a list of the appropriate Native American tribes from your organization and sent them a request by formal letter on January 17, 2017 to provide us with any specific information as to known tribal cultural resources that may be affected by the Proposed Project. SMB also followed up with them on March 8, 2017. In addition, they all have access to our Public Draft IS/MND and have been invited to comment. As per your suggestion and to ensure that we are totally in compliance with AB 52, the City has sent each of the tribes a formal letter on August 10, 2017 requesting government-to-government consultation with each of them and invited them again to participate in our process. These letters are located in Appendix A of this Final IS/MND. We understand that according to AB 52 regulations, they have 30-days to respond. That 30-day period ended on September 11, 2017. To date, the City has not heard back from them. Further and more importantly, no impacts to tribal cultural resources were discovered throughout this IS/MND effort. Therefore, the City has completed its obligation under AB 52 and considers this matter closed. The City, through its subsidiary, the North San Mateo County Sanitation District, is scheduled to make a final decision on the Proposed Project at its regularly scheduled Sanitation District Board Meeting on September 25, 2017 at 6:45 pm in the City Council Chambers, 333-90<sup>th</sup> Street, City Hall – 2<sup>nd</sup> Floor, Daly City 94015.

*Comment A-3.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND. Specifically, we separated out the tribal cultural evaluation and made it its own separate section, 3.17 Tribal Cultural Resources of Chapter 3 – Environmental Review and Consequences as suggested. While the Proposed Project would not affect any known tribal cultural resources, the City has added a precautionary mitigation measure (**TCR-1: Halt Work if Tribal Cultural Resources are Discovered During Construction Activities**) to ensure that tribal cultural resources are protected if they are discovered inadvertently during construction. This measure is similar to and would be implemented in conjunction with Mitigation Measures CR-1, CR-2, and CR-3.

*Comment A-4.* Thank you for your comments and the background information on AB 52.

### COMMENT LETTER B – STATEWATER RESOURCES CONTROL BOARD (STATE BOARD)

*Comment B-1.* Comment Noted. Thank you for your letter and interest in the Proposed Project. Yes, the City is contemplating formally applying for funding under the Clean Water State Revolving Fund



(CWSRF). The City appreciates the State Water Board's role in administering the CWSRF program and fully understands that the program is partially funded by the United States Environmental Protection Agency (USEPA) and requires the additional CEQA-Plus environmental documentation and review. We appreciate the detailed information provided which will be required for formally applying for these funds. We have prepared the Public Draft IS/MND in such a way that the State Water Board can use this document as a basis for complying with the necessary CEQA-Plus requirements. If and when we formally apply for CWSRF, we will gladly work with the State Water Board to work through any remaining issues. However, at this time, the City is moving forward with its CEQA process and responsibilities as the CEQA Lead Agency. As requested, the City will provide the State Water Board with any and all necessary documents when it formally applies for funding under the CWSRF Program.

*Comment B-2.* As described in the Public Draft IS/MND, our consultant, Steve Brown of SMB Environmental, Inc. (SMB) obtained a list of the appropriate Native American tribes in or near the Proposed Project Area from the Native American Heritage Commission (HAHC) and sent them a request by formal letter on January 17, 2017 to provide the City with any specific information as to known tribal cultural resources that may be affected by the Proposed Project. SMB also followed up with them on March 8, 2017. In addition, they all have access to our Public Draft IS/MND and have been invited to comment. As per your suggestion and to ensure that we are totally in compliance with AB 52, the City has sent each of the tribes a formal letter on August 10, 2017 requesting government-to-government consultation with each of them and invited them again to participate in our process. These letters are located in Appendix A of this Final IS/MND. We understand that according to AB 52 regulations, they have 30-days to respond. That 30-day period ended on September 11, 2017. To date, the City has not heard back from them. Further and more importantly, no impacts to tribal cultural resources were discovered throughout this IS/MND effort. Therefore, the City, through its subsidiary, the North San Mateo County Sanitation District, is scheduled to make a final decision on the Proposed Project at its regularly scheduled Sanitation District Board Meeting on September 25, 2017 at 6:45 pm in the City Council Chambers, 333-90<sup>th</sup> Street, City Hall – 2<sup>nd</sup> Floor, Daly City 94015.

*Comment B-3.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND. Specifically, we separated out the tribal cultural evaluation and made it its own separate section, 3.17 Tribal Cultural Resources of Chapter 3 – Environmental Review and Consequences as suggested and to be in full compliance with AB 52. While the Proposed Project would not affect any known tribal cultural resources, the City has added a precautionary mitigation measure (**TCR-1: Halt Work if Tribal Cultural Resources are Discovered During Construction Activities**) to ensure that tribal cultural resources are protected if they are discovered inadvertently during construction. This measure is similar to and would be implemented in conjunction with Mitigation Measures CR-1, CR-2, and CR-3.

*Comment B-4.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND. Specifically, the Proposed Project is located on the San Francisco Bay Peninsula that has been heavily developed and is now over 90 percent urbanized. The Proposed Action is not located within the San Bruno Mountain or the Coastal Zone, which are the only areas on the San Francisco Bay Peninsula that supports suitable habitat for special status species. As discussed in Chapter 2, Project Description, the proposed expansion to the WWTP would be located in the parking lot of the existing WWTP located at 153 Lake Merced Boulevard, Daly City California, 94015. The pipeline alignments would be constructed or installed in existing paved streets within Daly City, the Town of Colma, Broadmoor, and South San Francisco as well as pipeline easements owned by the SFPUC. Further, the portion of the proposed pipeline alignment that might be located in the streets do not support special status species. The portion of the pipeline alignment through property owned by SFPUC consists of non-native grasses and vegetation that is routinely mowed and maintained and does not support special status species. Similarly, the potential location of a storage tank and pump station at either the Atwood

Property or at the Salem Memorial site would be located on a parcel of non-native grasses and vegetation that is routinely mowed and maintained and does not support any special status species. The potential storage tank/pump station site at the Holy Cross Cemetery would be located on a small agricultural field that the Cemetery has contracted out on a year-by-year basis to a small local nursery and which does not support special status species. With that said, there numerous large trees with and adjacent to the proposed construction activities, which could affect special status bird species. Mature trees can serve as perching or nesting sites for migratory birds, including raptors. No trees are being removed as part of the Proposed Project, but construction activities could affect breeding behavior of bird species.

*Comment B-5.* Comment Noted. As requested, the City will provide the State Water Board with any and all necessary documents when it formally applies for funding under the CWSRF Program.

### **COMMENT LETTER C – TOWN OF COLMA**

*Comment C-1.* Thank you for your comments and the information you provided on the Town's General Plan, Zoning, and Construction Noise Ordinance parameters that would impact the design and placement of structures on each of the three alternative sites for locating a storage tank and pump station. In retrospect, it would have been very beneficial for the Town, as a responsible agency, to review our Administrative Draft IS/MND prior to the Public Draft release. Nevertheless, the City remains fully committed to work through these design issues and with the Town to develop a successful Project. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND. What follows are specific responses to your specific comments.

*Comment C-2.* Comment Noted. Table 4 has been updated to include Rezoning, Design Review and Conditional Use Permit as potential permits and approvals by the Town of Colma. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-3.* Comment Noted. We have revised Section 3.1 Aesthetics to incorporate the Town's concerns about potential impacts associated with the location of a storage tank and pump station at either the Atwood, Salem or the Holy Cross site and have added the specific mitigation measure(s) requested for each site. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-4.* Comment Noted. We understand the Town's concerns about potential air quality impacts associated with the potential excavation and grading activities at either the Atwood or the Salem site. The air quality analysis in the Public Draft IS/MND does in fact provide an estimate of emissions from the construction of the entire Proposed Project, including the improvements at the WWTP, the installation of the recycled water pipeline, and the construction of a storage tank and pump station at one of the three alternative sites in Colma. We believe that this analysis provides a realistic worse-case development scenario and the results suggest that the potential air quality impacts would be well below the thresholds of significance established by the San Francisco Bay Area Air Quality Management District (BAAQMD). In addition, BAAQMD's approach to analyses of construction impacts as noted in their BAAQMD CEQA Guidelines is to emphasize implementation of effective and comprehensive basic construction control measures rather than detailed quantification of emissions. As a result, we included their basic construction control measures as Mitigation Measures AIR-1 and AIR-2, which would have been the same measures employed even if the analysis determined that the Proposed Project's construction activities would exceed the thresholds of significance and cause a significant impact. In short, implementation of Mitigation Measures AIR-1 and AIR-2 is considered by the BAAQMD to reduce any air quality impacts from construction activities to less than significant levels, regardless of what the actual emission calculation is.

*Comment C-5.* Comment Noted. We assume the comment meant that Checklist Item a) should be marked Less-than-Significant instead of Checklist Item c) as Checklist item c) is already marked Less-



than-Significant. Therefore, we have revised Checklist Item a) as requested by the Town. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-6.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-7.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-8.* Comment Noted. The Proposed Project would not result in more than 10,000 square feet of new impervious surfaces. Further, the improvements at the WWTP and the potential storage tank at the Holy Cross Site would be designed and constructed to be in compliance with any and all stormwater rules and regulations.

*Comment C-9.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-10.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-11.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-12.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-13.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-14.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-15.* Comment Noted. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND.

*Comment C-16.* Comment Noted. Thank you again for your comments and the information you provided on the Town's General Plan, Zoning, and Construction Noise Ordinance parameters that would impact the design and placement of structures on each of the three alternative sites for locating a storage tank and pump station. Please see Chapter 4 of this Final IS/MND to find the revisions to the Public Draft IS/MND. Based on the Final IS/MND, the Proposed Project would not result in new significant impacts, substantially increase the severity of previously disclosed impacts, or involve any of the other conditions related to changed circumstances or new information that can require a subsequent or supplemental EIR under Public Resources Code section 21166 and CEQA Guidelines section 15162 beyond those impacts and conditions already identified in the City's Public Draft IS/MND. [The City, through its subsidiary, the North San Mateo County Sanitation District, will use this Final IS/MND, in combination with the Public Draft IS/MND, to make a final decision on the Proposed Project at its regularly scheduled Sanitation District Board Meeting on September 25, 2017 at 6:45 pm in the City Council Chambers, 333-90<sup>th</sup> Street, City Hall – 2<sup>nd</sup> Floor, Daly City 94015.](#) Further, the Mitigation Monitoring and Reporting Program (MMRP), located as Appendix B of this Final IS/MND, will be the governing document to ensure that all of the environmental issues are mitigated to less than significant levels.

## Chapter 4 Revisions to the Public Draft IS/MND

This chapter shows revisions to the July 2017 Public Draft IS/MND, subsequent to the document’s publication and public review. The revisions are presented in the order in which they appear in the Public Draft IS/MND and are identified by section and page number in respective chapters. These revisions are shown as excerpts from the Public Draft IS/MND, with strikethrough (~~strikethrough~~) text in indicate deletions and underlined (underlined) text to indicate additions.

The City has the following revisions to the Public Draft IS/MND.

### Major Revision

A major revision to the IS/MND is the addition of a new and separate section in Section 3 – Environmental Review and Consequences Chapter in order to be more compliant with Assembly Bill 52 requiring assessing Tribal Cultural Resources separately and distinctly from Archeological, Paleontological, and Historical Resources as described in Section 3.5 Cultural Resources. Specifically, we are adding a new section in between 3.16 Traffic and Transportation and 3.17 Utilities and Service Systems. As a result, Section ~~3.17 Utilities and Service Systems~~ will become 3.18 Utilities and Service Systems and ~~3.18 Mandatory Findings of Significance~~ will become 3.19 Mandatory Findings of Significance. The City has provided outreach to the local Native American Tribes in the Region and no impacts to tribal cultural resources were discovered throughout this IS/MND effort.

## Chapter 2 – Proposed Project Description and Alternatives

On Page 2-14 in Section 2.5, Table 4 has been revised as follows:

<b>Table 4 Potential Permits and Approvals Expanded Tertiary Recycled Water Facilities City of Daly City</b>	
<b>Agency/Entity</b>	<b>Type of Approval</b>
Bay Area Rapid Transit (BART)	<ul style="list-style-type: none"> <li>Construction Permit for Facilities Adjacent to BART Structures</li> </ul>
California Department of Transportation (Caltrans)	<ul style="list-style-type: none"> <li>Encroachment Permit - El Camino Real / Hwy 82</li> </ul>
California Division of Occupational Safety and Health (CAL/OSHA)	<ul style="list-style-type: none"> <li>Construction activities in compliance with CAL/OSHA safety requirements</li> </ul>
City of South San Francisco	<ul style="list-style-type: none"> <li>Encroachment Permit - South San Francisco Roads</li> </ul>
<u>Colma Fire Protection District</u>	<ul style="list-style-type: none"> <li><u>Approval of Fire Suppression System</u></li> </ul>
Daly City	<ul style="list-style-type: none"> <li>Encroachment Permit - Daly City Roads</li> </ul>
San Francisco Bay Regional Water Quality Control Board	<ul style="list-style-type: none"> <li>National Pollutant Discharge Elimination System General Permit for Stormwater Discharge</li> <li>Associated with Construction Activities Updated Recycled Water Use Permit</li> </ul>
San Francisco Public Utilities Commission (SFPUC)	<ul style="list-style-type: none"> <li>Encroachment Permit - SFPUC Right-of-Way</li> </ul>
San Mateo County	<ul style="list-style-type: none"> <li>Encroachment Permit - Broadmoor and County Roads</li> </ul>



<b>Table 4</b> <b>Potential Permits and Approvals</b> <b>Expanded Tertiary Recycled Water Facilities City of Daly City</b>	
Town of Colma	<ul style="list-style-type: none"> <li>• Encroachment Permit - Colma Roads</li> <li>• <u>Rezoning Approval</u></li> <li>• <u>Design Review and Approval</u></li> <li>• <u>Conditional Use Permit</u></li> </ul>

## Chapter 3 Environmental Review and Consequences

On Page 3-1, the list of environmental resources evaluated has been revised as follows.

### Environmental Resources Evaluated

The following are the key environmental resources that were evaluated in this document.

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

### 3.1 Aesthetics

Section 3.1 – Aesthetics on pages 3-2 through 3-3 of the Public Draft IS/MND has been revised as follows.

	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<u>Potentially Significant Impact</u>		

#### Would the Proposed Project/Action:

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

## Discussion

- (a) **Less-than-Significant Impact with Mitigation. No Impact.** ~~The Proposed Project/Action is not located in or near any designated scenic vistas and therefore would not have a substantial impact on a scenic vista.~~ Important scenic resources in ~~Daly City~~ Project Area include views of the ocean and coastline as well as the San Bruno Mountain. ~~However, the construction activities of the Proposed Project/Action would be temporary and would not substantially interfere with views of these resources from surrounding publicly accessible areas. Further, once constructed, the expansion of the WWTP in the parking lot of the existing WWTP and the underground pipeline facilities would not have any effect on a scenic vista.~~ However, the Town of Colma is concerned that the location of the storage tank and pump station at either the Atwood Property, the Salem Memorial site, or at the Holy Cross site (only one site would be selected) could affect local scenic routes as designated by their General Plan (i.e. El Camino Scenic Route and Hillsdale Scenic Route). As a result, they have requested that compliance with the siting and design requirements in the Colma General Plan and Colma Municipal Code are to be included as specific mitigation measures in order to reduce these potential impacts to less than significant levels. As a result, the following mitigation measure would be implemented, depending on which site is eventually selected.

**Mitigation Measure AES-1: Compliance with the Colma General Plan and Colma Municipal Code.** Depending on which site is ultimately selected, the following specific measures shall apply to each location.

**Atwood Site, Colma.** Development of the Atwood site shall be in accordance with the following standards to maintain and enhance the El Camino Real Scenic Corridor:

- Access to the sites shall occur from Olivet Parkway (GP Policy 5.03.726);
- Any above ground structures or parking areas shall maintain a 30' setback from the El Camino Real right-of-way (CMG 5.030.360);
- Within the 30' setback area, trees and landscaping shall be provided to enhance the greenbelt theme;
- No fencing shall be maintained within the 30' setback area;
- Utilities shall be undergrounded from the nearest utility pole;
- Utility vaults shall be sited so as not to be visible from the El Camino Real right-of-way;
- Fencing shall either be a solid type or black vinyl clad cyclone fencing [CMG 5.03.350(e)];
- Siting of the pump station building shall be sensitive to existing views of the Salem office/chapel building; and
- The pump station building is required to be designed with Spanish Mediterranean architecture as required in the Colma General Plan and Design Review overlay district.

**Salem Site, Colma.** Development of the Salem site shall be in accordance with the following standards to maintain and enhance the Hillside Boulevard Scenic Corridor:



- Any above ground structures or parking areas shall maintain a sufficient setback that will allow for generous landscape planting behind the sidewalk on Hillside Boulevard;
- Fencing shall be set back from Hillside Boulevard and screened by landscaping;
- Utilities shall be undergrounded from the nearest utility pole;
- Utility vaults shall be sited so as not to be visible from the Hillside Boulevard right-of-way;
- Fencing shall either be a solid type or black vinyl clad cyclone fencing [CMG 5.03.350(e)] and be set back to the extent feasible from Hillside Boulevard;
- Siting of the well building shall be sensitive to existing views from Hillside Boulevard; and
- The pump station building is required to be designed with Spanish Mediterranean architecture as required in the Colma General Plan and Design Review overlay district.

• **Holy Cross Site, Colma.** Development of the Holy Cross site shall be in accordance with the following standards to maintain and enhance the Hillside Boulevard Scenic Corridor:

- Utilities shall be undergrounded from the nearest utility pole;
- Utility vaults shall be sited so as not to be visible from the Hillside Boulevard right-of-way;
- Fencing shall black vinyl clad cyclone fencing [CMG 5.03.350(e)];
- Planting of a trees in front of the above ground tank will obscure views from Hillside Boulevard; and
- Painting of the storage tank and appropriate earth tone color will cause the tank to be less visually apparent.

With the incorporation of the above mitigation, ~~N~~o impacts are anticipated and no other specific mitigation measures are required.

- (b) **Less-than-Significant Impact with Mitigation. ~~No Impact.~~** The Proposed Project/Action is not located near or within a designated state scenic highway and therefore would not damage scenic resources, including but not limited to trees, outcroppings, and historic buildings within a state scenic highway. Designated scenic highways and routes are intended to protect and enhance the scenic beauty of the highways, routes and adjacent corridors. Designation ensures that new development projects along recognized scenic corridors are designed to maintain the route's scenic potential. Skyline Boulevard (Route 35), Cabrillo Highway (Route 1), and Junipero Serra Freeway (I-280) are eligible to be State-designated Scenic Highways under the State Scenic Highways program, but are not officially designated. Some of the scenic potential along these corridors are related to the views of the coast and San Bruno Mountain. The County of San Mateo's Visual Quality General Plan Element identifies these three highways as roadways that provide scenic views along with portions of John Daly Boulevard and Guadalupe Canyon Parkway. ~~The Proposed Project/Action's construction activities would not be located within any area that has been designated as a scenic vista or scenic resource. Therefore, no impacts are anticipated and no specific mitigation measures are required.~~ However, the Town of Colma is

concerned that the location of the storage tank and pump station at either the Atwood Property, the Salem Memorial site, or at the Holy Cross site (only one site would be selected) could affect local scenic routes as designated by their General Plan (i.e. El Camino Scenic Route and Hillsdale Scenic Route). As a result, they have requested that compliance with the siting and design requirements in the Colma General Plan and Colma Municipal Code are to be included as specific mitigation measures in order to reduce these potential impacts to less than significant levels. As a result, with the implementation of **Mitigation Measure AES-1** above, and impacts would be reduced to less than significant levels.

- (c) **Less-than-Significant Impact with Mitigation. No Impact.** Construction of the Proposed Project/Action's facilities would be visible and would involve temporary negative aesthetic effects, including open trenches as well as the presence of construction equipment and materials. Construction of the new tertiary treatment facility, the electrical building, and a new chemical and neutralization areas, would be temporary and located inside the Daly City Wastewater Treatment Plant and is not considered to be a significant impact. ~~Once constructed, the new facilities would not have any significant visual impacts.~~ Construction impacts of the pipeline facilities would be temporary and are considered to be less-than-significant. Once built, the pipeline facilities would be buried underground and not visible. ~~The storage tanks at the Atwood Property or at the Salem Memorial Park Property would be underground and thus would not have any significant visual impacts once constructed. Any construction visual impacts of either tank would be considered less than significant. The proposed storage tank at the Holy Cross Cemetery is the preferred alternative for a storage tank and would be an above ground facility located on a hillside next to an existing storage tank and thus would not have any additional new or significant visual impacts. Operation of the Proposed Project/Action would not affect any visual resources. Therefore, no significant impacts are anticipated and no specific mitigation measures are required.~~ However, the Town of Colma is concerned that the location of the storage tank and pump station at either the Atwood Property, the Salem Memorial site, or at the Holy Cross site (only one site would be selected) could affect local scenic routes as designated by their General Plan (i.e. El Camino Scenic Route and Hillsdale Scenic Route). As a result, they have requested that compliance with the siting and design requirements in the Colma General Plan and Colma Municipal Code are to be included as specific mitigation measures in order to reduce these potential impacts to less than significant levels. As a result, with the implementation of **Mitigation Measure AES-1** above, and impacts would be reduced to less than significant levels.
- (d) **No Impact.** The Proposed Project/Action would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The Proposed Project/Action would not be constructed during nighttime hours and once constructed, there would be no lights or other sources of significant light or glare. Therefore no impacts would occur and no mitigation is required.

### 3.4 Biological Resources

On pages 3-12 and 3-13, the "Discussion" portion of the text in Section 3.4 Biological Resources as been revised as follows.

#### Discussion

The Proposed Project is located on the San Francisco Bay Peninsula that has been heavily developed and is now over 90 percent urbanized. The Proposed Action is not located within the San Bruno Mountain or the Coastal



Zone, which are the only areas on the San Francisco Bay Peninsula that supports suitable habitat for special status species.

A record search of CDFW’s California Natural Diversity Database (CNDDDB) and USFWS’ Species List was conducted for the area within a five-mile radius of the Project area to identify previously reported occurrences of state and federal special-status plants and animals. In addition, a field visit of the pipeline alignment was conducted on January 25, 2017 to determine the potential for special-status species to occur within the general vicinity of the Proposed Project/Action Study Area (i.e. Construction Area) as described in Chapter 2 – Project Description. This field visit was not intended to be protocol-level surveys to determine the actual absence or presence of special-status species, but were conducted to determine the potential for special-status species to occur within the Proposed Project/Action Area. As discussed in Chapter 2, Project Description, the proposed expansion to the WWTP would be located in the parking lot of the existing WWTP located at 153 Lake Merced Boulevard, Daly City California, 94015. The pipeline alignments would be constructed or installed in existing paved streets within Daly City, the Town of Colma, Broadmoor, and South San Francisco as well as pipeline easements owned by the SFPUC. Further, the proposed pipeline alignment that would be located in the streets does not support special status species. The portion of the pipeline alignment through property owned by SFPUC consists of non-native grasses and vegetation that is routinely mowed and maintained and does not support special status species. Similarly, the potential location of a storage tank and pump station at either the Atwood Property or at the Salem Memorial site would be located on a parcel of non-native grasses and vegetation that is routinely mowed and maintained and does not support any special status species. The potential tank/pump station site at the Holy Cross Cemetery would be located on a small agricultural field that the Cemetery has contracted out on a year-by-year basis to a small local nursery and which does not support special status species. With that said, there are numerous large trees with and adjacent to the proposed construction activities, which could affect special status bird species. Mature trees can serve as perching or nesting sites for migratory birds, including raptors. No trees are being removed as part of the Proposed Project, but construction activities could affect breeding behavior of bird species. No special-status species were observed during the field visits. Figure 10 shows the location of known state and federal listed species within the Project/Action Area. Appendix B provides a summary of the potential for state and federal special status species to occur within the Proposed Project/Action Study Area. Appendix C provides an analysis of the potential for the Proposed Project/Action to adversely effect federal special status species in order to satisfy the requirements for CEQA-Plus and NEPA and the federal resource agencies.

### 3.6 Geology and Soils

Section 3.6 – Geology and Soils on pages 3-20 through 3-22 of the Public Draft IS/MND has been revised as follows.

	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>	<u>                    </u>	<u>                    </u>	<u>                    </u>

**Would the Proposed Project/Action:**

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------
  
- 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

**Discussion**

- a) **Less-than-Significant Impact with Mitigation.** In June 2016, the City prepared a geotechnical investigation to determine if the Proposed Project could ~~The Proposed Project/Action does not~~ 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. The Proposed Project/Action is located in an area of known faults in the region. The Peninsula portion of the San Andreas Fault passes through the center of San Mateo County. The Northern San Gregorio fault also passes through the western edge of the county. The San Andreas Fault has a 21% chance of creating a magnitude 6.7 or greater earthquake in the next 30 years. The Proposed Project/Action area is susceptible to strong ground shaking during an earthquake that could occur along known faults in the region. However, the Proposed Project/Action does not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to a seismic event over existing conditions.
  - ii) Strong seismic ground shaking. The Proposed Project/Action area is susceptible to strong ground shaking during an earthquake that could occur along known faults in the region, including the San Andreas and the Northern San Gregorio Faults. However, the Proposed Project/Action does not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to a seismic event over existing conditions.



- iii) Seismic-related ground failure, including liquefaction. Liquefaction is defined as the transformation of a granular material from a solid state into a liquefied state as a consequence of increased pore pressure and decreased effective stress. Liquefaction typically is caused by strong ground shaking during an earthquake. The potential for liquefaction to occur depends on both the susceptibility of near-surface deposits to liquefaction, and the likelihood that ground motions will exceed a specified threshold level. Areas most susceptible to liquefaction are underlain by granular sediments within younger alluvium and include low-lying lands adjacent to creeks and estuaries. ~~However, the Proposed Project/Action does not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to an event causing liquefaction over existing conditions.~~ The Atwood Property is located in an area designated as a liquefaction area and the location of a storage tank and pump station on this site could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to an event causing liquefaction over existing conditions.
- iv) Landslides. Landslides and slope instability can also occur as a result of wet weather, weak soils, improper grading, improper drainage, steep slopes, adverse geologic structure, or a combination of any of these factors. Landslides are most likely to occur in areas where they have occurred previously. Landslides and debris flows can result in damage to property and cause buildings to become unsafe either due to distress or collapse during sudden or gradual slope movement. Construction on slopes steeper than about 15 percent typically require special grading, special foundation design, or site modification to mitigate slope ground conditions and reduce the potential for slope instability. Slope instabilities produced by seismically induced strong ground motions are likely to occur, given the occurrence of a moderate or large earthquake on ~~the Hayward Fault or a nearby seismic source.~~ If the storage tank and pump station is located at the Atwood Property, then the ~~The~~ Proposed Project/Action could ~~does not~~ expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to an event causing landslides.

The following mitigation measure shall be implemented to reduce any impacts to less than significant levels.

**Mitigation Measure GEO-1: Design to Liquefaction and Landslide Design Standards.** The City shall design all facilities to the recommended design standards established in the June 2016 Geotechnical Report which determined the proper design and construction methods for the Proposed Project, including, but not limited to the design of any soil remediation measures as required to reduce hazards caused by landslides, liquefaction, and/or lateral spreading.

~~In summary, the Proposed Project/Action would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death. Any impacts are less than significant and no mitigation is required.~~

- (b) **Less-than-Significant Impact.** The operation of the Proposed Project/Action would not result in any excavation and earthmoving that could cause erosion or loss of topsoil. Construction activities associated with the Proposed Project/Action would involve excavation and earthmoving that could cause erosion or loss of topsoil. Construction activities would involve excavation, moving, filling, and the temporary stockpiling of soil. Earthwork associated with development construction could expose soils to erosion. However, the Proposed Project/Action would be constructed in existing roadways and utility corridors and would be covered and/or paved immediately after the pipeline and storage facilities have been installed. In addition, all areas not paved would be re-vegetated

immediately after construction. As a result, any soil erosion or loss of topsoil would be considered less-than-significant.

- (c) **Less-than-Significant Impact with Mitigation.** The Proposed Project/Action may be located in areas that consist of medium dense to dense fine granular soils. In addition, perched groundwater could be present. As such, the soil in some areas of the alignment may have a high susceptibility to liquefaction during seismic shaking. Other portions of the Proposed Project/Action may be less susceptible to liquefaction and related damage. Lateral spreading, often associated with liquefaction, is less likely because there are no steep banks or hard ground bordering the Proposed Project/Action area, but could still potentially be a hazard. ~~As a result, the following mitigation is proposed:~~

~~**Mitigation Measure GEO-1: Perform Geotechnical Investigation.** The City shall require a design level geotechnical study to be prepared prior to project implementation to determine proper design and construction methods, including design of any soil remediation measures as required to reduce hazards caused by landslides, liquefaction, and/or lateral spreading.~~

With the incorporation of this ~~Mitigation Measure~~ **Mitigation Measure GEO-1** above, any resulting impacts would be considered to be less-than-significant.

- (d) **Less-than-Significant Impact with Mitigation.** The Proposed Project/Action could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). However, with the incorporation of **Mitigation Measures GEO-1** above, any impacts would be less-than-significant.
- (e) **Less-than-Significant Impact.** The Proposed Project/Action would not include the use of septic tanks or alternative wastewater disposal systems. Therefore, no adverse effects to soil resources are expected. No mitigation is required.

### 3.7 Hazards and Hazardous Materials

On Page 3-25, Checklist Item (e) has been revised as follows.

- (e) **No Impact.** The Proposed Project/Action is not located within two miles of an airport. The closest airport is the San Francisco International Airport, which is approximately 11 miles from the center of the Project Study Area. Portions of the Proposed Project may be located within the boundaries of the Comprehensive Airport Land Use Compatibility Plan for the San Francisco International Airport. However, all sites, which constitute the Proposed Project, would be below the 400-foot elevation of the official aeronautical surface elevation boundary and will not impact airport operations. Similarly, the Airport operations would not impact the Proposed Project. In addition, the sites are outside the Airport's 65 dB noise contour; therefore, noise impacts from the airport would not result in a safety hazard for people in the vicinity of any of the potential project sites and no impacts would occur. Further, As a result, construction and/or operation of the Proposed Project/Action would not adversely affect an airport or airport operations, including, noise, take-offs, landings, flight patterns, safety, light, navigation, or communications between aircraft and the control tower within the Project area. No impacts are anticipated. No specific mitigation is required.

On Pages 3-25 and 3-26, Checklist Item (h) has been revised as follows.



- (h) **Less-than-Significant Impact with Mitigation.** Construction of the Proposed Project/Action would be located within an urban setting and is not generally located in an area where there is the risk of wildland fire. Specifically, a records search of the California Department of Forestry and Fire Protection Fire Severity mapping system does not regard the Proposed Project/Action Area to be in an area of moderate or high risk to wildfires. However, the location of the storage tank and pump station would be located in Colma, which is considered to be in an urban wildfire interface area per ABAG Hazard Maps. In addition, the Holy Cross site is not in proximity to a fire hydrant or any fire suppression resources and fire service is provided by the Colma Fire Protection District and not the Town. As a result, there is ~~little~~ potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires. However, the potential exists that construction and/or operation activities could cause a fire, especially in a drought situation or in the dry season. With the incorporation of the following mitigation measure, any potential impacts are considered to be less than significant.

**Mitigation Measure HAZ-5 Fire Prevention and Control:** The City shall comply with all federal, state, county and local fire regulations pertaining to burning permits and the prevention of uncontrolled fires. The following measures shall be implemented to prevent fire hazards and control of fires:

- A list of relevant fire authorities and their designated representative to contact shall be maintained on site by construction personnel.
- Adequate firefighting equipment shall be available on site in accordance with the applicable regulatory requirements.
- The level of fire hazard shall be posted at the construction office (where visible for workers) and workers shall be made aware of the hazard level and related implications.
- The City or its contractor shall provide equipment to handle any possible fire emergency. This shall include, although not be limited to, water trucks; portable water pumps; chemical fire extinguishers; hand tools such as shovels, axes, and chain saws; and heavy equipment adequate for the construction of fire breaks when needed. Specifically, the City or its contractor shall supply and maintain in working order an adequate supply of fire extinguishers for each crew engaged in potentially combustible work such as welding, cutting, and grinding.
- All equipment shall be equipped with spark arrestors.
- In the event of a fire, the City or its contractor shall immediately use resources necessary to contain the fire. The City or contractor shall then notify local emergency response personnel.
- Any and all tree-clearing activities (if any) are to be carried out in accordance with local rules and regulations for the prevention of forest fires.
- Burning shall be prohibited.
- Flammable wastes shall be removed from the construction site on a regular basis.
- Flammable materials kept on the construction site must be stored in approved containers

away from ignition sources.

- Once constructed, the selected storage tank site in Colma shall be regularly maintained to include weed abatement and making proper improvements as required by the Colma Fire Protection District.

### 3.9 Land Use and Planning

On Page 3-33, the Land Use and Planning Section has been revised as follows.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the Proposed Project/Action:</b>				
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 checked="" type="checkbox"/>	<input 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) **No Impact.** The Proposed Project/Action would not physically divide an established community. The Proposed Project/Action would not result in a disruption, physical division, or isolation of existing residential or open space areas. As a result, no impact is expected and no mitigation is required or necessary.
- (b) **Less-than-Significant Impact with Mitigation. No Impact.** The Proposed Project/Action would not generally conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project area. In fact, the City has developed strategic plans and policies to encourage the use of recycled water. However, the location of the storage tank and pump station in Colma would require a rezoning action or zoning text amendment to allow the use. Therefore, no impacts are anticipated and no mitigation is required. With the incorporation of Mitigation Measure AES-1, any impacts are reduced to less than significant levels.
- (c) **No Impact.** The Proposed Project/Action would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. As stated above, the Proposed Project/Action would be constructed within the existing WWTP, existing roadways within the City, and on a small parcel in Colma, which is not located in a habitat conservation area. For this reason, no impacts are expected and no mitigation is required or necessary.



### 3.10 Mineral Resources

On page 3-34 Checklist Item (b) has been revised as follows.

- (b) **No Impact.** The City’s General Plan and the Town of Colma’s General Plan does not identify any locally important mineral resources or recovery sites in the Proposed Project/Action’s area. Further, as discussed in (a), the Proposed Project/Action would be unlikely to result in the loss of availability of a mineral resource deposit that has been identified as a mineral resource of value. Therefore, no adverse impacts are anticipated and no mitigation is required.

### 3.11 Noise

On Page 3-36 in Section 3.11 Noise, Mitigation Measure NOI-1 has been revised as follows.

**Mitigation Measure NOI-1: Limit Construction Hours.** Construction activities will be limited to the least noise-sensitive times and will comply with the City’s and the Town of Colma’s noise ordinances. Construction, alteration, and other related activities shall be allowed on weekdays between the hours of 8 a.m. and 5 p.m., and on Saturdays between the hours of 10 a.m. and 5 6 p.m. Construction activities shall not exceed the outdoor ambient sound level (dBA) of 86 dBA. No noise generating activities shall occur on any federal holidays.

### 3.12 Population and Housing

On Pages 3-38 and 3-39, Checklist Items (b) and (c) have been revised as follows.

- (b) **No Impact.** The Proposed Project/Action would not result in displacing substantial numbers of existing housing or necessitating the construction of replacement housing elsewhere. The Proposed Project/Action would be constructed within existing roadways and/or utility corridors within commercial, industrial, and residential zonings within the City and the Town of Colma. Construction of the Proposed Project/Action would avoid the need to demolish any existing houses and would not affect any other housing structures. As a result, the Proposed Project/Action would not displace existing housing, and therefore, no impacts are anticipated.
- (c) **No Impact.** The Proposed Project/Action would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. The Proposed Project/Action would be constructed within existing roadways within the City and the Town of Colma. Construction of the Proposed Project/Action would not result in the demolition of existing housing and other housing structures. As a result, the Proposed Project/Action is not expected to displace people from their homes. Therefore, no impacts are anticipated and no mitigation is required.

### 3.13 Public Services

On Page 3-40, the Public Serves Section has been revised as follows.

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

- a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

- (a) **Less-than-Significant ~~No~~ Impact with Mitigation.** The Proposed Project/Action will not generate population growth and the operation and maintenance of the Proposed Project/Action would not be labor intensive, requiring significant numbers of temporary workers to relocate to the area. In addition, the Proposed Project/Action would not increase the demand for the kinds of public services that would support new residents, such as schools, parks, police, or other public facilities. However, if the Holy Cross site is chosen for the location for the storage tank and pump station, then the City will be required to comply with the requirements of the Colma Fire Protection District, as the Holy Cross site is not located near an existing fire hydrant and does not have any fire fighting or suppression resources. As a result, no impacts are anticipated and no mitigation is required. Implementation of Mitigation Measure HAZ-5 would reduce any impacts to less than significant levels.

**3.16 Traffic and Transportation**

On Pages 3-44 and 3-45 in Section 3.16 Traffic and Transportation, Checklist Items (a) and (e) have been revised as follows.

- (a) **Less-than-Significant Impact with Mitigation.** Construction would temporarily increase traffic and disrupt transportation and circulation patterns in the vicinity of the project thus disrupting local vehicle, bicycle, and pedestrian traffic along the haul routes and the planned pipeline alignment. Although construction-generated traffic would be temporary during peak excavation and earthwork activities, average daily truck trips would not likely exceed 40 round-trip truck trips per day. The primary impacts from the movement of trucks would include short-term and intermittent lessening of roadway capacities due to slower movements and larger turning radii of the trucks compared to passenger vehicles and temporary lane closures and possible detours during certain times. The following mitigation measures are proposed:

**Mitigation Measure TRA-1: Prepare and Implement Traffic Control Plan.** As is consistent with existing policy, the City shall require the contractor to prepare and implement effective traffic control plans to show specific methods for maintaining traffic



flows. Examples of traffic control measures to be considered include: 1) use of flaggers to maintain alternating one-way traffic while working on one-half of the street; 2) use of advance construction signs and other public notices to alert drivers of activity in the area; 3) use of “positive guidance” detour signing on alternate access streets to minimize inconvenience to the driving public; 4) provisions for emergency access and passage; and 5) designated areas for construction worker parking.

**Mitigation Measure TRA-2: Return Roads to Pre-construction Condition.** Following construction, the City shall ensure that road surfaces that are damaged during construction are returned to their pre-construction condition or better.

**Mitigation Measure TRA-3: Encroachment Permit.** Prior to any work outside of the City’s limits, the City shall obtain approval of a construction and staging plan and an encroachment permit from the responsible agency(s) (i.e. Town of Colma, Caltrans, South San Francisco, SFPUC, etc.).

With the incorporation of the above mitigation measures, potential temporary impacts are considered to be less-than-significant.

- (e) **Less-than-Significant Impact with Mitigation.** The Proposed Project/Action would have temporary effects on traffic flow, due to added truck traffic during construction that could result in delays for emergency vehicle access in the vicinity of the project. Implementation of **Mitigation Measure TRA-1 and Mitigation Measure HAZ-5** would require the contractor to establish methods for maintaining traffic flow in the project vicinity and minimizing disruption to emergency vehicle access to land uses along the truck route and/or pipeline alignment. Implementation of **Mitigation Measure TRA-1 and Mitigation Measure HAZ-5** would also ensure potential impacts associated with temporary effects on emergency access would be mitigated to a less-than-significant level.

### **3.17 Tribal Cultural Resources**

A new section has been added in order to be more compliant with Assembly Bill 52 requiring assessing Tribal Cultural Resources separately and distinctly from Archeological, Paleontological, and Historical Resources as described in Section 3.5 Cultural Resources. Specifically, we are adding a new section in between 3.16 Traffic and Transportation and 3.17 Utilities and Service Systems. As a result, Section ~~3.17 Utilities and Service Systems~~ will become 3.18 Utilities and Service Systems and ~~3.18 Mandatory Findings of Significance~~ will become 3.19 Mandatory Findings of Significance. The City has provided outreach to the local Native American Tribes in the Region and no impacts to tribal cultural resources were discovered throughout this IS/MND effort.

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

**Would the Proposed Project/Action:**

- a) 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:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ii. 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

### **Discussion**

On January 5, 2017, a letter was sent to the Native American Heritage Commission (NAHC) in Sacramento, California in an effort to determine whether any sacred sites listed on its Sacred Lands File are within the current project APE. A response from the NAHC was received on January 13, 2017, stating that a search of its Sacred Land File failed to indicate the presence of Native American cultural resources in the immediate project APE. Included with the response was a list of 5 Native American representatives who may have further knowledge of Native American resources within or near the project APE. To ensure that all Native American concerns are adequately addressed, letters to each of the listed tribal contacts were sent on January 17, 2017, requesting any information about the project that these individuals may have. A record of this is located in Attachment B of Appendix D - Section 106 Cultural Resources investigation Report. Follow-up contacts were made via e-mail on March 8, 2017. In addition, to ensure that we are totally in compliance with AB 52, the City has sent each of the tribes a formal letter on August 10, 2017 requesting government-to-government consultation with each of tribes and invited them again to participate in the process. These letters are located in Appendix A of the Final IS/MND. We understand that according to AB 52 regulations, they have 30-days to respond. That 30-day period ended on September 11, 2017. To date, the City has not heard back from them. Therefore, the City completed the requirements under AB 52 and considers this matter closed. Further and more importantly, no impacts to tribal cultural resources were discovered throughout this IS/MND effort.

In February 2017 a record search for previously recorded cultural resources in the project area and within a 1/2-mile radius was conducted at the Northwest Information Center, California Historical Resources Information System (NWIC File #16-1004). Resources identified include:

- P-41-002278, Historic Archaeological Feature (privy)
- P-41-002219, Vista Grande Canal and Tunnel



- P-41-001718, Utilitarian Structure within Italian Cemetery
- P-41-000400, Italian Cemetery
- P-41-000401, Eternal Home Cemetery
- P-41-000402, Salem Memorial Park
- P-41-000403, Home of Peace Cemetery
- P-41-000404, Cypress Lawn Memorial Park
- P-41-000405, Holy Cross Cemetery

While the six Colma cemeteries are listed on the National Register of Historic Places, no archaeological or tribal cultural resources are known within the project area.

- a) **No Impact.** The Proposed Project would not cause a substantial adverse change in the significance of a known tribal cultural resource, as 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 either; (1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); and/or (2) is a resource determined by the City or its archeological consultant, 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.

There are no tribal cultural resources that are known to exist within the Project area. Therefore, the Proposed Project/Action is not likely to cause a substantial adverse change in the significance of known or unique tribal cultural resources. Nevertheless, there is a slight chance that construction activities of the Proposed Project/Action could result in accidentally discovering unique tribal cultural resources. However, to further reduce this less-than-significant impact, the following mitigation measures shall be implemented along with and in combination with the mitigation measures identified as CR-1, CR-2, and CR-3 in Section 3.5 Cultural Resources:

**Mitigation Measure TCR-1: Halt Work if Tribal Cultural Resources are Discovered.** In the event that any tribal cultural resources are discovered during ground disturbing activities, all work within 100-feet of the resources shall be halted and after notification, the City shall consult with a qualified archaeologist and local tribes to assess the significance of the find. If any find is determined to be significant as a unique tribal cultural resource, the City shall treat the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including to, but not limited to, the following:

- Protecting the cultural character and integrity of the resource;
- Protecting the traditional use of the resource; and
- Protecting the confidentiality of the resource.

In considering any suggested mitigation proposed by the consulting archaeologist and/or the appropriate tribe in order to mitigate impacts to any tribal cultural resources find, the City shall determine whether avoidance is feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) shall be instituted and coordinated with the appropriate tribe(s). Work may proceed on other parts of the project site while mitigation measures for tribal cultural resources or other unique archaeological resources are carried out.


With the implementation of the above mitigation measure, the Proposed Project/Action would not result in impacts to tribal cultural resources.



## Chapter 5 CEQA Findings and Determination:

On the basis of this Final IS/MND for the City of Daly City's Expanded Tertiary Recycled Water Project:

- I find that the Proposed Project WOULD 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 and/or mitigation measures have been made by or agreed to by the City. As a result, 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.

  
Signature

September 14, 2017

Date

Patrick Sweetland  
Printed Name

Director of Water and Wastewater Resources  
Title

# Appendix A

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Government-to-Government Consultation Request  
Pursuant to Assembly Bill 52



**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 Fax



January 13, 2017

Steve Brown  
SMB Environmental

Sent by: steve@smbenvironmental.com

RE: Daly City Recycled Water Project, San Mateo County

Dear Mr. Brown,

Attached is a list of tribes that have cultural and traditional affiliation to the area of potential project effect (APE) referenced above. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult, as may be required under particular state statutes. If a response has not been received within two weeks of notification, the Native American Heritage Commission (NAHC) requests that you follow-up with a telephone call to ensure that the project information has been received.

The NAHC also recommends that project proponents conduct a record search of the NAHC Sacred Lands File (SLF) at the appropriate regional archaeological Information Center of the California Historic Resources Information System (CHRIS) ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) to determine if any tribal cultural resources are located within the area(s) affected by the proposed action. The SFL, established under Public Resources Code section 5094, are sites submitted for listing to the NAHC by California Native American tribes. The SFL, established under Public Resources Code section 5094, are sites submitted for listing to the NAHC by California Native American tribes. A record search of the SLF was completed for the APE referenced above with negative results. Please note records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of tribal cultural resources. A tribe may be the only source of information regarding the existence of tribal cultural resources.

If you receive notification of change of addresses and phone numbers from any of these tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: [frank.lienert@nahc.ca.gov](mailto:frank.lienert@nahc.ca.gov)

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank Lienert".

Frank Lienert  
Associate Governmental Program Analyst

## Native American Contacts

January 13, 2017

Coastanoan Rumsen Carmel Tribe  
Tony Cerda, Chairperson  
244 E. 1st Street Ohlone/Costanoan  
Pomona , CA 91766  
rumsen@aol.com  
(909) 524-8041 Cell  
(909) 629-6081

Amah Mutsun Tribal Band of Mission San Juan Bautista  
Irene Zwielerlein, Chairperson  
789 Canada Road Ohlone/Costanoan  
Woodside , CA 94062  
amahmutsuntribal@gmail.com  
(650) 400-4806 Cell  
  
(650) 332-1526 Fax

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Rosemary Cambra, Chairperson  
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(510) 581-5194

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chochenyo@AOL.com Plains Miwok  
(510) 882-0527 Cell Patwin  
  
(510) 687-9393 Fax

Indian Canyon Mutsun Band of Costanoan  
Ann Marie Sayers, Chairperson  
P.O. Box 28 Ohlone/Costanoan  
Hollister , CA 95024  
ams@indiancanyon.org  
(831) 637-4238

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code

**This list is only applicable for contacting local Native Americans with regard to cultural resources assessments for Daly City Recycled Water Project, San Mateo County**





# CITY OF DALY CITY

Department of Water and Wastewater Resources

153 Lake Merced Boulevard

Daly City, CA 94015

(650) 991-8200

Fax (650) 991-8220

Patrick Sweetland, Director

August 10, 2017

Costanoan Rumsen Carmel Tribe  
Tony Cerda, Chairperson  
244 E. 1<sup>st</sup> Street  
Pomona, CA 91766

*email to: [rumsen@aol.com](mailto:rumsen@aol.com)*

**Subject: Request for Government-to-Government Consultation under Assembly Bill 52 (AB-52) for the City of Daly City's Proposed Recycled Water Project**

Dear Tony Cerda:

The City of Daly City (City) is requesting a formal government-to-government consultation with your organization to discuss the City's proposed Expanded Tertiary Recycled Water Project (Proposed Project) and the potential that the Proposed Project could have on Tribal Cultural Resources. This request is in addition to, and as a follow-up, to contacts made to you by our consultant, Steve Brown of SMB Environmental, Inc. (SMB), in a formal letter dated January 17, 2017 and then a follow-up e-mail on March 8, 2017 to obtain information from your organization as to the potential to affect Tribal Resources. To date, we have not received any response.

In summary, the Proposed Project would add a new tertiary treatment process to provide an additional 3.0 mgd of tertiary treatment capacity during the irrigation season. The average yearly capacity of the system is 1.25 mgd or 1,400 acre-feet per year (afy) because the system will only operate during the irrigation season. The new treatment processes would include pressure membrane filtration followed by ultraviolet (UV) disinfection due to the small site constraints. New pipelines, pump stations and offsite storage would be constructed to complete the recycled water distribution system, delivering water to new customers for irrigation purposes in lieu of groundwater pumping. The purpose of the Proposed Project is to reduce irrigation reliance on the groundwater basin; provide local, sustainable, and drought-proof water supply; to preserve available groundwater supplies for drinking water.

On July 21, 2017, the City released a Public Draft Initial Study/Mitigated Negative Declaration (IS/MND) on the Proposed Project for a 30-day public review period ending on **August 24, 2017**. An electronic copy of the IS/MND is located on the City's website [www.dalycity.org](http://www.dalycity.org). In addition hard copies are available for review at the City's public works department located at 153 Lake Merced Boulevard, Daly City, CA 94015 and at the Serramonte Main Library located at 40 Wembley Drive, Daly City, CA 94015.

As you will see in the IS/MND, our studies indicate that there would be no impacts to Tribal Cultural Resources. We request that you review the document and provide any comments that you may have and request formal consultation with us to discuss any and all matters related to the project including, but not limited to: alternatives to the Project; recommended mitigation measures; and potential significant effect to Tribal Cultural Resources.

Thank you for your cooperation and assistance. I look forward to your earliest possible reply. If we do not receive a request from you (or your organization) within 30 days, we will assume that you do not want to have a formal consultation and agree with our assessment that the Proposed Project would not have any impacts to Tribal Cultural Resources that you are aware of. If you have any questions, please feel free to contact me at (650) 991-8201 or at [Psweetland@dalycity.org](mailto:Psweetland@dalycity.org).

Sincerely,

Patrick Sweetland  
Director of Water and Wastewater Resources

L17-058A



# CITY OF DALY CITY

Department of Water and Wastewater Resources

153 Lake Merced Boulevard

Daly City, CA 94015

(650) 991-8200

Fax (650) 991-8220

Patrick Sweetland, Director

August 10, 2017

Amah Mutsun Tribal Band of Mission San Juan Bautista  
Irenne Zwierlein, Chairperson  
789 Canada Road  
Woodside, CA 94062

*email to: [amahmutsuntribal@gmail.com](mailto:amahmutsuntribal@gmail.com)*

**Subject: Request for Government-to-Government Consultation under Assembly Bill 52 (AB-52) for the City of Daly City's Proposed Recycled Water Project**

Dear Irenne Zwierlein:

The City of Daly City (City) is requesting a formal government-to-government consultation with your organization to discuss the City's proposed Expanded Tertiary Recycled Water Project (Proposed Project) and the potential that the Proposed Project could have on Tribal Cultural Resources. This request is in addition to, and as a follow-up, to contacts made to you by our consultant, Steve Brown of SMB Environmental, Inc. (SMB), in a formal letter dated January 17, 2017 and then a follow-up e-mail on March 8, 2017 to obtain information from your organization as to the potential to affect Tribal Resources. To date, we have not received any response.

In summary, the Proposed Project would add a new tertiary treatment process to provide an additional 3.0 mgd of tertiary treatment capacity during the irrigation season. The average yearly capacity of the system is 1.25 mgd or 1,400 acre-feet per year (afy) because the system will only operate during the irrigation season. The new treatment processes would include pressure membrane filtration followed by ultraviolet (UV) disinfection due to the small site constraints. New pipelines, pump stations and offsite storage would be constructed to complete the recycled water distribution system, delivering water to new customers for irrigation purposes in lieu of groundwater pumping. The purpose of the Proposed Project is to reduce irrigation reliance on the groundwater basin; provide local, sustainable, and drought-proof water supply; to preserve available groundwater supplies for drinking water.

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As you will see in the IS/MND, our studies indicate that there would be no impacts to Tribal Cultural Resources. We request that you review the document and provide any comments that you may have and request formal consultation with us to discuss any and all matters related to the project including, but not limited to: alternatives to the Project; recommended mitigation measures; and potential significant effect to Tribal Cultural Resources.

Thank you for your cooperation and assistance. I look forward to your earliest possible reply. If we do not receive a request from you (or your organization) within 30 days, we will assume that you do not want to have a formal consultation and agree with our assessment that the Proposed Project would not have any impacts to Tribal Cultural Resources that you are aware of. If you have any questions, please feel free to contact me at (650) 991-8201 or at [Psweetland@dalycity.org](mailto:Psweetland@dalycity.org).

Sincerely,

Patrick Sweetland  
Director of Water and Wastewater Resources

L17-058B





# CITY OF DALY CITY

Department of Water and Wastewater Resources

153 Lake Merced Boulevard

Daly City, CA 94015

(650) 991-8200

Fax (650) 991-8220

Patrick Sweetland, Director

August 10, 2017

Muwekma Ohlone Indian Tribe of the SF Bay Area  
Rosemary Cambra, Chairperson  
P.O. Box 360791  
Milpitas, CA 95036

*email to: [muwekma@muwekma.org](mailto:muwekma@muwekma.org)*

**Subject: Request for Government-to-Government Consultation under Assembly Bill 52 (AB-52) for the City of Daly City's Proposed Recycled Water Project**

Dear Rosemary Cambra:

The City of Daly City (City) is requesting a formal government-to-government consultation with your organization to discuss the City's proposed Expanded Tertiary Recycled Water Project (Proposed Project) and the potential that the Proposed Project could have on Tribal Cultural Resources. This request is in addition to, and as a follow-up, to contacts made to you by our consultant, Steve Brown of SMB Environmental, Inc. (SMB), in a formal letter dated January 17, 2017 and then a follow-up e-mail on March 8, 2017 to obtain information from your organization as to the potential to affect Tribal Resources. To date, we have not received any response.

In summary, the Proposed Project would add a new tertiary treatment process to provide an additional 3.0 mgd of tertiary treatment capacity during the irrigation season. The average yearly capacity of the system is 1.25 mgd or 1,400 acre-feet per year (afy) because the system will only operate during the irrigation season. The new treatment processes would include pressure membrane filtration followed by ultraviolet (UV) disinfection due to the small site constraints. New pipelines, pump stations and offsite storage would be constructed to complete the recycled water distribution system, delivering water to new customers for irrigation purposes in lieu of groundwater pumping. The purpose of the Proposed Project is to reduce irrigation reliance on the groundwater basin; provide local, sustainable, and drought-proof water supply; to preserve available groundwater supplies for drinking water.

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As you will see in the IS/MND, our studies indicate that there would be no impacts to Tribal Cultural Resources. We request that you review the document and provide any comments that you may have and request formal consultation with us to discuss any and all matters related to the project including, but not limited to: alternatives to the Project; recommended mitigation measures; and potential significant effect to Tribal Cultural Resources.

Thank you for your cooperation and assistance. I look forward to your earliest possible reply. If we do not receive a request from you (or your organization) within 30 days, we will assume that you do not want to have a formal consultation and agree with our assessment that the Proposed Project would not have any impacts to Tribal Cultural Resources that you are aware of. If you have any questions, please feel free to contact me at (650) 991-8201 or at [Psweetland@dalycity.org](mailto:Psweetland@dalycity.org).

Sincerely,

Patrick Sweetland  
Director of Water and Wastewater Resources

L17-058C



# CITY OF DALY CITY

Department of Water and Wastewater Resources

153 Lake Merced Boulevard

Daly City, CA 94015

(650) 991-8200

Fax (650) 991-8220

Patrick Sweetland, Director

August 10, 2017

The Ohlone Indian Tribe  
Andrew Galvan  
P.O. Box 3152  
Fremont, CA 94539

*email to: [chochenyo@aol.com](mailto:chochenyo@aol.com)*

**Subject: Request for Government-to-Government Consultation under Assembly Bill 52 (AB-52) for the City of Daly City's Proposed Recycled Water Project**

Dear Andrew Galvan:

The City of Daly City (City) is requesting a formal government-to-government consultation with your organization to discuss the City's proposed Expanded Tertiary Recycled Water Project (Proposed Project) and the potential that the Proposed Project could have on Tribal Cultural Resources. This request is in addition to, and as a follow-up, to contacts made to you by our consultant, Steve Brown of SMB Environmental, Inc. (SMB), in a formal letter dated January 17, 2017 and then a follow-up e-mail on March 8, 2017 to obtain information from your organization as to the potential to affect Tribal Resources. To date, we have not received any response.

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Thank you for your cooperation and assistance. I look forward to your earliest possible reply. If we do not receive a request from you (or your organization) within 30 days, we will assume that you do not want to have a formal consultation and agree with our assessment that the Proposed Project would not have any impacts to Tribal Cultural Resources that you are aware of. If you have any questions, please feel free to contact me at (650) 991-8201 or at [Psweetland@dalycity.org](mailto:Psweetland@dalycity.org).

Sincerely,

Patrick Sweetland  
Director of Water and Wastewater Resources

L17-058





# CITY OF DALY CITY

Department of Water and Wastewater Resources

153 Lake Merced Boulevard

Daly City, CA 94015

(650) 991-8200

Fax (650) 991-8220

Patrick Sweetland, Director

August 10, 2017

Indian Canyon Mutsun Band of Costanoan  
Ann Marie Sayers, Chairperson  
P.O. Box 28  
Hollister, CA 95024

*email to: [ams@indiancanyon.org](mailto:ams@indiancanyon.org)*

**Subject: Request for Government-to-Government Consultation under Assembly Bill 52 (AB-52) for the City of Daly City's Proposed Recycled Water Project**

Dear Ann Marie Sayers:

The City of Daly City (City) is requesting a formal government-to-government consultation with your organization to discuss the City's proposed Expanded Tertiary Recycled Water Project (Proposed Project) and the potential that the Proposed Project could have on Tribal Cultural Resources. This request is in addition to, and as a follow-up, to contacts made to you by our consultant, Steve Brown of SMB Environmental, Inc. (SMB), in a formal letter dated January 17, 2017 and then a follow-up e-mail on March 8, 2017 to obtain information from your organization as to the potential to affect Tribal Resources. To date, we have not received any response.

In summary, the Proposed Project would add a new tertiary treatment process to provide an additional 3.0 mgd of tertiary treatment capacity during the irrigation season. The average yearly capacity of the system is 1.25 mgd or 1,400 acre-feet per year (afy) because the system will only operate during the irrigation season. The new treatment processes would include pressure membrane filtration followed by ultraviolet (UV) disinfection due to the small site constraints. New pipelines, pump stations and offsite storage would be constructed to complete the recycled water distribution system, delivering water to new customers for irrigation purposes in lieu of groundwater pumping. The purpose of the Proposed Project is to reduce irrigation reliance on the groundwater basin; provide local, sustainable, and drought-proof water supply; to preserve available groundwater supplies for drinking water.

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As you will see in the IS/MND, our studies indicate that there would be no impacts to Tribal Cultural Resources. We request that you review the document and provide any comments that you may have and request formal consultation with us to discuss any and all matters related to the project including, but not limited to: alternatives to the Project; recommended mitigation measures; and potential significant effect to Tribal Cultural Resources.

Thank you for your cooperation and assistance. I look forward to your earliest possible reply. If we do not receive a request from you (or your organization) within 30 days, we will assume that you do not want to have a formal consultation and agree with our assessment that the Proposed Project would not have any impacts to Tribal Cultural Resources that you are aware of. If you have any questions, please feel free to contact me at (650) 991-8201 or at [Psweetland@dalycity.org](mailto:Psweetland@dalycity.org).

Sincerely,

Patrick Sweetland  
Director of Water and Wastewater Resources

L17-058D

# Appendix B

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## Mitigation Monitoring and Reporting Program



**MITIGATION MONITORING AND REPORTING PROGRAM**

**Daly City  
Expanded Tertiary Recycled Water Project  
Final Initial Study / Mitigated Negative Declaration**

SCH # 2017072053

**Prepared for:**

City of Daly City  
153 Lake Merced Boulevard  
Daly City, CA 94015

**Prepared by:**



**SMB Environmental, Inc.**

**September 2017**

## INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA; Public Resources Code Section 21000, et seq. and CEQA Guidelines), the City of Daly City (City) prepared a Public Draft Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate potential environmental impacts associated with the City's proposed Expanded Tertiary Recycled Water Project (Proposed Project).

The City operates an existing tertiary treatment facility with a permitted capacity of 2.77 million gallons per day (mgd). The Proposed Project would add a new tertiary treatment process to provide an additional 3.0 mgd of tertiary treatment capacity during the irrigation season. The average yearly capacity of the system is 1.25 mgd or 1,400 acre-feet per year (afy) because the system will only operate during the irrigation season. The new treatment processes would include pressure membrane filtration followed by ultraviolet (UV) disinfection due to the small site constraints. New pipelines, pump stations and offsite storage would be constructed to complete the recycled water distribution system, delivering water to new customers for irrigation purposes in lieu of groundwater pumping. The purpose of the Proposed Project is to reduce irrigation reliance on the groundwater basin; provide local, sustainable, and drought-proof water supply; to preserve available groundwater supplies for drinking water.

CEQA Guidelines require public agencies to adopt a Mitigation Monitoring and Reporting Program (MMRP) for changes to the project, which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. A MMRP is required for the Proposed Project because the IS/MND identifies potentially significant adverse impacts related to project implementation, and mitigation measures have been identified to reduce those impacts.

On July 24, 2017, to initiate public review of the Draft IS/MND, the City filed a Notice of Completion (NOC) for the project with the Governor's Office of Planning and Research (State Clearinghouse or SCH) and a Notice of Availability (NOA) with the County of San Mateo and released the Draft IS/MND for a 30-day public review. The State Clearinghouse identified the project with SCH #2017072053. The 30-day public review period was established between July 24 and August 23, 2017, with copies of the Draft

IS/MND available for review on the City's website at [www.dalycity.org](http://www.dalycity.org); the City's front desk at 153 Lake Merced Boulevard, Daly City, CA 94015; and the Serramonte Main Library, 40 Wembley Drive, Daly City 94015.

In September 2017, the City prepared a Final IS/MND according to CEQA Guidelines and incorporated all comments received by the State Clearinghouse and the City during the 30-day public review period. As a result, some of the mitigation measures identified in the Public Draft IS/MND have been revised to reflect those comments. Based on the Final IS/MND, the Proposed Project would not result in new significant impacts, substantially increase the severity of previously disclosed impacts, or involve any of the other conditions related to changed circumstances or new information that can require a subsequent or supplemental EIR under Public Resources Code section 21166 and CEQA Guidelines section 15162 beyond those impacts and conditions already identified in the City's Public Draft IS/MND.

## PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner before and during project construction and operation. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other refinements. Table A (included at the end of this document) has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies individual mitigation measures, monitoring/mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Public Draft IS/MND.

## ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the City is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The City, at its discretion, may delegate implementation responsibility or portions thereof



to a licensed contractor or other designated agent. The City would be responsible for overall administration of the MMRP and for verifying that City staff members and/or the construction contractor has completed the necessary actions for each measure.

The City would designate a project manager to oversee implementation of the MMRP. The City is primarily responsible for implementing the mitigation measures for the Proposed Project as described in this MMRP. Duties of the project manager include the following:

- Ensure that routine inspections of the construction site are conducted by appropriate City staff; check plans, reports, and other documents required by the MMRP; and conduct report activities.
- Serve as a liaison between the City and the contractor or project applicant regarding mitigation monitoring issues.
- Complete forms and maintain reports and other records and documents generated by the MMRP.
- Coordinate and ensure that corrective actions or enforcement measures are taken, if necessary.

The responsible party for implementation of each item shall identify the staff members responsible for coordinating with the City on the MMRP.

## REPORTING

The City's Director of Water and Wastewater Resources shall prepare a monitoring report, upon completion of the project, on the compliance of the activity with the required mitigation measures. Information regarding inspections and other requirements shall be compiled and explained in the report. The report shall be designed to simply and clearly identify whether mitigation measures have been adequately implemented. At a minimum, each report shall identify the mitigation measures or conditions to be monitored for implementation, whether compliance with the mitigation measures or conditions has occurred, the procedures used to assess compliance, and whether further action is required. The report shall be presented to the City and the North San Mateo County Sanitation District.

## MITIGATION MONITORING AND REPORTING PLAN TABLE

The categories identified in Table A are described below.

- **Mitigation Measure** – This column provides the text of the mitigation measures identified in the IS/MND.
- **Timing** – This column identifies the time frame in which the mitigation will take place.
- **Implementation** – This column identifies the party responsible for implementing compliance with the requirements of the mitigation measure
- **Enforcement** – This column identifies the party responsible for enforcing compliance with the requirements of the mitigation measure.
- **Dated Signature for Verification of Compliance** – This column is to be dated and signed by the person (either project manager or his/her designee) responsible for verifying compliance with the requirements of the mitigation measure.

**Table A  
Mitigation Monitoring and Reporting Plan for the Daly City Expanded Tertiary Recycled Water Project**

Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<b>3.1 Aesthetics</b>				
<p><b>Mitigation Measure AES-1: Compliance with the Colma General Plan and Colma Municipal Code.</b> Depending on which site is ultimately selected, the following specific measures shall apply to each location.</p> <p><i>Atwood Site, Colma.</i> Development of the Atwood site shall be in accordance with the following standards to maintain and enhance the El Camino Real Scenic Corridor:</p> <ul style="list-style-type: none"> <li>• Access to the sites shall occur from Olivet Parkway (GP Policy 5.03.726);</li> <li>• Any above ground structures or parking areas shall maintain a 30' setback from the El Camino Real right-of-way (CMG 5.030.360);</li> <li>• Within the 30' setback area, trees and landscaping shall be provided to enhance the greenbelt theme;</li> <li>• No fencing shall be maintained within the 30' setback area;</li> <li>• Utilities shall be undergrounded from the nearest utility pole;</li> <li>• Utility vaults shall be sited so as not to be visible from the El Camino Real right-of-way;</li> <li>• Fencing shall either be a solid type or black vinyl clad cyclone fencing [CMG 5.03.350(e)];</li> <li>• Siting of the pump station building shall be sensitive to existing views of the Salem office/chapel building; and</li> <li>• The pump station building is required to be designed with Spanish Mediterranean architecture as required in the Colma General Plan and Design Review overlay district.</li> </ul> <p><i>Salem Site, Colma.</i> Development of the Salem site shall be in accordance with the following standards to maintain and enhance the Hillside Boulevard Scenic Corridor:</p> <ul style="list-style-type: none"> <li>• Any above ground structures or parking areas shall maintain a sufficient setback that will allow for generous landscape planting</li> </ul>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p> <p>The Town of Colma</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p> <p>The Town of Colma</p>	

<sup>1</sup> The City's Director of Water and Wastewater Resources is the Project Manager and is primarily responsible for implementing and ensuring compliance with the mitigation measures for the Proposed Project/Action as described MMRP.



**Table A  
Mitigation Monitoring and Reporting Plan for the Daly City Expanded Tertiary Recycled Water Project**

Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<p>behind the sidewalk on Hillside Boulevard;</p> <ul style="list-style-type: none"> <li>Fencing shall be set back from Hillside Boulevard and screened by landscaping;</li> <li>Utilities shall be undergrounded from the nearest utility pole;</li> <li>Utility vaults shall be sited so as not to be visible from the Hillside Boulevard right-of-way;</li> <li>Fencing shall either be a solid type or black vinyl clad cyclone fencing [CMG 5.03.350(e)] and be set back to the extent feasible from Hillside Boulevard;</li> <li>Siting of the well building shall be sensitive to existing views from Hillside Boulevard; and</li> <li>The pump station building is required to be designed with Spanish Mediterranean architecture as required in the Colma General Plan and Design Review overlay district.</li> </ul> <p><b>Holy Cross Site, Colma.</b> Development of the Holy Cross site shall be in accordance with the following standards to maintain and enhance the Hillside Boulevard Scenic Corridor:</p> <ul style="list-style-type: none"> <li>Utilities shall be undergrounded from the nearest utility pole;</li> <li>Utility vaults shall be sited so as not to be visible from the Hillside Boulevard right-of-way;</li> <li>Fencing shall black vinyl clad cyclone fencing [CMG 5.03.350(e)];</li> <li>Planting of a trees in front of the above ground tank will obscure views from Hillside Boulevard; and</li> <li>Painting of the storage tank and appropriate earth tone color will cause the tank to be less visually apparent.</li> </ul>				
<b>3.3. Air Quality</b>				
<p><b>Mitigation Measure AIR-1: Basic Construction Mitigation Measures Recommended for ALL Proposed Projects.</b> During all phases construction, the following procedures shall be implemented:</p> <ul style="list-style-type: none"> <li>All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> </ul>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District  Bay Area Air	

**Table A  
Mitigation Monitoring and Reporting Plan for the Daly City Expanded Tertiary Recycled Water Project**

Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<ul style="list-style-type: none"> <li>All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li> <li>Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</li> <li>Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>			Quality Management District	
<p><b>Mitigation Measure AIR-2: Additional Construction Mitigation Measures for Projects with Emissions over the Thresholds.</b> During all phases of construction, the following procedures shall be implemented as appropriate:</p> <ul style="list-style-type: none"> <li>All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</li> </ul>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District  Bay Area Air	



**Table A  
Mitigation Monitoring and Reporting Plan for the Daly City Expanded Tertiary Recycled Water Project**

Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<ul style="list-style-type: none"> <li>• All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.</li> <li>• Windbreaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Windbreaks should have at maximum 50 percent air porosity.</li> <li>• Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</li> <li>• The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</li> <li>• All trucks and equipment, including their tires, shall be washed off prior to leaving the site.</li> <li>• Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.</li> <li>• Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.</li> <li>• Minimizing the idling time of diesel powered construction equipment to five (5) minutes.</li> <li>• The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent PM reduction compared to the most</li> </ul>			Quality Management District	

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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<p>recent Air Resources Board (ARB) fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission, diesel products, alternative fuels, engine retro technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.</p> <ul style="list-style-type: none"> <li>• Use low volatile organic compounds (VOC) (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).</li> <li>• Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.</li> <li>• Requiring all contractors use equipment that meets the California Air Resources Board’s (CARB) most recent certification standard for off-road heavy-duty diesel engines.</li> </ul>				
<b>3.4 Biological Resources</b>				
<p><b>Mitigation Measure BIO-1: Conduct Breeding Surveys.</b> For construction activities that occur between February 1 and August 31, preconstruction breeding bird surveys shall be conducted by a qualified biologist prior to and within 10 days of any initial ground-disturbance activities. Surveys shall be conducted within all suitable nesting habitat within 250 feet of the activity. All active, non-status passerine nests identified at that time shall be protected by a 50-foot radius minimum exclusion zone. Active raptor or special-status species nests shall be protected by a buffer with a minimum radius of 200 feet. CDFW and USFWS recommend that a minimum 500-foot exclusion buffer be established around active white-tailed kite and golden eagle nests. The following considerations apply to this mitigation measure:</p> <ul style="list-style-type: none"> <li>• Survey results are valid for 14 days from the survey date. Should ground disturbance commence later than 14 days from the survey date, surveys should be repeated. If no breeding birds are encountered, then work may proceed as planned.</li> </ul>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p> <p>California Department of Fish and Wildlife</p> <p>U.S. Fish and Wildlife Service</p>	



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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<ul style="list-style-type: none"> <li>Exclusion zone sizes may vary, depending on habitat characteristics and species, and are generally larger for raptors and colonial nesting birds. Each exclusion zone would remain in place until the nest is abandoned or all young have fledged.</li> <li>The non-breeding season is defined as September 1 to January 31. During this period, breeding is not occurring and surveys are not required. However, if nesting birds are encountered during work activities in the non-breeding season, disturbance activities within a minimum of 50 feet of the nest should be postponed until the nest is abandoned or young birds have fledged.</li> </ul>				
<p><b>Mitigation Measure BIO-2: Conduct Nesting Surveys.</b> For any construction activities initiated between March 15 and September 1, surveys for nesting special status species are required within 250 feet of areas of disturbance. If an active nest is found, a qualified biologist shall monitor the nest during construction activities within 250 feet of the nest to determine whether project construction may result in abandonment. The biologist shall continue monitoring the nest until construction within 250 feet of the nest is completed, or until all chicks have completely fledged. If the monitor determines that construction may result in abandonment of the nest, all construction activities within 250 feet shall be halted until the nest is abandoned or all young have fledged.</p>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District  California Department of Fish and Wildlife  U.S. Fish and Wildlife Service	
<b>3.5 Cultural Resources</b>				
<p><b>Mitigation Measure CR-1: Halt work if cultural resources are discovered.</b> In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and after notification, the City shall consult with a qualified archaeologist to assess the significance of the find. If any find is determined to be significant (CEQA Guidelines 15064.5[a][3] or as unique archaeological resources per Section 21083.2 of the California Public Resources Code), representatives of the City and a qualified archaeologist shall meet to determine the appropriate course of action. In considering any suggested</p>	Prior to construction of the Proposed Project t	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District  For actions taken to satisfy the	

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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
mitigation proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the lead agency shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out.			requirements of Section 106: The State Historic Preservation Office (SHPO)	
<b>Mitigation Measure CR-2: Stop work if paleontological remains are discovered.</b> If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City.	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	
<b>Mitigation Measure CR-3: Halt work if human remains are found.</b> If human remains are encountered during excavation activities conducted for the Proposed Project/Action, all work in the adjacent area shall stop immediately and the San Mateo County Coroner's office shall be notified. If the Coroner determines that the remains are Native American in origin, the Native American Heritage Commission shall be notified and will identify the Most Likely Descendent, who will be consulted for recommendations for treatment of the discovered human remains and any associated burial goods.	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District  For actions taken to satisfy the requirements of Section 106: The State Historic Preservation Office (SHPO)	
<b>3.6 Geology and Soils</b>				
<b>Mitigation Measure GEO-1: Design to Liquefaction and Landslide Design Standards.</b> The City shall design all facilities to the recommended design standards established in the June 2016 Geotechnical Report which determined the proper design and construction methods for the Proposed Project, including,	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County	



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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
but not limited to the design of any soil remediation measures as required to reduce hazards caused by landslides, liquefaction, and/or lateral spreading.			Sanitation District	
<b>3.7 Hazards and Hazardous Materials</b>				
<b>Mitigation Measure HAZ-1: Store, Handle, Use Hazardous Materials in Accordance with Applicable Laws.</b> The City shall ensure that all construction-related and operational hazardous materials and hazardous wastes shall be stored, handled, and used in a manner consistent with relevant and applicable federal, state, and local laws. In addition, construction-related and operational hazardous materials and hazardous wastes shall be staged and stored away from stream channels and steep banks to keep these materials a safe distance from near-by residents and prevent them from entering surface waters in the event of an accidental release.	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	
<b>Mitigation Measure HAZ-2: Properly Dispose of Contaminated Soil and/or Groundwater.</b> If contaminated soil and/or groundwater is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A contingency plan to dispose of any contaminated soil or groundwater will be developed through consultation with appropriate regulatory agencies.	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	
<b>Mitigation Measure HAZ-3: Properly Dispose of Hydrostatic Test Water.</b> Dewatering of the pipeline during hydrostatic testing during construction, as well as any dewatering as a result of operations and maintenance activities, shall be discharged to land or the sanitary sewer system and not into any creeks, drainages, or waterways and shall require prior approval from the San Francisco Bay Regional Water Quality Control Board.	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	
<b>Mitigation Measure HAZ-4: Develop and Maintain Emergency Access Strategies.</b> In conjunction with Mitigation Measure Traffic-1: Develop a Traffic Control Plan identified below in the Traffic and Transportation section, comprehensive strategies for maintaining emergency access shall be developed. Strategies shall include, but not limited to, maintaining steel trench plates at the construction sites to restore access across open trenches and identification of alternate routing around construction zones. Also, police, fire, and other emergency service providers shall be notified of the timing, location, and duration of the construction activities and the location of detours and lane	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	

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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
closures.				
<p><b>Mitigation Measure HAZ-5 Fire Prevention and Control:</b> The City shall comply with all federal, state, county and local fire regulations pertaining to burning permits and the prevention of uncontrolled fires. The following measures shall be implemented to prevent fire hazards and control of fires:</p> <ul style="list-style-type: none"> <li>• A list of relevant fire authorities and their designated representative to contact shall be maintained on site by construction personnel.</li> <li>• Adequate firefighting equipment shall be available on site in accordance with the applicable regulatory requirements.</li> <li>• The level of fire hazard shall be posted at the construction office (where visible for workers) and workers shall be made aware of the hazard level and related implications.</li> <li>• The City or its contractor shall provide equipment to handle any possible fire emergency. This shall include, although not be limited to, water trucks; portable water pumps; chemical fire extinguishers; hand tools such as shovels, axes, and chain saws; and heavy equipment adequate for the construction of fire breaks when needed. Specifically, the City or its contractor shall supply and maintain in working order an adequate supply of fire extinguishers for each crew engaged in potentially combustible work such as welding, cutting, and grinding.</li> <li>• All equipment shall be equipped with spark arrestors.</li> <li>• In the event of a fire, the City or its contractor shall immediately use resources necessary to contain the fire. The City or contractor shall then notify local emergency response personnel.</li> <li>• Any and all tree-clearing activities (if any) are to be carried out in accordance with local rules and regulations for the prevention of forest fires.</li> </ul>	Prior to construction of the Proposed Project	<p>The City of Daly City The City of Daly City and the North San Mateo County Sanitation District</p> <p>The Colma Fire Protection District</p>	The City of Daly City and the North San Mateo County Sanitation District	



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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<ul style="list-style-type: none"> <li>• Burning shall be prohibited.</li> <li>• Flammable wastes shall be removed from the construction site on a regular basis.</li> <li>• Flammable materials kept on the construction site must be stored in approved containers away from ignition sources.</li> <li>• Once constructed, the selected storage tank site in Colma shall be regularly maintained to include weed abatement and making proper improvements as required by the Colma Fire Protection District.</li> </ul>				
<b>3.8 Hydrology and Water Quality</b>				
<p><b>Mitigation Measure HWQ-1: Implement Construction Best Management Practices.</b> To reduce potentially significant erosion and siltation, the City and/or its selected contractor(s) shall obtain a Stormwater Pollution Prevention Permit (SWPPP) and implement Best Management Practices and erosion control measures as required by the San Francisco RWQCB. Best Management Practices to reduce erosion and siltation shall include the following measures: Avoidance of construction activities during inclement weather; limitation of construction access routes and stabilization of access points; stabilization of cleared, excavated areas by providing vegetative buffer strips, providing plastic coverings, and applying ground base on areas to be paved; protection of adjacent properties by installing sediment barriers or filters, or vegetative buffer strips; stabilization and prevention of sediments from surface runoff from discharging into storm drain outlets; use of sediment controls and filtration to remove sediment from water generated by dewatering; and returning all drainage patterns to pre-existing conditions.</p>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	
<p><b>Mitigation Measure HWQ-2: Avoid Cutting Through Creeks/Drainages.</b> As described in the Proposed Project/Action description, all creek and drainage crossings will be crossed by using trenchless technologies such as micro tunneling, directional drilling, or suspending the pipeline on the downstream side of a bridge. Construction crews shall avoid entering the stream channels during installation. With these mitigation measures in place, the Proposed Project/Action is unlikely to have a direct and/or indirect adverse effect on water</p>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	

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quality standards and/or waste discharge requirements. Once constructed, the operation and maintenance of the Proposed Project/Action will not adversely affect water quality standards and/or waste discharge requirements.				
<p><b>Mitigation Measure HWQ-3: Implement Recycled Water Best Management Practices.</b> In order to help reduce the potential effects of increased salt loading potential as a result of using recycled water, the City<sup>2</sup> shall:</p> <ul style="list-style-type: none"> <li>• Apply water consistent with Title 22 requirements and in amounts (frequency and intensity) which meet the demands of the plant (agronomic rates), but not in excessive amounts such that salts buildup in the soil beyond the root zone and/or otherwise are leached to groundwater;</li> <li>• Ensure that adequate soil drainage is maintained;</li> <li>• Ensure that salt-sensitive plants (e.g. Colonial bentgrass) are not to be spray wet;</li> <li>• Replace salt-sensitive plants with salt-tolerant plants (e.g. Bermudagrass);</li> <li>• Addressing sodium and alkalinity concerns through addition of water and soil amendments, including addition of gypsum; and</li> <li>• Comply with the State Board’s General Waste Discharge Requirements of Recycled Water Use (Water Quality Order 2014-0090).</li> </ul>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	
<b>3.9 Land Use and Planning</b>				
<p><b>Mitigation Measure AES-1: Compliance with the Colma General Plan and Colma Municipal Code.</b> Depending on which site is ultimately selected, the following specific measures shall apply to each location.</p> <p><i>Atwood Site, Colma.</i> Development of the Atwood site shall be in accordance with the following standards to maintain and enhance the El Camino Real</p>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District  The Town of Colma	The City of Daly City and the North San Mateo County Sanitation District	

<sup>2</sup> Many of these measures may be implemented by the customer through a Customer Services Agreement and verified and enforced by the City.



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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<p>Scenic Corridor:</p> <ul style="list-style-type: none"> <li>• Access to the sites shall occur from Olivet Parkway (GP Policy 5.03.726);</li> <li>• Any above ground structures or parking areas shall maintain a 30' setback from the El Camino Real right-of-way (CMG 5.030.360);</li> <li>• Within the 30' setback area, trees and landscaping shall be provided to enhance the greenbelt theme;</li> <li>• No fencing shall be maintained within the 30' setback area;</li> <li>• Utilities shall be undergrounded from the nearest utility pole;</li> <li>• Utility vaults shall be sited so as not to be visible from the El Camino Real right-of-way;</li> <li>• Fencing shall either be a solid type or black vinyl clad cyclone fencing [CMG 5.03.350(e)];</li> <li>• Siting of the pump station building shall be sensitive to existing views of the Salem office/chapel building; and</li> <li>• The pump station building is required to be designed with Spanish Mediterranean architecture as required in the Colma General Plan and Design Review overlay district.</li> </ul> <p><b>Salem Site, Colma.</b> Development of the Salem site shall be in accordance with the following standards to maintain and enhance the Hillside Boulevard Scenic Corridor:</p> <ul style="list-style-type: none"> <li>• Any above ground structures or parking areas shall maintain a sufficient setback that will allow for generous landscape planting behind the sidewalk on Hillside Boulevard;</li> <li>• Fencing shall be set back from Hillside Boulevard and screened by landscaping;</li> <li>• Utilities shall be undergrounded from the nearest utility pole;</li> <li>• Utility vaults shall be sited so as not to be visible from the Hillside Boulevard right-of-way;</li> <li>• Fencing shall either be a solid type or black vinyl clad cyclone fencing [CMG 5.03.350(e)] and be set back to the extent feasible from Hillside Boulevard;</li> <li>• Siting of the well building shall be sensitive to existing views from Hillside Boulevard; and</li> </ul>			The Town of Colma	

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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<ul style="list-style-type: none"> <li>The pump station building is required to be designed with Spanish Mediterranean architecture as required in the Colma General Plan and Design Review overlay district.</li> </ul> <p><b>Holy Cross Site, Colma.</b> Development of the Holy Cross site shall be in accordance with the following standards to maintain and enhance the Hillside Boulevard Scenic Corridor:</p> <ul style="list-style-type: none"> <li>Utilities shall be undergrounded from the nearest utility pole;</li> <li>Utility vaults shall be sited so as not to be visible from the Hillside Boulevard right-of-way;</li> <li>Fencing shall black vinyl clad cyclone fencing [CMG 5.03.350(e)];</li> <li>Planting of a trees in front of the above ground tank will obscure views from Hillside Boulevard; and</li> <li>Painting of the storage tank and appropriate earth tone color will cause the tank to be less visually apparent.</li> </ul>				
<b>3.11 Noise</b>				
<p><b>Mitigation Measure NOI-1: Limit Construction Hours.</b> Construction activities will be limited to the least noise-sensitive times and will comply with the City’s noise ordinances. Construction, alteration, and other related activities shall be allowed on weekdays between the hours of 8 a.m. and 5 p.m., and on Saturdays between the hours of 10 a.m. and 5 p.m. Construction activities shall not exceed the outdoor ambient sound level (dBA) of 86 dBA. No noise generating activities shall occur on any federal holidays.</p>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	
<p><b>Mitigation Measure NOI-2: Locate Staging Areas away from Sensitive Receptors.</b> The City’s construction specification shall require that the contractor select staging areas as far as feasibly possible from sensitive receptors. Currently, planned staging areas are at the City’s WWTP.</p>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation District	
<p><b>Mitigation Measure NOI-3: Maintain Mufflers on Equipment.</b> The City’s construction specifications shall require the contractor to maintain all construction equipment with manufacturer’s specified noise-muffling devices.</p>	Prior to construction of the Proposed Project	The City of Daly City and the North San Mateo County Sanitation District	The City of Daly City and the North San Mateo County Sanitation	

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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
<p><b>Mitigation Measure NOI-4: Idling Prohibition and Enforcement.</b> The City shall prohibit and enforce unnecessary idling of internal combustion engines. In practice, this would mean turning off equipment if it will not be used for five or more minutes.</p>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	<p>District The City of Daly City and the North San Mateo County Sanitation District</p>	
<p><b>Mitigation Measure NOI-5: Equipment Location and Shielding.</b> Locate all stationary noise-generating construction equipment such as air compressors and standby power generators as far as possible from homes and businesses.</p>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	
<b>3.13 Public Services</b>				
<p><b>Mitigation Measure HAZ-5 Fire Prevention and Control:</b> The City shall comply with all federal, state, county and local fire regulations pertaining to burning permits and the prevention of uncontrolled fires. The following measures shall be implemented to prevent fire hazards and control of fires:</p> <ul style="list-style-type: none"> <li>• A list of relevant fire authorities and their designated representative to contact shall be maintained on site by construction personnel.</li> <li>• Adequate firefighting equipment shall be available on site in accordance with the applicable regulatory requirements.</li> <li>• The level of fire hazard shall be posted at the construction office (where visible for workers) and workers shall be made aware of the hazard level and related implications.</li> <li>• The City or its contractor shall provide equipment to handle any possible fire emergency. This shall include, although not be limited to, water trucks; portable water pumps; chemical fire extinguishers; hand tools such as shovels, axes, and chain saws; and heavy equipment adequate for the construction of fire breaks when needed. Specifically, the City or its contractor shall supply and maintain in working order an adequate supply of fire extinguishers for each crew engaged in</li> </ul>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District  The Colma Fire Protection System</p>	<p>The City of Daly City and the North San Mateo County Sanitation District  The Colma Fire Protection District</p>	



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<p>potentially combustible work such as welding, cutting, and grinding.</p> <ul style="list-style-type: none"> <li>• All equipment shall be equipped with spark arrestors.</li> <li>• In the event of a fire, the City or its contractor shall immediately use resources necessary to contain the fire. The City or contractor shall then notify local emergency response personnel.</li> <li>• Any and all tree-clearing activities (if any) are to be carried out in accordance with local rules and regulations for the prevention of forest fires.</li> <li>• Burning shall be prohibited.</li> <li>• Flammable wastes shall be removed from the construction site on a regular basis.</li> <li>• Flammable materials kept on the construction site must be stored in approved containers away from ignition sources.</li> </ul> <p>Once constructed, the selected storage tank site in Colma shall be regularly maintained to include weed abatement and making proper improvements as required by the Colma Fire Protection District.</p>				
<b>3.16 Traffic and Transportation</b>				
<p><b>Mitigation Measure TRA-1: Prepare and Implement Traffic Control Plan.</b> As is consistent with existing policy, the City shall require the contractor to prepare and implement effective traffic control plans to show specific methods for maintaining traffic flows. Examples of traffic control measures to be considered include: 1) use of flaggers to maintain alternating one-way traffic while working on one-half of the street; 2) use of advance construction signs and other public notices to alert drivers of activity in the area; 3) use of “positive guidance” detour signing on alternate access streets to minimize inconvenience to the driving public; 4) provisions for emergency access and passage; and 5) designated areas for construction worker parking.</p>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	

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<p><b>Mitigation Measure TRA-2: Return Roads to Pre-construction Condition.</b> Following construction, the City shall ensure that road surfaces that are damaged during construction are returned to their pre-construction condition or better.</p>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	
<p><b>Mitigation Measure TRA-3: Encroachment Permit.</b> Prior to any work outside of the City's limits, the City shall obtain approval of a construction and staging plan and an encroachment permit from the responsible agency(s) (i.e. Town of Colma, Caltrans, South San Francisco, SFPUC, etc).</p>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	<p>The City of Daly City and the North San Mateo County Sanitation District  The Town of Colma  San Francisco Public Utilities Commission</p>	
<p><b>3.17 Tribal Cultural Resources</b></p>				
<p><b>Mitigation Measure TCR-1: Halt Work if Tribal Cultural Resources are Discovered.</b> In the event that any tribal cultural resources are discovered during ground disturbing activities, all work within 100-feet of the resources shall be halted and after notification, the City shall consult with a qualified archaeologist and local tribes to assess the significance of the find. If any find is determined to be significant as a unique tribal cultural resource, the City shall treat the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including to, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Protecting the cultural character and integrity of the resource;</li> <li>• Protecting the traditional use of the resource; and</li> <li>• Protecting the confidentiality of the resource.</li> </ul> <p>In considering any suggested mitigation proposed by the consulting archaeologist and/or the appropriate tribe in order to mitigate impacts to any tribal cultural resources find, the City shall determine whether avoidance is</p>	<p>Prior to construction of the Proposed Project</p>	<p>The City of Daly City and the North San Mateo County Sanitation District y</p>	<p>The City of Daly City and the North San Mateo County Sanitation District</p>	

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Mitigation Measure	Timing	Implementation <sup>1</sup>	Enforcement	Dated Signature for Verification of Compliance
feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) shall be instituted and coordinated with the appropriate tribe(s). Work may proceed on other parts of the project site while mitigation measures for tribal cultural resources or other unique archaeological resources are carried out.				