



NOTICE OF PREPARATION (NOP)

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE TOWN OF COLMA

Date: June 3, 2020

To: Responsible Agencies, Organizations and Interested Parties

Subject: Notice of Preparation for a Draft Environmental Impact Report for the Town of Colma 2040 General Plan Update

Project Title: 2040 General Plan Update

Lead Agency: Town of Colma

Project Location: Colma, San Mateo County

Main Contact: Michael P. Laughlin, AICP, City Planner

The Town of Colma is commencing its preparation of a Draft Program-level Environmental Impact Report (EIR) for the 2040 General Plan Update and has released this Notice of Preparation (NOP), in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures. In compliance with CEQA, the Town of Colma (Town) will be the Lead Agency and will prepare the EIR. Attached are the project descriptions, location maps, and identification of the potential environmental issues to be explored.

The Town requests your input regarding the scope and content of environmental analysis that is relevant to your respective agency's statutory/regulatory responsibilities in order to ascertain potential environmental impacts of the proposed Project. Information gathered during the NOP comment period will be used to shape and focus the environmental impact analyses.

Pursuant to CEQA Guidelines §15082 (b), you have 30 days from the date of receipt of this NOP to respond. Please send your comments by the earliest possible date, but no later than 5:00 P.M. July 13th, 2020. Please send your responses to:

Ms. Anna Choudhuri
Town of Colma Planning Department
1198 El Camino Real, Colma, CA 94014
annac@csgengr.com

Governor's Office of Planning & Research

JUN 03 2020

STATE CLEARINGHOUSE

Public Review Period: June 9, 2020 to July 13th, 2020

A scoping meeting will be conducted at 7:00 p.m. on Wednesday, June 24, 2020, to collect oral comments from agencies and the public. The meeting will occur virtually, and details will be posted on the Town's website: Colma.ca.gov at least 72 hours prior to the meeting.

PROJECT LOCATION:

As required by CEQA Guidelines, the Colma General Plan EIR will identify the potential environmental impacts associated with implementation of the General Plan update. This analysis will assess and, if necessary, include measures to mitigate potential impacts related to CEQA-required topics. These topics are: aesthetics; air quality; agricultural and forest resources; biological resources; cultural resources; energy, geology and soils; greenhouse gases; hazards and hazardous materials; hydrology; land use and planning; noise; population and housing; public services; transportation; tribal cultural resources; utilities; and wildfires. The Town of Colma, as the Lead Agency has determined mineral resources and recreation to have no impacts.

The Town of Colma is a small incorporated town in San Mateo County, California, on the San Francisco Peninsula (see **Figure 1**). The Town of Colma is located in northern San Mateo County and is surrounded by the cities of Daly City to the north and South San Francisco to the south. To the east lies the San Bruno Mountain State Park, and along the western border of the Town lies the junction of Highway 1 and Interstate 280. El Camino Real, or State Route 82, runs north-south through the middle of town, and BART runs underground and roughly parallel to the El Camino Real corridor.

The 2040 General Plan Planning Area is composed of approximately a total area of 1.9 square miles (see **Figure 2**). The 2010 United States Census reported that the Town had a population of 1,792. The population density was 938.6 people per square mile. The Town's 17 cemeteries comprise approximately 73% of the town's land area. Within the Town of Colma boundary, the ground elevation ranges from about 100 feet to about 500 feet above Mean Sea Level. Colma also includes approximately 1.89 square miles of a wide valley associated with Colma Creek. Most of the land east of El Camino Real is committed to cemetery use or agricultural fields. Land west of El Camino Real is oriented more to commercial uses although the Town's regionally oriented commercial core is bracketed on the north and south by cemeteries.

PROJECT DESCRIPTION:

The Town of Colma General Plan articulates the long-term shared community vision for the preservation, enhancement and improvement of the Town. It is a long-range plan that directs decision making, and establishes rules and standards for town improvements and new development. It reflects the community's vision for the future and is intended to provide direction through the year 2040. The last General Plan Update was in 1999. The housing element was updated in 2015 and will not be a part of the current General Plan update. The 2040 General Plan update will provide the context to effectively plan and manage the Town of Colma based on an updated set of goals, policies, and implementation programs that reflect the values and aspirations for the future expressed by the community. Additionally, the update will equip the Town of Colma with a policy framework to responsibly manage future projects and have the capacity to accommodate the growth and development anticipated to occur in the Town for the next 20 years.

As required by CA Government Code section 65302, the General Plan will cover the seven mandated elements. However, for the Town of Colma General Plan Update these include: Land Use, Circulation/Transportation (Mobility), Housing, Natural Resources/Conservation, Hazards and Safety. In addition to these elements, Colma has chosen to prepare a Historic Resources Element due to most of the Town's land use being reserved for cemetery uses. This element will provide an information base of existing historic resources as well as provide policy direction for the preservation of the Town of Colma's historic cultural resources.

These elements will establish policy direction for the Town, relating to:

- The use and development of all remaining land within the Town of Colma
- The types and provision of housing growth in the community
- The protection and continued use and expansion of cemetery land uses
- The growth of existing businesses as well as the attraction of new commercial ventures
- The provision of public safety services and protection against natural and human caused hazards (including noise)

The 2040 General Plan update identifies and prioritizes opportunities to preserve the character of the community, conserve natural resources, and direct land use policies that enable sustainable growth and employment opportunities in Colma.

As part of the alternatives process for the General Plan update, the Town evaluated the change in land use type and development intensity that may result in environmental impacts. These changes are described as follows:

- Change in permitted land use and intensity for the "Town Center Site" located at the southwest corner of Serramonte Boulevard and El Camino Real
- Change in permitted land use and intensity for undeveloped lands on the east side of Hillside Boulevard
- Change in permitted land use and intensity for properties which may redevelop along the Serramonte Boulevard corridor
- Change in intensity for specific in-fill development opportunity sites
- Change in land use policies which would allow for housing in specific areas of the Town where housing has not been permitted before

It is anticipated that these potential changes in land use and intensity or density would be a primary change in the General Plan that may result in environmental impacts. The Proposed Land Use Map is shown in Figure 3. At buildout under the draft General Plan, the Town anticipates the following:

- Residential Units: 328 units
- Commercial Building Square Footage: 993,500
- Office Building Square Footage: 35,000

POTENTIAL ENVIRONMENTAL IMPACTS TO BE CONSIDERED:

A Draft Program-level Environmental Impact Report (EIR) will be prepared in conjunction with the 2040 General Plan Update. A program-level EIR generally looks at the broad policy of a planning document, i.e., a general plan, and will analyze the potential environmental consequence of adopting the proposed 2040 General Plan Update Colma General Plan 2040. It may will not address potential project specific site-specific impacts of the any individual projects that may fall within the planning document.be approved by the City Council.

The general plan update EIR anticipates potential significant environmental effect concerning the following environmental issues:

- Aesthetics
- Agriculture/ Forestry Resources
- Biological Resources
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology
- Land Use/ Planning
- Noise
- Population/ Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities
- Wildfire

The GPU Draft PEIR does not anticipate potential significant environmental effect concerning the following environmental issues:

- Mineral Resources
- Recreation

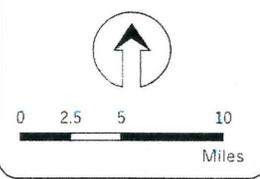


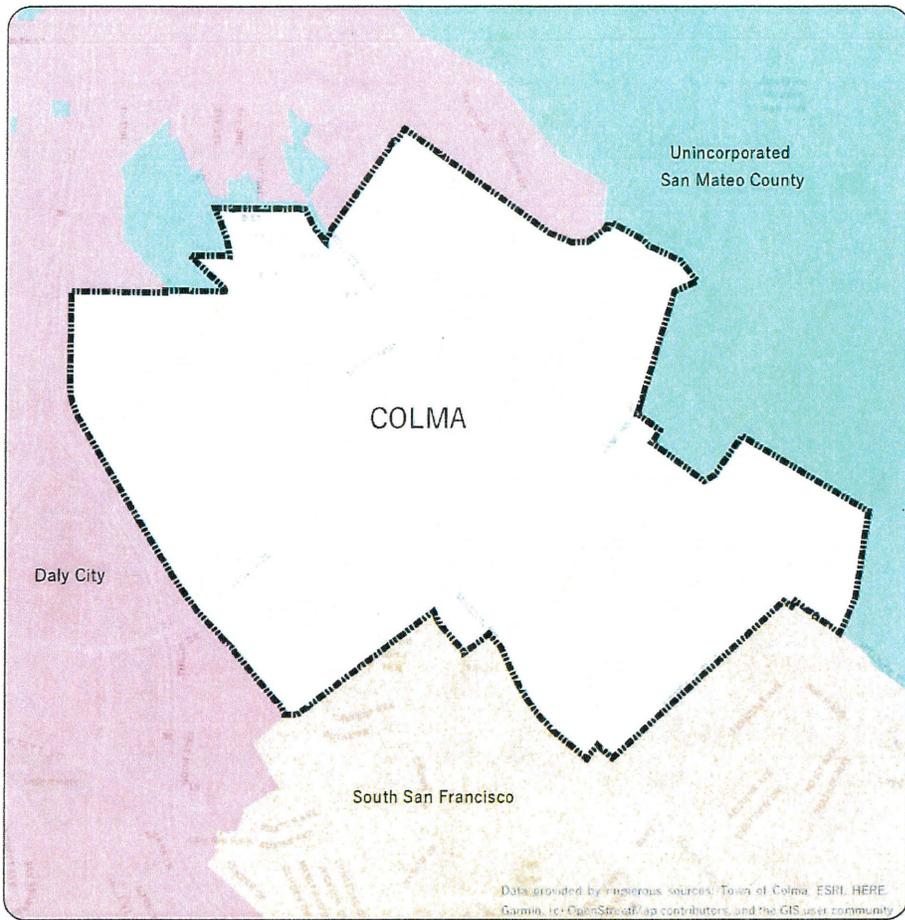
Town of Colma

Figure 1: Regional Location Map

Town Limit, Sphere of Influence, and Planning Area

Data provided by numerous sources: Town of Colma, ESRI, National Geographic, and the GIS user community





Town of Colma

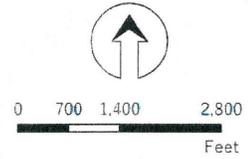
Figure 2: Project Location Map

Town Limits, Sphere of Influence, and Planning Area

City of Daly City

City of South San Francisco

Unincorporated San Mateo County



Data provided by numerous sources: Town of Colma, ESRI, HERE, Garmin, etc. OpenStreetMap contributors, and the GIS user community.

Town of Colma

Figure 3: Proposed
Land Use Map



Town Limits
Overlay

Commercial Overlay

LAND USE

Cemetery

Commercial

Executive Administrative

Low Density Residential

Medium Density

Public/Quasi-Public/Utility

Town Center Commercial

Town Center Mixed Use

Data provided by numerous sources:
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FEMA, HERE, Garmin, (c) OpenStreetMap
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