I. SUMMARY OF SIGNIFICANT IMPACTS

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
A. Land Use Plans and Policies		
Site A		
A.A-1: Development of a cardroom at Site A would alter the present land use on the site. Conversion of existing land uses would not be a significant impact. The paving of Paupers' Cemetery would be a significant impact.	**A.A-2:** Records of burials in the Paupers' Cemetery shall be maintained. The recommendations of a qualified Soils Engineer shall be required to address issues of differential settlement related to paving over the Paupers' Cemetery for construction of the southerly parking lot. For specific mitigations related to the noise, transportation and visual impacts of the Site A project, refer to their respective sections in the EIR.	Less than Significant
A.A-2: Development of a cardroom at Site A would introduce a 24-hour commercial use on a property adjacent to existing cemeteries. This increased activity associated with the proposed use could conflict with the more passive and meditative use of the cemetery. Burial plots north and west of the cardroom building are located at least 100 feet from the site. However, cemetery expansion south of the site will extend burial plots to within 50 feet of the cardroom facility. This would be a significant impact.	**A.A-2:** The following measures are identified to reduce impacts resulting from the intensification of existing land uses. • Retain the maximum number of existing cypress and pine trees between Site A and surrounding cemeteries. These trees would serve as a visual and access buffer. • Assign designated employee parking areas, located adjacent to cemeteries on the north and south perimeter of the site. Employees typically arrive at work alone, and their automobiles are likely to remain in the same location throughout their shifts, thereby reducing the frequency of potential disruptions (i.e., noise) to cemetery visitors. • The City Council shall consider requiring the project sponsor to plant dense landscaping along the common boundary with the cemetery. Mature landscaping would assist in screening the cemetery from cardroom operations and serve as a natural buffer. A representative plant list, as shown in Table OS-2 of the *Open Space Element*, offers a list of shrubs and trees appropriate for landscaping in Colma.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
A. Land Use Plans and Policies (Continued)		
A.A-3: Introduction of a 24-hour commercial use on a property adjacent to existing cemeteries could increase the potential for vandalism to occur. This would be a significant impact.	**A.A-3:** The following mitigation measures would reduce the potential for vandalism on adjacent cemeteries. • Retain the maximum number of existing cypress and pine trees between Site A and surrounding cemeteries. These trees would serve as a visual and access buffer. • Construct a fence designed to prohibit trespassing on adjacent cemetery, golf course and residential property. A black vinyl-clad chain link fence with wood slats, combined with landscaping, is consistent with City procedures and would serve as a deterrent to trespassing and vandalism to cemetery property. Fence construction materials shall be subject to design review from the Colma City Council.	Less than Significant
A.A-4: Development of a cardroom at Site A would not conform to the existing land use and zoning designations for the site. This would be a significant impact.	**A.A-4:** Modify the General Plan and Zoning Ordinance to commercial for this site. A finding that the change is beneficial to the public interest would have to be made.	Less than Significant
Site B		
A.B-2: Development of a cardroom at Site B would introduce a 24-hour commercial use on a property adjacent to existing cemeteries This increased activity associated with the proposed use could conflict with the more passive and meditative use of the cemetery. Because burial plots are within 50 feet of the project site, this would be a significant impact.	**A.B-2:** The following measures are identified to reduce impacts resulting from the intensification of existing land uses. • Retain the maximum number of existing trees and shrubs between the southern boundary of Site B and the existing cemetery. These trees and shrubs would serve as a visual and access buffer. • Construct a fence designed to prohibit trespassing onto the adjacent Home of Peace Cemetery and Salem Memorial Park. A black vinyl-clad chain link fence	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
A. Land Use Plans and Policies (Continued)		
	with wood slats, combined with landscaping, would serve as a visual and noise buffer. The maximum number of existing trees should be retained. Fence construction materials shall be subject to design review from the Colma City Council. • Incorporate a sound wall or similar buffer in the landscape treatment along Hillside Boulevard. The Serbian Cemetery mausoleum is located within 150 feet of the proposed southern site entrance. Wall or buffer construction materials shall be subject to design review from the Colma City Council. • The City Council shall consider requiring the project sponsor to plant shrub and tree landscaping in the setback area, as described in Colma Zoning Ordinance section 5.332(c)(7). Mature landscaping would assist in screening the cemetery from cardroom operations and serve as a natural buffer. A representative plant list, as shown in Table OS-2 of the *Open Space Element*, offers a list of shrubs and trees adequate for landscaping in Colma.	
A.B-3: Introduction of a 24-hour commercial use on a property adjacent to existing cemeteries could increase the potential for vandalism to occur. This would be a significant impact.	**A.B-3:** The following mitigation measure would reduce the potential for vandalism on adjacent cemeteries. • Construct a fence designed to prohibit trespassing on adjacent cemetery property. A black vinyl-clad chain link fence with wood slats, combined with landscaping, would serve as a deterrent to trespassing and vandalism to cemetery property. Fence construction materials shall be subject to design review from the Colma City Council.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
A. Land Use Plans and Policies (Continued)		
Site C		
No significant impacts were identified.		
Site D		
A.D-2: Development of a cardroom at Site D would introduce a 24-hour commercial use on a property. This increased activity on Site D would affect surrounding land uses and would be a significant impact.	**A.D-2:** Provide perimeter landscaping along Collins Avenue to reduce visual intrusion to single-family residence.	Less than Significant
B. Geology and Soils		
Site A		
B.A-1: Development of a cardroom at Site A would expose people and structures to seismic ground shaking hazards. This would be a significant impact.	**B.A-1:** The existing building, if not already up to seismic safety design standards of the Uniform Building Code and Uniform Fire Code, shall be brought up to code. Future expansion of the building shall also be done according to Code. Because of fire hazards associated with building collapse during ground shaking, installation of a sprinkler system and a series of fire extinguishers would be required.	Less than Significant
B.A-2: Development of a cardroom at Site A would expose people and structures to seismic ground failure hazards. This would be a significant impact.	**B.A-2:** Install proper drainage and other engineering controls to prevent saturation of the soil. Site A will need an on-site detention basin, as required by the Town of Colma General Plan. Specific drainage designs shall be submitted to the Town as part of a Detailed Grading and Drainage Plan, following approval of a Use Permit.	Less than Significant
B.A-3: Development of a cardroom at Site A would expose people and structures to landsliding. This would be a significant impact.	**B.A-3:** Install a proper drainage control system around the perimeter of the project site. Submittal of a Drainage and Grading Plan to the Town of Colma shall be required, as with Impact B.A-2 above.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
B. Geology and Soils (Continued)		
B.A-4: Development of a cardroom at Site A would expose people and structures to soils exhibiting severe erosion potential. Grading activities associated with building and parking lot development, and with landscaping, will increase this erosion potential. This would be a significant impact.	**B.A-4:** The project site shall control its irrigation and drainage to prevent ponding or concentrated flow over barren soils. Installation of an adequate drainage plan using detention basins and subsurface drains would reduce the moisture content of the soil, and divert runoff away from existing and proposed structures. Much of the area downslope and east of the existing building is currently bare of vegetation. These slopes shall be planted with fast-growing, deep-rooting vegetation recommended by the U.S. Department of Agriculture Soil Conservation Service. Examples include annual ryegrass and fescue. The slopes shall be mulched with straw after seeding. Construction work shall also be done outside the rainy seasons (November through April), and shall incorporate temporary erosion control barriers such as silt fences or staked hay bales downslope of graded areas, left in place until planted vegetation takes root.	Less than Significant
Site B		
B.B-1: Development of a cardroom at Site B would expose people and structures to seismic ground shaking hazards. This would be a significant impact.	**B.B-1:** The proposed building shall be built according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. Future expansion of the building shall also be done according to Code. The building shall ideally be constructed as a wooden light frame or reinforced concrete structure. Such buildings perform well during ground shaking events due to their flexibility. Types of construction to be avoided include unreinforced masonry, concrete, or stucco. However, even buildings designed to meet building code specifications may still collapse during a seismic event. Because of fire hazards associated with building collapse during ground shaking, installation of a sprinkler system and a series of fire extinguishers would be required by the Town.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
B. Geology and Soils (Continued)		
B.B-2: Development of a cardroom at Site B would expose people and structures to seismic ground failure hazards. This would be a significant impact.	**B.B-2:** Install proper drainage and other engineering controls to prevent saturation of the soil. Site B will probably drain from its on-site detention basin to an existing detention basin downslope at Site C, which empties into a culvert beneath El Camino Real and eventually to Colma Creek. Specific drainage designs shall be submitted to the Town as part of a Detailed Grading and Drainage Plan, following approval of a Use Permit.	Less than Significant
B.B-3: Development of a cardroom at Site B would expose people and structures to landsliding. This would be a significant impact.	**B.B-3:** To reduce the moisture content of the soil, install or use an existing proper drainage control system around the perimeter of the project site. Submittal of a Drainage and Grading Plan to the Town of Colma shall be required.	Less than Significant
B.B-4: Development of a cardroom at Site B would expose people and structures to soils exhibiting severe erosion potential. Additionally, this project will involve a major amount of grading and subsurface excavation, thereby increasing the erosion potential of this site. This would be a significant impact.	**B.B-4:** The project site shall have its irrigation and drainage controlled to prevent ponding or concentrated flow over barren soils. Installation or use of an existing adequate drainage plan using detention basins and subsurface drains is recommended. This would reduce the moisture content of the soil, and to divert runoff away from existing and proposed structures. Any areas of soil left exposed after construction shall be planted with fast-growing, deep-rooting vegetation recommended by the U.S. Department of Agriculture Soil Conservation Service, and then mulched with straw. Examples of recommended vegetation include annual ryegrass and fescue. Construction work shall also be done outside the rainy season (November through April), and shall incorporate temporary erosion control barriers such as silt fences or staked hay bales downslope of graded areas, left in place until planted vegetation takes root. Spoil piles shall be covered with plastic sheets until used or removed.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
B. Geology and Soils (Continued)		
	Subsurface excavation greater than five feet deep will require shoring or benching of side walls per Cal-OSHA requirements.	
Site C		
B.C-1: Development of a cardroom at Site C would expose people and structures to seismic ground shaking hazards. This would be a significant impact.	**B.C-1:** The proposed building shall be expanded and reconfigured according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. However, even buildings designed to meet building code specifications may still collapse during a seismic event. Because of fire hazards associated with building collapse during ground shaking, installation of a sprinkler system and a series of fire extinguishers shall be required by the Town.	Less than Significant
B.C-2: Development of a cardroom at Site C would expose people and structures to seismic ground failure hazards. This would be a significant impact.	**B.C-2:** Because the site is already paved and landscaped, it is unlikely that much of the underlying soils will become saturated. A drainage system is in place but should be shown on final construction drawings. At present, a detention basin exists at Site C, which empties into a culvert beneath El Camino Real and eventually to Colma Creek. Specific drainage designs will be submitted to the Town as part of a Detailed Grading and Drainage Plan, following approval of a Use Permit. Use of the existing drainage system with modifications as needed for changes to the building would be required.	Less than Significant
B.C-4: Development of a cardroom at Site C would expose soils exhibiting severe erosion potential, creating the possibility of a siltation event affecting downslope areas. This would be a significant impact.	**B.C-4:** The project site shall have its irrigation and drainage controlled to prevent ponding or concentrated flow over barren soils. Installation or use of an existing adequate drainage plan using detention basins and subsurface drains is recommended. This would reduce the moisture content of the soil, and divert runoff away from	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
B. Geology and Soils (Continued)		
	existing and proposed structures. Any areas of soil left exposed after construction shall be planted with fast-growing, deep-rooting vegetation recommended by the U.S. Department of Agriculture Soil Conservation Service, and then mulched with straw. Examples of recommended vegetation include annual ryegrass and fescue. Construction work shall also be done outside the rainy season (November through April), and should incorporate temporary erosion control barriers such as silt fences or staked hay bales downslope of graded areas, left in place until planted vegetation takes root. Spoil piles shall be covered with plastic sheets until used or removed.	
Site D		
B.D-1: Development of a cardroom at Site D would expose people and structures to seismic ground shaking hazards. This would be a significant impact.	**B.D-1:** The proposed building shall be constructed according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. However, even buildings designed to meet building code specifications may still collapse during a seismic event. The building shall be constructed as a wooden light frame or reinforced concrete structure. Such buildings perform well during ground shaking events due to their flexibility. Types of construction to be avoided are unreinforced masonry, concrete, or stucco. Because of fire hazards associated with building collapse during ground shaking, installation of a sprinkler system and a series of fire extinguishers shall be required by the Town.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
B. Geology and Soils (Continued)		
B.D-2: Development of a cardroom at Site D would expose people and structures to seismic ground failure hazards. This would be a significant impact.	**B.D-2:** Installation of proper drainage and other engineering controls to prevent saturation of the soil would reduce this impact to a less-than-significant level. Site D-1 will drain to its existing on-site detention basin. Specific drainage designs will be submitted to the Town as part of a Detailed Grading and Drainage Plan, following approval of a Use Permit.	Less than Significant
B.D-3: Development of a cardroom at Site D would expose people and structures to landsliding. This would be a significant impact.	**B.D-3:** Installing or using an existing proper drainage control system beneath Site D-1 would reduce the moisture content of the soil. Submittal of a Drainage and Grading Plan to the Town of Colma shall be required.	Less than Significant
B.D-4: Development of a cardroom at Site D would expose soils exhibiting severe erosion potential, creating the possibility of a siltation event affecting downslope areas. This would be a significant impact.	**B.D-4:** Install or use an existing adequate drainage plan including detention basins and subsurface drains to reduce the moisture content of the soil, and divert runoff away from existing and proposed structures. Any areas of soil left exposed after construction shall be planted with fast-growing, deep-rooting vegetation recommended by the U.S. Department of Agriculture Soil Conservation Service, and then mulched with straw. Examples of recommended vegetation include annual ryegrass and fescue. Construction work should also be done outside the rainy season (November through April), and should incorporate temporary erosion control barriers such as silt fences or staked hay bales downslope of graded areas, left in place until planted vegetation takes root. Spoil piles shall be covered with plastic sheets until used or removed.	Less than Significant
B.D-5: Development of a cardroom at Site D would expose people and structures to seismically-induced inundation. This would be a significant impact.	**B.D-5:** The floor elevation of the cardroom building shall be elevated sufficiently to avoid flooding that would occur from a rupture of the San Francisco Water Company pipeline.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
C. Hydrology		
Site A		
C.A-1: Development of a cardroom at Site A may increase the number and amount of pollutants entering surface waters, potentially degrading their quality. This would be a significant impact.	**C.A-1:** Mitigation for this impact includes creating vegetated buffer strips (narrow strips covered with grass or trees) downslope of sources of runoff pollutants and installing several stormwater detention ponds with sediment and grease traps to trap pollutants (often carried on particles of sediment) before releasing the water.	Less than Significant
C.A-3: Development of a cardroom at Site A may increase the number and amount of pollutants entering groundwater, potentially degrading its quality in a substantial manner. This would be a significant impact.	**C.A-3:** The same mitigation measures outlined for reducing surface water pollution will help reduce the potential for groundwater pollution. Mitigation would be achieved by using a combination of vegetation and detention basins to trap pollutant-laden sediment particles before they enter groundwater. Conversion of the existing clubhouse to a cardroom would require that the facility hook up to the public sewer system.	Less than Significant
C.A-4: Development of a cardroom at Site A may result in a substantial reduction in the amount of groundwater recharge area. This would be a significant impact.	**C.A-4:** One form of mitigation to compensate for the loss of recharge area caused by increased paving of the site would be the creation of a recharge pond somewhere on the property. A recharge pond can serve a number of functions; enhancing aesthetic appeal and creating wildlife habitat, in addition to recharging groundwater. Another mitigation measure would be to create or retain a significant amount of naturally vegetated landscape to allow infiltration of precipitation and recharge in between paved areas.	Less than Significant
C.A-5: Development of a cardroom at Site A will not contribute to substantial flooding. It will, however, increase runoff into Colma Creek. This would be a significant impact.	**C.A-5:** An on-site stormwater detention system shall be required.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
C. Hydrology (Continued)		
Site B		
C.B-1: Development of a cardroom at Site B may increase the number and amount of pollutants entering surface waters, potentially degrading their quality. This would be a significant impact.	**C.B-1:** Mitigation of this impact includes creating vegetated buffer strips (narrow strips covered with grass or trees) downslope of sources of runoff pollutants and installing a stormwater detention pond with sediment and grease traps to trap pollutants (often carried on particles of sediment) before releasing the water.	Less than Significant
C.B-3: Development of a cardroom at Site B may increase the number and amount of pollutants entering groundwater, potentially degrading its quality in a substantial manner. This would be a significant impact.	**C.B-3:** The same mitigation measures outlined for reducing surface water pollution would help reduce the potential for groundwater pollution. The problem with using these at Site B would be limited space available. Mitigation can be achieved by using a combination of vegetation and detention basins to trap pollutant-laden sediment particles before they enter groundwater. Runoff shall be diverted from entering the excavated area using engineering controls such as perimeter storm drains, discharging to offsite detention basins.	Less than Significant
C.B-4: Development of a cardroom at Site B may result in a substantial reduction in the amount of groundwater recharge area. This would be a significant impact.	**C.B-4:** One form of mitigation to compensate for the loss of recharge area caused by increased paving of the site would be to create or retain a significant amount of naturally vegetated landscape to allow infiltration of precipitation and recharge in between paved areas. This shall be done at the main cardroom site and at the auxiliary employee parking site. Construction of a multi-level garage, as part of the project, would minimize the amount of paved area for parking on-site.	Less than Significant
C.B-5: Development of a cardroom at Site B will not contribute to substantial flooding. It would, however, increase runoff into Colma Creek. This would be a significant impact.	**C.B-5:** An on-site stormwater detention system shall be required.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
C. Hydrology (Continued)		
Site C		
No significant impacts were identified.		
Site D		
C.D-1: Development of a cardroom at Site D may increase the number and amount of pollutants entering surface waters, potentially degrading their quality. This would be a significant impact.	**C.D-1:** Mitigation can be achieved by creating vegetated buffer strips (narrow strips covered with grass or trees) downslope of sources of runoff pollutants and installing stormwater detention ponds with sediment and grease traps to trap pollutants (often carried on particles of sediment) before releasing the water.	Less than Significant
C.D-2: Development of a cardroom at Site D may substantially contaminate a public water supply. This would be a significant impact.	**C.D-2:** The project sponsor shall identify the depth at which the water supply line is located, and inform their work crews to avoid rupturing it.	Less than Significant
C.D-3: Development of a cardroom at Site D may increase the number and amount of pollutants entering groundwater, potentially degrading its quality in a substantial manner. This would be a significant impact.	**C.D-3:** The same mitigation measures outlined for reducing surface water pollution will help reduce the potential for groundwater pollution. Mitigation can be achieved by using a combination of vegetation and detention basins to trap pollutant-laden sediment particles before they enter groundwater.	Less than Significant
C.D-4: Development of a cardroom at Site D may result in a substantial reduction in the amount of groundwater recharge area. This would be a significant impact.	**C.D-4:** One form of mitigation to compensate for the loss of recharge area caused by increased paving of the site would be the creation of a recharge pond somewhere on the property. A recharge pond can serve a number of functions; enhancing aesthetic appeal and creating wildlife habitat, in addition to recharging groundwater. Another mitigation measure would be to create or retain a significant amount of naturally vegetated landscape to allow infiltration of precipitation and recharge in between paved areas.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
C. Hydrology (Continued)		
C.D-5: Development of a cardroom at Site D may contribute to substantial flooding. This would be a significant impact.	**C.D-5:** Site D has an existing detention basin system to collect runoff prior to its discharge into Colma Creek. Site D-1 is undeveloped and will require a runoff detention system. Detention systems are the accepted method for mitigating contributions to flooding in Colma Creek.	Less than Significant
D. Biological Resources		
Site A		
No significant impacts were identified.		
Site B		
No significant impacts were identified.		
Site C		
No significant impacts were identified.		
Site D		
D.D-4: There are potential jurisdictional wetlands on the Water Company portion of Site D which would be impacted by grading or the placement of fill. The proposed site for the employee parking lot, Site D-1, also contains potential jurisdictional wetlands. Loss of these wetlands would be a significant impact.	**D.D-4:** A wetland delineation shall be conducted on both sites to determine the acreage of wetlands. If less than an acre is present and qualifications for a Nationwide permit # 26 are met, then no formal notification would be required. If the wetlands are over one acre, a Corps permit shall be required. Mitigations could include redesign of the project to avoid wetlands or consideration of off-site mitigation which could include acquisition of wetland habitat or enhancement of wetlands in the area. Off-site mitigation lands would need to be set aside in perpetuity by the project sponsor.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
D. Biological Resources (Continued)		
D.D-5: Site D-1 contains a tree mass recognized by the City of Colma. While no raptor nests were observed in the trees, removal of the trees would cause a decrease in the available foraging and perching habitat for migrating raptors and passerines along the Western Pacific Flyway. The removal of trees would be a significant impact.	**D.D-5:** Removal of some trees would occur under development of the site. The applicant and the Town could develop a mitigation plan for replacement on a one to one basis either elsewhere on the project site or within the Town. Willows at the north end of Site D-1 shall be retained. Mature pine and cypress at Site D-1 shall be incorporated into the parking lot design and retained.	Less than Significant
E. Aesthetics		
Site A		
E.A-1: Conversion of the existing clubhouse on Site A into a cardroom would introduce additional sources of light and glare from the building, vehicles, and parking areas to nearby cemeteries and residences. This impact would be significant.	**E.A-1:** Proposed as Part of the Project (a) Light sources used to illuminate the parking facilities shall be partly shielded by adjacent landscaping trees. Identified by this EIR (b) The lighting standards shall be hooded to prevent light spillage into nearby cemeteries and residential properties. (c) Dense shrubs shall be introduced as infill planting among the existing trees around the perimeter of the project site to visually buffer eye-level light and glare from facility structures and vehicles to adjacent areas (particularly along the southeast border with Golden Hills Chinese Cemetery). Low-maintenance shrubs such as pittosporum, acacia and plumbago are recommended in Table OS-2 of the General Plan Open Space/Conservation Element.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
E. Aesthetics (Continued)		
	(d) The use of highly reflective surface materials in structures on the site shall be restricted. Exterior building materials should be painted or otherwise treated with muted earth-tone colors.	
Site B		
E.B-1: Construction of the proposed two-story cardroom on the presently undeveloped Site B would obstruct views within a designated scenic corridor along Hillside Boulevard. This impact would be significant.	**E.B-1:** Proposed As Part of the Project (a) A minimum of 15 percent of the total land area would be devoted to landscaping, with a minimum five-foot setback. The project site would be visually buffered by trees planted around the perimeter and within the parking lot. Planters and paved areas would be adjusted to accommodate the existing eucalyptus trees located at the southern border.	Less than Significant
E.B-2: Development of a cardroom at Site B would introduce new sources of light and glare from the building, vehicles and parking areas to adjacent scenic roadways and cemeteries. This impact would be significant.	**E.B.2:** Identified by this EIR (a) The lighting standards shall be shielded to prevent light spillage onto adjacent roadways and cemeteries. (b) Dense shrubs shall be incorporated in the landscape design along with the proposed trees around the perimeter of the project site to visually buffer eye-level light and glare from facility structures and vehicles to adjacent areas. (c) The use of highly reflective surface materials in constructing structures on the site shall be restricted. Exterior building materials shall be painted or otherwise treated with muted earth-tone colors.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
E. Aesthetics (Continued)		
	(d) The cardroom sign shall not have any flashing or blinking lights.	
Site C		
E.C-1: At Site C, under one alternative, the proposed cardroom would include a 55-foot tower that would exceed the current height restriction of 40 feet, resulting in a structure that would be out of scale in the context of adjacent developments and potentially causing view obstruction. This impact would be significant.	**E.C-1:** Proposed as Part of the Project (a) The tower shall be designed to provide visual enhancement of the project. (b) An alternative tower design at 40 feet would conform to the existing code. The aesthetic value and related impacts of the tower would be subject to the review and determination of local authorities in relation to the Zoning Ordinance and Uniform Building Code. If aesthetic considerations merit official approval of the 55-foot tower and findings for a variance can be made, the visual impact may be considered to be beneficial.	Less than Significant
Site D		
E.D-1: The construction of a cardroom at Site D would introduce additional sources of light and glare from the partially developed area to nearby scenic corridors and an impending project. This impact would be significant.	**E.D-1:** Proposed as Part of the Project (a) The project sites would be landscaped within the parking areas and at the perimeters with trees, shrubs, and groundcovers that would visually screen light and glare impacts.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
E. Aesthetics (Continued)		
	Identified by this EIR (b) The lighting standards shall be hooded to prevent light spillage to adjacent areas. (c) The use of highly reflective surface materials in constructing structures on the site shall be restricted. Exterior building materials shall be painted or otherwise treated with muted earth-tone colors. (d) The pylon sign at the Collins Avenue entrance, if visible from El Camino Real, shall not be directly illuminated. The cardroom sign shall not have any flashing or blinking lights.	
E.D-2: The development of the proposed employee parking site would encroach upon the aesthetically significant tree masses near one of Colma's designated gateways and scenic corridors. This impact would be significant.	**E.D-2:** Proposed as Part of the Project (a) The proposed project site would be landscaped within the parking areas and at the perimeters with trees, shrubs, and groundcovers. Some of the plants that would be used are recommended in the General Plan, including Monterey cypress, rockrose, New Zealand tea tree, and trailing ice plant. The landscaped entrance to the proposed employee parking area off El Camino Real would have a setback of about five feet. An existing pine tree, two existing eucalyptus trees, and an existing acacia would be integrated as part of the project landscape. Identified by this EIR (b) Existing mature pine and cypress trees on the employee parking site shall be retained and integrated into the landscape design. Where tree removal would	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
E. Aesthetics (Continued)		
	be necessary and unavoidable, a Tree Removal Permit would be required, and a minimum of one-for-one replacement shall be implemented as required by the Tree Removal Ordinance.	
	(c) The guard kiosk and signage for the employee parking facility shall be unobtrusive in color, material, and design, and should harmonize with the rustic, wooded character of the adjacent areas.	
F. Housing		
Site A		
F.A-1: Development of a cardroom at Site A could increase the overall demand for housing in Colma. This would be a significant impact.	**F.A-1:** The Town shall implement the following *Housing Element* programs to increase existing housing stock: Program 1.1(b): Encourage duplex infill development on vacant parcels and allow second unit conversions in the Sterling Park neighborhood by revising zoning ordinance. Program 2.1: Parking variance relaxation for elderly and handicapped residents to encourage multiple projects, which utilizes the existing City Council resolution for support of the Federal Section 202 Program. Program 2.2: Mixed use district zoning, to encourage residential uses behind commercial uses in the Commercial zone. Program 2.3: Sewer connection fee waiver, to encourage development of rental housing units in the Mixed Use Commercial District.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
F. Housing (Continued)		
	Program 3.1: Adopt Planned Development zoning provisions for use with larger lot development proposals, to provide additional residential development. Program 5.1: Adopt a condominium ordinance, to guide formation of new condominium and cooperative owned housing. In addition to implementing the above programs in the *Housing Element*, the Town of Colma should: • Consider revising the zoning ordinance to recognize Government Code Section 65915, requiring local governments to grant density bonuses to developers who set aside at least 25 percent of the total units in a development of five or more units, for persons or families with low income. The Town of Colma has not enacted a local ordinance to inform prospective applicants.	
Site B		
F.B-1: Development of a cardroom at Site B could increase the overall demand for housing in Colma. This would be a significant impact.	**F.B-1:** The Town shall implement the following *Housing Element* programs to increase existing housing stock: Program 1.1(b): Encourage duplex infill development on vacant parcels and allow second unit conversions in the Sterling Park neighborhood by revising zoning ordinance.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
F. Housing (Continued)		
	Program 2.1: Parking variance relaxation for elderly and handicapped residents to encourage multiple projects, which utilizes the existing City Council resolution for support of the Federal Section 202 Program. Program 2.2: Mixed use district zoning, to encourage residential uses behind commercial uses in the Commercial zone. Program 2.3: Sewer connection fee waiver, to encourage development of rental housing units in the Mixed Use Commercial District. Program 3.1: Adopt Planned Development zoning provisions for use with larger lot development proposals, to provide additional residential development. Program 5.1: Adopt a condominium ordinance, to guide formation of new condominium and cooperative owned housing. In addition to implementing the above programs in the *Housing Element*, the Town of Colma should: • Consider revising the zoning ordinance to recognize Government Code Section 65915, requiring local governments to grant density bonuses to developers who set aside at least 25 percent of the total units in a development of five or more units, for persons or families with low income. The Town of Colma has not enacted a local ordinance to inform prospective applicants.	

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
F. Housing (Continued)		
Site C		
F.C-1: Development of a cardroom at Site C could increase the overall demand for housing in Colma. This would be a significant impact.	**F.C-1:** The Town shall implement the following *Housing Element* programs to increase existing housing stock: Program 1.1(b): Encourage duplex infill development on vacant parcels and allow second unit conversions in the Sterling Park neighborhood by revising zoning ordinance. Program 2.1: Parking variance relaxation for elderly and handicapped residents to encourage multiple projects, which utilizes the existing City Council resolution for support of the Federal Section 202 Program. Program 2.2: Mixed use district zoning, to encourage residential uses behind commercial uses in the Commercial zone. Program 2.3: Sewer connection fee waiver, to encourage development of rental housing units in the Mixed Use Commercial District. Program 3.1: Adopt Planned Development zoning provisions for use with larger lot development proposals, to provide additional residential development. Program 5.1: Adopt a condominium ordinance, to guide formation of new condominium and cooperative owned housing.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
F. Housing (Continued)	In addition to implementing the above programs in the *Housing Element*, the Town of Colma should: • Consider revising the zoning ordinance to recognize Government Code Section 65915, requiring local governments to grant density bonuses to developers who set aside at least 25 percent of the total units in a development of five or more units, for persons or families with low income. The Town of Colma has not enacted a local ordinance to inform prospective applicants.	
Site D		
F.D-1: Development of a cardroom at Site D could increase the overall demand for housing in Colma. This would be a significant impact.	**F.D-1:** The Town shall implement the following *Housing Element* programs to increase existing housing stock: Program 1.1(b): Encourage duplex infill development on vacant parcels and allow second unit conversions in the Sterling Park neighborhood by revising zoning ordinance. Program 2.1: Parking variance relaxation for elderly and handicapped residents to encourage multiple projects, which utilizes the existing City Council resolution for support of the Federal Section 202 Program. Program 2.2: Mixed use district zoning, to encourage residential uses behind commercial uses in the Commercial zone.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
F. Housing (Continued)		
	Program 2.3: Sewer connection fee waiver, to encourage development of rental housing units in the Mixed Use Commercial District. Program 3.1: Adopt Planned Development zoning provisions for use with larger lot development proposals, to provide additional residential development. Program 5.1: Adopt a condominium ordinance, to guide formation of new condominium and cooperative owned housing. In addition to implementing the above programs in the *Housing Element*, the Town of Colma should: • Consider revising the zoning ordinance to recognize Government Code Section 65915, requiring local governments to grant density bonuses to developers who set aside at least 25 percent of the total units in a development of five or more units, for persons or families with low income. The Town of Colma has not enacted a local ordinance to inform prospective applicants.	
G. Recreation		
Sites A, B, C, & D		
No significant impacts were identified.		

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
H. Cultural Resources		
Sites A and B		
No significant impacts were identified.		
Site C		
H.C-1: Development of a cardroom at Site C could affect known prehistoric cultural resources. This would be a significant impact.	**H.C-1:** In the event that any prehistoric and/or historic cultural resources are accidentally discovered during construction activities, all work within 100 feet of the resources shall be halted and the cardroom developer will consult a qualified archaeologist to assess the significance of the find. If the find is determined to be an important prehistoric and/or historic cultural resource, the project's schedule will be altered and the cardroom developer will assure that either "in situ" preservation or salvage excavation will be accomplished.	Less than Significant
Site D		
H.D-1: Development of a cardroom at Site D could affect prehistoric cultural resources. This would be a significant impact.	**H.D-1:** In the event that any prehistoric and/or historic cultural resources are accidentally discovered during construction activities, all work within 100 feet of the resources shall be halted and the cardroom developer will consult a qualified archaeologist to assess the significance of the find. If the find is determined to be an important prehistoric and/or historic cultural resource, the project's schedule will be altered and the cardroom developer will assure that either "in situ" preservation or salvage excavation will be accomplished.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
I. Transportation, Circulation and Parking		
Site A		
I.A-1: Development of a cardroom at Site A would add vehicle trips to the road network in the surrounding area, increasing the number of vehicles traveling through area intersections during the a.m. and p.m. peak hours. This would be a significant impact at the Serramonte Boulevard / Junipero Serra Boulevard intersection.	**I.A-1:** The project applicant shall fund changes to the signal phasing and timing at the intersection of Serramonte Boulevard and Junipero Serra Boulevard so that east/west traffic on Serramonte Boulevard, currently operating independently on split phases, would operate together with overlapping left-turn phases. This change would improve p.m. peak-hour level of service under Future with Project (Site A) from LOS E (v/c = 0.92) to LOS D (v/c = 0.85).	Less than Significant
Site B		
I.B-1: Development of a cardroom at Site B would add vehicle trips to the road network in the surrounding area, increasing the number of vehicles traveling through area intersections during the a.m. and p.m. peak hours. This would be a significant impact at the Serramonte Boulevard / Junipero Serra Boulevard intersection.	**I.B-1:** The project applicant shall fund changes to the signal phasing and timing at the intersection of Serramonte Boulevard and Junipero Serra Boulevard so that east/west traffic on Serramonte Boulevard, currently operating independently on split phases, would operate together with overlapping left-turn phases. This change would improve p.m. peak-hour level of service under Future with Project (Site B) from LOS E (v/c = 0.94) to LOS D (v/c = 0.86).	Less than Significant
I.B-2: Development of a cardroom at Site B would not provide the number of required off-street parking spaces, under either initial or future operations (50 or 60 gaming tables, respectively); this would be a significant impact.	**I.B-2:** The project applicant shall provide additional parking spaces to eliminate the 60- to 160-space parking shortfall. If the stated use of Salem Memorial Park land for additional parking were under long-term lease, the projected shortfall would be eliminated.	Less than Significant
I.B-3: Development of a cardroom at Site B would increase the potential for safety hazards by generating additional traffic in the study area. This would be a significant impact.	**I.B-3:** The project applicant shall provide additional parking spaces to eliminate the 60- to 160-space parking shortfall. The applicant has stated that they have an option to lease space from Salem Memorial Park (across Serramonte Boulevard from Site B) for an additional	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
I. Transportation, Circulation and Parking (Continued)		
	250 parking spaces, likely to be used for employee parking. If the use of Salem Memorial Park land for additional parking were under long-term lease, the projected shortfall would be eliminated.	
Site C		
I.C-1: Development of a cardroom at Site C would add vehicle trips to the road network in the surrounding area, increasing the number of vehicles traveling through area intersections during the a.m. and p.m. peak hours. This would be a significant impact at the Serramonte Boulevard / Junipero Serra Boulevard intersection.	**I.C-1:** The project applicant shall fund changes to the signal phasing and timing at the intersection of Serramonte Boulevard and Junipero Serra Boulevard so that east/west traffic on Serramonte Boulevard, currently operating independently on split phases, would operate together with overlapping left-turn phases. This change would improve p.m. peak-hour level of service under Future with Project (Site C) from LOS E (v/c = 0.94) to LOS D (v/c = 0.86).	Less than Significant
I.C-2: Development of a cardroom at Site C would not provide the number of required off-street parking spaces; this would be a significant impact.	**I.C-2:** The project applicant shall provide additional parking spaces to eliminate the 200- to 225-space parking shortfall and would certify that use of the banquet room would be limited to off-peak times in the cardroom. The Site C applicant has indicated the ability to expand the parking supply onto land under his control located to the east. If this additional parking is clearly committed to the cardroom project, the projected shortfall would be eliminated.	Less than Significant
I.C-3: Development of a cardroom at Site C would increase the potential for safety hazards by generating additional traffic in the study area. This would be a significant impact.	**I.C-3:** The project applicant shall provide additional parking spaces to eliminate the 225-space parking shortfall and would certify that use of the banquet room would be limited to off-peak times in the cardroom. The Site C proposal indicates that the applicant has an option to expand parking by utilizing an adjacent parking area. If this additional parking is clearly committed to the cardroom project, the projected shortfall would be eliminated.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
I. Transportation, Circulation and Parking (Continued)		
Site D		
I.D-1: Development of a cardroom at Site D would add vehicle trips to the road network in the surrounding area, increasing the number of vehicles traveling through area intersections during the a.m. and p.m. peak hours. This would be a significant impact at the Serramonte Boulevard / Junipero Serra Boulevard intersection and at the El Camino Real / Collins Avenue intersection.	**I.D-1a:** The project applicant shall fund changes to the signal phasing and timing at the intersection of Serramonte Boulevard and Junipero Serra Boulevard so that east/west traffic on Serramonte Boulevard, currently operating independently on split phases, would operate together with overlapping left-turn phases. This change would improve p.m. peak-hour level of service under Future with Project (Site D) from LOS E (v/c = 0.93) to LOS D (v/c = 0.86). **I.D-1b:** The Town of Colma, in consultation with Caltrans District 4, shall install regulatory signs to prohibit left turns from Collins Avenue onto El Camino Real (SR 82) during the p.m. peak period (4:00 p.m. to 6:00 p.m.). This would eliminate the movement experiencing poor levels of service.	Less than Significant
I.D-2: Development of a cardroom at Site D would provide more off-street parking spaces than would be required (without use of the banquet room); this would be a less-than-significant impact. If the banquet room (capacity up to 300 people) were used when the cardroom was at maximum use, the proposal would not provide the number of required off-street parking spaces; this would be a significant impact.	**I.D-2:** The project applicant shall certify that use of banquet room would be limited to off-peak times in the cardroom. The proponent has indicated, in application materials submitted to the Town, that such a practice would be their standard policy.	Less than Significant
I.D-3: Development of a cardroom at Site D would increase the potential for safety hazards by generating additional traffic in the study area. This would be a significant impact.	**I.D-3a:** The project applicant shall certify that use of banquet room would be limited to off-peak times in the cardroom. The proponent has indicated, in application materials submitted to the Town, that such a practice would be their standard policy.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
I. Transportation, Circulation and Parking (Continued)		
	I.D-3b: The project applicant shall schedule shuttle bus service between the cardroom and the employee parking lot at 1950 El Camino Real to ensure all employees use the shuttle. All employees would be informed of the existence, and schedule of, the shuttle.	
J. Air Quality		
Site A		
J.A-1: Earth moving and construction activities at Site A would result in localized and temporary increases in ambient concentrations of respirable particulate matter (PM10). The primary pollutant associated with construction activities resulting from implementation of the proposed project would be fugitive dust. Other than fugitive dust, construction-generated emissions would not be expected to have a significant effect on air quality. Fugitive dust emissions would be a significant impact.	**J.A-1:** To reduce the potentially significant effect of construction-related dust to a level of insignificance, the Town shall require contractors to implement a dust abatement program. Elements of this program should include the following: • Sprinkle all unpaved construction areas with water at least twice per day to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by up to 50 percent. • Cover trucks hauling dirt, debris and other dust-generating material on and off site. • Designate a person or persons to oversee the implementation of a comprehensive dust-control program and to increase watering, to minimize visible dust emissions.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
J. Air Quality (Continued)		
Site B		
J.B-1: Earth moving and construction activities at Site B would result in localized and temporary increases in ambient concentrations of respirable particulate matter (PM10). The primary pollutant associated with construction activities resulting from implementation of the proposed project would be fugitive dust. Other than fugitive dust, construction-generated emissions would not be expected to have a significant effect on air quality. Fugitive dust emissions would be a significant impact.	**J.B-1:** To reduce the potentially significant effect of construction-related dust to a level of insignificance, the Town shall require contractors to implement a dust abatement program. Elements of this program should include the following: • Sprinkle all unpaved construction areas with water at least twice per day to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by up to 50 percent. • Cover trucks hauling dirt, debris and other dust-generating material on and off site. • Designate a person or persons to oversee the implementation of a comprehensive dust-control program and to increase watering, to minimize visible dust emissions.	Less than Significant
J.B-3: Development of a cardroom at Site B would result in operational phase trip generation that will increase the ambient concentration of CO in the project area. Line source modeling using the CALINE4 model of the CARB indicates that the state and federal ambient standards for CO would not be violated with the addition of project related traffic. However CO could potentially accumulate in the proposed underground parking areas. This would be a significant impact.	**J.B-3:** Design of the proposed parking garage should provide for open exposure to the outside air for all parking levels, or provide a ventilation system designed to maintain CO levels at least below the Occupational Safety and Health Administration (OSHA) standard of 35 parts per million, time weighted average for 10 hour workday (This standard is recommended instead of the SAAQS because an underground parking garage is not an ambient environment, but a minimally occupied, confined space).	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
J. Air Quality (Continued)		
Site C		
J.C-1: Construction activities at Site C would result in localized and temporary increases in ambient pollutants including respirable particulate matter (PM_{10}). However, because no grading or earth moving is proposed for Site C, PM_{10} emissions would not be significant and as discussed earlier, emissions other than fugitive dust would not be expected to have a significant effect on air quality. Fugitive dust emissions would be a significant impact.	**J.C.-1:** To reduce the potentially significant effect of construction-related dust to a level of insignificance, the Town shall require contractors to implement a dust abatement program. Elements of this program should include the following: • Sprinkle all unpaved construction areas with water at least twice per day to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by up to 50 percent. • Cover trucks hauling dirt, debris and other dust-generating material on and off site. • Designate a person or persons to oversee the implementation of a comprehensive dust-control program and to increase watering, to minimize visible dust emissions.	Less than Significant
Site D		
J.D-1: Earth moving and construction activities at Site D would result in localized and temporary increases in ambient concentrations of respirable particulate matter (PM10). The primary pollutant associated with construction activities resulting from implementation of the proposed project would be fugitive dust. Other than fugitive dust, construction-generated emissions would not be expected to have a significant effect on air quality. Fugitive dust emissions would be a significant impact.	**J.D-1:** To reduce the potentially significant effect of construction-related dust to a level of insignificance, the Town shall require contractors to implement a dust abatement program. Elements of this program should include the following: • Sprinkle all unpaved construction areas with water at least twice per day to reduce dust emissions. Additional watering should be carried out on hot or	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
J. Air Quality (Continued)		
	windy days. Watering could reduce particulate emissions by up to 50 percent. • Cover trucks hauling dirt, debris and other dust-generating material on-site and off-site. • Designate a person or persons to oversee the implementation of a comprehensive dust-control program and to increase watering, to minimize visible dust emissions.	
K. Noise		
Site A		
K.A-1: Construction activities for the parking lots and building additions at Site A would temporarily generate noise levels above ambient background levels. During the construction phases of individual development projects, noise levels in the immediate vicinity of a construction site could be increased substantially. Without implementation of mitigation measures, this would be a temporary, significant effect of the project.	**K.A-1:** To reduce construction noise impacts to a level of insignificance, the Town shall require construction contractors to limit noisy construction activities to the least noise-sensitive times (8:00 a.m. to 5:00 p.m., Monday through Friday).	Less than Significant
Site B		
K.B-1: Construction activities for a 36,000-square-foot two-story building and 89,900 square feet of pavement and walkways and excavation of a three level subsurface parking garage at Site B would temporarily generate noise levels above ambient background levels. During the construction phases of individual development projects, noise levels in the immediate vicinity of a construction site could be increased substantially. Without implementation of mitigation measures, this would be a temporary, significant effect of the project.	**K.B-1:** To reduce construction noise impacts to a level of insignificance, the Town shall require construction contractors to limit noisy construction activities to the least noise-sensitive times (8:00 a.m. to 5:00 p.m., Monday through Friday).	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
K. Noise (Continued)		
Site C		
K.C-1: Construction activities for building conversion and the construction of the proposed tower would temporarily generate noise levels above ambient background levels at Site C. During the construction phase noise levels in the immediate vicinity could be increased substantially. Without implementation of mitigation measures, this would be a temporary, significant effect of the project.	**K.C-1:** To reduce construction noise impacts to a level of insignificance, the Town shall require construction contractors to limit noisy construction activities to the least noise-sensitive times (8:00 a.m. to 5:00 p.m., Monday through Friday).	Less than Significant
Site D		
K.D-1: Construction activities for building conversion and the grading and paving of the San Francisco waterline easement and ancillary parking lot at Site D would temporarily generate noise levels above ambient background levels. During the construction phase, noise levels in the immediate vicinity could be increased substantially. Without implementation of mitigation measures, this would be a temporary, significant effect of the project.	**K.D-1:** To reduce construction noise impacts to a level of insignificance, the Town shall require construction contractors to limit noisy construction activities to the least noise-sensitive times (8:00 a.m. to 5:00 p.m., Monday through Friday).	Less than Significant
K.D-3: Project operation on a 24-hour basis would increase noise levels. Cardroom patrons entering and exiting the building, talking, and starting their vehicles will increase the ambient noise levels, especially during nighttime hours. Noise monitoring at an existing 24-hour cardroom facility indicates that this would be a significant impact for Site D.	**K.D-3:** Parking design for the Site D proposal shall be oriented so that stalls are no closer than 100 feet from the southern property line on the main cardroom site. Alternatively, a wood fence or masonry wall along the southern property line would provide a buffer and increase noise attenuation with distance so that CNEL levels would be reduced into the normally acceptable range.	Less than Significant
L. Energy		
Sites A, B, C and D		
No significant impacts were identified.		

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities		
Site A		
M.A-1: Development and operation of a cardroom at Site A would require additional intensive police services. This would be a significant impact to the Town of Colma Police Department.	**M.A-1:** The Town of Colma shall work with the Cardroom applicant to establish an acceptable security program for policing the Cardroom. • The Town of Colma shall work with the Cardroom applicant to establish an acceptable on-site security program with appropriate levels of staffing, equipment and monitoring capabilities. On-site security shall be funded by the Cardroom applicant. • Revenue from the Cardroom operation shall be used to fund Police Department staffing and equipment necessary to adequately police the proposed Cardroom. • The Colma Police Chief should have the ability to cancel the work permits for Cardroom employees and prohibit employees from working at the facility if they are found to be involved in illegal activities. Proper policing of the Cardroom facility will depend on the size of the facility, the anticipated turnover in Cardroom personnel and the changing nature of related problems that may arise over time. The Cardroom applications in Colma range from 24 to 60 tables in size. Experience in other communities indicates that employee turnover may be as high as 60 to 75 percent annually. The types of related problems that could occur include bookmaking, armed robbery, extortion, gang activity, prostitution, loan sharking, illegal betting, drugs and trick and device operations.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities (Continued)		
	Police services usually include routine fingerprinting and background checks, ongoing monitoring to detect possible illegal activities and various vice investigations. San Jose, for instance, utilizes a Sergeant and two to three officers, more or less full time, to monitor cardroom operations and to perform vice investigations. One additional officer and two clerical positions are busy part time performing routine fingerprinting and background checks. At startup of a new facility the time demand for background checks and fingerprinting will be higher. The Colma Police Chief anticipates that proper policing for a 60-table facility will require a Vice Unit. Proper on-site policing may involve use of a reserve police officer force supervised by a one-half time Sergeant.	
M.A-3: Development and operation of a cardroom at Site A would create a demand for increased Town Administrative Services. This impact would be significant	**M.A-3:** An independent certified public accountant, knowledgeable about cardroom operations, shall be employed in the Finance Department to monitor cardroom activities and report to the City Manager and Police Chief. A fee would be charged to the cardroom to cover the cost.	Less than Significant
M.A-4: Development of a cardroom at Site A would decrease permeable surface area on the site, increasing storm water runoff to the Colma storm water sewer system. This impact would be significant.	**M.A-4:** The proposed project shall be constructed with an on-site detention system to maintain peak storm water runoff rates at current levels. The Town of Colma requires that all new development maintain current rates of run-off at peak wet weather periods. The proposed project shall include an on-site detention system to hold stormwater runoff (in excess of current runoff rates) until the Colma Creek system can accommodate the additional water. An on-site detention system is usually accomplished in one of three ways: a	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities (Continued)		
	holding tank is built on-site; a parking lot detention system is built; or, an oversized pipe with a manual restrictor is used in place of an un-restricted, properly-sized drainage pipe.	
Site B		
M.B-1: Development and operation of a cardroom at Site B would require additional police services. This would be a significant impact to the Town of Colma Police Department.	**M.B-1:** The Town of Colma shall work with the Cardroom applicant to establish an acceptable security program for policing the Cardroom. • The Town of Colma shall work with the Cardroom applicant to establish an acceptable on-site security program with appropriate levels of staffing, equipment and monitoring capabilities. On-site security shall be funded by the Cardroom applicant. • Revenue from the Cardroom operation shall be used to fund Police Department staffing and equipment necessary to adequately police the proposed Cardroom. • The Colma Police Chief should have the ability to cancel the work permits for Cardroom employees and prohibit employees from working at the facility if they are found to be involved in illegal activities. Proper policing of the Cardroom facility will depend on the size of the facility, the anticipated turnover in Cardroom personnel and the changing nature of related problems that may arise over time. The Cardroom applications in Colma range from 24 to 60 tables in size. Experience in other communities indicates that employee	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities (Continued)		
	turnover may be as high as 60 to 75 percent annually. The types of related problems that could occur include bookmaking, armed robbery, extortion, gang activity, prostitution, loan sharking, illegal betting, drugs and trick and device operations. Police services usually include routine fingerprinting and background checks, ongoing monitoring to detect possible illegal activities and various vice investigations. San Jose, for instance, utilizes a Sergeant and two to three officers, more or less full time, to monitor cardroom operations and to perform vice investigations. One additional officer and two clerical positions are busy part time performing routine fingerprinting and background checks. At startup of a new facility the time demand for background checks and fingerprinting will be higher. The Colma Police Chief anticipates that proper policing for a 60-table facility will require a Vice Unit. Proper on-site policing may involve use of a reserve police officer force supervised by a one-half time Sergeant.	
M.B-3: Development and operation of a cardroom at Site B would create a demand for increased Town Administrative Services. This impact would be significant.	**M.B-3:** An independent certified public accountant, knowledgeable about cardroom operations, shall be employed in the Finance Department to monitor cardroom activities and report to the City Manager and Police Chief. A fee would be charged to the cardroom to cover the cost.	Less than Significant
M.B-4: Development of a cardroom at Site B would decrease permeable surface area on the site, increasing storm water runoff to the Colma storm water sewer system. This impact would be significant.	**M.B-4:** The proposed project shall be constructed with an on-site detention system to maintain peak storm water runoff rates at current levels.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities (Continued)		
	The Town of Colma requires that all new development maintain current rates of run-off at peak wet weather periods. The proposed project shall include an on-site detention system to hold stormwater runoff (in excess of current runoff rates) until the Colma Creek system can accommodate the additional water. An on-site detention system is usually accomplished in one of three ways: a holding tank is built on-site; a parking lot detention system is built; or, an oversized pipe with a manual restrictor is used in place of an un-restricted, properly-sized drainage pipe.	
Site C		
M.C-1: Development and operation of a cardroom at Site C would require additional police services. This would be a significant impact to the Town of Colma Police Department.	**M.C-1:** The Town of Colma shall work with the Cardroom applicant to establish an acceptable security program for policing the cardroom. • The Town of Colma shall work with the Cardroom applicant to establish an acceptable on-site security program with appropriate levels of staffing, equipment and monitoring capabilities. On-site security shall be funded by the Cardroom applicant. • Revenue from the Cardroom operation shall be used to fund Police Department staffing and equipment necessary to adequately police the proposed Cardroom. • The Colma Police Chief should have the ability to cancel the work permits for Cardroom employees and prohibit employees from working at the facility if they are found to be involved in illegal activities.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities (Continued)		
	Proper policing of the Cardroom facility will depend on the size of the facility, the anticipated turnover in Cardroom personnel and the changing nature of related problems that may arise over time. The Cardroom applications in Colma range from 24 to 60 tables in size. Experience in other communities indicates that employee turnover may be as high as 60 to 75 percent annually. The types of related problems that could occur include bookmaking, armed robbery, extortion, gang activity, prostitution, loan sharking, illegal betting, drugs and trick and device operations.	
	Police services usually include routine fingerprinting and background checks, ongoing monitoring to detect possible illegal activities and various vice investigations. San Jose, for instance, utilizes a Sergeant and two to three officers, more or less full time, to monitor cardroom operations and to perform vice investigations. One additional officer and two clerical positions are busy part time performing routine fingerprinting and background checks. At startup of a new facility the time demand for background checks and fingerprinting will be higher.	
	The Colma Police Chief anticipates that proper policing for a 60-table facility will require a Vice Unit. Proper on-site policing may involve use of a reserve police officer force supervised by a one-half time Sergeant.	
M.C-3: Development and operation of a cardroom at Site C would create a demand for increased Town Administrative Services. This impact would be significant.	**M.C-3:** An independent certified public accountant, knowledgeable about cardroom operations, shall be employed in the Finance Department to monitor cardroom activities and report to the City Manager and Police Chief. A fee would be charged to the cardroom to cover the cost.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities (Continued)		
Site D		
M.D-1: Development and operation of a cardroom at Site D Project would require additional police services. This would be a significant impact to the Town of Colma Police Department.	**M.D-1:** The Town of Colma shall work with the Cardroom applicant to establish an acceptable security program for policing the Cardroom. • The Town of Colma shall work with the Cardroom applicant to establish an acceptable on-site security program with appropriate levels of staffing, equipment and monitoring capabilities. On-site security shall be funded by the Cardroom applicant. • Revenue from the Cardroom operation shall be used to fund Police Department staffing and equipment necessary to adequately police the proposed Cardroom. • The Colma Police Chief should have the ability to cancel the work permits for Cardroom employees and prohibit employees from working at the facility if they are found to be involved in illegal activities. Proper policing of the Cardroom facility will depend on the size of the facility, the anticipated turnover in Cardroom personnel and the changing nature of related problems that may arise over time. The Cardroom applications in Colma range from 24 to 60 tables in size. Experience in other communities indicates that employee turnover may be as high as 60 to 75 percent annually. The types of related problems that could occur include bookmaking, armed robbery, extortion, gang activity, prostitution, loan sharking, illegal betting, drugs and trick and device operations.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities (Continued)		
	Police services usually include routine fingerprinting and background checks, ongoing monitoring to detect possible illegal activities and various vice investigations. San Jose, for instance, utilizes a Sergeant and two to three officers, more or less full time, to monitor cardroom operations and to perform vice investigations. One additional officer and two clerical positions are busy part time performing routine fingerprinting and background checks. At startup of a new facility the time demand for background checks and fingerprinting will be higher. The Colma Police Chief anticipates that proper policing for a 60-table facility will require a Vice Unit. Proper on-site policing may involve use of a reserve police officer force supervised bya one-half time Sergeant.	
M.D-3: Development and operation of a cardroom at Site D would create a demand for increased Town Administrative Services. This impact would be significant.	**M.D-3:** An independent certified public accountant, knowledgeable about cardroom operations, shall be employed in the Finance Department to monitor cardroom activities and report to the City Manager and Police Chief. A fee would be charged to the cardroom to cover the cost.	Less than Significant
M.D-4: Development of a cardroom at Site D would decrease permeable surface area on the site, increasing storm water runoff to the Colma storm water sewer system. This impact would be significant.	**M.D-4:** The proposed project shall be constructed with an on-site detention system to maintain peak storm water runoff rates at current levels.	Less than Significant

(Continued)

TABLE S.1: SUMMARY OF SIGNIFICANT IMPACTS (Continued)

ENVIRONMENTAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
M. Public Services and Utilities (Continued)		
	The Town of Colma requires that all new development maintain current rates of run-off at peak wet weather periods. The proposed project shall include an on-site detention system to hold stormwater runoff (in excess of current runoff rates) until the Colma Creek system can accommodate the additional water. An on-site detention system is usually accomplished in one of three ways: a holding tank is built on-site; a parking lot detention system is built; or, an oversized pipe with a manual restrictor is used in place of an un-restricted, properly-sized drainage pipe.	