

- Maximize the use of proper insulation in construction of buildings to be used for habitable purposes.
- Design office buildings to have operable windows for natural air conditioning rather than relying on artificial means.
- Utilize fluorescent and other lower cost means of illumination to minimize the cost of lighting.
- Utilize good quality space heaters to minimize energy lost through exhaust. Combine heating with heat pumps to make furnaces more efficient.

5.02.164.6 Utility Undergrounding. In all new construction, whether residential or commercial, power lines and telephone lines must be placed underground. Service utility boxes and transformers must be screened from view by fencing and/or landscaping.

In areas of existing development, utility lines should be placed underground in order to give Colma's streets a neater appearance. This undergrounding should occur as funds become available, and in the following priority:

1. Mission Street - Daly City to F Street
2. El Camino Real - F Street to Serramonte Boulevard.
3. El Camino Real - Serramonte Boulevard south to town boundary.
4. Mission Road - El Camino Real to town boundary.
5. Hillside Boulevard.
6. Junipero Serra Boulevard.
7. Collins Avenue
8. Serramonte Boulevard - El Camino Real to Hillside Boulevard.

5.02.164.7 Telephone and Communications. Local and nearby telephone communication is provided by Pacific Bell to Colma residents. Long distance telephone service is provided by numerous companies as selected by local users. TCI Cable TV provides a television cable service for subscribers in Colma. Commercial

communication structures such as towers, antenna and equipment buildings are only allowed in commercial and open space districts subject to a Use Permit and then only when not highly visible from public roads.

5.02.164.8 Storm Drain Facilities. All storm water runoff flows by gravity through open channels and culverts to Colma Creek. Once the creek leaves Colma it continues most of the way in an open channel through South San Francisco and into the Bay. Areas with flooding potential are discussed in the Safety Element. Open space characteristics of the creek are discussed in the Conservation/Open Space Element.

5.02.164.9 Solid Waste Disposal Facilities. Solid waste produced in Colma is collected by Browning Ferris Industries (BFI). Garbage is collected once a week and, subscription to the service is mandatory in Colma. The main solid waste disposal site for San Mateo County is the Ox Mountain landfill located north of Highway 92, three miles east of Half Moon Bay. The landfill site had a remaining capacity of approximately 22.8 million tons as of January 1998. It has adequate capacity to serve the needs of Colma and other subscribers into the year 2016, assuming cities meet the Assembly Bill 939 requirement to reduce waste by 50%.

A private landfill site, operated by Calco, is located in the Cypress Hills area east of Hillside Boulevard in Colma. The Hillside Landfill is located partly in the County and partly in Colma. It accepts contractor's refuse and debris boxes with the intent of emphasizing recycle of usable materials. The approved plan for landfill closure specifies June 1999; however, the operators are seeking an extension to September 2001.

5.02.170 LAND USE FOR CIRCULATION

The amount of land used for freeways, local roads, and railroads in most communities is significant. Colma, however, has a relatively small amount of land committed to circulation routes because of the large tracts of land held by the various cemeteries. At the present time approximately 6.79% of the total land area is devoted to public roads. The road system is discussed in detail in the Circulation Element.