

Chapter 16.64

IMPROVEMENTS – UTILITIES

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16.64.010 General requirements.

All proposed new development shall be required, as a condition of development and subject to the exemptions and exclusions set forth in this chapter, to place underground all new utility lines and facilities, carrying below 34,500 volts, including but not limited to electric power, telephone or other communication, street lighting, community antenna television system, and other such utility lines, which shall be installed in accordance with standards prescribed by the California Public Utilities Commission in streets or alleys, or in easements provided for that purpose with widths and locations that are adequate for the service agencies. Such standards shall apply to any agency owning or operating the line whether or not it is subject to the jurisdiction of the California Public Utilities Commission. If no standard is so prescribed, installation shall be made in accordance with practices usual in the particular field, subject to the approval of the City Engineer. [Ord. 1304 § 1, 2012; Ord. 529 § 6.12(A), 1973].

16.64.020 Arrangements for installations.

The undergrounding of all such utility devices shall be performed by the owner or developer of the property seeking its development or improvement, or any construction thereon, at the owner's or developer's sole expense. The land divider shall be responsible for complying with the requirements of this chapter in accordance with tariffs of the respective servicing utilities as filed with the California Public Utilities Commission, and the conditions of approval, and shall make the necessary arrangements with the serving agencies for the installation of their respective facilities. [Ord. 1304 § 1, 2012; Ord. 529 § 6.12(B), 1973].

16.64.025 Definitions.

"Community antenna television system" (in this chapter referred to for convenience as "CATV") means a system of antennas, coaxial cables, wires, wave guides or other conductors, equipment or facilities designed, constructed or used for the purpose of providing television or FM radio service by cable or through its facilities.

"Utility device" means any device necessary, convenient or required for the transmission of energy or any communication signal to or from any property within the City. [Ord. 1304 § 1, 2012].

16.64.035 Exclusions.

The following utility devices shall be exempted from underground placement:

- A. Poles or electroliers used exclusively for street lighting;
- B. Utility devices operated at voltages in excess of 34,500 volts;
- C. Overhead utility lines to serve residential structures may be left or placed above ground where utility poles presently exist along or near rear property lines;
- D. For the purposes of this section, appurtenances and associated equipment such as, but not limited to, surface-mounted transformers, concealed ducts, and pedestal-mounted terminal boxes and meter cabinets may be placed above ground. [Ord. 1304 § 1, 2012; Ord. 529 § 6.12(C), 1973. Formerly 16.64.030].

16.64.036 Exemptions.

The City Engineer and/or Building Official shall exempt the following developments or improvements of any property whenever the City Engineer, in his or her discretion, finds that the proposed developments or improvements fit any one of the following criteria:

- A. Interior tenant improvements and special conditional use permits for which construction is not required;
- B. Exterior upgrading, expansion, or repair of existing improvements, including but not limited to reroofing, addition of awnings, landscaping, equipment screening, repainting and application of other exterior finishes;
- C. Additions of functional equipment to any existing improvements, including but not limited to air conditioners, antennas, block walls and fences, cooling towers, enclosure of outdoor storage areas, loading docks, satellite dishes, silos and water tanks;
- D. The development of a new single-family residence on a property where the adjacent properties are serviced by overhead utility devices to connect the proposed single-family residence shall be placed underground from said proposed residence to the previously existing utility devices;
- E. Overhead wires attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location on the building to another location on the same building or to an adjacent building without crossing any public street;
- F. Antenna associated equipment and supporting structures, used by a utility for furnishing communication services;
- G. Temporary poles, overhead wires and associated overhead structures used or to be used in conjunction with a construction project. [Ord. 1304 § 1, 2012].

16.64.040 Easements approval.

All utility easements shall be approved by the serving utility companies, and such approval shall be submitted to the City Engineer prior to recordation of the tract map. [Ord. 1304 § 1, 2012; Ord. 529 § 6.12(D), 1973].