

§ 16.151.010. Underground utilities.**A. City-Wide Undergrounding Requirements**

Persons constructing any building or adding at least 25% to an existing building's gross floor area, shall place underground all on-site utility lines and all utility lines between (i.e., connected to and serving) the building and the first point of connection to existing utility lines having the capacity to serve the project. If upgraded lines are required, the upgraded portion, including pre-existing lines, shall be placed underground. Provided, if there are existing on-site utility lines of less than 300 feet in length or located in a utility easement, the person constructing the improvement shall pay a fee in-lieu of undergrounding these lines, as provided in Section 16.151.010.D.

B. Institutional Educational District, Senior Citizen Housing, and Conditional Use Permits

Persons constructing any building or adding 25% to any existing building's gross floor area as part of a development that is:

1. Located in the Institutional Educational District;
2. A senior (citizen) housing project;
3. A use, (other than a residential unit development), subject to a conditional use permit; shall place new on-site utilities underground, and shall place existing, on-site utility lines underground, or pay a fee in-lieu thereof, according to the following formula:

The number of feet of existing overhead lines to be placed underground shall be the square root of the "assumed lot size."

The "assumed lot size" shall be the gross floor area of the new construction multiplied by four.

If the amount of line to be placed underground is less than 300 feet, the in-lieu fee described in Section 16.151.010.D shall be paid. If the amount of line is 300 feet or more, the property owner shall underground that number of feet of existing utility lines, or to the first point of connection, whichever is shorter.

C. Planning Commission Determination of Impracticality

The Planning Commission may find that placing utility lines underground is impractical and that fees should be paid instead, when any of the following conditions, or similar conditions, are found to exist:

1. The length of utility lines to be placed underground will be less than 300 feet and said utility lines have not been placed underground on any property abutting the applicant's property.
2. The existing on-site utility lines to be placed underground serve property held

under separate ownership.

3. Utility lines cannot be placed underground without severely disrupting existing improvements.
4. The physical or legal character of existing utility easements will not allow utility lines to be placed underground and the affected adjoining property owner will not consent to modification of such easements or other technical or engineering difficulties preclude such action.
5. When upgrading an existing service would not impose a significant visual impact on the area immediately surrounding the property or on the City.

D. Payment of Fees In-Lieu of Undergrounding Lines

When the Planning Commission determines that undergrounding is impractical, an in-lieu fee shall be paid. An in-lieu fee shall be based on the number and type of utility lines and shall be paid prior to the recordation of a final tract or parcel map for the tract, or the issuance of any building permit for which they are required. Payment shall be made according to the cost schedule as set forth in separate ordinance and as amended from time to time.

E. Property Owner Responsibility

The person constructing the improvement, and not the City, shall be responsible for placing utility lines underground and shall have the necessary arrangements with the serving utility companies.

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