

RESOLUTION NO. 2026-**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING PLANNING COMMISSION DETERMINATION OF IMPRACTICALITY TO UNDERGROUND UTILITY LINES ASSOCIATED WITH THE NEW SINGLE-FAMILY RESIDENCE LOCATED AT 631 BLANCHARD PLACE**

WHEREAS, in April of 2026, the applicant requested a Planning Commission determination of impracticality to underground new utility electrical power lines; and

WHEREAS, the subject parcel is located within the General Plan designation of Residential 15 and zoning designation of Arbol Verde (AV1) and has recently been developed with a new single family home and accessory dwelling unit; and

WHEREAS, the Planning Commission held a public hearing on July 7, 2026, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE CLAREMONT PLANNING COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Planning Commission has determined that the request for an exemption from undergrounding utility lines is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303 (Class 3) for new construction or conversion of small structures, in that the project entails the extension of water main, sewage, electrical, gas, and or other utilities of reasonable length to serve the newly constructed residence and accessory dwelling unit. Therefore, no further environmental review is necessary.

SECTION 2. The Planning Commission makes the following findings for the above-described project:

- A. 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. Though dependent on Southern California Edison's determination of the origin of utility lines, nearby utility poles are within 150 feet of the subject parcel.
- B. When upgrading an existing service would not impose a significant visual impact on the area immediately surrounding the property or on the City. Additional utility lines servicing the subject parcel would be in keeping with the existing precedent of the Arbol Verde 1 zoning district and the immediate neighborhood. Given this established practice and given there is no foreseeable situation in which the neighborhood would underground these utility lines, new overhead utility lines would not introduce a significant visual impact.

SECTION 3. The Planning Commission hereby approves the determination of impracticality to underground utility lines, based on the findings of Section 16.151.010 of the Claremont Municipal Code (CMC) outlined in Section 2 above.

SECTION 4. The Planning Commission Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 7th day of July, 2026.

Planning Commission Chair

ATTEST:

Planning Commission Secretary