

CHAPTER 11.25 – UNDERGROUND UTILITIES

11.25.010 – Purpose and Intent.

The purpose and intent of this chapter is to clarify when undergrounding of utilities is required in connection with a development project within the City of Los Altos. All development shall provide for the undergrounding of existing and proposed utility facilities in compliance with this section, unless expressly exempted.

11.25.020 – Applicability.

The applicability of Chapter 11.25 shall be in addition or in conjunction with undergrounding provisions contained within Chapter 11.20, Title 12, and Title 13 of the Los Altos Municipal Code.

- A. The following site improvements require the undergrounding of utility services as set forth below:**
- 1. Service lines. All new and existing overhead utility lines, serving property located along a public or private street or alley shall be installed underground with:**
 - a) Construction of a single-family dwelling.**
 - b) Construction of a residential development with two or more dwelling units.**
 - c) Construction of a non-residential development which results in new gross floor area of (500) square feet or more of conditioned space in the aggregate over the preceding five (5) year period.**
 - d) An addition to an existing residential development that within a five (5) year period adds and/or replaces (500) square feet or more to the developments existing habitable square footage that is known and provided on the latest County of Santa Clara Assessors Office Tax Roll.**
 - e) All residential or non-residential subdivision(s) that are subject to the provisions of Title 12 (Buildings and Construction), Title 13 (Subdivisions), and Chapter 11.20 (Street Improvements) of the Los Altos Municipal Code.**
 - 2. Frontage lines and poles. Existing utility poles and associated overhead utility lines located along a street abutting the frontage(s) of a development site shall be removed and the utilities replaced underground in association with the site improvements set forth below:**
 - a) Construction of a new single-family dwelling.**
 - b) Construction of a new residential development with two or more dwelling units.**
 - c) An addition to an existing residential development that within a five (5) year period adds and/or replaces fifty (50%) percent or more to the developments existing habitable square footage that is known and provided on the latest County of Santa Clara Assessors Office Tax Roll.**
 - d) Construction of a new non-residential development.**
 - e) All residential or non-residential subdivision(s) that are subject to the provisions of Title 12 (Buildings and Construction), Title 13 (Subdivisions), and Chapter 11.20 (Street Improvements) of the Los Altos Municipal Code.**

11.25.030 – Development Requirements.

- A. As required by this section, all new and existing electric, telecommunications, and cable television lines to be installed on the site to serve a proposed development shall be**

installed underground at the time of development except for surface mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts and other similar equipment appurtenant to underground facilities. All utilities shall be taken from the nearest aboveground utility service or as directed by the utility provider. No new poles or overhead lines shall be allowed, except as determined necessary by the city engineer to accomplish the removal of frontage lines and poles required by this chapter.

1. Screening requirements for aboveground equipment (e.g., utility control boxes and similar cabinets) shall be screened from public view by using a combination of landscaping and screen walls.

11.25.040 – Exemptions

- A. The requirements of this section do not apply to:
 1. Existing or proposed major electrical transmission lines.
 2. A service upgrade, modification, or relocation of an existing electrical panel that is unrelated to site improvements that would otherwise require undergrounding of utilities in compliance with this section, and which would not result in an increase in overhead utility line length, additional lines, or new poles.
 3. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU).
 4. Underground installations precluded by a topographical, soil, or other environmental condition as conferred by the city engineer.