TOWN OF LOS GATOS

UNDERGROUNDING REQUIREMENTS

As required by Town Code Section 27.50.015(b), an applicant shall install all new, relocated, or temporarily removed utility services, including telephone, electric power, cable television and all other communications lines, underground. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.

Type of Construction	Undergrounding required?	
	Yes	No
Single-family residential: addition or remodel resulting in an increase in gross floor area less than 50% of the existing gross floor area, where new lines ARE NOT installed or relocated		✓
Single-family residential: addition or remodel resulting in an increase in gross floor area less than 50% of the existing gross floor area, where new lines ARE installed or relocated	✓	
Single-family residential: addition or remodel resulting in an increase in gross floor area greater than 50% of the existing gross floor area	✓	
Single-family residential: construction of a new residence	✓	
Multi-family residential: construction of a new development *(includes frontage lines and poles)*	✓	
Subdivision *(includes frontage lines and poles)*	✓	
Non-residential development *(includes frontage lines and poles)*	✓	

For additional information, please refer to the applicable sections and excerpts from the Town Code as provided below:

Sec. 27.50.015. - New extensions of utility facilities.

a) All new extensions of existing utility distribution facilities, including but not limited to electric, communication and cable television lines, hereafter constructed or installed shall be underground.

b) When any building or structure is built, all electric and communication service lines to it shall be underground. When in the course of remodeling any existing building or structure new electric or communication service lines are installed, they shall be underground.

c) When underground installation is required, the owner, builder, remodeler or lessee of the premises involved shall make all necessary arrangements with the utility companies in compliance with their rules as approved by the State's Public Utilities Commission.

(Code 1968, § 32-25)

Sec. 27.50.020. - Exemptions from section 27.50.015.

The provisions of section 27.50.015 do not apply to:

1) Any municipal equipment or facilities installed under the supervision and to the satisfaction of the Town Engineer;
2) Poles, overhead wires and associated overhead structures used for the transmission of electric energy at nominal voltages in excess of thirty-four thousand five hundred (34,500) volts;
3) Antennae, associated equipment and supporting structures used by a utility for furnishing communication services;
4) Equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts;
5) Temporary poles, overhead wires and associated overhead structures used or to be used in conjunction with construction projects;
6) Existing poles, overhead wires and associated overhead structures required to be moved to accommodate street improvements;
7) Emergency services installed and maintained for not more than ten (10) days;
8) With reference to section 27.50.015(b) only, service lines to remodeled one-family and two-family dwellings;
9) Poles, overhead wires and associated overhead structures used or to be used in conjunction with agriculture and which by their nature are not suitable for future use in nonagricultural activities.

(Code 1968, § 32-26)