

UTILITIES

INTRODUCTION

Utilities are services which produce and carry electric power, gas, sewage, water, communications and oil. At this time, the most feasible methods of transmission are the lineal ones of pipes and wires. The installation of this apparatus necessarily disturbs the landscape but can usually be planned to have minimal visual and physical effect on the environment.

POLICIES

1. Insure that upon completion of utility installation or maintenance projects on shorelines, all areas be restored to pre-project configuration, replanted with native species and provided with maintenance care until the newly planted vegetation is established.
2. Locate utility trunk lines and facilities outside shoreline areas, to the maximum extent feasible.
3. Locate utility lines and facilities, when they must be placed in a shoreline area, so as not to obstruct or destroy scenic views. Whenever feasible, these facilities should be placed underground, or designed to do minimal damage to the aesthetic qualities of the shoreline area.
4. To the maximum extent feasible, local governments should incorporate major transmission line rights-of-way on shorelines into their program for public access to and along water bodies.
5. Locate utilities to meet the needs of future populations in areas planned to accommodate this growth.
6. Combine utility rights-of-way in shoreline areas to the maximum extent possible.
7. Require that major utility developments be consistent with adopted County comprehensive plans for utilities, where they exist, for provision of the respective utility service to the County's residents.
8. Locate sewage treatment, water reclamation, desalinization and power plants where they are compatible with other uses of the water and shorelines.

REGULATIONS

General

1. Applications for installation of utility facilities shall include the following (at a minimum):
 - a. Reason why utility facility must be in a shoreline area;
 - b. Alternative locations considered and reasons for their elimination;
 - c. Location of other utility facilities in the vicinity of the proposed project to include the facilities of other types of utilities.
 - d. Proposed method(s) of construction;

- e. Plans for reclamation of areas disturbed during construction;
 - f. Landscape plans (where appropriate);
 - g. Documentation that major utility developments are consistent with adopted County comprehensive plans for utilities, where such plans exist.
2. Utility transmission lines shall be underground (underwater) wherever practical and where not significantly detrimental to the environment.
 3. Utility distribution lines, service lines, and connection shall be underground (underwater) wherever practical PROVIDED that such systems designed to serve floodplain development need not be so located.
 4. Above-ground generating facilities, (except hydroelectric generating facilities), switching complexes, pumping stations, treatment plants, storage tanks, and substations shall be located at least 200 feet from the ordinary high water mark. All shall be landscaped. (Sec. 6 of Ord. 84-015 adopted February 27, 1984)
 5. Upon completion of installation of utility systems or of any maintenance project which disrupts the environment, the disturbed area shall be regraded to compatibility with the natural terrain and replanted (where appropriate) to prevent erosion and provide an attractive, harmonious vegetation cover. Maintenance care for newly planted vegetation shall be provided until it is established.
 6. Where utility systems cross shoreline areas, clearing necessary for installation or maintenance shall be kept to a minimum width necessary to prevent interference by trees and other vegetation with the proposed systems.

Underground Utility Lines

7. Such facilities shall minimize crossings of water bodies.
8. Banks and dikes where such facilities enter or leave a body of water shall be returned to their pre-construction configuration, shall be thoroughly compacted and protected against erosion, and shall be maintained in a safe condition by the utility.
9. Utility lines entering or leaving a body of water, other than a river, shall be buried below the surface of the water body's bed out to a minimum water depth of minus ten feet (-10'), measured from mean lower low water PROVIDED that, where the utility consists of a flexible cable and the bottom material is soft, such cable need only be buried to a depth of minus five feet (-5'), measured from mean lower low water; and PROVIDED FURTHER that, if such cable does not bury itself to a minimum depth of ten (10) feet below mean lower low water within one year of installation, the permittee shall bury the cable to such depth.
10. Underground utility lines shall be completely buried under the river bed in all river or stream crossings except where such lines are permanently affixed to a bridge structure.

Surface Utility Lines

11. Surface utility lines shall be avoided wherever possible.
12. When paralleling a water body or highway surface, utility rights-of-way shall be separated from them by a visual buffer of natural vegetation wherever available.

13. Surface utility lines shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such a route would cause significant environmental damage.
14. Surface utility lines shall minimize crossings of shoreline areas.

Aerial Utility Lines

15. Aerial utility lines shall minimize crossings of shoreline areas.
16. Aerial utility lines shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such a route would cause significant environmental damage.
17. Rights-of-way for aerial utility lines shall not be clearcut, but shall leave low-growing shrubs and bushes except as necessary for access roads.
18. Low areas between towers shall not be cleared where the projected growth of vegetation in such areas would not endanger the utility lines.
19. Aerial utility lines shall make maximum use of topography to minimize visual contrast with the environment.
20. When paralleling a water body, aerial utility rights-of-way shall be separated from said bodies by a visual buffer of natural vegetation wherever available, except where located in highway rights-of-way.
21. Bends shall be the preferred location for river crossings of aerial utility lines.

Natural Environment

1. Utility systems, including transmission lines, pipelines, sewer trunk lines and treatment plants, water mains, and similar facilities, shall be prohibited on natural shorelines, except where unavoidably necessary to cross a body of water.
2. Any utility brought into a Natural Environment shall be so located that it minimizes environmental impact on scenic views or aesthetic qualities.

Conservancy Environment

1. Utility transmission facilities shall be permitted PROVIDED that they are oriented to crossing the Conservancy Environment area, rather than running along the shoreline area.
2. Any utility brought into a Conservancy Environment shall be so located that it minimizes environmental impact on scenic views or aesthetic qualities, and so that it minimizes environmental impact.

Rural Environment

1. Utility facilities are permitted in the Rural Environment subject to the General Regulations.

Suburban Environment

1. Utility facilities are permitted in the Suburban Environment subject to the General Regulations.

Urban Environment

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