

Procedure for Additional Electric Meters on a Parcel

PURPOSE

This procedure is intended to ensure that utility connections are consistent with the uses legally permitted on a property and to promote energy conservation as set forth in the General Plan. This procedure is meant to provide a uniform standard to aid in determining when an additional electrical meter can be issued for a property, reflecting the practice of the Department over the past decades.

GENERAL

This policy applies to “utility-owned meters” used by public utility companies, and it does not apply to private sub-meters, which the Department encourages for certain situations.

- A. An additional utility owned electric meter may be signed off by customer service or planning staff if one of the following criteria is met:
1. Multiple meters are allowed to serve multiple dwelling units (including second units on a single family residential property, farm family dwellings, or agricultural employee units), permitted live-work or work-live units, or multi-tenant commercial or industrial buildings;
 2. The meter would serve common areas of apartment complexes, condominiums, and planned urban developments;
 3. In lands with an agricultural or resource zoning (LIA, LEA, DA, RRD, or TP), the meter is for agricultural equipment or structure with high electrical demand such as, but not limited to, a dairy barn, a winery, agricultural water wells or wind machines for frost control;
 4. There are multiple separate uses on a property with approved permits for individual uses, i.e. on a guest ranch or commercial stable, there may be a separate meter for the residential and lodging use and for the equestrian use that may be operated separately;
 5. On large properties, an additional meter would avoid trenching for 500 feet or more to serve a remote barn, well, electric gate or fence, or similar agriculturally related uses;
 6. On corner or through lots, where there is an existing pole or service drop nearby, and use of a second meter would avoid trenching through, or damage to, protected trees, wetlands, or other sensitive habitat;

7. The meter is for a shared water well or septic system, providing service to two or more separately owned properties;
 8. The meter is dedicated for electric vehicle charging, pursuant to a special rate program offered by a public utility company. In such cases, the applicant shall indicate the location of the meter on a parcel site plan. The meter shall have a nameplate or other conspicuous marking indicating that the meter is dedicated to electric vehicle charging; or
 9. The meter is for an unconventional voltage requirement for which the public utility requires a separate meter.
- B. Only one basic residential utility-owned electric meter is allowed for each legal dwelling unit. Except as noted above, an additional electric meter shall not be permitted for a guest house or a residential garage, workshop, shed, storage, or other residential accessory building on property outside agricultural or resource zoning districts (LIA, LEA, DA, RRD, or TP).

AUTHORITY

Section 26-92-210 (a) of the Zoning Code, which prohibits the issuance of any permit for uses, buildings, or purposes contrary to the provisions of the Zoning Code.

California Electrical Code.

PROCEDURE

- A. If the site is located in one of the three agricultural zoning districts (LIA, LEA, or DA) or the resource districts (RRD and TP), and the applicant can provide evidence of an existing agricultural or resource-based operation on the site, the Permit Technician may sign off the building permit for uses set forth in Section A above. The Permit Technician shall place a "Notice" in the permit database (Permits Plus) on the parcel to explain the justification for the approval.
- B. In all other cases, the applicant shall submit a Zoning Permit application and provide a site plan and all pertinent information indicating how the uses have been permitted on the site, such as previously approved Building Permits, Zoning Permits, Use Permits, or Design Review approvals. If it is not clear that a use has been legally established by building or planning permits, the applicant shall provide evidence of either legal status or legal non-conforming status prior to the issuance of a building permit for a second meter. The applicant shall also provide evidence of conformance with the criteria listed in Section A above.

Approved by:

/s/ Pete Parkinson

Pete Parkinson, Director

Lead Author: David Hardy

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