



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

LAKE COUNTY GENERAL PLAN AND ZONING ORDINANCE APPLICABLE POWER REQUIREMENTS AND STAFF RESPONSES

SUMMARY

Lake County has some provisions in Chapter 5 (Public Services) of the General Plan; in Article 27, subsection (at) "Commercial Cannabis Cultivation" that pertain to power, and in Article 68, "Definitions", which defines Mixed Light cultivation. None of the applicable subsections regulate adequacy of available power; they only require an identifiable power source. These sections in relevant part state:

- Identified power source is required
- Use of generators as a power source is prohibited except during power outages
- Mixed light cultivation can have up to 25 watts per square foot (full definition is below)

General Plan – Power-Related Policies (Chapter 5, Public Services)

Policy PFS-6.1 Electric Service

The County shall coordinate with electricity providers in planning for the timely expansion of electrical facilities to meet future demand, and for projects affecting public health, schools, or for significant air emissions reductions.

Response: *The County contacted PG&E to discuss this project. The two representatives that staff contacted both indicated that the applicant can upgrade the grid, and that the upgrade will take between 1-1/2 to 3 years to complete.*

The applicant has stated in the letter dated October 1, 2021 that they are aware of the upgrade details and agree to these time-frames and costs that they would incur. They also stated that they could use whatever power is available, since their cultivation would use 'light deprivation' cultivation methods.

Policy PFS-6.2 Appropriate Siting of Electric Facilities

The County shall coordinate with electricity providers to locate transmission systems that minimize environmental and other impacts.

Response: *The County has not evaluated environmental impacts that would be associated with upgrading the power grid. This is typically done by PG&E, who have expertise in this area.*

Policy PFS-6.4 Energy Conservation

The County shall support the use of energy conservation devices and renewable energy sources in residential, commercial, and industrial developments, and shall continue to develop renewable energy sources for County facilities when practical.

Response: *This project involves interior lighting and air filtration systems in each of the 34 greenhouses, and within the four 5,000 sq. ft. drying buildings that are proposed. Light deprivation used in greenhouse cultivation requires less power than full lighting would require, since the power is limited to 'up to' 25 watts per square foot for cannabis plant-lighting.*

The applicant has agreed to use whatever power could be issued for this project. Staff has made a recommendation below with a description of why two (2) 200 amp services could be approved for this project.

Lake County Zoning Ordinance, Article 68, "Definitions" states: A - Type 3B: "mixed-light": *Cultivation for adult use cannabis in a greenhouse, glasshouse, conservatory, hothouse, or other similar structure using light deprivation and/or artificial lighting below a rate of 25 watts per square foot between 10,001 and 22,000 square feet, inclusive, of total canopy size on one premises."*

Article 27, subsection (at) Commercial Cannabis Cultivation: **(Ord. No. 3084, 05/21/2019)**

1. Development standards, general requirements, and restrictions

iii. Prohibited Activities

(d) Electrical Generators

The indoor or mixed-light cultivation of cannabis shall not rely on a personal gasoline, diesel, propane, or similar fuels, powered generator as a primary source of power and shall only allow properly permitted (when applicable) generators for temporary use in the event of a power outage or emergency that is beyond the permittee's control.

Response: *This is a condition of approval for this and all other commercial cannabis cultivation operations.*

(e) Lights

All lights used for cannabis related permits including indoor or mixed light cultivation of cannabis shall be fully contained within structures or otherwise shielded to fully contain any light or glare involved in the cultivation process. Artificial light shall be completely shielded between sunset and sunrise.

Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the lot of record upon which they are placed.

Response: *This is a condition of approval for this and all other commercial cannabis cultivation operations.*

Supplemental Information Required on Commercial Cannabis Application submittals:

(xiv; page 27-125): For indoor and mixed light license types, identification of all power sources for cultivation activities, including but not limited to, illumination, heating, cooling, and ventilation;

Response: *The applicant has identified ‘on grid’ power as its primary power source. The applicant has the ability if they so choose to use alternative power sources, such as solar power, to provide power to the greenhouses. Roof-mounted solar panels would not increase the impacts associated with site disturbance and subsequently to CEQA evaluations already undertaken for this project.*

CONCLUSION

The Planning Commission has the ability to limit the power that is allowed to serve this site. The applicant has stated that they will use light deprivation cultivation methods, and will use whatever power is available to serve their site.

A single family dwelling requires a 200 amp service. The site could support two single family dwellings with each having a 200 amp service.

The Planning Commission can limit this cultivation project to two (2) 200 amp services, which would be consistent with what would be allowed for two dwellings with approved building permits.