

## UP 20-22 “WeGrow” Power Source

Dear Lake County Community Development Department,

Please accept this letter to satisfy the request given to the WeGrow team by Eric Porter via email on September 30, 2021. The request was to have WeGrow outline a written solution on the topic of the current insufficient power on the property to accommodate for the entire canopy area having 25 watts per square foot.

Firstly, the current application seeks a license(s) for A-Type 3B “Mixed-light” cultivation. Pursuant to Lake County Zoning Ordinance Article 68, Section 21-68, 68.4 (c) Definitions:

*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."*

As the definition states, the license that is being applied for specifically requires that cultivation occur within a structure with the use of light deprivation and/or lighting below a rate of 25 watts per square foot. As the project materials have outlined, the applicant is applying for the A-Type 3B “Mixed-Light” licenses to allow for cultivation within fully enclosed greenhouses and to have the ability to cultivate up to 25 watts per square foot. Given the definition of the license being applied for, cultivation within a greenhouse does need nor does it require enough power to supply the maximum amount of energy allowed. However, the applicant has already agreed to pursue whatever steps will be necessary to upgrade the PG&E connection to this location, which would ensure the property has *far more* power availability than should ever be necessary.

The applicant is fully aware that the project property’s current utility connection to PG&E does not allow for the 25 watts per square foot of canopy area at this given moment. After thoroughly reviewing this topic with both Mr. Porter and PG&E in August of 2021, the applicant had been made aware that an upgrade to this location would be needed and would be at the sole cost of the applicant. It was also indicated that depending on the amount of energy requested, and infrastructure needed to upgrade to the requested amount of power the upgrades could span over multiple years.

The applicant agreed to the Initial Study Addendum mitigation EN-1 proposed by the Community Development Department, which states:

EN-1: The applicant shall demonstrate how they will be able to provide adequate power to this site within 90 days of permit approval. Evidence of adequate power shall be in the form of a contract of agreement with PG&E, or by engineered power calculations showing an alternative energy source. Failure to provide this energy verification will result in revocation of this use permit.

The applicant has already contacted a qualified engineer to begin the plans that will be needed to apply for the application with PG&E to upgrade the connection. The applicant also intends to submit its application for the upgrade to PG&E within 30 days of permit approval to ensure compliance with EN-1.

Again, the applicant does not need the full 25 watts per square foot in order to cultivate at this time. Until the necessary upgrade can be made by PG&E at applicant's expense, the applicant will only cultivate through the use of natural light and the currently available power sources (and any alternative power sources identified per EN-1). This means that the applicant can still cultivate the entire proposed canopy area but with a lesser yield than for which approval is sought while the upgrades are being completed. Regardless of how long the upgrades may take the project's entire proposed canopy area can still be cultivated. Even in the worst case scenario where the application to PG&E cannot allow for an upgrade to the connection, the applicant will still be able to cultivate under the proposed project at lower power levels or through demonstrating alternative power sources as required in EN-1.

We understand the concerns of the scarce power grid and outages as outlined by both PG&E and community members; however, upgrades will only occur following all PG&E protocols. If PG&E determines the application to upgrade the connection is adequate in its request but does not follow all of the safety requirements set by their review team, then the upgrades will not occur until all measures are met. The project will be continuously working with all agencies involved in both the cannabis process as well as the building/infrastructure processes which will include the CDD, Building Department, PG&E, and CalFire to ensure every aspect of this project is safe and compliant.

To conclude, cultivation can and would still occur regardless of how much power is available at any given time due to the flexibility of the mixed-light license. The applicant is fully aware that this means the project will only be cultivating possibly lower yields with natural sunlight and with whatever power is available while utility upgrades are in process.

Sincerely,

WeGrow, LLC