



City of South Lake Tahoe

"making a positive difference now"

Residential Medical Marijuana Cultivation Application

GENERAL INFORMATION

Applicant Name: _____

Site Address: _____

Assessor's Parcel Number: _____

Applicant Phone #: _____ (Home) _____ (Cell)

Applicant Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Owner Name: _____ **Phone #:** _____

Owner Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____

PROJECT DESCRIPTION

Provide a detailed description of the proposed project. Attach additional pages if necessary.

Description of the area that will be used for the cultivation area _____ (i.e. bedroom, garage, basement, storage area)

Total home size excluding garage _____ square feet.

Size of cultivation area and percent of total home to be used for cultivation _____ %.

Declaration: I hereby declare under penalty of perjury that this application and all information submitted as part of this application are true and accurate to the best of my knowledge. I am the owner(s) of the subject. I understand that should any information or representation be submitted in connection with this application be incorrect or untrue, the City may rescind any approval or take other appropriate action.

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____
(if applicant owns property, indicate this is in signature line)

Fees

Amount Paid: _____ Received By: _____ Date: _____

INFORMATION REQUIRED FOR SUBMITTING A COMPLETE APPLICATION

Each application shall contain the following information. Some applications may require additional information. Consult with the counter technician (542-6010) or Building Official (542-6072) to determine whether additional materials are required. If any required information is not provided, the application could be delayed.

All Applications:

- A completed Residential Medical Marijuana Cultivation Application including the applicant(s) and property owner(s) signature(s) and a detailed description of the proposed project.
- Proof/copy of physicians' recommendation for medical marijuana and/ or proof of patients' physicians' recommendation if applicant is a primary caregiver (as defined by the Health & Safety Code Section 11362.5).
- Residential Medical Marijuana Cultivation application fee.
- Approval documentation of adjoining tenants in a multifamily residence, if applicable.
- Three (3) sets of plans including floor plan, electrical plan/lighting plan, ventilation plan and plumbing plan (to scale) ¼ inch minimum. **Note: Each required plan (i.e. electrical plan) can be shown on a separate sheet.**
 - **Floor Plan:** Using appropriate scale showing proposed grow area, bedrooms, kitchen and bathing facilities.
 - **Electrical Plan/Lighting Plan:** Show outlets, service panel, location and wattage of proposed grow lights.
 - **Ventilation Plan:** Show proposed ventilation components (ducting, exhaust and intake points), Cubic Feet per Minute (CFM) calculations.
 - **Plumbing Plan:** Show source and discharge location of watering
 - Location and size of all CO devices including location of CO monitors, if applicable.
 - Type of window covering material (minimum Class C fire rated).
 - Note on plans that all door access to grow area is sealed.

For residential garage conversions: A site plan (to scale) showing the site will retain two off street parking spaces after conversion.

REVIEW PROCESS

City Code, Chapter 32, Sections 68 thru 74 describes the criteria for approving a Residential Cultivation Use. In order to be approved for a Residential Cultivation Use, the use must meet all content set forth in Chapter 32 (60-74) including:

- The proposed cultivation use must accessory to the primary use (residential)
“Residential Use” means uses, facilities and activities primarily pertaining to the occupation of buildings on a permanent basis for living, cooking and sleeping, which are allowed to be used or rented on a periodic basis. (City Code Chapter 32-9)
“Accessory Use” means a use, building or other facility customarily a part of any primary use that is clearly incidental and secondary to the primary use; that does not change the character or intensity of the primary use and that does not operate independent of the primary use. This area will not exceed 10% of the primary use.
- A primary caregiver or qualified patient must reside at the residence.
- On-site parking shall be provided per City Code Chapter 5, Article VIII, Section 45
- No equipment, materials, supplies, merchandise or goods in connection with this use shall be stored or displayed outdoors, Lathing or perimeter fencing around this equipment does not meet this criterion.

I have read and understand the above requirements

Building Department Requirements for Marijuana Grow Rooms in Residential Homes.

The approval of the following will be required to obtain a Building Permit for cultivation of marijuana in residential homes.

1. Provide a floor plan of the proposed room change. This will show adjacent rooms, ventilation layout and electrical line diagrams. Section 3408.1 of the 2010 CA Building Code states that any change of occupancy requires that the new usage conform to the new codes.
2. Have Electrical Engineer provide load calcs on the proposed usage. Article 220 of CA Electrical code requires that all new loads be calculated and sized.
3. Submit ventilation sizing. Show where intake air and exhaust termination will be located. The CA Mechanical Code, Section 402.3, require that any room that does not have natural ventilation have a mechanical system designed.
4. Show on plans how irrigation will be administered. Protection from potential water damage will be required to be installed. CA Plumbing Code, Section 406.1 requires specialty features that require water have the Building Official review for compliance.
5. Any door that adjoins the dwelling will be required to be air tight. CA Building Code, Section 508.2.5.2 states that doors shall not have air transfer between occupancy.

CO Emission devices will be allowed in the room if approved monitoring devices are installed.

Permits are issued only to owners of the property. If a tenant requests a permit, then a notarized letter from the owner, authorizing the applicant will be required.

SAMPLE

Electrical Load Calculations

Location: 1234 Tahoe Street

House Size: 1164 sq. ft. of habitable space

Service Panel size: 100 amps

Panel Schedule

- 1- 20 amp kitchen outlets
- 1 -20 amp kitchen outlets
- 1 -20 amp disposer and dishwasher
- 1 -15 amp Refer
- 1 -20 amp microwave
- 1- 20 amp bathroom outlets
- 1- 15 amp bedroom 1 & 2 outlets
- 1-15 amp lighting Living rm, Dining rm,
- 1-15 amp furnace
- 1-20 amp washing machine
- 1 -30 amp dryer
- 1-15 amp outlets dining, living room, laundry

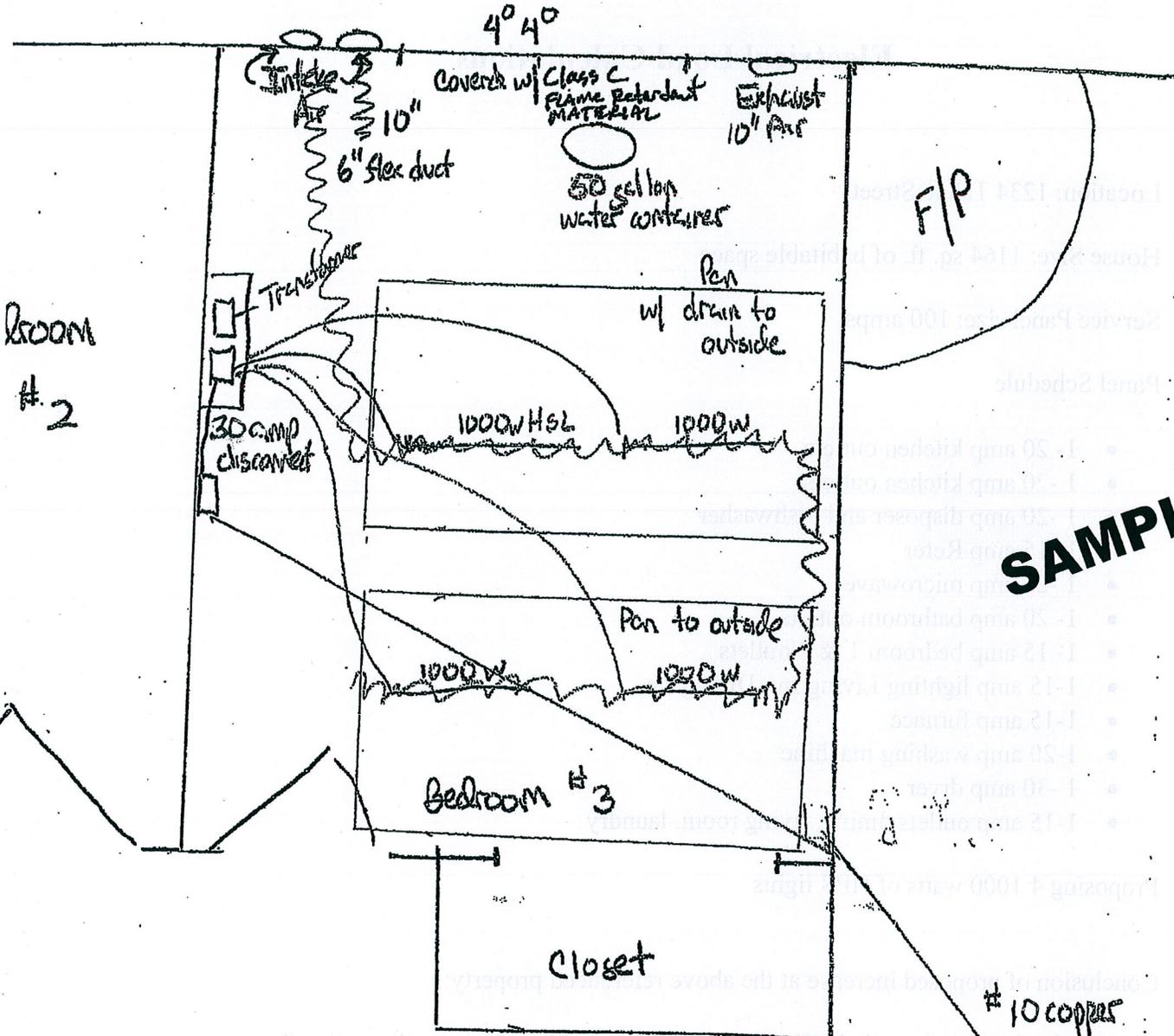
Proposing 4 1000 watts of HPS lights

Conclusion of proposed increase at the above referenced property:

This can be done on the existing 100 amp service panel by running a direct line from dryer breaker to grow room with a minimum # 10 copper conductor. Existing dryer conductor will be disconnected and capped. The new line will handle the new load of the grow room.

Respectfully,

Joe Engineer
Electrical Engineer Company

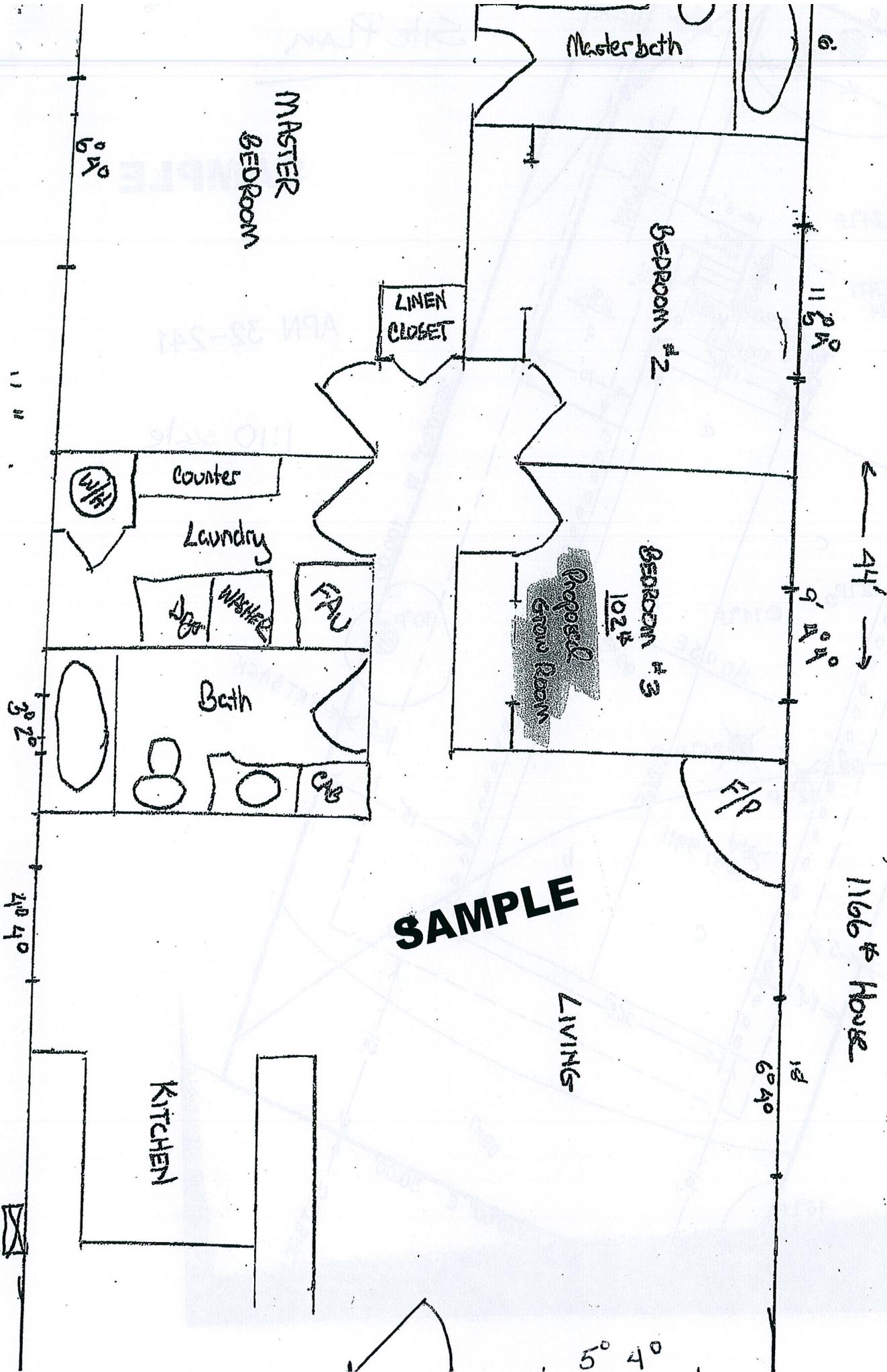


SAMPLE

4 1000 w H

10 copper
to
Service
100 amp Panel

1/2" = 1" scale



Site Plan

SAMPLE

APN 32-241

1:10 scale

