

To: Sue Hoek, Heidi Hall, Hardy Bullock, Ed Scofield, Lisa Swarthout

From: Diana Gamzon, Executive Director, Nevada County Cannabis Alliance

January 9, 2023



Re: Ordinance Amending Chapter II of Nevada County LUDC Sec L-II 3.3 Commercial Cannabis Cultivation

With the 2019 adoption of the Nevada County Cannabis Cultivation Ordinance, a newly recognized industry was welcomed into the economic fabric of Nevada County. Since its adoption, nearly 200 businesses have formed in the unincorporated area of our county with over 300 jobs created. The minor amendments to the ordinance that are proposed will provide the tools necessary for Nevada County small farmers to adapt their business plans to changing market conditions, just as any commodity farmer is permitted on agricultural zoned land.

During Winter months, farmers plan for Spring and Summer plantings. With the adoption of the ordinance amendments on January 10th, farmers will have clarity on the local regulations in time to adjust permits with multiple state and local regulatory agencies.

In recognition of the need for land use compatibility, we support protections for Home Owners Associations with CC&R's.

Recommendation:

The Nevada County Cannabis Alliance Supports Full Adoption of:

- The Addendum to the Certified Final Environmental Impact Report (EIS18-0001, SCH# 2018082023)
- Ordinance (ORD22-2) Amending Chapter II of the Nevada County Land Use And Development Code Sections L-II 3.3 with the below modifications:
 - Sec F1: Mixed light canopy cultivation not to exceed 20,000 sq ft.
 - Sec K1: Allow for the size limit conditions of a microbusiness with retail license to be dictated by the use permit.
 - There is a current restriction of retail space to 1000 sq ft that would be counted against the farm's support area. Considering the micro business with retail will be subject to a use permit, the conditions of the use permit should dictate the size limitations.

Thank you for the opportunity to comment and for the consideration of our recommendations.

Nevada County Board of Supervisors,

Dist 2

Dear Supervisors,

I am sending this in case weather prohibits me from attending your afternoon session this Tuesday, Jan 10, 2023. My comments are in regard to your agenda item for the Cannabis updates to the County ordinance.

I am the Board President of [REDACTED]. I have been on the board since late 1990's and the President for at least 12 years. I have lived in here for over 25 years and have firsthand knowledge of the increase in traffic in here since commercial businesses have been allowed. I also have been in charge of hiring and overseeing the upkeep of over 11 miles of private roads. My neighborhood consists of 103 lots and 17 Easement properties that all use our Private Roads, and pay yearly dues to maintain them. We acknowledge that we are zoned Ag X, but we are a neighborhood of private homes with CC&R's and By-laws that govern what is allowed, etc. Since the county has decided to allow Commercial Cannabis businesses to set up in here, some issues have now occurred. Being termed Commercial by this ordinance, I hope you all can acknowledge that extra traffic now exists here. The owners have employees, the county has allowed trailers for their workers to use, portable toilets are in place, parking lots, large green houses and out buildings, increased traffic that brings in deliveries of soil, fertilizers, gravel, support vehicles (ie: clean out of portable toilets, the previously mentioned employees, county code enforcement vehicles are a few). This had already increased road traffic, and with the new changes/additions that you will be discussing today, a lot more traffic can be expected if you agree to allow the proposed changes.

To this end, I ask the following:

1. Require any commercial business given a license to operate in Golden Oaks a directive to pay additional road dues/fees. One proposal is to charge the larger grow sites 4 times the standard yearly fee, with the smaller sites 2 times the yearly fee. This should be doubled if you allow the selling and manufacturing to occur.
2. Do not allow these grow sites to sell directly from their property - as they are seeking to do. I would think it would be obvious that this will create a great deal more traffic and bring in a lot more people that wouldn't normally drive into our neighborhood. By doing this, the county is knowingly creating a burden on all of the people who own property in Golden Oaks.
3. Do not allow these businesses to process their products at their grow sites. Chemicals, extra traffic and the potential of added smells will put another unfair burden on our roads and neighbors.

We are desperate for support from the county to help with the burden you are creating by allowing more use of our private roads! As of now, we have 4 legally allowed grow sites with one more in the works. As I mentioned, we are a neighborhood of 120 who pay for the upkeep of the private roads. By allowing 5 commercial businesses to operate in here you are giving just over 4% of property owners a free pass and saying the other 95% must carry the extra cost of maintenance.

Debbie Porter

[REDACTED]

From: [Erin Tarr](#)
To: [BOS Public Comment](#)
Subject: 1/10/23 Public Comment Item #37 SR-23-0047
Date: Monday, January 9, 2023 2:32:23 PM

Dist 3

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Dear County of Nevada Board of Supervisors,

The Bear Yuba Land Trust (BYLT) is providing comment on item #37 SR-23-0047 on the January 10, 2023 BOS Agenda. BYLT is pleased to see the Cannabis Ordinance being amended to include allowances for aggregate parcel sizes of multiple parcels to be used to determine allowed maximum canopy size.

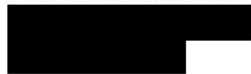
One of the downfalls of the current ordinance that BYLT has observed is the incentivization of landowners who own large properties to parcelize to 20 acres for commercial cannabis operations. This fractures habitat migration corridors and requires new residences in remote areas. BYLT is committed to protecting important agricultural, scenic, cultural and habitat landscapes in our community and providing ways for people to connect with nature.

While we are pleased with the ability to aggregate parcel sizes, we disagree with the ability to allow 40,000 square feet of mixed-light mature canopy cultivation. The unintended environmental impacts of allowing 40,000 square feet of hoop houses are excessive and could lead to negative consequences for our neighborhoods and the environment. BYLT would suggest that mixed-light mature canopy cultivation be limited to 20,000 square feet and allow outdoor cultivation to take place on the additional 20,000 square feet of growing space.

Please feel free to reach out with any questions.

Best regards,

Erin Tarr
Executive Director
Bear Yuba Land Trust



From: [Kathy Lee](#)
To: [BOS Public Comment](#)
Subject: Public Statement
Date: Monday, January 9, 2023 1:56:14 PM

Dist 4

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January 10, 2023

Board of Supervisors
Nevada County California
950 Maidu Avenue Suite 170
Nevada City, CA 95959-7902

Sent via email: BOS.publiccomment@nevadacountyca.gov

Hello Supervisors,

My name is Kathy Lee, owner and operator of LoveLeeBudz LLC here in Grass Valley California. I am an outdoor regenerative farmer and ever since I was a little girl I have always wanted to live in the country and raise a family here in our small town. My husband and I are proud to have raised our 6 children here. Our farm is being developed to sustain our livelihood, our goal is to be self reliant and a productive part of our community. We currently sit on 9.71 acres off [REDACTED] and want to be able to utilize our land fully and responsibly. We are currently only allowed to grow 2500 Sq Ft of cannabis, and we have so much more available land that is usable, that we can succeed over time in this new market. Please adopt the proposed ordinance changes before you today. With these proposed updates I have hope for us small farmers.

Thank you.

Sincerely, Kathy Lee.

LoveLeeBudz LLC.

Kathy Lee, LoveLeeBudz LLC

January 10, 2023

Dist 4

Board of Supervisors

Nevada County California

950 Maidu Avenue Suite 170

Nevada City, CA 95959-7902

Sent via email: BOS.publiccomment@nevadacountyca.gov

Dear Supervisors,

My name is DeeAnna Keck, I am a parent of an adult child with severe abnormal muscle movements, similar to Parkinson's. Because of this disorder he is unable to sleep for any significant length of time and has significant trouble with coordination. The CBD tincture we have been using for the last year has ceased his additional movements outside what the prescription drugs contain. With the CBD he sleeps deeply and soundly and it has aided in calming his extra movements allowing him to be much calmer and less frustrated with himself. I cannot truly express the immediate and momentous benefit this has had on our entire family.

I am writing today in hopes of reminding us all of the critically important medical benefits of cannabis and the patient need that exists here within our community. We are truly dependent upon cannabis medicine and the incredible Compassion Program created by the Nevada County Cannabis Alliance and its member businesses. The success and continued operation of our local cannabis supply chain is critical to my patients and so many people who truly need cannabis.

Please adopt the proposed ordinance changes and the recommendations provided by the Nevada County Cannabis Alliance. Supporting these farmers in their success has ripple effects throughout our community that are often overlooked and go unseen. I hope I can be a reminder of some of these impacts and why this is so important.

Thank you for your consideration.

Kindest Regards,

DeeAnna Keck