

SITE SPECIFIC PROPERTY CONSIDERATIONS

Each property has its own characteristics that may affect permitting. Below are considerations to ask when selecting land as they may impact permitting costs, feasibility and timelines.

1. Confirm any parcel specific easements, right of ways, and/or other access nuances. You must have legal access to a parcel that is recorded with the county.
2. The opportunity to apply for a transition period to bring existing, unpermitted, structures into compliance ends May 14, 2022. Existing code compliance issues on the parcel may delay permitting.
3. Ensure the properties legal water source(s) support cultivation needs. Nevada County is in a severe drought, make sure your water source is legal and sufficient for your project's needs.
4. Fire safety - all cannabis farms must comply with commercial fire standards. Check accessibility, roadway standards, water storage, hydrant and defensible space requirements.
5. Ensure there is adequate room on the site for the cultivation area, supporting structures, parking and fire department access / turnaround.
6. Steep slopes and waterways may impact permitting requirements and mitigation costs. Check with the Central Valley Regional Water Board and Department of Fish and Wildlife.
7. And don't forget, be a good neighbor! Join and participate in your local road association and/or FireWise Community. Be a model community member!



ASSESSING LAND FOR COMMERCIAL CANNABIS CULTIVATION

****For informational purposes only. Before engaging in any cannabis activities it is recommended to read County Code Sec. L-II 3.30 the full regulation at www.mynevadacounty.com/2646/Cannabis-Compliance-Division**



<http://www.nccannabisalliance.org/>
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ALLOWABLE ZONING

- **AG** (AGRICULTURE)
- **AE** (AGRICULTURE EXCLUSIVE)
- **FR** (FORESTRY)

ALLOWABLE ACREAGE AND CANOPY SIZE

PARCELS 2.00 ACRES UP TO 4.99 ACRES:

- Indoors: Up to 500 square feet of Canopy.
- Mixed-Light and Outdoors: Commercial Cannabis Cultivation is prohibited.

PARCELS 5.00 ACRES UP TO 9.99 ACRES:

- Indoors, Mixed-Light, and/or Outdoors: up to 2,500 sq ft of Canopy.

PARCELS OF 10.00 ACRES UP TO 19.99 ACRES:

- Indoors, Mixed-Light, and/or Outdoors: Up to 5,000 sq ft of Canopy.

PARCELS OF 20+ ACRES:

- Indoors, Mixed-Light, and/or Outdoors: Up to 10,000 sq ft of Canopy.
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SETBACKS

CANNABIS COMPLIANCE SETBACK REQUIREMENTS:

- 100' from property lines to canopy areas & cannabis support areas.
- 1,000' from canopy areas and cannabis support areas to sensitive sights, measured from property line of sensitive sight to cultivation premise.
 - (Sensitive site: School, Church, Park, Child or Daycare Center, or Youth-Oriented Facility)
- 1000' from state or federal park property line to cultivation site or support area. With a variance, this setback may be reduced to 300' from the property line of the state or federal Park
- Water tanks - minimum 30' from the property line.

WATERBOARD SETBACK REQUIREMENTS:

- 150' Class I Watercourse (Perennial watercourses, lakes, ponds, or springs).
- 100' Class II Watercourse (Intermittent watercourses or wetlands)

WOLF CREEK SETBACK REQUIREMENTS:

- Due to the sensitive nature of Wolf Creek, each cultivation submission located near Wolf Creek will be evaluated; the setback could be increased to 100' but no more than 400'.
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SETBACKS

ENVIRONMENTAL HEALTH SETBACK REQUIREMENTS:

- 50' from the nearest septic leach line to the nearest point of the cultivation area
- 5' from structures to Septic Tank
- 8' from structures leach field and repair area
- 25' from from outdoor cultivation perimeter to entire Septic System'
- 50' from the cultivation area to a residential well that supplies potable drinking water
- 100' from Hazardous Materials storage (chemicals and pesticides, organic or not) to residential wells.
 - Chemicals/Pesticides can be stored in enclosed structures without dirt flooring (such as a processing building or garage) and not meet the 100' setback

NID SETBACKS:

- 100ft, from the higher elevation side of the NID canals to permanent structures.
- 20ft, from from the lower elevation side of the NID canal to permanent structures

Potential for NID setback variances with the county
