



County of San Diego Board of Supervisors Statement of Proceedings

Supervisor Terra Lawson-Remer
Chair, District 3

Supervisor Monica Montgomery Steppe
Vice Chair, District 4

Supervisor Paloma Aguirre
Chair Pro Tem, District 1

Supervisor Joel Anderson
District 2

Supervisor Jim Desmond
District 5

Ebony N. Shelton
Chief Administrative Officer

Andrew Potter
Clerk of the Board of Supervisors

Damon M. Brown
County Counsel

Tuesday, August 18, 2026
9:00 a.m.
General Legislative Session

Wednesday, August 19, 2026
9:00 a.m.
Land Use Legislative Session

County Administration Center
1600 Pacific Highway
Room 310 (Board Chamber)
San Diego, CA 92101

How to Participate:



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County of San Diego Board of Supervisors

Statement of Proceedings
Land Use Legislative Session
Wednesday, August 19, 2026, 9:00 a.m.

A. Roll Call

Meeting was called to order at 9:05 a.m.

PRESENT: Supervisors Terra Lawson-Remer, Chair; Monica Montgomery Steppe, Vice-Chair; Paloma Aguirre, Chair Pro Tem; Joel Anderson; Jim Desmond; also, Ryan Sharp, Assistant Clerk of the Board of Supervisors.

B. Closed Session Report

C. Non-Agenda Public Comment

Individuals can address the Board on topics within its jurisdiction that are not on the agenda. According to the Board's Rules of Procedure, each person may speak at only one Non-Agenda Public Comment session per meeting. Speakers can choose to speak during either the General Legislative or Land Use Legislative Session.

Overview

Jean Duffy spoke in support of adopting a smoke-free outdoor public places policy to protect residents from tobacco and marijuana smoke, vape aerosol, litter and wildfire risk in unincorporated communities.

Dorothea Flannigan expressed concern about code enforcement practices regarding fencing installed within roadway berms on Gopher Canyon Road and urged the County to ensure compliance with setback and safety standards.

Kathleen Lippitt urged the Board to reconsider promotion of high-potency marijuana, citing research on increased pediatric exposures and harms to children from commercialization and expanded access.

Purita Javier described longstanding health concerns related to ceramics kiln emissions and requested attention to pollution impacts on nearby residents.

Dorian Golu alleged that neighboring drug activity and use of chemical gases were harming his family and expressed frustration with law enforcement responses.

Benny Charles requested County review of an open space easement accepted in 2003, contending that required general plan consistency procedures were not followed.

Gort Orbison spoke to the Board regarding concerns of crime, land use and public safety in the unincorporated areas of the County.

Ann Riddle spoke to the Board regarding concerns of Black Infant Health and immunization rates.

Paul Yew spoke to the Board regarding a court claim that was closed in reference to a property easement.

James Cauley spoke to the Board regarding an open space easement that impose on his personal property.

Allegedly Audra made remarks regarding the sexualization of children, abortion, and child welfare, alleging government complicity in trafficking and surveillance.

Leonice stated that government should stop misleading the public and emphasized the importance of telling the truth to prevent suffering.

Hecter Oh commented on informal vending at beach boardwalks, suggesting enforcement actions related to unpermitted food sales, health violations and possible cartel involvement.

ACTION:

Heard, Referred to the Chief Administrative Officer.

D. Approval of the Statement of Proceedings/Minutes

None

E. Agenda Items

1. Local Emergency Review [Proclamation of Local Emergency for U.S.-Mexico Transboundary Pollution Environmental Crisis and Related CEQA Exemption] (Districts: All)

Recommendation(s) by Chief Administrative Officer:

- 1) Find that the proclamation of local emergency is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections

15060(c)(2) and (3), 15061(b)(3), and 15378(b)(4) & (5) because the action is an administrative action intended to facilitate state and federal funding, does not commit the County to a specific project, and will not have a reasonably foreseeable direct or indirect effect on the environment.

- 2) Find that there is a need to continue the local emergency and that the local emergency shall continue subject to review requirements until terminated pursuant to Government Code section 8630(d).

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the Board of Supervisors took action as recommended, on Consent.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

2. General Services - Adopt a Resolution to Summarily Vacate a Portion of an Irrevocable Offer of Dedication for Public Highway in the Fallbrook Community Plan Area and CEQA Finding (VAC 2025-0090) (District: 5)

Recommendation by Chief Administrative Officer:

- 1) Find the proposed vacation is not subject to review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15060(c)(2) and 15060(c)(3) because the action would result in the summary vacation of an offer of dedication for a public right-of-way easement that is not needed for public road purposes and will not have a reasonably foreseeable direct or indirect effect on the environment, and is therefore not a project subject to CEQA as defined in section 15378.
- 2) Adopt a Resolution entitled: RESOLUTION TO SUMMARILY VACATE A PORTION OF AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY IN THE FALLBROOK COMMUNITY PLAN AREA (VAC 2025-0090) (Attachment C, on file with the Clerk of the Board).
- 3) Direct the Clerk of the Board to record the Resolution for Vacation No. 2025-0090 pursuant to State of California Streets and Highways Code Section 8336.

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the Board of Supervisors took action as recommended, on Consent, and adopted Resolution 26-110 entitled: RESOLUTION TO SUMMARILY VACATE A PORTION OF AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY IN THE FALLBROOK COMMUNITY PLAN AREA (VAC 2025-0090).

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

3. Noticed Public Hearing:

Socially Equitable Cannabis Program - Amendments to the County Zoning Ordinance and Code of Regulatory Ordinances, with Certification of Final Program Environmental Impact Report, CEQA Findings and Associated Permitting and Licensing Fees (POD-21-001; ER-22-00-002) (08/19/2026 - First Reading; 09/02/2026 - Second Reading) (Districts: All)

Recommendation by Planning Commission:

On April 10, 2026, the County of San Diego Planning Commission voted 4-1-0-2 (Ayes: Edwards, Ashman, Pallinger, Calvo; Noes: Sabellico; Abstained: 0; Absent: Weber, Sudberry) to recommend that the County Board of Supervisors:

- 1) Certify the Final Program Environmental Impact Report, dated March 2026, on file with Planning & Development Services as Environmental Review Number PDS2022-ER-22-00-002, and find that it was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines.
- 2) Adopt CEQA Findings of Fact which include the findings regarding significant effects of the SECP, the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program that are consistent with the Commission's recommendation.
- 3) Adopt amendments to the Zoning Ordinance with the following modifications:
 - a. Prohibit outdoor cultivation
 - b. All cannabis facility types would be required to maintain a minimum 1,000-foot buffer from schools, day cares, youth centers, public parks, public trails, and places of worship.
 - c. Allow informational and educational events, as allowed by the California Department of Cannabis Control at cannabis facilities.

Recommendation by Department of Planning & Development Services:

Following the January 14, 2026 (3) Board of Supervisors (Board) direction, Planning & Development Services (PDS) recommends that on August 19, 2026, the Board take the following action:

- 1) Adopt the California Environmental Quality Act (CEQA) Findings of Fact which include the findings regarding significant effects of the Socially Equitable Cannabis Program, the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, as well as certify the Final Program Environmental Impact Report, dated March 2026, on file with PDS as Environmental Review Number PDS2022-ER-22-00-002, and find that it was completed in compliance with CEQA and the State and County CEQA Guidelines and that the Board has reviewed and considered the information contained therein (Attachment A).
- 2) Adopt the amendments to the Zoning Ordinance to allow for the permitting of new cannabis facilities in the unincorporated area:
AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO ZONING ORDINANCE RELATED TO COMMERCIAL CANNABIS REGULATIONS (POD-21-001)
(Attachment B and Attachment C [Changes Shown]).

- 3) Approve the introduction of the amendments to the County Code of Regulatory Ordinances (first reading):
AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO CODE OF REGULATORY ORDINANCES RELATED TO COMMERCIAL CANNABIS LICENSING AND OPERATING PERMITS (POD-21-001) (ATTACHMENT D AND ATTACHMENT E [CHANGES SHOWN]).
- 4) Approve the introduction of the amendments to the County Code of Regulatory Ordinances (first reading) for the Social Equity Program:
AN ORDINANCE TO ADD CHAPTER 29 TO DIVISION 1 BUSINESS REGULATIONS, OF TITLE 2 LICENSES, BUSINESS REGULATIONS AND BUSINESS TAXES TO THE COUNTY OF SAN DIEGO CODE OF REGULATORY ORDINANCES RELATING TO THE CANNABIS SOCIAL EQUITY PROGRAM (ATTACHMENT F).
- 5) Approve the introduction of the amendments to the PDS Fee Schedule (first reading):
AN ORDINANCE AMENDING ARTICLE XX, SECTION 362.1 OF THE SAN DIEGO COUNTY CODE OF ADMINISTRATIVE ORDINANCES RELATING TO DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES FEE SCHEDULE (POD-21-001) (ATTACHMENT G AND ATTACHMENT H [CHANGES SHOWN]).
- 6) Adopt Board Policy B-076: Minimum Funding Requirement for Unlicensed Cannabis Enforcement (Attachment I).

If on August 19, 2026, the Board takes the actions recommended above, then on September 2, 2026, the Board would take the following actions:

- 1) Adopt the amendments to the County Code of Regulatory Ordinances (second reading):
AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO CODE OF REGULATORY ORDINANCES RELATED TO COMMERCIAL CANNABIS LICENSING AND OPERATING PERMITS (POD-21-001) (Attachment D and Attachment E [Changes Shown]).
- 2) Adopt the amendments to the County Code of Regulatory Ordinances (second reading) for the Social Equity Program:
AN ORDINANCE TO ADD CHAPTER 29 TO DIVISION 1 BUSINESS REGULATIONS, OF TITLE 2 LICENSES, BUSINESS REGULATIONS AND BUSINESS TAXES TO THE COUNTY OF SAN DIEGO CODE OF REGULATORY ORDINANCES RELATING TO THE CANNABIS SOCIAL EQUITY PROGRAM (Attachment F).
- 3) Adopt the amendments to the PDS Fee Schedule (second reading):
AN ORDINANCE AMENDING ARTICLE XX, SECTION 362.1 OF THE SAN DIEGO COUNTY CODE OF ADMINISTRATIVE ORDINANCES RELATING TO DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES FEE SCHEDULE (POD-21-001) (Attachment G and Attachment H [Changes Shown]).

The Planning Commission's (Commission) recommendation differs significantly from the Board's direction on January 14, 2026 (3). The Commission recommended stricter safeguards including a prohibition on outdoor cultivation, the addition of three new sensitive uses (public parks, public trails, and places of worship), and the expansion of the sensitive use buffer from 600-feet to 1,000-feet. Any direction which significantly departs from previous Board direction will require additional hearings to consider updated CEQA documentation and ordinances.

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the Board of Supervisors closed the Hearing and took the following actions:

- 1) Adopted the California Environmental Quality Act (CEQA) Findings of Fact which include the findings regarding significant effects of the Socially Equitable Cannabis Program, the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, as well as certified the Final Program Environmental Impact Report, dated March 2026, on file with PDS as Environmental Review Number PDS2022-ER-22-00-002, and found that it was completed in compliance with CEQA and the State and County CEQA Guidelines and that the Board has reviewed and considered the information contained therein.
- 2) Adopted Ordinance No. 11015 (N.S.) entitled: AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO ZONING ORDINANCE RELATED TO COMMERCIAL CANNABIS REGULATIONS (POD-21-001).
- 3) Approved the introduction and took action to consider and adopt the following Ordinances on September 2, 2026:
 - AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO CODE OF REGULATORY ORDINANCES RELATED TO COMMERCIAL CANNABIS LICENSING AND OPERATING PERMITS (POD-21-001);
 - AN ORDINANCE TO ADD CHAPTER 29 TO DIVISION 1 BUSINESS REGULATIONS, OF TITLE 2 LICENSES, BUSINESS REGULATIONS AND BUSINESS TAXES TO THE COUNTY OF SAN DIEGO CODE OF REGULATORY ORDINANCES RELATING TO THE CANNABIS SOCIAL EQUITY PROGRAM; and,
 - AN ORDINANCE AMENDING ARTICLE XX, SECTION 362.1 OF THE SAN DIEGO COUNTY CODE OF ADMINISTRATIVE ORDINANCES RELATING TO DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES FEE SCHEDULE (POD-21-001)
- 4) Adopted Board Policy B-076: Minimum Funding Requirement for Unlicensed Cannabis Enforcement.

AYES: Aguirre, Lawson-Remer, Montgomery Steppe

NOES: Anderson, Desmond

4. Noticed Public Hearing:

ADU Ordinance Amendment: ADU Separate Sale Implementation Options to Support Homeownership and Owner Occupancy and Related CEQA Exemptions (Districts: All)

Recommendation by Planning Commission:

On June 12, 2026, the Planning Commission recommended that the Board of Supervisors consider programmatic options 2, 3 and 4. The Commission reviewed all the options and expressed that options 2, 3 and 4 were acceptable without objection. Commissioner comments included preference for the potential ordinance amendments to specify the following time periods as they pertain to each option:

- Option 2 - Right of First Refusal: 30 days during which to match an offer.
- Option 3 - Owner Occupancy Statement: One year commitment to occupy the unit.
- Option 4 - Required Public Posting Period: 30 days minimum to list for sale.

Recommendation by Department Of Planning & Development Services:

- 1) Find the item is not a “project” and is exempt from CEQA under CEQA Guidelines section 15378. Changes related to the separate sale of ADUs do not require analysis under CEQA as the transfer of ownership of these homes will not cause a direct or reasonably foreseeable indirect physical change in the environment under CEQA Guidelines section 15061(b)(3).
- 2) Consider the proposed options and adopt the attached form of ordinance to enact any selected options in section 6156.x.D.10, Programmatic Options 1, 2, 3, 4:
AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE PART SIX: GENERAL REGULATIONS: ACCESSORY USE REGULATIONS RELATED TO ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) SECTION 6156.X (PDS2025-POD-25-009) (Attachment A and Attachment B [Changes Shown])

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Desmond, the Board of Supervisors closed the Hearing and took the following actions:

- 1) Found the item is not a “project” and is exempt from CEQA under CEQA Guidelines section 15378. Changes related to the separate sale of ADUs do not require analysis under CEQA as the transfer of ownership of these homes will not cause a direct or reasonably foreseeable indirect physical change in the environment under CEQA Guidelines section 15061(b)(3).
- 2) Adopted Ordinance No. 11016 (N.S.) entitled: AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE PART SIX: GENERAL REGULATIONS: ACCESSORY USE REGULATIONS RELATED TO ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) SECTION 6156.X (PDS2025-POD-25-009), incorporating the selected Options as follows:
 - Option 2: Right of First Refusal
 - Option 3: Owner Occupancy Affidavit
 - Option 4: Required Public Posting Period
- 3) Directed the Chief Administrative Officer to report back in 180 days on options to increase the size of ADUs from 1200 to sizes such as 1400, 1600, or larger, either by right or with a discretionary permit for each ADU, similar to Administrative Permits that were required for Second Dwelling Units in the past. At the same time report back for deed restriction as a condition of permitting an ADU, as well as robust enforcement options.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

5. Receive a Presentation on Regional Wildfire Preparedness (Districts: All)

Recommendation by Chief Administrative Officer:

Receive a presentation on regional wildfire preparedness.

ACTION:

ON MOTION of Supervisor Lawson-Remer, seconded by Supervisor Montgomery Steppe, the Board of Supervisors received a presentation on regional wildfire preparedness.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

6. Traffic Advisory Committee [08/19/2026 - Adopt Recommendations Including Introducing an Ordinance; 09/02/2026 - Second Reading of an Ordinance, Unless Ordinance is Modified on Second Reading, and CEQA Exemption Finding] (Districts: 2 & 5)

Recommendation by Traffic Advisory Committee:

1) District 2:

Item 2-A. Valley View Boulevard from Euclid Avenue to the El Cajon city limit (south of Granite Hills Drive) in Granite Hills - Establish and certify a 35 MPH speed limit for radar enforcement.

2) District 5:

Item 5-B. Main Avenue and Aviation Road - Establish an all-way stop intersection.

Recommendation by Chief Administrative Officer:

1) Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15301 of the CEQA Guidelines because the proposed action involves minor alterations of existing public facilities relating to regulatory traffic control on County of San Diego-maintained roadways, resulting in negligible or no expansion of existing or former use.

2) Adopt the Traffic Advisory Committee's recommendations.

3) Adopt the following Resolutions:

RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 299 RELATING TO THE ESTABLISHMENT OF ALL-WAY STOP INTERSECTIONS IN THE COUNTY OF SAN DIEGO;

RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 305 RELATING TO THE ESTABLISHMENT OF THROUGH HIGHWAYS IN THE COUNTY OF SAN DIEGO.

4) Approve the introduction of the following Ordinance:

ORDINANCE ADDING SECTION 72.169.16.1. TO THE SAN DIEGO COUNTY CODE RELATING TO SPEED LIMITS ON COUNTY-MAINTAINED ROADS IN SAN DIEGO COUNTY.

If, on August 19, 2026, the Board takes action as recommended, then, on September 2, 2026:

1) Adopt the following Ordinance:

ORDINANCE ADDING SECTION 72.169.16.1. TO THE SAN DIEGO COUNTY
CODE RELATING TO SPEED LIMITS ON COUNTY-MAINTAINED ROADS IN
SAN DIEGO COUNTY.

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Anderson, the Board of Supervisors took action as recommended, and adopted the following:

- 1) Resolution 26-111 entitled: RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 299 RELATING TO THE ESTABLISHMENT OF ALL-WAY STOP INTERSECTIONS IN THE COUNTY OF SAN DIEGO;
- 2) Resolution 26-112 entitled: RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 305 RELATING TO THE ESTABLISHMENT OF THROUGH HIGHWAYS IN THE COUNTY OF SAN DIEGO; and,
- 3) Took action to further consider and adopt the Ordinance on September 2, 2026.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

There being no further business, the Board of Supervisors adjourned at 4:30 p.m. in memory of Lorenzo Salgado Araujo and Johan Sebastian Duran Guerrero.

ANDREW POTTER

Clerk of the Board of Supervisors
County of San Diego, State of California

Notes By: Zurita

NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Supervisors on the matters stated, but not necessarily the chronological sequence in which the matters were taken up. Generative artificial intelligence (AI) was utilized to assist in drafting portions of the Statement of Proceedings/Minutes using the meeting's audio recording. All content produced through AI assistance underwent human review to ensure accuracy.

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