



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, September 1, 2026
9:00 a.m.
General Legislative Session

Wednesday, September 2, 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, September 2, 2026, 9:00 a.m.

A. Roll Call

Meeting was called to order at 9:00 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.

Shahrokh Saadat described recordings of children and dogs screaming that he believes originate from piping and drainage beneath his Linda Vista home, and requested County follow-up to investigate potential child abuse and document his evidence.

Allegedly Audra shared personal experiences of child sexual abuse and expressed concern that child abuse in County facilities such as the Polinsky Center and juvenile detention centers is not being adequately addressed or prevented.

Terrie Best expressed support for the women of the Board and specifically commended Chair Lawson-Remer for bringing her newborn to the dais, characterizing it as an important, positive example of balancing public service and parenting.

Peggy Walker asserted that unincorporated areas are being treated as a “dumping ground” for sexually violent predators and cannabis businesses, raised concerns about high-potency THC impacts and regulatory costs, and urged the Board not to impose cannabis commercialization on rural communities.

Terri Ann Skelly summarized public health alerts from the American Lung Association regarding respiratory and cardiovascular harms from cannabis aerosols and urged the County to reduce sales and promotion of vaping and cannabis products.

Rebecca Rapp informed the Board that Governor Newsom recently signed AB 2249 to strengthen protections for youth from cannabis marketing and packaging, cited rising pediatric cannabis exposure data, and asked the County to implement and enforce the new law locally.

Ann Riddle thanked the Board for its discussion the previous day on the placement of sexually violent predators in unincorporated areas, noted equity and resource challenges facing rural communities, and expressed particular concern about limited local law enforcement presence.

Oliver Twist requested investigation of illegal cannabis cultivation operations in the backcountry, including labor conditions and environmental impacts, and suggested referring the issue to the Office of Labor Standards and Enforcement for coordination with law enforcement and regulatory agencies.

Truth Tonix apologized to a fire official for a prior misattribution, reiterated criticism of Buena Sanitation District, and raised concerns about various political matters, including Board relationships with unions and appointments to County positions and commissions.

Kathleen Lippitt expressed strong opposition to the placement of sexually violent predators in unincorporated communities, described the criminal history of an individual SVP case, and urged that SVPs without suitable housing be returned to state facilities rather than placed in rural neighborhoods.

ACTION:

Heard, Referred to the Chief Administrative Officer.

D. Approval of the Statement of Proceedings/Minutes

None

E. Agenda Items

1. Administrative Item:

Second Consideration and Adoption of an Ordinance:

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) 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 Montgomery Steppe, seconded by Supervisor Aguirre, the Board of Supervisors took action as recommended, on Consent, and adopted Ordinance 11019 (N.S.) entitled: 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.

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

2. Second Consideration and Adoption of Ordinances:

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:

- 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 took action as recommended, on Consent, and adopted the following:

- 1) Ordinance 11020 (N.S.) entitled: AN ORDINANCE AMENDING THE COUNTY OF SAN DIEGO CODE OF REGULATORY ORDINANCES RELATED TO COMMERCIAL CANNABIS LICENSING AND OPERATING PERMITS (POD-21-001);

- 2) Ordinance 11021 (N.S.) entitled: 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,
- 3) Ordinance 11022 (N.S.) entitled: 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).

AYES: Aguirre, Lawson-Remer, Montgomery Steppe

NOES: Anderson, Desmond

3. Noticed Public Hearing:

Appeal of York Drive Senior Living Major Use Permit and Mitigated Negative Declaration (District: 5)

Recommendations by Planning Commission:

On May 8, 2026, the Planning Commission considered the York Drive Senior Living Project and made the following decisions:

- 1) Adopted the Environmental Findings for the Project, which includes a finding that the Project is found in conformance with the California Environmental Quality Act (CEQA) through the adoption of a Mitigated Negative Declaration (MND) (Attachment B).
- 2) Granted Major Use Permit (Record ID: PDS2021-MUP-21-008), made the findings, and included the requirements and conditions as set forth in the Form of Decision (Attachment C).

Recommendations by Department of Planning & Development Services:

Planning & Development Services (PDS) concurs with the decision of the Planning Commission and recommends the Board of Supervisors (Board):

- 1) Deny the appeal for the reasons discussed in the Board Letter
- 2) Adopt the Environmental Findings, which includes a finding that the Project can be found in conformance with the California Environmental Quality Act (CEQA) through the adoption of a Mitigated Negative Declaration (MND) (Attachment B).
- 3) Uphold the Planning Commission's decision to grant Major Use Permit (Record ID: PDS2021-MUP-21-008), make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment C).

In addition to the Planning Commission decision, PDS also recommends the Board:

- 4) Require Timed Investments LLC and Pro Bookkeeping Services LLC to enter into a Defense and Indemnification Agreement in accordance with County Code Section 86.201 et seq. and authorize the Director of Planning & Development Services to execute the Agreement. If litigation is filed challenging the Board's action on this project, require Timed Investments LLC and Pro Bookkeeping Services LLC to provide security in the amount of \$800,000 in the form of an irrevocable letter of credit or bond, in a form acceptable to County Counsel within 10 days of litigation being filed (Attachment I).

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Anderson, the Board of Supervisors closed the Hearing and took action as recommended.

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

There being no further business, the Board of Supervisors adjourned at 10:52 a.m.

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.