



*The County of San Diego*

# Planning Commission Hearing Report

<b>Date:</b>	October 17, 2025	<b>Case/File No.:</b>	PDS2021-POD-21-001; PDS2022-ER-22-00-002
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Socially Equitable Cannabis Program Informational Item
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	Unincorporated Area
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Various
<b>Appeal Status:</b>	N/A	<b>Zoning:</b>	Various
<b>Applicant/Owner:</b>	County of San Diego	<b>Community:</b>	All
<b>Environmental:</b>	N/A	<b>APNs:</b>	Various

## A. OVERVIEW

Today's informational presentation will provide a high-level overview of the Socially Equitable Cannabis Program (SECP) components, detail public input received to date, and outline potential changes to the Zoning Ordinance that will be presented to the Board of Supervisors (Board) for input at a future date. No recommendation is requested from the Planning Commission at this time. Although a formal recommendation is not requested today, the Planning Commission's input will be shared with the Board when staff presents potential changes to the Zoning Ordinance amendments based on stakeholder feedback.

On January 27, 2021 (4), the County of San Diego (County) Board of Supervisors directed staff to develop the SECP. This initial direction included development standards that align with the minimum requirements established by State law, which required future cannabis facilities to be located at least 600-feet from schools, day cares and youth centers. The Board's action was intended to create a legal, regulated framework for cannabis businesses in the unincorporated area that:

- Establishes clear standards and requirements to guide the siting and permitting of future cannabis uses in the unincorporated area, including retail, cultivation, manufacturing, distribution, testing, and microbusinesses, and allows for onsite consumption at retail facilities and temporary events.
- Aligns County cannabis regulations with State law.
- Engages stakeholders throughout the development of all regulations.
- Transitions away from an unregulated market by providing safe, legal access to cannabis; and
- Ensures that communities disproportionately impacted by cannabis-related criminalization and the War on Drugs have equitable opportunities to participate in the industry.

On June 9, 2021 (2), the Board directed staff to develop a Program Environmental Impact Report (PEIR) to analyze the environmental effects of permitting new cannabis facilities. The purpose was to create a streamlined and accessible licensing and permitting system by providing a comprehensive upfront environmental review. Generally, the more comprehensive the County's environmental review, the less environmental review will be necessary for individual applications. This would allow for more cannabis business ownership opportunities with lower barriers to entry.

On June 15, 2022 (7), the Board expanded this direction by directing staff to analyze and incorporate 16 additional measures into the SECP that go beyond the State minimum requirements. This direction was in response to community concerns that were raised following the initial direction to develop the SECP. The measures are intended to address potential impacts that cannabis facilities could have on unincorporated communities. These measures expanded siting requirements to include additional sensitive uses that cannabis facilities would need to buffer from and expanded the buffer to 1,000 feet, as well as other measures to enhance enforcement of facilities and youth prevention of cannabis use.

In response to the Board's direction the following four SECP components were developed:

- 1) regulatory requirements, including amendments to the County Zoning Ordinance and the Regulatory Code,
- 2) a licensing and permitting structure and procedures,
- 3) a Program Environmental Impact Report (PEIR) to analyze potential environmental impacts from the program, and
- 4) a Social Equity Program promoting fair access to the cannabis industry for those who have been impacted by cannabis-related criminalization and the War on Drugs.

The Board directed the SECP with the goal of creating a safe, equitable, and environmentally responsible legal cannabis industry by aligning State and County regulations to expand economic and agricultural opportunities, and minimize impacts on public health and safety, sensitive communities, and the environment. The Board also prioritized a streamlined and accessible licensing and permitting system through a comprehensive upfront environmental review, which would allow for more cannabis opportunities with lower barriers to entry.

No recommendation is requested from the Planning Commission at this time. During a future Planning Commission hearing, staff will request a formal recommendation to the Board on the Zoning Ordinance and Final PEIR. All components of the SECP will be presented to the Planning Commission for their awareness and input from the Planning Commission can be shared with the Board regarding any component of the SECP. Following the Commission's recommendation, staff will return to the Board for a potential adoption of the entire SECP including the Zoning Ordinance and Regulatory Code amendments, the Final PEIR, any associated permitting and licensing fees, and the codification of the Social Equity Program.

## **B. BACKGROUND**

In 2016, California Proposition 64 (Prop 64) decriminalized recreational cannabis for adults over 21 years of age. Under California law, adults 21 years or older can use, carry, and grow cannabis. Cannabis facilities are regulated at the state level by the California Department of Cannabis Control (DCC) and must obtain a state license to operate. Prop 64 allows local jurisdictions to prohibit the establishment of facilities and licenses that are provided under Prop 64, providing for minimal personal use exceptions.

Following Prop 64, five cannabis facilities were authorized to operate in the unincorporated area of San Diego. In 2017, the County banned the establishment of new facilities, allowing the existing five facilities to operate in a nonconforming status in accordance with the County's Zoning Ordinance. No new cannabis facilities are permitted under the existing ordinances.

On January 27, 2021 (4), the County of San Diego (County) Board of Supervisors (Board) directed staff to develop the Socially Equitable Cannabis Program (SECP). This initial direction included development standards that align with the minimum requirements established by State law, serving as the basis for siting and operating criteria under the program. This direction required future cannabis facilities to be located at least 600-feet from schools, day cares and youth centers, consistent with State law. The Board's action was intended to create a legal, regulated framework for cannabis businesses in the unincorporated area that:

- Establishes clear standards and requirements to guide the siting and permitting of future cannabis uses in the unincorporated area, including retail, cultivation, manufacturing, distribution, testing, and microbusinesses, and allows for onsite consumption at retail facilities and temporary events
- Aligns County cannabis regulations with State law
- Engages stakeholders throughout the development of all regulations
- Transitions away from an unregulated market by providing safe, legal access to cannabis; and
- Ensures that communities disproportionately impacted by cannabis-related criminalization and the War on Drugs have equitable opportunities to participate in the industry

On June 9, 2021 (2), the Board directed staff to develop a Program Environmental Impact Report (PEIR) to analyze the environmental effects of permitting new cannabis facilities. The Board intended to create a streamlined and accessible licensing and permitting system by providing a comprehensive upfront environmental review. Generally, the more comprehensive the County's environmental review, the less environmental review will be necessary for individual applications. This would allow for more cannabis business ownership opportunities with lower barriers to entry to open a cannabis facility, while still evaluating and protecting environmental resources.

On June 15, 2022 (7), the Board expanded this direction by directing staff to analyze and incorporate 16 additional measures into the SECP that go beyond the State minimum requirements. This direction was in response to community concerns that were raised following the initial direction to develop the SECP. The measures are intended to address potential impacts that cannabis facilities could have on unincorporated communities. These measures expanded siting requirements to include additional sensitive uses that cannabis facilities would need to buffer from and expanded the buffer to 1,000 feet. The measures also strengthened enforcement resources and supported youth cannabis prevention strategies, reflecting the Board's commitment to balancing industry opportunities with community safeguards.

Planning & Development Services (PDS) is responsible for developing the local regulatory requirements for operating a cannabis facility. PDS is preparing amendments to the San Diego County Code of Regulatory Ordinances and San Diego County Zoning Ordinance to allow for the future licensing and permitting of new cannabis facilities. Under these amendments, the same regulations would apply to both medicinal and adult-use of cannabis without distinction. The Zoning Ordinance amendments define where cannabis facilities could be sited as well as specify development standards, performance standards, activity-specific standards, and permitting requirements. The Regulatory Code amendments define how cannabis facilities may operate

including setting the hours of operation, requirements for an Odor Mitigation Plan, Neighborhood Compatibility Plan, and Business Operations Plan, and other general operating and security requirements.

Outside of the land use regulatory requirements, several other departments played a role in program development and/or a role in program implementation, if adopted. The Office of Equity and Racial Justice (OERJ) is responsible for development, implementation, and monitoring of the Social Equity Program. The goal of the Social Equity Program is to ensure that those negatively or adversely impacted by cannabis criminalization be provided the opportunity to successfully participate in the regulated cannabis market (California Cannabis Equity Act), by including different types of assistance to support eligible applicants.

## **C. DISCUSSION**

### *Zoning Ordinance Amendments*

There are currently five existing, nonconforming cannabis facilities in the unincorporated county, regulated by Section 6861 of the Zoning Ordinance. Section 6979 prohibits the permitting of any new cannabis facilities. Amendments to the Zoning Ordinance would repeal Section 6976 and allow for new cannabis facilities including retail, cultivation, manufacturing, distribution, testing, and microbusinesses, consumption lounges, and temporary events.

Staff prepared a draft Zoning Ordinance amendment which defines development standards, performance standards, activity-specific standards, and permitting procedures. The draft Zoning Ordinance reflects the January 27, 2021 (4) direction which requires cannabis facilities to be located outside of a 600-foot buffer from schools, day cares and youth centers, consistent with what is required by the state in the California Business and Professions Code, Section 26054(b). The proposed amendments to the Zoning Ordinance were analyzed under the PEIR as Project Alternative 2 and define the standards and regulations for cannabis facilities to protect public health, safety, and welfare; ensure compliance with local and state laws; and minimize the potential for negative impacts on communities and the environment by establishing land use requirements for cannabis facilities. Cannabis facilities would be required to conform to the County General Plan and any applicable specific plans and master plans, as well as comply with all applicable zoning and regulatory standards and state regulations. The draft Zoning Ordinance can be modified prior to program adoption based on input from stakeholders as well as input during touchpoints with both the Planning Commission and Board of Supervisors.

### *Development Standards*

The draft Zoning Ordinance amendment includes development standards that limit cannabis facilities to certain agricultural, commercial, and industrial zones and establishes a 600-foot buffer from schools, day cares, and youth centers. Cannabis facilities are limited to a maximum of two activities per lot and are not permitted within residential structures, trailers, or recreational vehicles. These standards also define the number of parking spaces required for each facility and require that cannabis signage is not designed to be attractive to youth among other signage standards.

### *Performance and Activity-Specific Standards*

All cannabis facilities must comply with performance standards related to lighting, fencing, noise, odor, and water source. Based on the type of facility, cannabis facilities must also comply with additional activity-specific standards. These include additional buffers, lighting restrictions, and location requirements for cultivation,

additional siting limitations for storefront retail facilities, manufacturing, and testing laboratories, and other regulations.

#### *Permit Procedures*

The draft Zoning Ordinance amendments define which type of permit a cannabis facility would need to obtain. Outdoor cultivation that is 5,000 square feet or less in canopy area, distribution, manufacturing, testing laboratories, and retail may be allowed with a ministerial Zoning Verification Permit. To qualify for this permitting pathway, these facilities must meet specific zoning criteria. A Zoning Verification Permit is approved by the Director of Planning & Development Services (PDS) and is non-appealable. Indoor cultivation, mixed-light cultivation (greenhouses), outdoor cultivation greater than 5,000 square feet in canopy area, processing, microbusinesses, consumption lounges, and all other facilities that do not meet the criteria to be processed ministerially, must obtain a discretionary Administrative Permit. This permit type is approved by the Director of Planning & Development Services and is appealable to the Planning Commission.

To operate, all future cannabis facilities would need to obtain a state license, a local Cannabis Business license, and a local land use permit, as well as any other approvals from state resource agencies.

The proposed amendments to the Zoning Ordinance and Regulatory Code were included as Appendix B to the Draft Program Environmental Impact Report (PEIR). Public comments were accepted on the draft ordinances from January 30 to March 31, 2025.

#### *Program Environmental Impact Report (PEIR)*

The Socially Equitable Cannabis Program (SECP) includes the preparation of a Program Environmental Impact Report (PEIR), as required by the California Environmental Quality Act (CEQA). A PEIR is used to inform public agency decision makers and the public of the significant environmental effects of a project, identify ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the environmental impacts.

Generally, the more comprehensive the County's upfront environmental review is for the SECP, the less environmental review will be necessary for individual applicants seeking to operate cannabis facilities. Individual applicants will not have to prepare their own CEQA environmental review documents if their project activities fall under what was analyzed in the PEIR. Instead, they can potentially tier off the existing PEIR. This allows for a more streamlined and faster review and makes it more affordable to open a cannabis facility in the unincorporated area, while still evaluating and protecting environmental resources.

A high-level discussion of the draft PEIR analysis, impacts, and CEQA alternatives is provided for reference. A more complete review of the PEIR will be provided at a future Planning Commission hearing.

#### *Draft PEIR Environmental Impacts and Mitigation*

To address potential environmental impacts, the PEIR includes mitigation measures which will be included in a future Mitigation and Monitoring Reporting Program and incorporated into the permitting process for these facilities. The mitigation measures address impacts related to aesthetics, biological resources, cultural and paleontological resources, energy use, water use and water quality, noise, and vehicle miles traveled (VMT). The measures seek to reduce or avoid environmental impacts that could result from the

implementation of the SECP. For example, cannabis facilities would be required to submit a reconnaissance survey for biological resources. Noise reduction measures would be incorporated into construction specifications for new cannabis facilities. Cannabis facilities would also need to implement water conservation measures into their site design and demonstrate that adequate municipal water or groundwater supplies are available.

Despite incorporating all feasible mitigation measures, certain environmental impacts remain significant and unavoidable with the implementation of the proposed SECP. Odors from cannabis cultivation could have a substantial impact. Although implementation of noise mitigation measures would substantially reduce construction noise levels, appropriate noise reductions may still not be achievable under all circumstances. Additionally, depending on location and scale, cannabis cultivation could have a significant impact on water supplies and groundwater resources since any use of groundwater resources in the county could contribute to depletion of supplies where supplies are already limited.

### *Draft PEIR Analysis*

The Draft PEIR evaluated five project alternatives at an equal level. The project alternatives differ in their definition and buffer distances from sensitive uses, allowed facility types, and allowed maximum outdoor cultivation canopy.

PEIR Alternative 1: No Project – Retention of Current Cannabis Regulations. The five existing cannabis facilities are authorized to operate in the unincorporated area in a nonconforming status in accordance with the County's Zoning Ordinance. No new cannabis facilities or other cannabis operations will be permitted under the existing ordinances.

PEIR Alternative 2: Proposed Project – Cannabis Program Consistent with State Regulations. This alternative is based on January 27, 2021 (4) Board direction and would align with state regulations for buffer standards. Cannabis facilities would be required to observe a 600-foot buffer from certain state-defined sensitive uses, including schools, daycares, and youth centers.

PEIR Alternative 3: Cannabis Program with Expanded County Regulations. This alternative is based on June 15, 2022 (7) Board direction to include an expanded list of sensitive uses and require that cannabis facilities locate outside of a 1,000-foot buffer from these uses.

PEIR Alternative 4: Cannabis Program with Outdoor Cultivation Prohibition. This alternative is based on June 15, 2022 (7) Board direction to include an expanded list of sensitive uses and requires that cannabis facilities locate outside of a 1,000-foot buffer from these uses. This alternative differs from Alternative 3 by prohibiting outdoor cannabis cultivation.

PEIR Alternative 5: Cannabis Program with Maximum 1-Acre of Outdoor Cultivation Canopy. This alternative is based on June 15, 2022 (7) Board direction. This alternative also includes an expanded list of sensitive uses and requires that cannabis facilities locate outside of a 1,000-foot buffer from these uses. Under Alternative 5 outdoor cannabis cultivation would be limited to 1-acre of total canopy area, or 25 percent of the lot size, whichever is less.

The Planning Commission and the Board of Supervisors do not need to select one of the five defined alternatives identified within the PEIR, but rather has the discretion to adopt a range of options that fall within



the PEIR analysis. The PEIR Alternatives can be used as a starting point for decision making and build upon these based on additional input from stakeholders.

#### **D. PUBLIC INPUT**

To solicit feedback from diverse stakeholders on the development of the Socially Equitable Cannabis Program (SECP) and Program Environmental Impact Report (PEIR), staff conducted robust public engagement and outreach. This valuable feedback helped to shape and refine the SECP. Since the Board of Supervisors (Board) directed the development of the SECP in 2021, the County has conducted a total of 271 outreach meetings, including:

- 34 public outreach events
- 55 Community Planning and Sponsor Group (CPSG) meetings
- 32 meetings with County technical advisory and stakeholder groups
- 68 focus group meetings and meetings with individual advocates
- 31 consultation meetings with tribal governments during the CEQA process (required under AB 52)
- 51 coordination meetings with regulatory and local government agencies

A public engagement webpage for the SECP on the Engage San Diego County platform serves as a centralized online resource for the public to stay informed and engaged with the development of the SECP. The webpage provides a range of materials and tools covering topics such as the Social Equity Program, regulatory requirements, licensing and permitting, PEIR analysis, frequently asked questions, meeting materials, and more. A separate SECP California Environmental Quality Act (CEQA) webpage is also available to guide the public on the environmental review process and stay informed about the circulation and status of the PEIR.

#### **Outreach Prior to the Release of the Draft PEIR**

Prior to the release of the Draft PEIR and draft ordinances, through a phased series of outreach meetings, staff sought feedback on various components of the SECP. Topics included the additional 16 program measures as directed by the Board, scoping meetings for the Draft PEIR, considerations for the licensing system and enforcement, and guidance on how to review the Draft PEIR documents and effectively write and submit public comments, in preparation for the release of the Draft PEIR. All phases incorporated website updates and e-newsletter updates to keep stakeholders informed.

Between March and July 2023, staff held 13 public outreach meetings to discuss the additional 16 program measures directed by the Board. Phase One included three virtual public meetings where staff shared the Board direction and gathered initial public feedback. Phase Two involved a series of seven small group meetings with diverse stakeholders, including cannabis businesses, social equity advocates, cannabis industry advocates, environmental groups, labor groups, and public health and safety advocates. In these meetings, staff sought specific feedback, summarized the feedback received during Phase One, presented emerging concepts for each measure, and sought further input. Phase Three included three virtual public meetings where staff presented the refined options proposed for Board consideration and captured any final public feedback.

A Notice of Preparation (NOP) for the Draft PEIR and ordinance amendments was distributed to the California State Clearinghouse, relevant responsible and trustee agencies, other local state and federal agencies, and interested individuals and organizations on September 15, 2023. In addition, two scoping meetings were held virtually on October 12, 2023, and October 17, 2023, to allow for input from the public, affected agencies,

and interested organizations. The 46-day public comment period ended on October 31, 2023. A total of 18 public comments were received.

During July 2024, staff held three virtual public meetings to gather feedback on the licensing system and enforcement considerations as directed by the Board, such as cannabis business ownership restrictions, license transfer guidelines, and options to address the illicit market.

In October 2024, staff held two virtual public meetings prior to the release of the Draft PEIR and ordinances. These meetings reported back on the feedback received during the licensing and enforcement outreach meetings in July 2024 and prepared the public and stakeholders for the release of the Draft PEIR.

#### *Draft PEIR and Draft Ordinances Public Comment Period*

A Notice of Availability (NOA) of the Draft PEIR and draft ordinances was released for a 60-day public comment period on January 30, 2025, to March 31, 2025. Staff held five public meetings to receive comments, including three virtual public meetings on February 5, 6, and 12 and two in-person open house workshops at the County of San Diego Lakeside Library Branch (February 25) and the County of San Diego Valley Center Library Branch (February 26). Copies of the Draft PEIR were made available at 12 unincorporated County libraries and electronically on the County's CEQA webpage and the SECP's Engage San Diego County webpage.

Members of the public were encouraged to review the Draft PEIR and were provided with guidance on how to do so effectively. The Draft PEIR and draft ordinances were also posted to the Engage San Diego County project webpages to accommodate those that were unable or preferred not to attend the virtual meetings or open houses. Reviewers were able to provide their comments in real time as they reviewed the documents. During public meetings, staff shared highlights of the contents of a PEIR, why public input matters, key issues to consider, and tips for writing public comments. In addition, as mentioned previously, instructions on how to submit comments (by email, mail, online, or verbally at public meetings) were provided. Fact sheets on the Draft PEIR, draft Zoning Ordinance and Regulatory Code, and guidelines on how to comment were distributed at in-person open houses, shared in virtual meetings, and were made available on the SECP's Engage San Diego County webpage.

During the public comment period, staff received 357 public comments from 215 unique commenters. Commenters included various individuals, organizations, Community Planning & Sponsor Groups, and regulatory agencies. Alternative 1 (No Project – Retention of Current Cannabis Regulations), Alternative 2 (Proposed Project – Cannabis Program Consistent with State Regulations), and Alternative 4 (Cannabis Program with Outdoor Cultivation Prohibition) garnered the most support.

Following the Draft PEIR and draft ordinances public comment period, staff conducted additional outreach in June and July 2025 to provide program updates and to further engage stakeholders on ordinance development. This began with a virtual public meeting (June 25) to provide an update on the SECP and to summarize key themes from public comments received during the public comment period. Subsequently, staff held seven virtual small group meetings with stakeholders who submitted comments. These collaborative discussions were intended to explore ordinance options that directly respond to the feedback received. Each meeting focused on specific Zoning Ordinance and Regulatory Code topics tailored to stakeholders' feedback.

Through outreach efforts, supporters of Alternatives 1 and 4 voiced concerns regarding environmental impacts, odors, public health effects, product safety and testing, code enforcement and crime, traffic and road safety, and overconcentration of facilities. Supporters of Alternative 2 opposed the additional sensitive



uses and buffers included in Alternatives 3, 4, and 5, and preferred aligning with state regulations over the introduction of more stringent local regulations. Supporters of Alternative 2 also voiced that additional buffers and sensitive uses could reduce the potential viability of future cannabis facilities and safe access to cannabis, particularly for patients with chronic conditions.

Major themes of the feedback include:

- **Environmental Impacts:** Many commenters expressed concerns about the potential impacts to wildlife, light pollution, and air quality.
- **Odors:** Commenters expressed concerns about odors from cultivation facilities, consumption lounges, and temporary cannabis events. Many of the commenters expressed opposition to allowing outdoor cultivation.
- **Sensitive Uses and Buffers:** Stakeholders had differing views on buffers and sensitive uses. Some commenters expressed support for mirroring the state buffer distances and recommended the removal of expanded sensitive uses with limited public impact, specifically trails, residential care facilities, places of worship, parks, and preserves. However, many commenters supported the expanded list of sensitive uses and buffers outlined in PEIR Project Alternatives 3-5.
- **Public Health:** Many commenters expressed concerns about the potential negative health impacts of cannabis use, such as addiction, heart and lung health, and increased emergency room visits. Concerns specific to youth cannabis use, such as brain development and youth mental health, were also discussed in comment letters. Additionally, many commenters expressed opposition to permitting consumption lounges and temporary cannabis events due to concerns about second-hand smoke. Several commenters expressed support for providing safer access to cannabis for patients with chronic conditions.
- **Cannabis Product Safety and Testing:** Several commenters were concerned about the potential contamination of cannabis products with pesticides and banned chemicals.
- **Code Enforcement and Crime:** Many commenters questioned whether the County had sufficient resources for Code Enforcement Officers to address a potential increase in complaints relating to odor, noise, and other health and safety concerns. Additionally, commenters were concerned about a potential increase in crime surrounding cannabis facilities.
- **Community Notification:** Commenters emphasized the importance of being notified of proposed cannabis facilities in their communities and having opportunities to provide input during the permitting process.
- **Overconcentration of Facilities:** Commenters recommended a cap on retail and cultivation facilities in each community planning area in order to mitigate concerns that facilities would be concentrated in their communities. Commenters also expressed support for a limit on the total number of cultivation licenses.
- **Consumption Lounges and Temporary Events:** Commenters expressed opposition to consumption lounges and temporary events. Commenters highlighted that locating temporary events and

consumption lounges in rural areas that lack public transit and rideshare services could increase the number of impaired drivers, resulting in traffic crashes. Additionally, commenters expressed concerns about increased traffic in their communities due to cannabis uses, particularly temporary events. Commenters also cited public health concerns from secondhand smoke from these uses.

## E. Next Steps

Following the closure of the public comment period, staff organized several small group meetings with key stakeholders who submitted comments on the draft Zoning Ordinance. These collaborative meetings focused on potential changes that could be made to the draft Zoning Ordinance to address stakeholder comments and concerns and provided clarification on aspects of the Regulatory Code and licensing. The meetings covered a range of stakeholder perspectives, with some in support and others in opposition of cannabis facilities. These changes included options to address the overconcentration of mixed-light and outdoor cultivation facilities, and the removal of certain sensitive uses that have limited public impacts. Staff will share these potential changes with the Board of Supervisors for their consideration as they consider which Project Alternative to move forward with. The Board could choose to include these changes in the Project Alternative that they select.

#	Potential Ordinance Change	How it Addresses Stakeholder Concerns
1	Require a 1,000-foot buffer from outdoor and mixed-light cultivation to residential zones	<ul style="list-style-type: none"> <li>Addresses concern about cultivation facilities proximity to homes and residential neighborhoods</li> </ul>
2	Require a 1,000-foot buffer from outdoor and mixed-light cultivation to Semi Rural Residential 0.5 and 1 General Plan designated parcels	<ul style="list-style-type: none"> <li>Addresses concerns about providing buffers from cultivation facilities to residences located on agriculturally zoned parcels</li> <li>Recognizes areas that are more likely to be rural neighborhoods rather than a commercial farming operation and provides a buffer</li> </ul>
3	Require a 0.5-mile buffer from outdoor and mixed-light cultivation to other outdoor and mixed light cultivation facilities	<ul style="list-style-type: none"> <li>Addresses concerns about the overconcentration and clustering of cultivation facilities</li> <li>Creates a cultivation cap in communities</li> </ul>
4	Limit the buffer from “preserves with visitor-serving amenities” to only be applicable to mixed-light and outdoor cultivation, rather than all facility types <sup>1</sup>	<ul style="list-style-type: none"> <li>Addresses concerns about sensitive use buffers and potential roadblocks to finding a location for retail facilities</li> <li>Removes a sensitive use which is used transiently</li> </ul>
5	Remove “residential care” facilities as a sensitive use for all facility types <sup>1</sup>	<ul style="list-style-type: none"> <li>Addresses concerns about sensitive use buffers and potential roadblocks to finding a location for retail facilities</li> <li>Ensures access to cannabis is not restricted for seniors</li> </ul>
6	Remove “public trails” as a sensitive use for all facility types <sup>1</sup>	<ul style="list-style-type: none"> <li>Addresses concerns about sensitive use buffers and potential roadblocks to finding a location for retail facilities</li> <li>Removes a sensitive use which is used transiently</li> </ul>

<sup>1</sup> Applicable to Project Alternatives 3, 4, and 5 which include an expanded list of sensitive uses, as directed by the Board on June 15, 2022.

No recommendation is requested from the Planning Commission at this time. Although a formal recommendation is not requested today, the Planning Commission is invited to ask questions or provide input regarding any component of the SECP. This input can be shared with the Board when staff presents the potential changes to the Zoning Ordinance.

Staff will be seeking clarification from the Board of Supervisors on the January 2021 and June 2022 direction regarding zoning amendments, as well as input on potential zoning changes to address overconcentration of cultivation facilities and their proximity to residences as well as removal of certain sensitive uses. Once that input from the Board is received, staff will return to the Planning Commission for a formal recommendation on the Zoning Ordinance amendments and the Final PEIR. All components of the SECP will be presented to the Planning Commission for their awareness, and input from the Planning Commission can be shared with the Board regarding any component of the SECP.

Following the Commission's recommendation, staff will return to the Board for a potential adoption of the entire SECP including the Zoning Ordinance and Regulatory Code amendments, the Final PEIR, any associated permitting and licensing fees, and the codification of the Social Equity Program.

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***Report Prepared By:***

Dara Elkurdi

(619) 993-9051

[Dara.Elkurdi@sdcounty.ca.gov](mailto:Dara.Elkurdi@sdcounty.ca.gov)

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***Report Approved By:***

Vince Nicoletti, Director

858-694-2960

[Vince.Nicoletti@sdcounty.ca.gov](mailto:Vince.Nicoletti@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:**

*Vince Nicoletti*

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VINCE NICOLETTI, DIRECTOR