

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, April 10, 2026, 9:00 A.M.
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence from the public shall be filed with the Secretary of the Planning Commission no later than the close of business of the second working day prior to the date the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive such documents into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation. If a member of the public intends to provide an electronic presentation at the hearing, please contact the Planning Commission Secretary, at PDS.PlanningCommission@sdcounty.ca.gov or the Project Manager for the item as listed on the agenda.

Public Participation

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or via teleconference by visiting the Planning Commission website at: www.sandiegocounty.gov/pds/PCHearing. Large groups wishing to comment on a common item are encouraged to submit e-comments or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Planning Commission Secretary at PDS.PlanningCommission@sdcounty.ca.gov.

This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (619) 517-4193 or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County. Currently

defined as Spanish, Tagalog (incl. Filipino), Chinese (Mandarin), Vietnamese, Korean, Persian (incl. Farsi and Dari), Somali, and Arabic). These services can be made available upon request to the hearing secretary at (619) 517-4193 or via email at PDS.PlanningCommission@sdcountry.ca.gov no later than 72 hours prior to the date of the hearing.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- C. Statement of need to appear remotely by a Commissioner, if applicable**
- D. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction, but not an item on today's Agenda.
- E. Announcement of Handout Materials Related to Today's Agenda Items**
- F. Requests for Continuance**
- G. Formation of Consent Calendar**

For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/260410-pc-hearing.html>

Regular Agenda Items

1. Socially Equitable Cannabis Program Final Program Environmental Impact Report; PDS2021-POD-21-001, PDS2022-ER-22-00-002; Proposed conformance with California Environmental Quality Act (CEQA) – (D. Elkurdi)

This is a request for the Planning Commission to provide a recommendation to the Board of Supervisors (Board) on the proposed Socially Equitable Cannabis Program (SECP) including draft Zoning Ordinance amendments and the Final Program Environmental Impact Report. The SECP also includes amendments to the Regulatory Code and the Social Equity Program, which fall outside of the scope of the Commission’s purview; however, any input from the Commission will be shared with the Board.

The SECP would allow for new cannabis facilities in the unincorporated areas of the county, including cultivation, distribution, manufacturing, microbusiness, retail, onsite consumption lounges, temporary cannabis events, and testing laboratories. The SECP was prepared in response to the Board of Supervisors' January 27, 2021 (4) direction to develop amendments to the Zoning Ordinance and County of San Diego Regulatory Code to allow for permitting and licensing of new commercial cannabis uses. On January 14, 2026 (3), staff presented program options to the Board based on stakeholder feedback. These options included either proceeding with a program aligned with State standards (Program Option A) or other options that would expand regulations to incorporate local requirements for buffers, sensitive uses, allowed facility types, and separation requirements. At that hearing, the Board directed staff to pursue Program Option A which aligns local standards with state standards for buffers from sensitive uses and is consistent with the Board’s original January 2021 direction. Under State standards, cannabis facilities would be required to locate at least 600-feet from schools, daycares, and youth centers.

The SECP includes four components: 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 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.

H. Administrative Agenda Items

1. **El Nopal Time Extension and Revised Tentative Map – PDS2022-TM-5619TER, PDS2023-ER-17-14-002C; Proposed conformance with California Environmental Quality Act (CEQA) –15183 Exemption; (M. Sanchez)**

The purpose of this informational item is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time for six years (Time Extension) for the El Nopal Tentative Map (TM 5619TER) to allow completion of the Final Map. The applicant is also requesting a Revised Map which includes changes to Lot Lines 1 through 17, an increase in the size of Lot ‘B’ to accommodate a larger water quality basin, a reduction of the grading quantities, building pad elevation changes that increase or decrease the final grade by up to 3 feet, and revised utility alignments. The Director’s decision approving the Time Extension and Revised Tentative Map will become final and effective unless the Planning Commission takes action to schedule the Time Extension and Revised Tentative Map for the Planning Commission’s consideration at a noticed hearing. In the event that the Planning Commission does not take action to schedule the project for the Planning Commission’s consideration, the Time Extension and Revised Map will be approved by the Director, and the expiration date will be extended to March 13, 2029. The project is located at 11320 El Nopal in the Lakeside Community Plan area. The project site is zoned Single Family Residential (RS) and is subject to the Village Residential (VR-7.3) General Plan Land Use Designation. A 15183 – General Plan Consistent Exemption has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS (APN 379-023-39-00).

I. Department Report

- J. **Next Scheduled Meeting:** May 08, 2026 Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

K. Adjournment

Additional Information:

This Agenda is available on the County of San Diego’s Planning & Development Services web page at http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html. Click on the “Upcoming” tab and click “Title”. The Agenda will open and will appear on the right. To access staff reports, click the PDF icon.

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
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Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.310, Gov. Code §66452.5)
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Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)
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No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5510 Overland Avenue, Ste. 110, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$1000.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.