



County of San Diego, Planning & Development Services
CANNABIS SUPPLEMENTAL APPLICATION
ZONING DIVISION

- Type of permit requested: ☐ Zoning Verification Permit ☐ Modification
- (Check ALL that apply) ☐ Administrative Permit ☐ Minor Deviation
- ☐ Site Plan
- ☐ Others _____

CANNABIS FACILITY TYPES

Mark the cannabis facility type(s) you are applying for.

- ☐ Outdoor Cultivation ☐ Indoor Cultivation ☐ Mixed-Light Cultivation
- ☐ Testing Laboratory ☐ Non-Storefront Retail ☐ Storefront Retail
- ☐ Manufacturing ☐ Distribution ☐ Consumption Lounge*
- ☐ Microbusiness (indicate below what activities the Microbusiness will engage in):
- ☐ Cultivation** ☐ Retail*** ☐ Manufacturing ☐ Distribution
- _____

* Consumption lounges must be located either at an existing, permitted storefront retail facility, or at storefront retail facility also proposed with this application.

** Indicate outdoor, indoor, or mixed-light cultivation.

*** Indicate non-storefront or storefront retail.



PROJECT DESCRIPTION

Provide a written narrative on the next page which describes the project. You may attach additional pages if needed. The narrative should provide adequate information to allow staff to understand the scope and activities of the proposed cannabis facility, as well as day-to-day operations.

- ☐ **Introduction** - Provide a brief description of the project and proposed operation and requested entitlements (which cannabis activities are proposed to occur onsite)
- ☐ **Project Location** – Provide the address, zoning, Assessor’s Parcel Number(s), site acreage, and location of the project site
- ☐ **Description of Project Site**
 - Description of current land uses on the project site and any existing structures, the uses of these structures, and their square footages
 - Description of natural features or habitats on the project site (e.g., wetlands, stream channels, oak woodlands, etc.)
 - Description of land uses surrounding the project site. Confirm that no schools, daycares, or youth centers are within 600-feet of the property lines of the lot.
- ☐ **Description of Improvements**
 - Description and location of any vegetation removal (clearing), ground disturbance, or grading
 - Description of any new structures, including agricultural shade structures for cultivation, that will be constructed, dimensions, and proposed use
 - Modifications or improvements to existing buildings. Note if any structures are over 45 years of age.
 - Proposed infrastructure improvements or upgrades on the project site
 - Construction equipment and materials storage (staging areas)
- ☐ **Description of Project Operations**
 - Summary of the cannabis use(s) and distinguishing characteristics that make up the particular use (e.g., if manufacturing, describe if manufacturing will be volatile or non-volatile, where manufacturing will take place, what types of products will be manufactured, what equipment will be used, will it take place year-round or seasonally, etc.).
 - Proposed number of full-time and seasonal employees
 - If cultivation is proposed, anticipated number of annual harvests
 - Number of daily vehicle trips generated by the project when in operation
 - Source of water (groundwater, municipal water, surface water, etc.)
 - Method of wastewater treatment
 - Source of energy



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PLOT PLAN REQUIREMENTS

ALL ITEMS LISTED BELOW MUST BE SHOWN TO SCALE, INCLUDED AS ATTACHMENTS OR PROPERLY NOTED ON THE PLANS. IF NOT SHOWN OR NOTED, PLANS MAY BE REJECTED.

- ☐ Complete set of plot plans, to scale (See [PDS # 090](#) for minimum plot plan requirements).
- ☐ Complete set of floor plans and building elevations, if applicable.

Plan Notes. The following plan notes must be shown/indicated on the plans:

- ☐ Note parcel size in acres, the Assessor's Parcel Number(s), and the location of the project on an appropriately scaled aerial map.
- ☐ Note that cannabis activities will not occur within any residential structures, trailers, recreational vehicles, or similar.
- ☐ Note stating that prior to the occupancy and use of the cannabis facility, the applicant shall have obtained valid business license issued by Planning and Development Services Code Compliance Division.
- ☐ Note stating that prior to the occupancy and use of the cannabis facility, the applicant shall have a current annual license(s) issued by the California Department of Cannabis Control.
- ☐ Note stating the project will comply with Title 2, Division 1, Chapter 25 of the San Diego County Code of Regulatory Ordinances.
- ☐ Note stating the project will comply with the Outdoor Lighting regulations in Sections 6322-6326 and Section 51.201 et seq. of the San Diego County Code of Regulatory Ordinances relating to light pollution.
- ☐ Note stating the project will comply with Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control, and General Plan Noise Element Tables N-1 and N-2.

Physical Characteristics. In addition to the items listed on [PDS # 090](#), the following characteristics must be shown on the plans.

- ☐ Depict the 600-foot radius buffer from the property line of the schools, daycares, and youth centers.
- ☐ Show all applicable setbacks or buffers. Setbacks shall comply with Section 4800 Setback Requirements for the applicable zone in which the use is located, whichever is more stringent.
- ☐ Depict all existing and proposed parking, confirm the correct number of parking spaces is provided.
- ☐ Location of trash enclosures and cannabis waste areas.
- ☐ Provide dimensions and label each area, room, and location(s) where cannabis activities will occur.
- ☐ Location and specifications of odor abatement equipment, if required.
- ☐ Location of any permanent equipment on-site that would produce noise such as an air conditioner or generator.
- ☐ Depict all proposed/existing signs (elevation, size, square footage, lighting, etc.).
- ☐ Location of cannabis storage area(s).
- ☐ Location of fencing and specifications of fencing, if applicable. Razor wire, barbed wire, and electrical wire are prohibited materials.
- ☐ Location and elevation of exterior lighting, and depiction that lighting will be full cut-off, shielded and



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downward facing.

- ☐ Location of any trees or vegetation to be removed.
- ☐ Utility lines and easements.
- ☐ For projects that involve the installation of new water fixtures, provide details in the project plan set about the water conservation measures to be incorporated into the site design. Water conservation measures could include installation of water efficient plumbing fixtures and fittings and use of water-efficient landscaping, such as native plants and drip/subsurface irrigation, evaporative barriers on exposed soils and pots, rainwater capture and reuse, recirculated irrigation water (zero waste), soil moisture controls, and recycled water use. This shall include documentation of compliance with all applicable water conservation requirements associated with building features and landscaping.
- ☐ Show all access, ingress, and egress for pedestrians and vehicles.

If the project is for a Cannabis Retail Storefront Facility, also depict the following on the plans:

- ☐ Identify location(s) where customer sales will occur (public access).
- ☐ Identify location(s) that are limited-access areas (closed to the public).

If the project is for Cannabis Cultivation, also depict the following on the plans:

- ☐ Depict the 100-foot setback from the lot lines, demonstrating that the proposed outdoor or mixed light cultivation area is outside of the setback, if applicable.
- ☐ Depict the 300-foot buffer from off-site residences on adjoining parcels demonstrating that the proposed outdoor or mixed light cultivation area is outside of the buffer, if applicable.
- ☐ Slope of the cultivation area. Cultivation is not allowed on slopes 25% or greater.
- ☐ Location of cultivation areas and total canopy area(s), labeled as either indoor, outdoor, or mixed-light. If plants will be cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.
- ☐ Location of processing areas (drying, curing, sifting, grading, trimming, rolling, storing, packaging, and labeling of cannabis or nonmanufactured cannabis products), if proposed.
- ☐ Note stating that generators will not be used for cultivation except for temporary use in case of emergency, as determined by the Director of Planning & Development Services, or their designee(s).
- ☐ Location and specifications for the fencing enclosing the outdoor cultivation area.
- ☐ Location and extent of all water crossings on the property including seasonal streams.
- ☐ Note stating that exterior lighting shall be operational, full cut-off, shielded, and downward facing, and that exterior security lighting will be motion-sensor activated.
- ☐ Location of nursery cultivation area(s), if proposed.

If the project is for a Cannabis Distribution Facility, also depict the following on the plans:

- ☐ Depict the location of loading activities and surrounding land uses within 30-feet of the loading area(s).



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By my signature below, I acknowledge that I have certified that the information above is shown on my plans.

Applicant or Applicant's Representative: _____ **Date:** _____



ADDITIONAL REQUIREMENTS FOR ZONING VERIFICATION PERMITS

Applications processed as Zoning Verification Permits (ZVPs) must meet zoning criteria outlined in Section 6995.h of the Zoning Ordinance. The criteria are summarized below and should be reviewed in full in Section 6995.h Please review the criteria and sign this section to acknowledge that you understand these requirements. If any of these criteria cannot be met, the application will be processed as an Administrative Permit.

Criteria for all Facilities

- ☐ The project does not require approval of a discretionary permit, not including exemptions, due to the "B", "D", "G", "H", "J", "P", "R", "S" or "V" Special Area Designators.
- ☐ The project does not include more than one cannabis facility type, would not result in a lot with more than one cannabis facility type permitted by a Zoning Verification Permit, and would not result in an outdoor cultivation canopy area greater than 5,000 sq. ft.
- ☐ If the project proposes ground disturbance, vegetation removal (clearing), and/or grading, the applicant must submit a reconnaissance-level letter report/memo for biological resources conducted on the survey area which determines that no special-status wildlife, special-status plants, habitat suitable for these species or other sensitive biological resources are present on the project site or have the potential to occur. The findings must be supported without a requirement for additional biological mitigation measures, surveys, or monitoring.
- ☐ If the project proposes modifications to structures over 45 years in age, excluding interior alterations, the addition of rooftop solar, or routine maintenance work, the structure must be evaluated to determine its eligibility for listing on the National Register of Historic Places, California Register of Historical Resources, or County local official register of historic resources. The evaluation (letter report or memo) must conclude that no historical resources are present or that the project would not result in a substantial adverse change to the significance of historical resources.
- ☐ If the project proposes the use of groundwater, the applicant must submit a letter report prepared by a California Professional Geologist which concludes that extraction of groundwater is not likely to interfere with the production and functioning of existing nearby wells, is not likely to substantially decrease groundwater supplies, and will not result in a net increase in groundwater production from existing baseline groundwater use.
- ☐ The project must meet one of the objective screening criteria outlined in the [County of San Diego's Transportation Study Guidelines, January 2026](#), any subsequent updates to these guidelines, or other State or County regulations that provide clear standards for objective screening criteria from VMT analysis requirements
- ☐ Adequate public facilities, services and utilities must be available to service the project.

Additional Criteria for Manufacturing, Retail and Testing Laboratories

- ☐ The project must be located within an existing, permitted structure on a previously developed lot. The project cannot propose improvements or modifications to the existing structure or on the project site which would result in new ground disturbance in a previously undisturbed area or trigger the requirement for a clearing or grading permit.

Additional Criteria for Distribution Facilities:

- ☐ The project must be located within an existing, permitted structure on a previously developed lot. The project cannot propose improvements or modifications to the existing structure or on the project site which would result in new ground disturbance in a previously undisturbed area or trigger the requirement for a clearing or grading permit.
- ☐ The distribution facility is located at least 30 feet from a noise-sensitive land use (residential uses, public and private educational facilities, hospitals, convalescent homes, hotels/motels, daycare facilities, passive recreational parks, libraries, or other similar facilities where quiet is an important



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attribute of the environment, as defined by the County of San Diego General Plan and the County of San Diego Guidelines for Determining Significance - Noise). To meet these standards, noise levels will be modeled from the location of the loading activities to the noise-sensitive land use parcel.

Additional Criteria for Outdoor Cultivation Facilities:

- ☐ The outdoor cultivation area (inclusive of accessory outdoor nursery areas) cannot exceed 5,000 sq. ft of canopy area.
- ☐ The outdoor cannabis cultivation area must be located completely outside of public views including public roads, parks, or other public viewpoints.
- ☐ The outdoor cannabis cultivation area must be located entirely within the footprint of an ongoing existing, legally established agricultural operation. Establishment of the use cannot require an agricultural clearing or grading permit, or other clearing or grading permit. For the purposes of this section, an ongoing existing, legally established agricultural operation shall be in conformance with the permitting requirements under existing County policies. The use of an existing structure(s) is allowed for accessory uses such as storage or processing but it shall not be expanded beyond its existing building footprint.

By my signature below, I verify that to the best of my knowledge, my project meets the Zoning Verification Permit criteria above. Should my project not meet the criteria, I acknowledge that my project will require an Administrative Permit, which will require an additional monetary deposit.

Applicant or Applicant's Representative: _____ Date: _____

ADVISORIES

The following advisories are intended to educate applicants on additional requirements from other local and State departments.

Site Plan Review. Your project may require submittal of a Site Plan if it is subject to certain Special Area Designators. Please review this guide for Site Plans: [Site Plan App Guide](#)

Centerline Review. If your project is in a commercial or industrial zone, it may be subject to [the Centerline Ordinance](#) and require a [Centerline Review](#). A Centerline Review is a review process required for some types of development to ensure adequate public right-of-way and infrastructure is available based on the scope of the project. PDS will determine if your project requires public road improvements or right-of-way dedications. The improvements will add additional time and costs and should be considered in the preliminary design stage.

Examples of these improvements include:

- Sidewalk improvements
- Public street lighting
- Driveway widening
- Relinquishing access rights

PDS recommends that you submit a Pre-Intake Assistance meeting (PIA) with a plan check engineer in the Building Division and an engineer in the Land Development Division to determine if the Centerline Ordinance would apply to your project. This service is available by appointment for an hourly fee. This service is completely voluntary, provided by the County at the sole discretion of the permit applicant. To use this service, please email PDSEngineeringPermitCounter@sdcounty.ca.gov.



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Agricultural Clearing. Prior to clearing/grading of your property for any agricultural use (cultivation), verify whether a clearing permit is required. See Section 87.501 of the County Code and form [PDS-216](#).

Mitigation Monitoring and Reporting Program. Cannabis facilities must comply with the approved Mitigation Monitoring and Reporting Program approved by the Board of Supervisors on August 19, 2026. These measures are incorporated into the County Zoning Ordinance and may also be referenced here: [MMRP](#).

Agriculture, Weights, and Measures (AWM) Requirements. If your project will use pesticides or scales, please reach out to the [County of San Diego Department of Agriculture, Weights and Measures](#) (AWM) to determine if AWM has any additional requirements. For other information regarding AWM, visit their [website](#).

Technical Studies. Based upon a review of your project, PDS may require the submittal of certain technical reports or studies. These include but are not limited to a Biological Resources Survey, Vehicle Miles Traveled Analysis, Cultural Resources Survey, Noise Analysis, or Groundwater Analysis.

Appeal Procedure: Following the approval of an Administrative Permit, if the County, the applicant or any other affected party [requests a hearing](#), a decision on the application will be made by the Planning Commission at a public hearing. The decision of the Planning Commission is final and effective immediately. If no hearing is requested, a decision on the application will be made by the Director of Planning & Development Services.

Building Permit: Building Permits will be required to ensure that buildings meet the current Uniform Building Code for commercial buildings. Applicants should contact the PDS Building Division at (858) 565-5920 or toll-free at (888) 336-7553 for Code standards and requirements

Department of Environmental Health and Quality (DEHQ) Requirements. If your project is a consumption lounge and includes the preparation or sale of non-cannabis infused food or prepackaged foods and/or beverages, it must comply with all applicable provisions established in the California Health and Safety Code (HSC) (sections 113700 et seq.), also referred to as the California Retail Food Code (CRFC), as well as all applicable provisions established in the San Diego County Code of Regulatory Ordinances that pertain to the operation of a retail food facility. All necessary approvals and permits must be obtained from the County of San Diego Department of Environmental Health and Quality (DEHQ) prior to the operation of any retail food facility. Additionally, if your property uses a septic system and/or a well for water, you should contact the Department of Environmental Health to determine what requirements they will have.

PDS Code Compliance Local Licensing. In addition to a local permit from PDS Project Planning, applicants must also obtain a local cannabis business license from PDS Code Compliance before operations may commence. This includes completing the requirements of all phases of the application process and obtaining approval prior to proceeding to the State.

Department of Cannabis Control State Licensing. In addition to obtaining a local permit from PDS Project Planning, applicants must also obtain a [State cannabis license](#) from the California Department of Cannabis Control (DCC). The DCC will not issue a State cannabis license until an applicant obtains both a local license and permit from the County.

State Resource Agency Approvals. State resource agencies may require additional permits and approvals (e.g., water right permit from the State Water Resources Control Board (SWRCB) for diversion of surface waters, proof of enrollment in or exemption from either the SWRCB or Regional Water Quality Control Board program for water quality protection, Lake or Streambed Alteration Agreement from California Department of Fish and Wildlife).



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By my signature below, I acknowledge that I have reviewed the advisories listed above.

Applicant or Applicant's Representative: _____ **Date:** _____