

## OVERVIEW

Throughout the development of the Socially Equitable Cannabis Program (SECP), staff received diverse public feedback primarily focused on the following topics:

1. Cannabis Facility Types: Feedback varied between supporting all cannabis facility types to concerns about allowing certain cannabis facility types, specifically outdoor cultivation, consumption lounges, and temporary cannabis events.
2. Buffers: Feedback varied between supporting the State's 600-foot minimum buffer to applying expanded buffers. Suggested expanded buffers include, but not limited to:
  - Applying a 1,000-foot buffer to all facility types.
  - Applying a 1,000-foot buffer from preserves to only apply to mixed-light and outdoor cultivation facilities.
3. Sensitive Uses: Feedback ranged from mirroring the State-defined sensitive uses (schools, daycares, and youth centers) to adding more sensitive uses. Suggested additional sensitive uses include, but not limited to:
  - Parks
  - Recreation facilities
  - Public libraries
  - Places of worship
  - Public trails
  - Residential care facilities
  - Preserves with visitor amenities
  - Residential zones, applied to temporary cannabis events and outdoor and mixed-light cultivation facilities
  - CDFW Wildlife Areas & Ecological Reserves, applied to outdoor and mixed light cultivation facilities
4. Separation Between Facilities: Feedback included concerns about overconcentration of cannabis facilities and a desire for additional separation requirements between facilities to address these concerns. Suggested additional separation requirements between facilities include, but not limited to:
  - 1,000-foot separation between all cannabis facilities
  - 0.5-mile between outdoor and mixed-light cultivation facilities

To address stakeholder feedback, staff identified potential revisions and seek direction on three draft SECP components:

1. Land use
2. Regulations on consumption lounges and temporary events
3. Community Equity Contribution Program

The following are various possibilities for the County of San Diego Board of Supervisors (Board) direction at the January 14, 2026, Report Back and Seek Direction on the Draft Socially Equitable Cannabis Program and Related CEQA Exemption hearing. If the Board chooses to direct possible actions that fall outside the Program Environmental Impact Report (PEIR) analysis, additional environmental analysis would likely be required. At the summer 2026 hearing, the draft Zoning Ordinance and Regulatory Code would be amended and presented to the Board, alongside the environmental review that reflects the Board's preliminary guidance. This form is only a sample of the many possible directives and

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should not be construed to presuppose or limit deliberation or possible actions, including maintaining the existing prohibition on new cannabis facilities.

### 1. STAFF RECOMMENDATIONS

- [ ] Find that the proposed actions are not subject to the California Environmental Quality Act (CEQA) as specified under Section 15061(b)(3) of the CEQA Guidelines. Subsequent actions will be reviewed pursuant to CEQA and presented to the Board for consideration prior to approval.
- [ ] Provide direction on land use program components based on stakeholder feedback. The Board may recommend one of the options identified below or a variation thereof as preliminary guidance:
  - A. **Program Option A – Align with State Standards:** Allow all cannabis facility types consistent with State-defined buffers from sensitive uses.
  - B. **Program Option B – Adopt Blended Regulations:** This option is more restrictive than State standards and would modify the draft ordinance amendment to still allow all cannabis facility types with expanded buffers and a modified list of sensitive uses.
  - C. **Program Option C – Prohibit Outdoor Cultivation:** This is the most restrictive option that would modify the draft ordinance amendment to allow all cannabis facility types except for outdoor cultivation with added buffers and sensitive uses.
- [ ] Provide direction on refining program regulations based on stakeholder feedback regarding consumption lounges and temporary cannabis events. The Board may recommend one of the Policy Options identified below:
  - A. **Option A:** Retain temporary cannabis events and onsite consumption lounges in SECP for further consideration.
  - B. **Option B:** Remove Temporary Cannabis Events and Onsite Consumption Lounges from the SECP.
- [ ] Provide direction on whether to continue to develop the Community Equity Contribution Program (CECP) Community Incentive Grants, which would allow cannabis businesses that provide a community benefit to apply for and receive rebates or grants based on the payment status of their cannabis taxes:
  - A. **Option A – Continue to develop the CECP**
  - B. **Option B – Do not continue to develop the CECP**

### 2. DECISION POINT #1: LAND USE

Staff identified three suggested program options addressing the main public feedback topics shown above. These options are either consistent with or more restrictive than the PEIR analysis. Each option seeks to balance alignment with State law, community and stakeholder concerns, and equitable access to the legal cannabis market. While all three suggested program options include the same main regulations and safeguards, such as odor control, lighting standards, water use requirements, and security, they differ in geographic implications of how and where cannabis facilities can be allowed.

Buffer distances and the definition of sensitive uses influence how close facilities can be located to homes, schools, and other community areas. Cultivation limitations determine the type and scale of cannabis

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cultivation facilities. Separation between cannabis facilities affects potential clustering or overconcentration. These variables influence how many parcels are eligible based on zoning and buffer standards, how compatible facilities are with surrounding uses, and how accessible the market is to new or social equity operators.

[ ] 2A: Provide direction on the suggested land use Program Options. Review table below – Decision Point #1: Land Use for details.

- [ ] Program Option A (**Align with State Standards**), **OR**
- [ ] Program Option B (**Adopt Blended Regulations**), **OR**
- [ ] Program Option C (**Prohibit Outdoor Cultivation**)

**OR**

[ ] 2B: Provide direction to Mix and Match the suggested Program Options, for example:

- [ ] Program Option A: **Align with State Standards**, **AND**:
  - Prohibit Outdoor Cultivation
- [ ] Program Option B: **Adopt Blended Regulations**, **AND**:
  - Prohibit Outdoor Cultivation

**OR**

[ ] 2C: Provide direction on a customized version of the suggested Program Options:

- Cannabis Facility Types:

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- Buffers:

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- Sensitive Uses:

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- Separation Between Facilities:

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#### 3. DECISION POINT #2: REGULATIONS ON CONSUMPTION LOUNGES AND TEMPORARY EVENTS

[ ] 3A: Provide direction on refining program regulations regarding consumption lounges and temporary events.

- [ ] Option A: Retain Temporary Cannabis Events and Onsite Consumption in SECP for Further Consideration, **OR**
- [ ] Option B: Remove Temporary Cannabis Events and Onsite Consumption Lounges from the SECP

#### 4. DECISION POINT #3: COMMUNITY EQUITY CONTRIBUTION PROGRAM

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[ ] 4A: Provide direction on whether to continue to develop the Community Equity Contribution Program (CECP) Community Incentive Grants.

[ ] Option A – Continue to Develop the CECP, **OR**  
[ ] Option B – Do Not Continue to Develop the CECP

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Decision Point #1: Land Use			
	Option A Align with State Standards	Option B Adopt Blended Regulations	Option C Prohibit Outdoor Cultivation
<b>Overview</b>	Mirrors the minimum state requirements.	Goes beyond state requirements to include certain additional buffers and sensitive uses.	Most restrictive option with the most sensitive receptors.
<b>Allowed Cannabis Uses</b>	<b>Industrial/Commercial:</b> <ul style="list-style-type: none"> <li>• Distribution</li> <li>• Manufacturing</li> <li>• Testing</li> <li>• Microbusiness</li> <li>• Retail</li> <li>• Consumption Lounges</li> <li>• Temporary Events</li> </ul> <b>Cultivation:</b> <ul style="list-style-type: none"> <li>• Indoor</li> <li>• Mixed-Light</li> <li>• Outdoor</li> </ul>	<b>Industrial/Commercial:</b> <ul style="list-style-type: none"> <li>• Distribution</li> <li>• Manufacturing</li> <li>• Testing</li> <li>• Microbusiness</li> <li>• Retail</li> <li>• Consumption Lounges</li> <li>• Temporary Events</li> </ul> <b>Cultivation:</b> <ul style="list-style-type: none"> <li>• Indoor</li> <li>• Mixed-Light</li> <li>• Outdoor</li> </ul>	<b>Industrial/Commercial:</b> <ul style="list-style-type: none"> <li>• Distribution</li> <li>• Manufacturing</li> <li>• Testing</li> <li>• Microbusiness</li> <li>• Retail</li> <li>• Consumption Lounges</li> <li>• Temporary Events</li> </ul> <b>Cultivation:</b> <ul style="list-style-type: none"> <li>• Indoor</li> <li>• Mixed-Light</li> </ul>
Buffer Distances from Sensitive Receptors			
<b>All Cannabis Uses</b>	600 ft. buffer from the Sensitive Receptors below: <ul style="list-style-type: none"> <li>• Schools</li> <li>• Day cares</li> <li>• Youth centers</li> </ul>	1,000 ft. buffer from the below: <ul style="list-style-type: none"> <li>• Schools</li> <li>• Day cares</li> <li>• Youth centers</li> <li>• Parks</li> <li>• Recreation facilities</li> <li>• Public libraries</li> <li>• Places of worship</li> </ul>	1,000 ft. buffer from the below: <ul style="list-style-type: none"> <li>• Schools</li> <li>• Day cares</li> <li>• Youth centers</li> <li>• Parks</li> <li>• Recreation facilities</li> <li>• Public libraries</li> <li>• Places of worship</li> <li>• Public trails</li> <li>• Residential care facilities</li> <li>• Preserves with visitor amenities</li> </ul>
<b>Outdoor &amp; Mixed-Light Cultivation Only</b>	None	In addition to the above, 1,000 ft. buffer from: <ul style="list-style-type: none"> <li>• Residential zones</li> <li>• SR Residential 0.5 and 1 parcels</li> <li>• CDFW Wildlife Areas &amp; Ecological Reserves</li> <li>• Preserves with visitor amenities</li> </ul>	In addition to the above, 1,000 ft. buffer from: <ul style="list-style-type: none"> <li>• Residential zones</li> <li>• SR Residential 0.5 and 1 parcels</li> <li>• CDFW Wildlife Areas &amp; Ecological Reserves</li> </ul>
<b>Temporary Events</b>	In Addition to the above, 600 ft. buffer from: <ul style="list-style-type: none"> <li>• Residential zones</li> </ul>	In addition to the above, 1,000 ft. buffer from: <ul style="list-style-type: none"> <li>• Residential zones</li> </ul>	In addition to the above, 1,000 ft. buffer from: <ul style="list-style-type: none"> <li>• Residential zones</li> </ul>
Separation Between Facilities			
<b>All Cannabis Uses</b>	None	1,000 ft. between all cannabis facilities	1,000 ft. between all cannabis facilities
<b>Outdoor &amp; Mixed-Light Cultivation</b>	None	0.5-mile between outdoor & mixed-light cultivation facilities	0.5-mile between mixed-light cultivation facilities

*This table does not reflect additional criteria such as required setbacks or other development standards, which may further restrict potential parcel availability.*