

**CLERK OF THE BOARD OF SUPERVISORS
EXHIBIT/DOCUMENT LOG**

MEETING DATE & AGENDA NO. 1/14/2026 #03

STAFF DOCUMENTS (Numerical)

No.	Presented by:	Description:
1.	Staff	14-page PowerPoint Presentation
2.		
3.		
4.		

PUBLIC DOCUMENTS (Alphabetical)

No.	Presented by:	Description:
A.		
B.		
C.		
D.		



County of San Diego

Report Back and Seek Direction on the Draft Socially Equitable Cannabis Program

Board of Supervisors Hearing

January 14, 2026

Agenda Item #3

Presentation Overview

Report Back

Draft Zoning Ordinance & Regulatory Code

Draft Program Environmental Impact Report

Stakeholder Feedback

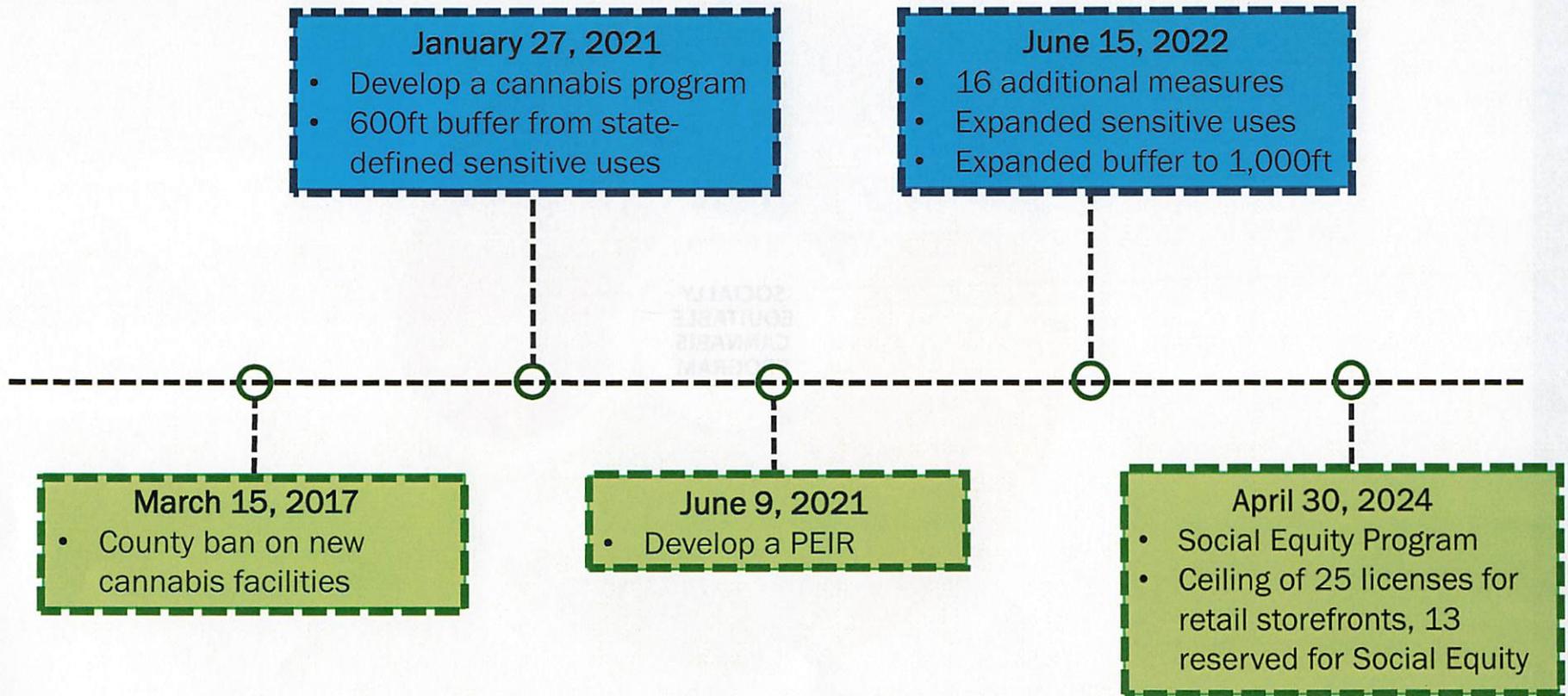
Decision Points

#1 Land Use (Program Options)

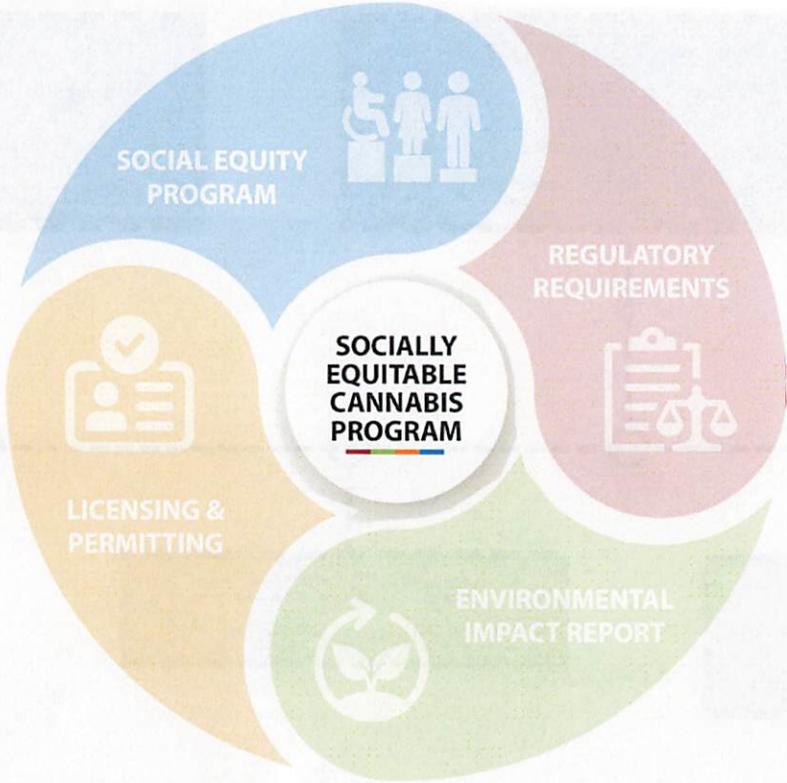
#2 Consumption Lounges and Temporary Events

#3 Community Equity Contribution Program

Board Direction



SECP Components



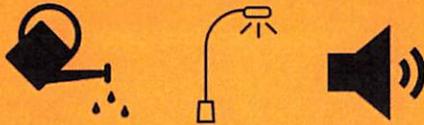
Draft Zoning Ordinance & Regulatory Code

Allowed Uses



- Cultivation (outdoor, indoor, mixed-light), Distribution, Manufacturing, Testing, Retail (storefront, non-storefront, consumption lounge), Temporary events
- 600-foot buffer from schools, day cares, and youth centers

Standards



- Zoning Ordinance: Lighting, water usage, fencing, signage, parking, noise, and more
- Regulatory Code: Business Operation Plan, security, odor control, regular inspections, enforcement tools, and more

Licensing & Permitting Requirements



Applicants must obtain:

- State Cannabis License
- County Land Use Permits (ministerial or discretionary depending on project)
- Local County Cannabis Business License

Program Environmental Impact Report (PEIR)



Purpose: Potential streamlined environmental review for applicants
Public Review Period: 60 days (Jan 30 – March 31, 2025), comments accepted via email, mail, website, and at public meetings



The Draft EIR analyzes five **Project Alternatives** that vary based on:

- Definition of sensitive uses
- Buffer distances
- Allowing, limiting, or restricting outdoor cultivation



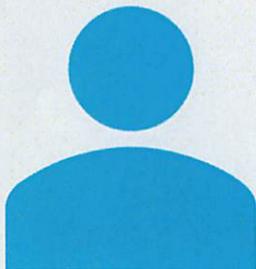
Significant and Unavoidable Impacts:

- Aesthetics, Noise, Air Quality (Odor), Groundwater, Utilities & Service Systems (Water Supply), and Transportation

Stakeholder Feedback

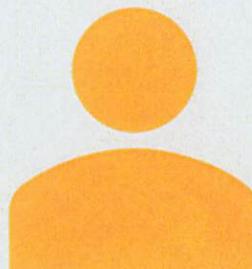
Environmental Feedback

- Control odors
- Minimize environmental impacts



Ordinance Feedback

- Add/remove sensitive uses and buffers
- Add safeguards to address cultivation overconcentration and proximity to homes



Broader Program Feedback

- Public health concerns
- Public safety concerns about consumption at temp events and lounges





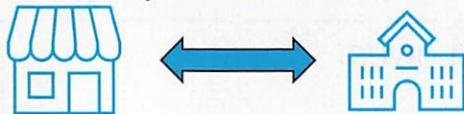
Request for Direction

Decision Point #1: Land Use (Program Options)

Differ by which facility types are allowed and where:

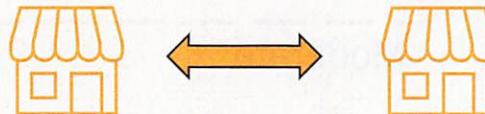
Buffer Distances & Sensitive Uses Definition

Influences how close facilities can be located to homes, schools, and other community areas such as public trails



Separation Requirements

Affects potential clustering or overconcentration



Cultivation Limitations

Determines the type and scale of cannabis cultivation facilities



	Option A - Align with State Standards	Option B – Adopt Blended Regulations	Option C – Prohibit Outdoor Cultivation
Buffers & Sensitive Uses – All Facilities	600 ft. from 3 sensitive uses	1,000 ft. from 7 sensitive uses	1,000 ft. from 10 sensitive uses
Cultivation Limitations – Outdoor & Mixed-Light	None	1,000 ft. from residential zones and additional sensitive uses	1,000 ft. from residential zones and additional sensitive uses
Separation Requirements	None	<ul style="list-style-type: none"> • 1,000 ft. between all facilities • 0.5-mile between outdoor and mixed-light (greenhouse) cultivation facilities 	<ul style="list-style-type: none"> • 1,000 ft. between all facilities • 0.5-mile between mixed-light (greenhouse) cultivation facilities* <p>*Outdoor cultivation prohibited</p>
Market Accessibility	Highest	Moderate	Lowest

Decision Point #2: Temporary Events & Consumption Lounges

Temporary Cannabis Events

- Allows 2 days of operation, 6 events per site/year
- Indoor consumption allowed
- Requirements for security, lighting, odor, and waste control

Onsite Consumption Lounges

- Must be accessory to retail storefront
- Requirements for security, odor control, and ventilation
- Alcohol, tobacco, and cannabis infused food prohibited

- **Option A – Retain** Events and Lounges for further consideration
- **Option B – Remove** Events and Lounges from SECP

Decision Point #3: Community Equity Contribution Program

Community Incentive Grants

- Allow cannabis businesses that provide a community benefit to apply for and receive rebates or grants
 - Cannabis businesses must be up to date on their taxes to qualify
 - Provides on-going community benefits - improvement of parks, community art or murals, tree planting, microgrants, community gardens, historical marker or placard, bike racks and local staff hiring
- If adopted, program to begin in FY 2027-28
 - \$5,000 per business rebate cap
 - OERJ to utilize funding from current Social Equity Program budget

- **Option A – Continue** to develop the CECP
- **Option B – Do not continue** to develop the CECP

Staff Recommendation & Decision Points

Staff Recommendation

1. Find that the proposed actions are not subject to CEQA

Decision Points

1. Provide Direction - **Program Options (Land Use):**
 - A. Align with State Standards; OR
 - B. Adopt Blended Regulations; OR
 - C. Prohibit Outdoor Cultivation
2. Provide Direction - **Consumption Lounges and Temporary Events:**
 - A. Option A: Remove Temporary Cannabis Events and Onsite Consumption Lounges from the SECP
 - B. Option B: Retain Temporary Cannabis Events and Onsite Consumption in SECP for further consideration
3. Provide Direction - **Community Equity Contribution Program:**
 - A. Continue to develop CECP; OR
 - B. Do not continue to develop CECP



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