



County of San Diego

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NOTICE OF AVAILABILITY

CIRCULATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SOCIALY EQUITABLE CANNABIS PROGRAM

January 30, 2025

NOTICE IS HEREBY GIVEN that the County of San Diego Planning & Development Services (PDS), as Lead Agency, is circulating for public review a Draft Program Environmental Impact Report (PEIR) (State Clearinghouse No. 2023090330) for the Socially Equitable Cannabis Program, in accordance with the California Environmental Quality Act (CEQA). PDS is seeking public and agency input on the Draft PEIR and related amendments to the San Diego County Code of Regulatory Ordinances and the San Diego County Zoning Ordinance.

SOCIALY EQUITABLE CANNABIS PROGRAM. The County is developing a Socially Equitable Cannabis Program (Cannabis Program) as directed by the Board of Supervisors on January 27, 2021. The proposed Cannabis Program would apply to the unincorporated areas of the County. The Cannabis Program will allow for and establish a permitting and licensing system for new commercial cannabis activities, including retail, consumption lounges, cultivation, manufacturing, distribution, testing, microbusinesses, and temporary events. Furthermore, the Cannabis Program will contain and be informed by a Social Equity Program which will provide greater opportunities for individuals negatively or disproportionately impacted by cannabis criminalization and the War on Drugs. Adoption of the Cannabis Program will require amendments to the San Diego County Code of Regulatory Ordinances and the San Diego County Zoning Ordinance to establish licensing and operational regulations for a range of cannabis cultivation and non-cultivation uses authorized under state law.

The County is considering 5 alternative variations to the Cannabis Program, including the no-project alternative. Alternative 2 (proposed project), Alternative 3 (expanded regulations), Alternative 4 (outdoor cannabis cultivation prohibition), and Alternative 5 (maximum 1-acre outdoor cannabis cultivation) would involve the same 3 components of the Cannabis Program (Social Equity Program, cannabis regulatory amendments, and a cannabis licensing and permitting system). The project alternatives differ in regard to the definition and buffer distance from sensitive uses, allowed license types, and allowed maximum outdoor cultivation canopy. The Draft PEIR evaluates each of these alternatives at an equal level of detail.

The Draft PEIR identified potentially significant environmental impacts to the following issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Paleontological Resources
- Greenhouse Gas Emissions and Climate Change
- Hydrology and Water Quality
- Noise
- Transportation
- Utilities and Service Systems

In compliance with CEQA Guidelines Section 15087(c)(6) the lists specified under Government Code Section 65962.5.5 related to hazardous waste conditions identify known hazardous material and contamination sites in the county that are listed in Draft PEIR Tables 2.10.2, 2.10.3, and 2.10.4.

PUBLIC REVIEW PERIOD AND MEETINGS. Comments on the Draft PEIR must be received no later than **March 31, 2025, at 4:00 p.m. (a 60-day public review period)**. Staff will be hosting public meetings to solicit comments on the Draft PEIR. Comments on the draft PEIR should be submitted to: Jessica Norton, Project Manager and should reference the project name. Comments may be submitted via an online form at <https://engage.sandiegocounty.gov/cannabis-program-eir>, via e-mail to PDS.LongRangePlanning@sdcounty.ca.gov, or via mail to 5510 Overland Avenue, Suite 210, San Diego CA, 92123.

The County is hosting three virtual public meetings to receive comments on Wednesday, February 5, 2025, at 6:00 p.m., Thursday, February 6, 2025, at 6:00 p.m., and Wednesday February 12, 2025, at 6:00 p.m. The meetings may be accessed at this website link:

<https://us06web.zoom.us/j/84368497586?pwd=RVAZurGJyguielv4Mo2lkuqgRq1zob.1>

The County is also hosting two in-person open houses at the following locations:

San Diego County Library - Lakeside Branch, 12428 Woodside Avenue, Lakeside, CA, 92040
Tuesday, February 25, 2025
5:30 P.M. to 7:30 P.M.

San Diego County Library - Valley Center Branch, 29200 Cole Grade Road, Valley Center, CA, 92082
Wednesday, February 26, 2025
5:30 P.M. to 7:30 P.M.

Disability-related modifications or accommodations necessary to facilitate participation in this virtual meeting, language interpretation, including American Sign Language, and written materials in languages and formats are available upon request. Please submit your request at least 72 hours in advance by email at PDS.LongRangePlanning@sdcounty.ca.gov.

Electronic copies of the Draft PEIR can be reviewed at:

- https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html
- <https://engage.sandiegocounty.gov/cannabis-program-eir>

Printed copies of the Draft PEIR and appendices can be reviewed at the PDS Project Processing Counter (5510 Overland Avenue, Suite 110, San Diego, California 92123) and at the following library branches (visit <http://www.sdcl.org/locations> for locations and hours):

- Alpine, 1752 Alpine Boulevard, Alpine, CA 91901, (619) 445-4221
- Bonita-Sunnyside, 4375 Bonita Road, Bonita CA 91902, (619) 475-4642
- Borrego Springs, 2580 Country Club Road, Borrego Springs, CA 92004, (760) 767-5761
- Campo-Morena Village, 31356 Highway 94, Campo, CA 91906, (619) 478-5945
- Fallbrook, 124 South Mission Road, Fallbrook, CA 92028, (760) 731-4650
- Julian, 1850 Highway 78, Julian, CA 92036, (760) 765-0370
- Lakeside, 12428 Woodside Avenue, Lakeside, CA 92040, (619) 443-1811
- Ramona, 1275 Main Street, Ramona, CA 92065, (760) 788-5270
- Rancho San Diego, 11555 Via Rancho San Diego, El Cajon, CA 92019, (619) 660-5370
- Rancho Santa Fe, 17040 Avenida de Acacias, Rancho Santa Fe, CA 92067
- Spring Valley, 836 Kempton Street, Spring Valley, CA 91977, (619) 463-3006
- Valley Center, 29200 Cole Grade Road, Valley Center, CA 92082, (760) 749-1305

For additional information, please contact Jessica Norton at (858) 505-6677 or by e-mail at PDS.LongRangePlanning@sdcounty.ca.gov.