

Cannabis Retail Business FAQ's

Does the City have an adopted Cannabis Ordinance?

Yes, [Santee Municipal Code 7.04 Cannabis Businesses](#)

Does the City have an adopted application procedures for cannabis retail permits?

Yes, it is available [online](#).

When will the City begin accepting applications for cannabis retail permits?

The City anticipates accepting applications for cannabis retail permits by the mid-September, 2024. In accordance with the [Procedures](#), the application process will be open for 45 days. The closing date for applications will be 45 days after the opening date. An official announcement of the application opening date will be made separately and this FAQ will be updated accordingly.

Can I submit my application through the Santee's Permitting & Licensing Portal ([SanteePortal.org](#)) now?

No, the application window is not open yet. However, we anticipate it opening mid-September. Nothing should be submitted through the portal at this time. Anything submitted before or after the application window will not be reviewed.

Will there be a fee for the application?

Yes, each applicant for a cannabis retail permit shall pay an application fee to cover all costs incurred by the City in the application process. [Santee Municipal Code 7.04.130](#) The application fee is \$25,711.

How many cannabis retail permits will be approved?

Up to four cannabis retail permits, including permits for microbusinesses that include storefront retail activities, may be approved by City Council. [Santee Municipal Code 7.04.100](#)

Is there an advisory map available for applicants to view in order to make their own determinations about eligible zones for Cannabis Businesses?

Yes, there is a [GIS map](#) available. The map shows parcels, known sensitive uses within the City and outside the City and the applicable sensitive use buffers. The map is subject to change and meant to be advisory only. Each applicant must make their assessment and decision about individual locations and cannot rely on the advisory map.

What does sensitive use include?

In addition to any mandatory state law requirements, the City defines sensitive uses as:

- a. A school providing instruction in kindergarten or any grades one through 12 (whether public, private, or charter, including preschool, transitional kindergarten, and K—12);
- b. A commercial daycare center licensed by the State, County or City;
- c. A church or other religious institution; and

- d. A youth center. A “youth center” means any public or private facility that is primarily used to host recreation, academic, or social activities for minors, including, but not limited to:
 - i. Private youth membership organizations or clubs,
 - ii. Social service teenage club facilities,
 - iii. Video arcades where 10 or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or
 - iv. Similar amusement park facilities.

Sensitive use and buffer details required by the City are available in the [Santee Municipal Code 7.04.290](#)

When will final determinations about buffers and sensitive uses be determined?

Decisions on cannabis permits will not be final until approved by the City Council. In accordance with Santee Municipal Code 7.04.290(C), buffers and sensitive uses are determined “at the time the license is issued.” Therefore, final determinations will be made by City Council at the time of final City Council approval.

Note that two different buffers from sensitive uses apply. A cannabis business shall be no closer than 900’ from any zoned parcel in the City designated by the City and State law as a sensitive use. [Santee Municipal Code 7.04.290](#). In addition, State law also requires a 600’ buffer from sensitive uses located outside of the City. Applicants must assess and comply with both buffers.

What land use designations allow cannabis retail businesses?

Cannabis retail businesses are allowed in the General Commercial (GC), Light Industrial (IL), and General Industrial (IG). [Santee Municipal Code 7.04.290](#)

Where can I read the rules and regulations that have been established?

[Santee Municipal Code chapter 7.04](#)

[Application Procedures](#)

Is the City issuing zoning verification letters for cannabis applications?

It will be a mandatory part of the application process.

As part of a complete application packet, an Applicant must obtain a Zoning Verification Letter from the Planning & Building Department. To secure this letter, an Applicant must make a written request to the Planning & Building Department, which shall specify the intended use of the building (for example, retail only or part of a microbusiness proposal), the proposed building location with its assessor’s parcel number and evidence of legal parcel documentation in compliance with the City’s Determination of Legal Parcel handout.

The issuance of a ZVL does not constitute written evidence of permission given by the City or any of its officials to operate a cannabis business, nor does it establish a “permit” within the meaning

of the Permit Streamlining Act, nor does it create an entitlement under the Zoning or Building Code. A regulatory permit for a CCB does not constitute a permit that runs with the land once a cannabis business is established. [Application Procedures](#)

Staff will provide the verification after the application period closes.