

ATTACHMENT B – Comparison Between PEIR Project Alternatives and Suggested Program Options

PEIR Alternative ⁱ	Suggested Program Options for Board Consideration ⁱⁱ Based on stakeholder feedback
PEIR Alt. 1: No Project – 5 existing facilities remain; no new permits. (<i>Env Superior</i>)	The Board may consider the No Project alternative in summer 2026 and maintain the existing prohibition on new cannabis businesses if it determines that a regulated program is not appropriate at this time
PEIR Alt. 2: Proposed Project <ul style="list-style-type: none">Follows state-mandated 600-ft buffer from schools, daycares, and youth centersAllows retail, consumption lounges, indoor, outdoor, and mixed-light cultivation, manufacturing, distribution, testing, temporary events, and microbusinesses	Option A - Alignn with State Standards: Mirrors PEIR Alternative 2
PEIR Alt. 3: Expanded County Regs <ul style="list-style-type: none">Expands buffer to 1,000-ft buffers to include schools, day cares, youth centers, parks, recreation facilities, public libraries, places of worship, other cannabis facilities, public trails, residential care facilities, and preserves with visitor-serving amenitiesAllows retail, consumption lounges, indoor, outdoor, and mixed-light cultivation, manufacturing, distribution, testing, temporary events, and microbusinesses	Option B – Adopt Blended Regulations: PEIR Alternative 3 PLUS: <ul style="list-style-type: none">Remove “residential care facilities” as a sensitive use to avoid restricting senior access.Remove “public trails” as a sensitive use to reduce siting barriers for retailRestrict “preserves with visitor-serving amenities” to apply only to outdoor and mixed-light cultivationRequire a 1,000-foot buffer from outdoor and mixed light cultivation to:<ul style="list-style-type: none">Residentially zoned parcelsSemi-rural residential 0.5 & 1 parcels (as designated in the San Diego County General Plan)CDFW Wildlife Areas and Ecological ReservesRequire 0.5-mile buffer between outdoor and mixed-light cultivation facilities to prevent overconcentration; establishes caps
PEIR Alt. 4: Expanded + No Outdoor Cultivation (<i>Env Superior</i>) <ul style="list-style-type: none">Expands buffer to 1,000-ft buffers to include schools, day cares, youth centers, parks, recreation facilities, public libraries, places of worship, other cannabis facilities, public trails, residential care facilities, and preserves with visitor-serving amenitiesAllows retail, consumption lounges, indoor and mixed-light cultivation, manufacturing, distribution, testing, temporary events, and microbusinessesProhibits Outdoor Cultivation	Option C – Prohibit Outdoor Cultivation: PEIR Alternative 4 PLUS: <ul style="list-style-type: none">Require a 1,000-foot buffer from mixed light cultivation to:<ul style="list-style-type: none">Residentially zoned parcelsSemi-rural residential 0.5 & 1 parcels (as designated in the San Diego County General Plan)CDFW Wildlife Areas and Ecological ReservesRequire 0.5-mile buffer between mixed-light cultivation facilities to prevent overconcentration; establishes caps
PEIR Alt. 5: Expanded + Limited Outdoor Cultivation – Same as Alt. 3, but allows up to 1 acre (or 25% of lot) of outdoor cultivation.	N/A

ⁱ According to the draft Program Environmental Impact Report (PEIR), adoption of the Socially Equitable Cannabis Program could result in certain significant and unavoidable environmental impacts, including:

- Aesthetics: Substantial degradation of visual character or quality (Alternatives 2, 3, 4, and 5).
- Air Quality: Emissions of odors adversely affecting a substantial number of people (Alternatives 2, 3, and 5).
- Groundwater: Decrease of groundwater supplies or interference with groundwater recharge (Alternatives 2, 3, 4, and 5).
- Noise: Excessive temporary (construction-related) noise levels (Alternatives 2, 3, 4, and 5).
- Transportation: Vehicle Miles Traveled (VMT) exceeding established thresholds (Alternatives 2, 3, 4, and 5).
- Utilities & Service Systems: Adequate water supplies (Alternatives 2, 3, 4, and 5).

ⁱⁱ The PEIR Project Alternatives represent the range of environmental review that was analyzed for the SECP. Although staff prepared the suggested program options to reflect the range in stakeholder feedback, the Board has the discretion to direct variations which fall within the scope of what was studied within the PEIR. If these variations fall outside of what was analyzed within the PEIR, additional environmental analysis would likely be required.