

Draft Program Environmental Impact Report (PEIR)

Proposed Commercial Cannabis Regulatory Framework for Unincorporated Los Angeles County

Environmental Review Public Meeting
March 11, 2026

County of Los Angeles



Before We Begin

- **This meeting is being recorded**
- Attendee cameras and mics are disabled until the public comment period
- General chat has been disabled but participants can send a chat to the hosts in case of any technical issues

Purpose of Today's Meeting

This meeting is intended to:

- Receive public comments on the Draft Program Environmental Impact Report (PEIR)
- Provide an overview of the Draft PEIR
- Explain the environmental analysis conducted under CEQA
- Describe how to review the Draft PEIR and submit comments

Agenda

- Background and Policy Context
- Overview the Proposed Regulatory Framework
- Environmental Review under CEQA
- Summary of Draft PEIR Findings
- Public Comment Process and Next Steps
- Public Comment

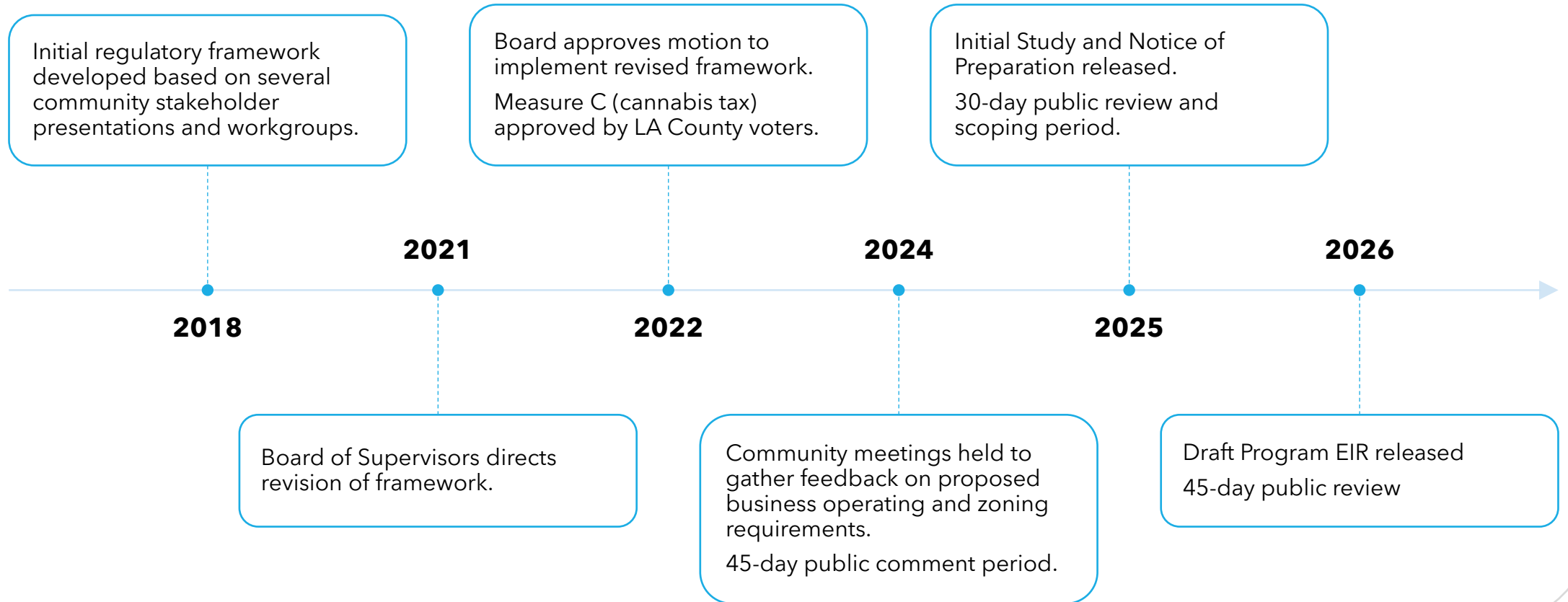
Background and Policy Context

Why is the County studying a regulated cannabis framework?

Background

- Commercial cannabis is legal under California law.
- Counties and cities may regulate, prohibit, or allow commercial cannabis activities.
- The Board of Supervisors directed the Office of Cannabis Management (OCM) to develop a potential regulatory framework for unincorporated LA County.
- CEQA compliance is required before project decisions are made if there is a potential for significant environmental impacts.

Development of the Proposed Framework



Summary of Project Objectives

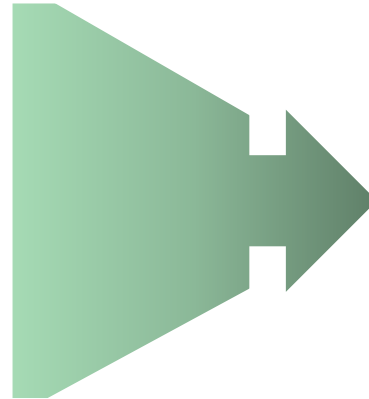
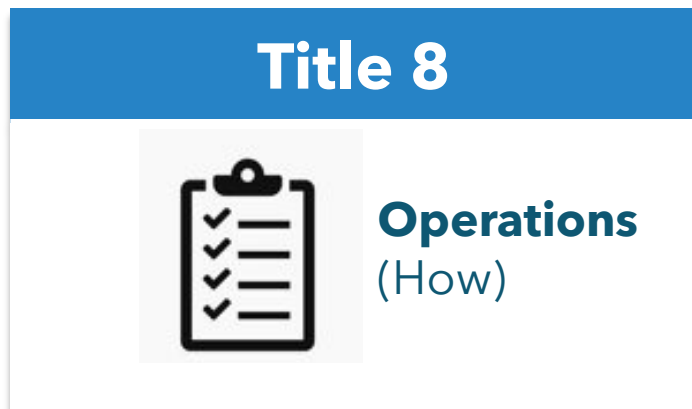
- Establish a regulatory framework for commercial cannabis activities in unincorporated LA County.
- Protect public health and safety through operational standards and oversight.
- Ensure cannabis businesses operate in locations compatible with surrounding land uses.
- Minimize adverse effects of commercial cannabis activity on the environment.
- Provide clear licensing and compliance requirements for operators.



Overview of the Proposed Regulatory Framework

What is the
proposed
project?

Structure of Proposed Regulatory Framework



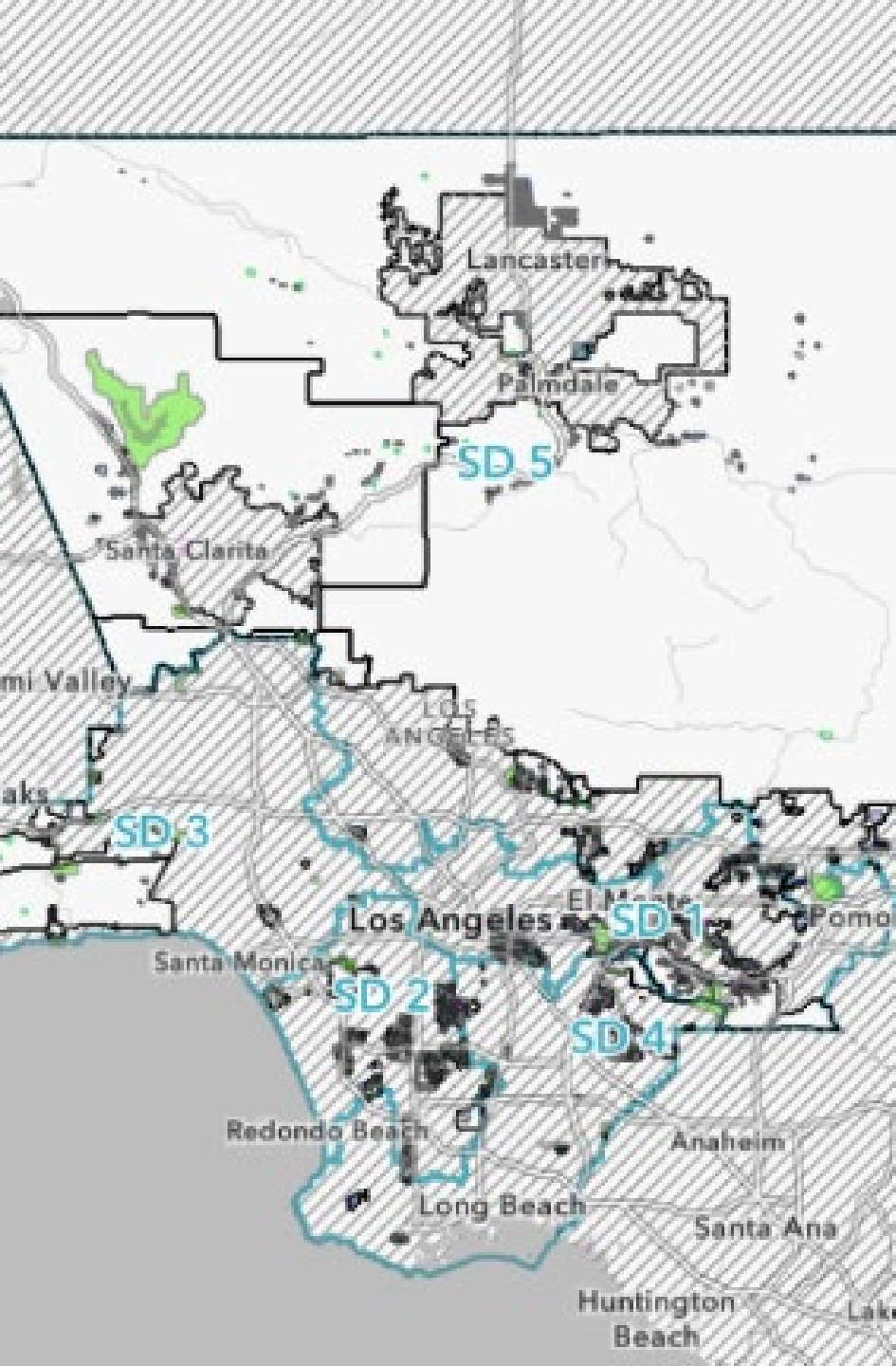
The Draft PEIR evaluates the environmental impacts of this proposed framework.

Cannabis Business Activities Evaluated

- Limited to 90 total licenses across six business types:



- Microbusiness Allowed: At least three (3) cannabis activities, excluding testing and volatile manufacturing
- No cannabis events and consumption lounges allowed



Title 22 Overview- Land Use Framework

Title 22 establishes where cannabis business may locate in unincorporated LA County.

Key elements include:

- Eligible zoning districts
- Buffer requirements
- Site restrictions

Key Land Use Principles

- Cannabis businesses permitted only in certain commercial, industrial, and mixed-use zones.
- Cannabis businesses must locate within existing buildings; new construction of standalone cannabis facilities is not proposed as part of this project framework.
- Indoor operations only; no outdoor or mixed-light cultivation (e.g., greenhouses).
- Required buffers from youth-oriented uses, drug abuse & recovery facilities, and other cannabis stores.
- Prohibited in residential areas.
- Limits to prevent overconcentration of businesses within a single area

Commercial Zones

Permitted Business Types

	Neighborhood Commercial (C-2)	General Commercial (C-3)	Commercial Manufacturing (C-M)	Mixed Use (MXD) - Commercial Only
Cultivation	-	-	-	-
Distribution	-	-	Yes	-
Volatile Manufacturing	-	-	-	-
Non-Volatile Manufacturing	-	Yes	Yes	-
Testing	-	Yes	Yes	-
Retail, Storefront	Yes	Yes	Yes	Yes
Retail, Non-Storefront (delivery-only)	Yes	Yes	Yes	Yes
Microbusiness	-	-	Yes	-

Industrial/Institutional Zones Permitted Business Types

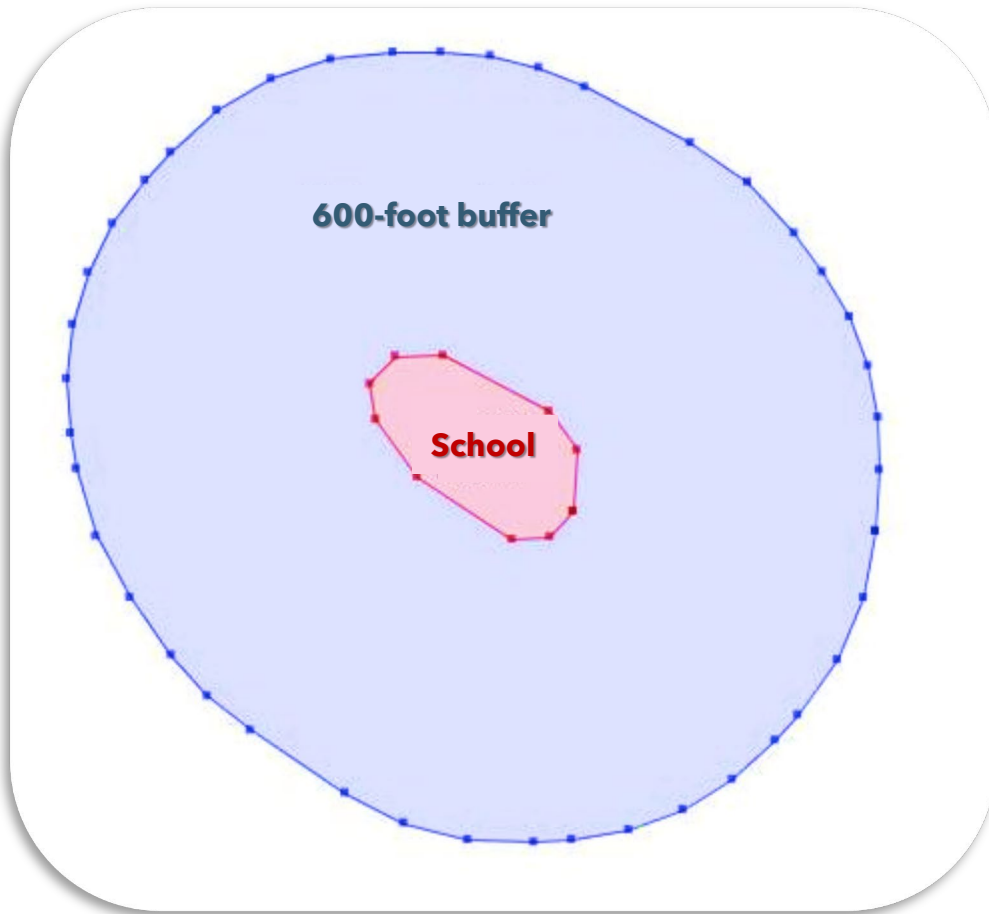
	Light Manufacturing (M-1)	Restricted Heavy Manufacturing (M-1.5)	Heavy Manufacturing (M-2)	Institutional (IT)
Cultivation	Yes	Yes	Yes	-
Distribution	Yes	Yes	Yes	-
Volatile Manufacturing	Yes	Yes	Yes	-
Non-Volatile Manufacturing	Yes	Yes	Yes	-
Testing	Yes	Yes	Yes	Yes
Retail, Storefront	Yes	-	-	-
Retail, Non-Storefront (delivery-only)	Yes	Yes	Yes	-
Microbusiness	Yes	Yes	Yes	-

Zoning Regulations in Specific Plan Areas

- Certain unincorporated areas of the County are governed by Specific Plans that establish additional land use regulations and zoning standards than the General Plan.
- In these areas:
 - Cannabis businesses may be permitted in zones equivalent to eligible (General Plan) commercial or industrial zones.
 - Businesses must comply with both Specific Plan regulations and all other applicable County rules and requirements.
- Eight (8) Specific Plans will permit at least one type of cannabis business based on eligible zoning.

Buffer Requirements and Site Restrictions

- 600-feet of youth-oriented uses (i.e., K-12 schools, daycares, parks and recreation, libraries, licensed game arcades)
- 600-feet of Drug Abuse and Recovery Treatment Center
- 500-feet between licensed retail storefront cannabis business
- Prohibited in residential areas
- Prohibited in public lands or within Significant Ecological Areas (SEA)



Title 8 Overview- Licensing & Operational Standards

Title 8 establishes the licensing requirements and operational standards for cannabis businesses.

Key areas include:

- Licensing requirements
- Operating requirements
- Compliance and inspections
- Enforcement provisions



Regulatory Safeguards and Oversight



Licensing & Oversight

- Compliance with both Local and State licensing requirements
- Caps on number of licenses
- Ownership background checks and disclosure requirements
- Annual license renewals
- Revocation authority



Consumer Protections

- Age verification requirements
- Advertising restrictions
- Product monitoring through State track-and-trace system
- State-mandated product testing and labeling requirements



Security Standards

- Security and surveillance requirements
- Restricted access areas and controlled entry
- Alarm systems and secure storage requirements
- Compliance inspections

Environmental Review Under CEQA

What is CEQA
and how were
impacts
assessed?

Purpose of CEQA and Environmental Impact Report



Disclose
potential
environmental
impacts



Identify ways to
avoid or
reduce impacts
with mitigation



Evaluate
feasible
alternatives to
reduce
environmental
impacts



Foster public
participation in
the process



Inform
decision-
makers and
agencies when
considering
project
approvals

What is a Program EIR (PEIR)?

- A PEIR evaluates environmental impacts at a broad program level.
- May be used when:
 - Individual project sites are not yet known
 - Multiple projects may occur over time
- Allows the Lead Agency to consider cumulative impacts, policy alternatives, and programmatic mitigation measures.

What the Draft PEIR Evaluates

Evaluates potential environmental impacts associated with the proposed regulatory framework.

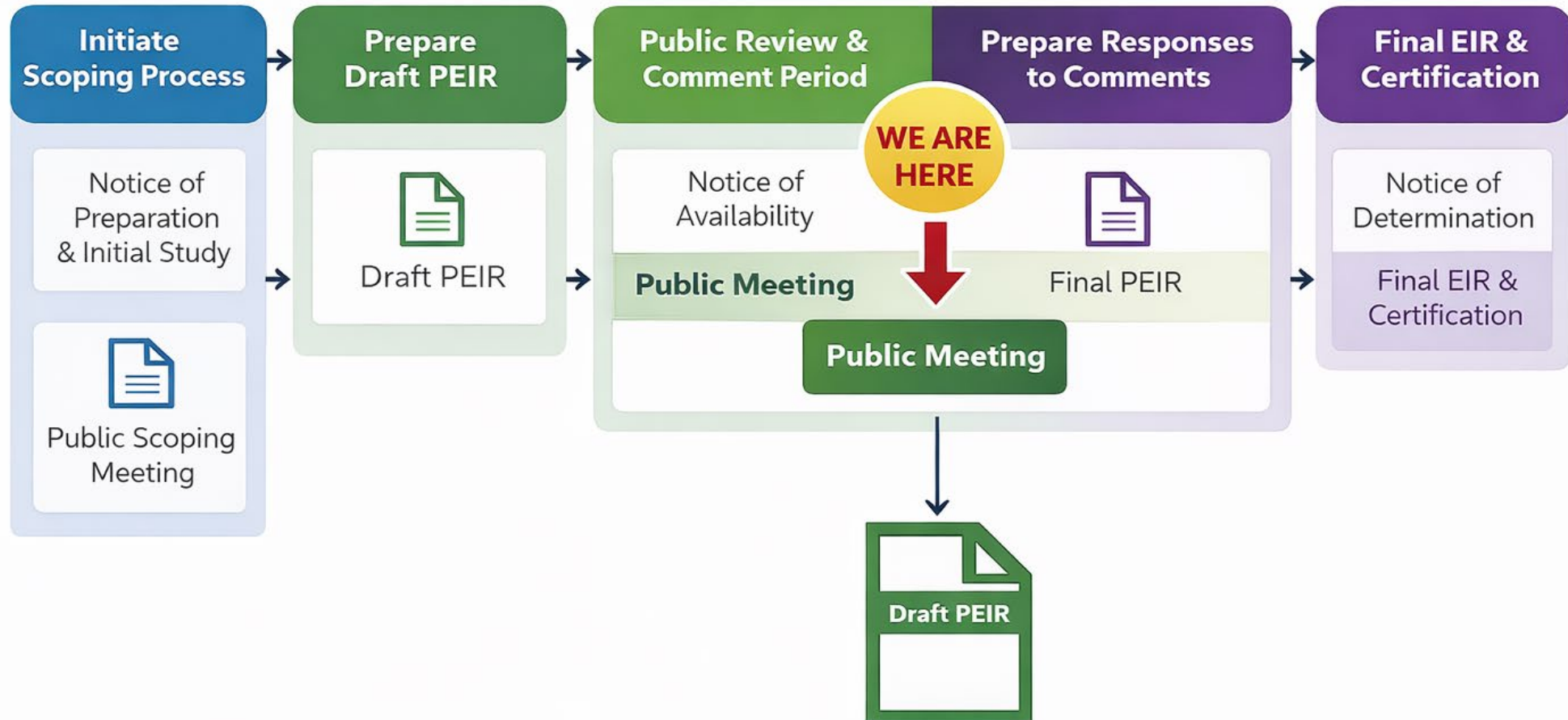
The Draft PEIR

- Evaluates environmental impacts
- Identifies mitigation measures
- Considers reasonable alternatives
- Provides information to decision makers

The Draft PEIR does NOT

- Approve the cannabis program
- Issue cannabis licenses
- Select specific project sites

PEIR Process Overview



CEQA Initial Study and NOP

- Purpose of the Initial Study (IS) and Notice of Preparation (NOP) were to help identify whether the Project could have significant effects on the environment and the appropriate CEQA document
- The Initial Study and NOP discussed the Project's potential to cause significant effects on:
 - Aesthetics
 - Agriculture and Forestry
 - **Air Quality**
 - Biological Resources
 - Cultural Resources
 - **Energy**
 - Geology and Soils
 - **Greenhouse Gas Emissions**
 - **Hazards / Hazardous Materials**
 - Hydrology and Water Quality
 - **Land Use / Planning**
 - Mineral Resources
 - Noise
 - Population / Housing
 - Public Services
 - Recreation
 - **Transportation**
 - Tribal Cultural Resources
 - **Utilities / Service Systems**
 - Wildfire

How the Draft PEIR Evaluates Potential Development

Because specific project sites are not yet known:

- Analysis evaluates impacts on eligible zoning districts where businesses could locate.
- Environmental impacts evaluated based on maximum development capacity allowed under the framework.
- Actual development may occur on only a portion of eligible sites.

Summary of Draft PEIR Findings

What did the
analysis find?

Key Findings: Less than Significant Impact

Resource Area	Description	Impact
Air Quality	Increase in criteria pollutant emissions or potential release of cannabis odors	Less than Significant, no mitigation required
Energy	Increased demand for energy and inefficient use of energy resources	Less than Significant
Hazards/ Hazardous Materials	Potential public hazards from use, transport, or disposal of hazardous materials	Less than Significant
GHG Emissions	Increase in GHG emissions and conflicts with Climate Action Plans or policies	Less than Significant
Land Use/ Planning	Potential conflicts with County land use plan, policies, or regulations	Less than Significant
Utilities/ Service Systems	Increased demand for water supplies and wastewater treatment or disposal	Less than Significant

Key Finding: Transportation Impact



Transportation

- Conflicts with circulation plans, policies, or programs
- Increase in trips / vehicle miles traveled

Significant and Unavoidable Impact on VMT

- Individual cannabis businesses could generate VMT in excess of the County's impact thresholds
- **MM TR-1:** Transportation Demand Management Strategies

Project Alternatives

- CEQA requires evaluation of reasonable alternatives that could reduce environmental impacts while meeting project objectives.
- Alternatives are analyzed to:
 - Reduce potential environmental impacts
 - Compare environmental outcomes
 - Inform decision makers
- Alternatives must meet most of the project objectives while potentially reducing environmental impacts.

Alternatives Evaluated in the Draft PEIR

- The Draft PEIR evaluates the following alternatives:

Alternative	Description
1. No Project	Existing condition without adoption of the framework.
2. Reduced Retail & Delivery Zones	Fewer areas where retail or delivery could occur
3. Prohibit Volatile Manufacturing	Removes volatile cannabis manufacturing

- These alternatives are evaluated to compare potential environmental impacts relative to the proposed framework.

Public Comment Process and Next Steps

How do I
comment on
the EIR?

Where to Find the Draft PEIR

- **Program Website:** <https://dcba.lacounty.gov/cannabis/publiccomment/>
- **County Office:** 320 W. Temple St. Room G-10, Los Angeles, CA 90012, Monday through Thursday 8:00 AM to 4:30 PM (by appointment)
- **Public Libraries:**
 - Rowland Heights Library
 - Lennox Library
 - A C Bilbrew Library
 - South Whittier Library
 - Action Agua Dulce Library
 - Topanga Library
 - East Los Angeles Library
 - La Crescenta Library

Submitting Public Comments

- Verbal comments after this presentation
- Written comments can be submitted in multiple ways:
 - **Email:** CannabisEIR@dcba.lacounty.gov
 - **Mail:** 320 W. Temple St. Room G-10,
Los Angeles, CA 90012; **ATTN: OCM**
- **Deadline:** March 30, 2026

Providing Helpful Feedback

- Helpful comments often:
 - Reference specific sections of the Draft PEIR when possible
 - Identify potential environmental issues
 - Provide new information related to environmental impacts
 - Suggest mitigation measures
- Comments that address the environmental analysis in the Draft PEIR are most helpful to the review process.

Next Steps & Opportunities to Stay Involved



Draft EIR Public Meeting /
Presentation

March 11, 2026



Draft EIR Public Comment Period

Through March 30, 2026



Prepare the Final PEIR

Spring/Summer 2026



Regional Planning Commission
Hearing

Summer 2026

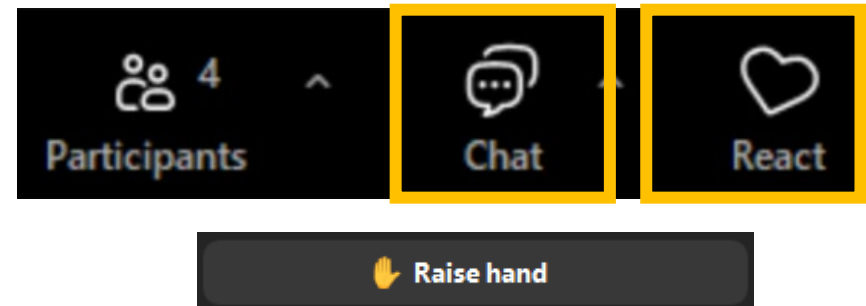


Board of Supervisor Hearings

Fall 2026

Public Comment

- Use the **Chat** button to submit a written comment.
- Use the **React** button to **Raise hand** and provide a verbal comment.
- Two-minute time-limit per comment.
- Comments will be recorded, included in the public record, and addressed in detail in the Final PEIR.
- Verbal comments will be accepted until **7:30 pm**.



Thank You for Participating

For additional information:



CannabisEIR@dcba.lacounty.gov



cannabis.lacounty.gov/eir/

