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COUNCIL MEMBER

**TROLIS NIEBLA**  
CITY MANAGER

44933 Fern Avenue  
Lancaster, CA 93534  
661.723.6000  
cityoflanasterca.org

January 28, 2025

Los Angeles County Clerk  
Environmental Filings  
12400 East Imperial Highway  
Norwalk, CA 90650

Re: Notice of Exemption for Conditional Use Permit No. 24-005

Enclosed please find a check for \$75.00 to process and file the enclosed Notice of Exemption for Conditional Use Permit No. 24-005. Pursuant to Sections 21092.3 and 21152 of the Public Resources Code, please post this notice within 24 hours of receipt. We are submitting one original notice and one copy; please return the copy for our files indicating the document filed date.

Sincerely,

Mitzi Alvarado  
Planner

# Notice of Exemption

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**To:** \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**From:** City of Lancaster  
Community Development Department  
44933 Fern Avenue  
Lancaster, CA 93534

  X   County Clerk  
County of Los Angeles  
Environmental Filings  
12400 E. Imperial Hwy.  
Norwalk, CA 90650

\_\_\_\_\_  
(Date received for filing)

**Project Title:** Conditional Use Permit No. 24-005

**Project Applicant:** EJ2 Ventures, LLC.

**Project Location - General:** City of Lancaster, County of Los Angeles, State of California

**Project Location - Specific:** 45248 Trevor Avenue (APN: 3137-015-047)

**Project Description:** This application is for a for cannabis retail and delivery within an existing building (1,800 sf) located at 45248 Trevor Avenue (APN: 3135-015-047) in the Heavy Industrial (HI) zone.

**Name of Public Agency Approving Project:** City of Lancaster

**Name of Person or Agency Carrying Out Project:** EJ2 Ventures, LLC.

**Exempt Status:** *(check one)*

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Section 15301, Existing Facilities

☐ Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:** The proposed project is located within an existing tenant space with no expansions of the space or building proposed. As such, it is exempt from CEQA under Section 15301, Existing Facilities.

## Lead Agency

**Contact Person:** Mitzi Alvarado

**Area Code/Telephone:** (661) 723-6100

_____ Signature	_____ Planner Title	_____ January 28, 2025 Date
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