

Notice of Exemption

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. 24-004

Project Applicant: Antelope Valley Wellness, LLC.

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

Project Location - Specific: 42653 Sierra Highway (APN: 3128-007-021)

Project Description: This application is for a for cultivation, manufacturing, and distribution of cannabis within two proposed industrial buildings (73,320 sf) and retail sales of cannabis in an existing building (2,922 sf) located at 42653 Sierra Highway (APN: 3128-007-021) in the Light Industrial (LI) zone.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: Antelope Valley Wellness, 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 15332, Infill Development Project
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: The proposed project involves construction of two new industrial buildings, a total of 73,320 square-feet, and operation of retail sales of cannabis in a 2,922 square-foot existing building, on a 3.88-acre site in the Light Industrial (LI) zone. The proposal is consistent with the applicable general plan designation and all applicable general plan policies, zoning designations, and regulations. The site is substantially surrounded by urban uses and has no value as habitat for endangered, rare, or threatened species. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. All required utilities and public services are available to adequately serve the site.

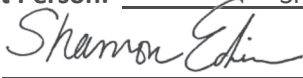
None of the identified exceptions (cumulative impact, significant effect, scenic highways, hazardous waste sites, or historical resources) apply to the proposed project. Impacts associated with the proposed project would be minimal and would not create significant impacts to any of the resources identified in Appendix G of the CEQA Guidelines. Additionally, impacts associated with the construction the proposed project would not create any environmental impacts which would combine with impacts from other projects to create a cumulative impact. The project site is not listed on a hazardous materials site pursuant to Section 65962.5 of the Government Code. There are no State Scenic Highways located within

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the city limits of Lancaster and construction of the proposed project would not impact a historic resource under Section 15064.5.

Lead Agency

Contact Person: _____ Shannon Edwin _____ **Area Code/Telephone:** _____ (661) 723-6100 _____



Planner

August 22, 2024

Signature

Title

Date