

# 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

Mitzi Alvarado  
Signature

Planner  
Title

January 28, 2025  
Date