



## 11.0 Appendices

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## 11.1 NOP and Comment Letters

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**NOTICE OF PREPARATION  
EASTSIDE OVERLAY**

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**DATE:**            **OCTOBER 28, 2022**

**TO:**               **STATE CLEARINGHOUSE AND INTERESTED PARTIES**

**FROM:**           **CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT  
COMMUNITY DEVELOPMENT DIVISION**

**SUBJECT:**       **NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT (EIR) FOR THE EASTSIDE OVERLAY**

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The City of Lancaster (City) is the lead agency in charge of environmental review for the Eastside Overlay. The City of Lancaster is preparing an Environmental Impact Report (EIR) for the proposed overlay. The City is soliciting comments from reviewing agencies and the public regarding the scope and content of the environmental document. For reviewing agencies, the City requests comments with respect to your agency's statutory responsibility as related to the proposed projects in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR when considering relevant permits or other approvals for the project. The City is also seeking the views of residents, property owners, developers, and concerned citizens regarding issues that should be addressed in the EIR.

**Comment Period:** Comments may be sent anytime during the 30-day Notice of Preparation (NOP) comment period. The NOP review and comment period begins on October 28, 2022 and ends on November 28, 2022. All comments must be received during the comment period and no later than 6:00 PM on November 28, 2022. Please include the name of a contact for your agency, if applicable. All comments should be directed to:

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, California 93534

Comments may also be emailed to [ccampana@cityoflancasterca.gov](mailto:ccampana@cityoflancasterca.gov).

**Scoping Meeting:** Oral comments may be provided at the Scoping Meeting to be held on November 16, 2022 from 5:00 PM to 6:00 PM via zoom. The meeting link is: <https://cityoflancasterca-gov.zoom.us/j/85305233442>

## **Project Location:**

The project site consists of two components within the eastern portion of Lancaster: 1) an approximately 5,841-acre area identified as the overlay zone, and 2) a 480-acre area within the overlay zone identified as the proposed cannabis facility site. The overlay zone and proposed cannabis facility site together makeup the “project site.”

The overlay zone is generally bound by Avenue J to the north, 110th Street East to the east, Avenue L to the south, and 40th Street East to the west. The proposed cannabis facility is located within the overlay zone at 43200 40th Street East and is an L-shaped parcel (Assessor’s Parcel Number [APN] 3170-012-002) generally bound by Avenue K to the north, 50th Street East to the east, Avenue L to the south, and 40th Street East to the west.

## **Project Description:**

The project consists of two components: 1) development of a Light Industrial Overlay Zone in the eastern portion of Lancaster; and 2) development of a cannabis facility within the proposed overlay zone. The two project components are described in further detail below.

### Light Industrial Overlay Zone

The City is proposing to establish a Light Industrial Overlay Zone in the eastern portion of Lancaster over the predominantly RR-2.5 (Rural Residential, 1 du/2.5 acres) zoned project site. Anticipated light industrial uses would include, but are not limited to alternative energy such solar and hydrogen, commercial cannabis activity, distribution, light manufacturing, research and development and warehousing. The intent of the overlay zone is to allow more flexibility and development potential in the underutilized eastern portion of Lancaster.

### Cannabis Facility

A project Applicant is proposing to develop a cannabis facility at 43200 40th Street East (Assessor’s Parcel Number [APN] 3170-012-002) within the proposed overlay zone. The site is approximately 480 acres and would allow for up to 200,000 square feet of cannabis related facilities. Cannabis grow area will be limited to the southern portion of the site. The proposed cannabis facility would include cultivation, manufacturing, distribution, and retail delivery activities. Grow areas would occur in hoop houses and traditional tractors and agricultural farming equipment would be utilized on-site. This cannabis facility is the only site-specific cannabis facility to be analyzed at a project-level of detail within the Environmental Impact Report. Additional future proposed cannabis facilities within the overlay zone would be analyzed under a separate, stand-alone CEQA document at the time such development application(s) are received.

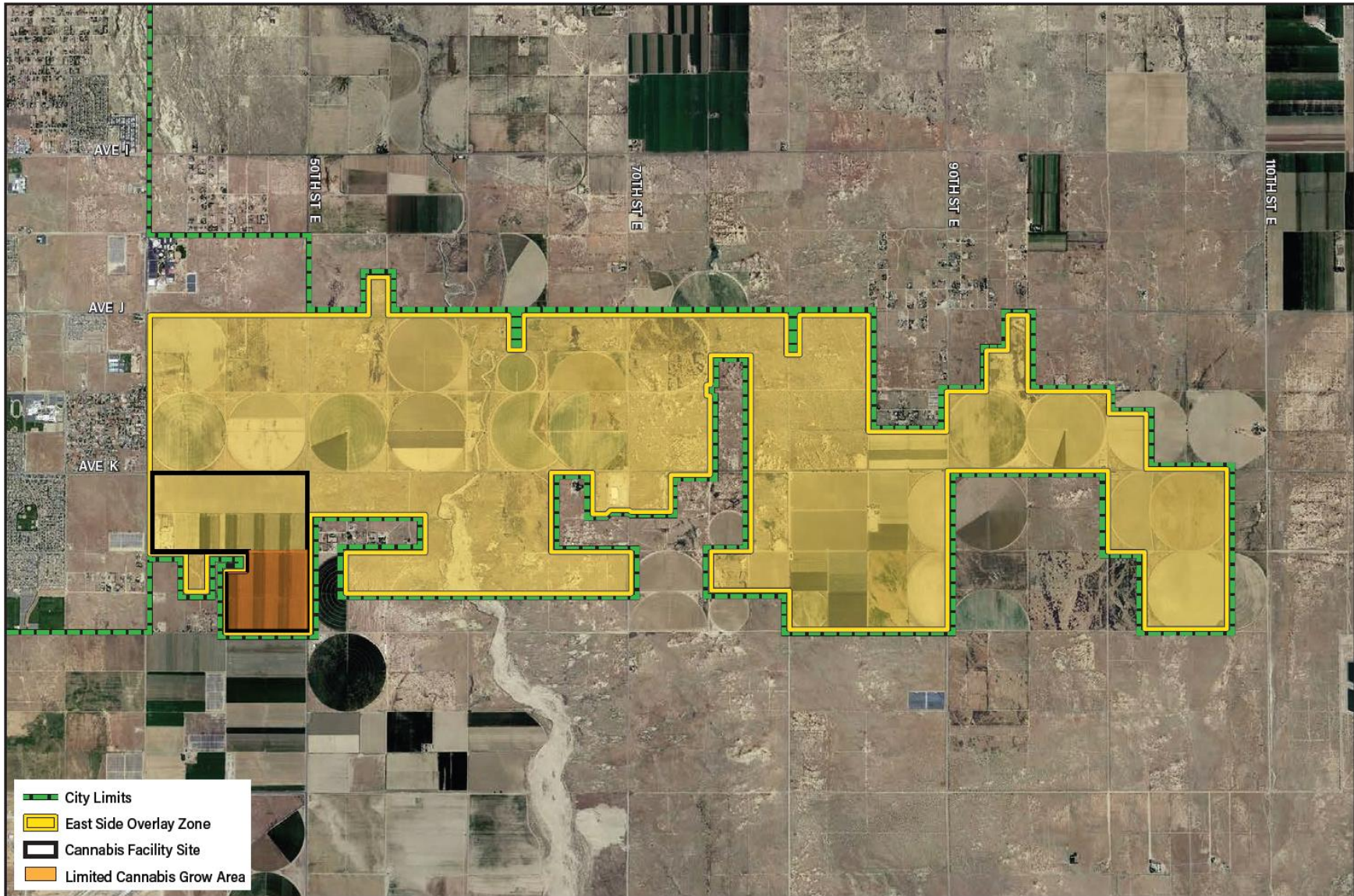
## **Environmental Review:**

It is anticipated that the EIR will address potentially significant impacts associated the following topical areas:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions

- Agriculture and Forestry Resources
- Biological Resources
- Cultural, Paleontological and Tribal Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

Based on the proposed sites, the proposed project would not result in significant impacts with respect to; Mineral Resources; or Wildfires. Therefore, these topics will be address in the Effects Found Not To Be Significant Section of the EIR.



Source: Google Earth Pro, June 2022





State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



November 28, 2022

Ms. Cynthia Campana  
City of Lancaster  
44933 Fern Avenue  
Lancaster, CA 93534  
[CCampana@cityoflanasterca.org](mailto:CCampana@cityoflanasterca.org)

**Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Eastside Overlay Project, City of Lancaster, Los Angeles County**

Dear Ms. Campana:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced Notice of Preparation (NOP) for the Eastside Overlay Project (Project) Environmental Impact Report (DEIR) prepared by the City of Lancaster (City) pursuant to the California Environmental Quality Act (CEQA; Pub. Resources Code, § 21000 et. seq.)

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

**CDFW's Role**

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & Game Code, §§ 711.7, subdivision (a) & 1802; Public Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including Lake and Streambed Alteration (LSA) regulatory authority (Fish & Game Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" (see Fish & Game Code, § 2050) of any species protected under the California Endangered Species Act (CESA; Fish & Game Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & Game Code, §1900 et seq.), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

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**Project Location:** The Project site consists of two components within the eastern portion of Lancaster: 1) an approximately 5,841-acre area identified as the Overlay Zone, and 2) a 480-acre area within the overlay zone identified as the proposed cannabis facility site. The Overlay Zone and proposed cannabis facility site together make up the “Project site.”

The Overlay Zone is generally bound by Avenue J to the north, 110th Street East to the east, Avenue L to the south, and 40th Street East to the west. The proposed cannabis facility is located within the overlay zone at 43200 40th Street East and is an L-shaped parcel (Assessor’s Parcel Number [APN] 3170-012-002) generally bound by Avenue K to the north, 50th Street East to the east, Avenue L to the south, and 40th Street East to the west

**Project Description/Objective:** The Project consists of two components: 1) development of a Light Industrial Overlay Zone in the eastern portion of Lancaster; and 2) development of a cannabis facility within the proposed overlay zone.

**Light Industrial Overlay Zone:** The City is proposing to establish a Light Industrial Overlay Zone in the eastern portion of Lancaster over the predominantly RR-2.5 (Rural Residential, 1 du/2.5 acres) zoned project site. Anticipated light industrial uses would include, but are not limited to, alternative energy such as solar and hydrogen, commercial cannabis activity, distribution, light manufacturing, research and development, and warehousing.

**Cannabis Facility:** A project applicant is proposing to develop a cannabis facility at 43200 40th Street East (APN3170-012-002) within the proposed Overlay Zone. The site is approximately 480 acres and would allow for up to 200,000 square feet of cannabis related facilities. The proposed cannabis facility would include cultivation, manufacturing, distribution, and retail delivery activities. The cannabis grow area will be limited to the southern portion of the site. Grow areas would occur in hoop houses with traditional tractors and agricultural farming equipment to be utilized on-site.

## COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City of Lancaster (Lead Agency) in adequately identifying and/or mitigating the Project’s significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

CDFW also recommends the City include in the DEIR measures or revisions below in a science-based monitoring program that contains adaptive management strategies as part of the Project’s CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, § 15097).

### Specific Comments

- 1) Natural Resources and Open Space Inventory. CDFW recommends the City prepare a map of the following areas if present within or adjacent to the Project boundary. In addition, the City should consider the Project’s potential impacts on the following areas if present within or adjacent to the Project boundary:
  - a) Conservation easements or mitigation lands;
  - b) U.S. Fish and Wildlife Service [Threatened & Endangered Species Active Critical Habitat](#) (USFWS 2020);

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- c) Sensitive Natural Communities [see General Comment #3 (Biological Baseline Assessment)];
- d) Aquatic and riparian resources including (but not limited to) rivers, channels, streams, wetlands, claypans, and associated natural plant communities, particularly Little Rock Wash;
- e) Open spaces and undeveloped natural areas that may serve as habitat for local wildlife species;
- f) Wildlife corridors; and,
- g) Urban forests, particularly areas with dense and large trees.

CDFW recommends the City avoid sites that may have a direct or indirect impact on conservation easements or lands set aside as mitigation. CDFW recommends the DEIR include measures where future development facilitated by the Project mitigates (avoid if feasible) for impacts on biological resources occurring within Significant Ecological Areas (SEAs) and critical habitat. Future development facilitated by the Project should also mitigate for impacts on wildlife corridors, sensitive natural communities, aquatic and riparian resources, and urban forests.

- 2) Development and Conservation. To accommodate further development, CDFW recommends the City maximize development where it already exists and avoid undeveloped areas in order to protect natural and working lands from development, habitat loss, and climate change. CDFW recommends the City consider regional and State-wide natural resource conservation strategies outlined in the following reports: [Safeguarding California Plan: 2018 Update](#) (CNRA 2018); [California State Wildlife Action Plan: A Conservation Legacy for Californians](#) (CDFW 2015); and, [California 2030 Natural and Working Lands Climate Change Implementation Plan: January 2019 Draft](#) (CalEPA et al. 2019).
- 3) Western Joshua tree. Western Joshua tree (*Yucca brevifolia*), a CESA-listed candidate species, is found throughout Antelope Valley and has potential to occur within the boundaries of the Overlay Zone. As a CESA candidate species, western Joshua tree is granted full protection of a threatened species under CESA. Grading of the Project site would likely result in “take” or adverse impacts to western Joshua tree, its seed bank, and its sole pollinator, the yucca moth (*Tegeticula synthetica*). Potential direct, indirect, and cumulative impacts to western Joshua tree should be evaluated in the DEIR. Focused surveys should be conducted for western Joshua tree and results included in the DEIR.

CDFW recommends the City avoid impacts to western Joshua tree to the greatest extent feasible. If “take” or adverse impacts to western Joshua trees cannot be avoided during Project activities or over the life of the Project, the City/applicant should consult CDFW to obtain additional Joshua tree survey requirements and determine if a CESA Incidental Take Permit (ITP) is required, pursuant to Fish and Game Code section 2080 *et seq.* Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required to obtain a CESA Permit. CDFW may require separate CEQA documentation for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

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- 4) Mohave Ground Squirrel. Mohave ground squirrel (*Xerospermophilus mohavensis*; MGS), a CESA-listed threatened species, has historically been found throughout Antelope Valley. Focused surveys should be conducted whenever a Project is taking place in appropriate habitat within the range of MGS and should follow CDFW's updated 2010 [Survey Guideline](#) (CDFW 2010b). Potential direct, indirect, and cumulative impacts to MGS should be evaluated in the DEIR. The Project and DEIR should be conditioned to avoid and/or mitigate potential impacts to MGS as well as habitat supporting each species and obtaining necessary state permits for any impacts. If "take" or adverse impacts to MGS cannot be avoided during Project activities or over the life of the Project, the City/applicant should consult CDFW to obtain an ITP pursuant to Fish and Game Code section 2080 *et seq.* Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required to obtain a CESA Permit. CDFW may require separate CEQA documentation for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
- 5) Nesting Birds. A review of California Natural Diversity Database (CNDDDB) identifies multiple historic records of sensitive bird species in and around the proposed Project area: Swainson's hawks (*Buteo swainsoni*), a CESA-listed threatened species (see Specific Comment #6 below); Burrowing owls (*Athene cuniculara*), a California Species of Special Concern (SSC; see Specific Comment #7 below); and mountain plover (*Charadrius montanus*), a California SSC.

Based on a review of satellite imagery, there is scattered vegetation throughout the Project site that may provide potential habitat where Project activities may impact nesting birds. CDFW recommends the DEIR include measures where future development facilitated by the Project avoids potential impacts to nesting birds. Project activities occurring during the bird and raptor breeding and nesting season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment.

- a) Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Code of Federal Regulations, Title 50, § 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). It is unlawful to take, possess, or needlessly destroy the nest or eggs of any raptor.
- b) CDFW recommends that measures be taken to fully avoid impacts to nesting birds and raptors. Ground-disturbing activities (e.g., mobilizing, staging, drilling, and excavating) and vegetation removal should occur outside of the avian breeding season which generally runs from February 15 through August 31 (as early as January 1 for some raptors) to avoid take of birds, raptors, or their eggs.
- c) If impacts to nesting birds and raptors cannot be avoided, CDFW recommends the DEIR include measures where future development facilitated by the Project mitigates for impacts. CDFW recommends surveys by a qualified biologist with experience conducting breeding bird and raptor surveys. Surveys are needed to detect protected native birds and raptors occurring in suitable nesting habitat that may be disturbed and any other

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such habitat within 300 feet of the Project disturbance area, to the extent allowable and accessible. For raptors, this radius should be expanded to 500 feet and 0.5 mile for special status species, if feasible. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

- 6) Swainson's Hawk. Swainson's hawks (*Buteo swainsoni*), a CESA-listed threatened species, are regularly observed foraging throughout Antelope Valley. A review of CNDDDB indicates that there are multiple historic records of Swainson's hawk observed in and around the proposed Overlay Zone.

CDFW recommends the City assess the Project site for possible Swainson's hawk foraging habitat and suitable nest sites. Potential direct, indirect, and cumulative impacts to Swainson's hawk should be evaluated in the DEIR. CDFW recommends the City proceed with a Swainson's hawk survey following the 2010 guidance on [Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures for Renewable Energy Projects in the Antelope Valley of Los Angeles and Kern Counties, California](#) (CDFW 2010a). A qualified raptor biologist with Swainson's hawk survey experience should conduct surveys in a manner that maximizes the potential to observe the adult Swainson's hawks and nests/chicks via visual and audible cues within a five-mile radius of the Project site. All potential nest trees within the five-mile radius should be surveyed for presence of nests. The Project and environmental document should be conditioned to avoid and/or mitigate for potential impacts to Swainson's hawks and habitat.

If "take" or adverse impacts to Swainson's hawk cannot be avoided during Project activities or over the life of the Project, the City/applicant should consult CDFW to obtain an ITP pursuant to Fish and Game Code section 2080 *et seq*. Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required to obtain a CESA Permit. CDFW may require separate CEQA documentation for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

- 7) Burrowing Owl. Burrowing owls (*Athene cuniculara*), a California Species of Special Concern (SSC), are known to regularly occur throughout the Lancaster area. CDFW recommends the City perform a protocol-level survey for burrowing owls adhering to survey methods described in CDFW's March 7, 2012, [Staff Report on Burrowing Owl Mitigation](#) (CDFW 2012). All survey efforts should be conducted by a qualified biologist. Survey protocol for breeding season owl surveys states to conduct four survey visits: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Full disclosure of the presence/absence of burrowing owls is necessary to help the City's determination of whether the Project would impact burrowing owls, thus requiring mitigation. Potential direct, indirect, and cumulative impacts to burrowing owl should be evaluated in the DEIR. The Project and environmental document should be conditioned to avoid and/or mitigate for potential impacts to burrowing owl and habitat.

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## General Comments

- 1) Disclosure. An environmental document should provide an adequate, complete, and detailed disclosure about the effect which a proposed project is likely to have on the environment (Pub. Resources Code, § 20161; CEQA Guidelines, §15151). Adequate disclosure is necessary so CDFW may provide comments on the adequacy of proposed avoidance, minimization, or mitigation measures, as well as to assess the significance of the specific impact relative to the species (e.g., current range, distribution, population trends, and connectivity).
- 2) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures [CEQA Guidelines, §§ 15002(a)(3), 15021]. Pursuant to CEQA Guidelines section 15126.4, an environmental document shall describe feasible measures which could mitigate for impacts below a significant level under CEQA.
  - a) Level of Detail. Mitigation measures must be feasible, effective, implemented, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, §§ 15126.4, 15041). A public agency shall provide the measures that are fully enforceable through permit conditions, agreements, or other measures (Pub. Resources Code, § 21081.6). CDFW recommends that the City prepare mitigation measures that are specific, detailed (i.e., responsible party, timing, specific actions, location), and clear in order for a measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (CEQA Guidelines, § 15097; Pub. Resources Code, § 21081.6). Adequate disclosure is necessary so CDFW may provide comments on the adequacy and feasibility of proposed mitigation measures.
  - b) Disclosure of Impacts. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by the Project as proposed, the environmental document should include a discussion of the effects of proposed mitigation measures [CEQA Guidelines, § 15126.4(a)(1)]. In that regard, the environmental document should provide an adequate, complete, and detailed disclosure about a project's proposed mitigation measure(s). Adequate disclosure is necessary so CDFW may assess the potential impacts of proposed mitigation measures.
- 3) Biological Baseline Assessment. An adequate biological resources assessment should provide a complete assessment and impact analysis of the flora and fauna within and adjacent to a project site and where a project may result in ground disturbance. The assessment and analysis should place emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species, and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW recommends avoiding any sensitive natural communities found on or adjacent to a project. CDFW also considers impacts to Species of Special Concern a significant direct and cumulative adverse effect without implementing appropriate avoid and/or mitigation measures. A project-level environmental document should include the following information:

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- a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. An environmental document should include measures to fully avoid and otherwise protect Sensitive Natural Communities from project-related impacts. CDFW considers these communities as threatened habitats having both regional and local significance. Plant communities, alliances, and associations with a state-wide ranking of S1, S2, S3 and S4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by visiting [Vegetation Classification and Mapping Program - Natural Communities](#) webpage (CDFW 2020a);
- b) A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#) (CDFW 2018). Adjoining habitat areas should be included where project construction and activities could lead to direct or indirect impacts off site;
- c) Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at a project site and within the neighboring vicinity. The [Manual of California Vegetation](#) (MCV), second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2009). Adjoining habitat areas should be included in this assessment where project activities could lead to direct or indirect impacts off site. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
- d) A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by a project. CDFW's [California Natural Diversity Database](#) (CNDDDB) in Sacramento should be contacted to obtain current information on any previously reported sensitive species and habitat (CDFW 2020b). An assessment should include a nine-quadrangle search of the CNDDDB to determine a list of species potentially present at a project site. A lack of records in the CNDDDB does not mean that rare, threatened, or endangered plants and wildlife do not occur in the project site. Field verification for the presence or absence of sensitive species is necessary to provide a complete biological assessment for adequate CEQA review [CEQA Guidelines, § 15003(i)];
- e) A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California Species of Special Concern, and California Fully Protected Species (Fish & G. Code, §§ 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of a project site should also be addressed such as wintering, roosting, nesting, and foraging habitat. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, may be required if suitable habitat is present. See CDFW's [Survey and Monitoring Protocols and Guidelines](#) for established survey protocol for select species (CDFW 2020c). Acceptable species-specific survey procedures may be developed in consultation with CDFW and the U.S. Fish and Wildlife Service;

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- f) A recent wildlife and rare plant survey. CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of a proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame or in phases; and,
  - g) A biological resources survey should include identification and delineation of any rivers, streams, and lakes and their associated natural plant communities/habitats. This includes any culverts, ditches, storm channels that may transport water, sediment, pollutants, and discharge into rivers, streams, and lakes.
- 4) Data. CEQA requires that information developed in environmental impact reports be incorporated into a database which may be used to make subsequent or supplemental environmental determinations [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special status species and natural communities detected by completing and submitting [CNDDDB Field Survey Forms](#) (CDFW 2020d). The City should ensure data collected at a project-level has been properly submitted, with all data fields applicable filled out. The data entry should also list pending development as a threat and then update this occurrence after impacts have occurred.
- 5) Biological Direct, Indirect, and Cumulative Impacts. CDFW recommends providing a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. The DEIR should address the following:
- a) A discussion regarding Project-related indirect impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands [e.g., preserve lands associated with a Natural Community Conservation Plan (NCCP, Fish & G. Code, § 2800 et. seq.)]. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR;
  - b) A discussion of both the short-term and long-term effects to species population distribution and concentration and alterations of the ecosystem supporting the species impacted [CEQA Guidelines, § 15126.2(a)];
  - c) A discussion of potential adverse impacts from lighting, noise, temporary and permanent human activity, and exotic species, and identification of any mitigation measures;
  - d) A discussion on Project-related changes on drainage patterns; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and, post-Project fate of runoff from the Project sites. The discussion should also address the potential water extraction activities and the potential resulting impacts on the habitat (if any) supported by the groundwater. Mitigation measures proposed to alleviate such Project impacts should be included;
  - e) An analysis of impacts from proposed changes to land use designations and zoning, and existing land use designation and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible



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conflicts and mitigation measures to reduce these conflicts should be included in the DEIR; and,

- f) A cumulative effects analysis, as described under CEQA Guidelines section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant and wildlife species, habitat, and vegetation communities. If the City determines that the Project would not have a cumulative impact, the environmental document should indicate why the cumulative impact is not significant. The City's conclusion should be supported by facts and analyses [CEQA Guidelines, § 15130(a)(2)].
- 6) Project Description and Alternatives. To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:
- a) A complete discussion of the purpose and need for, and description of, the proposed Project;
  - b) CEQA Guidelines section 15126.6(a) states that an environmental document shall describe a reasonable range of potentially feasible alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project. CEQA Guidelines section 15126.6(f)(2) states if the Lead Agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion and should include reasons in the environmental document;
  - c) A range of feasible alternatives to Project component location and design features to avoid or otherwise minimize direct and indirect impacts to sensitive biological resources and wildlife movement areas. CDFW recommends the City consider configuring Project construction and activities, as well as the development footprint, in such a way as to fully avoid impacts to sensitive and special status plants and wildlife species, habitat, and sensitive vegetation communities. CDFW also recommends the City consider establishing appropriate setbacks from sensitive and special status biological resources. Setbacks should not be impacted by ground disturbance or hydrological changes for the duration of the Project and from any future development. As a general rule, CDFW recommends reducing or clustering the development footprint to retain unobstructed spaces for vegetation and wildlife and provide connections for wildlife between properties and minimize obstacles to open space. Project alternatives should be thoroughly evaluated, even if an alternative would impede, to some degree, the attainment of the Project objectives or would be more costly (CEQA Guidelines, § 15126.6); and
  - d) Where the Project may impact aquatic and riparian resources, CDFW recommends the City consider alternatives that would fully avoid impacts to such resources. CDFW also recommends alternatives that would allow not impede, alter, or otherwise modify existing surface flow; watercourse and meander; and water-dependent ecosystems and vegetation communities. Project-related designs should consider elevated crossings to avoid channelizing or narrowing of streams. Any modifications to a river, creek, or stream may cause or magnify upstream bank erosion, channel incision, and drop in water level and cause the stream to alter its course of flow.

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- 7) CESA. CDFW considers adverse impacts to a species protected by CESA to be significant without mitigation under CEQA. As to CESA, take of any endangered, threatened, candidate species, or CESA-listed plant species that results from the Project is prohibited, except as authorized by state law (Fish & G. Code §§ 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an Incidental Take Permit (ITP) or a consistency determination in certain circumstances, among other options [Fish & Game Code, §§ 2080.1, 2081, subds. (b) and (c)]. Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
- 8) Jurisdictional Waters. As a Responsible Agency under CEQA, CDFW has authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (including vegetation associated with the stream or lake) of a river or stream, or use material from a streambed. For any such activities, the project applicant (or "entity") must provide written notification to CDFW pursuant to Fish and Game Code Section 1600 *et seq.*
- a) CDFW's issuance of a Lake and Streambed Alteration (LSA) Agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the environmental document of the local jurisdiction (Lead Agency) for the project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the environmental document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSA Agreement. Please visit CDFW's [Lake and Streambed Alteration Program](#) webpage for information about LSA Notification (CDFW 2020e).
- b) In the event the project area may support aquatic, riparian, and wetland habitats; a preliminary delineation of the streams and their associated riparian habitats should be included in the environmental document. The delineation should be conducted pursuant to the U.S. Fish and Wildlife Service (USFWS) wetland definition adopted by CDFW (Cowardin et al. 1970). Be advised that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers' Section 404 permit and Regional Water Quality Control Board Section 401 Certification.
- c) In project areas which may support ephemeral or episodic streams, herbaceous vegetation, woody vegetation, and woodlands also serve to protect the integrity of these resources and help maintain natural sedimentation processes; therefore, CDFW recommends effective setbacks be established to maintain appropriately sized vegetated

Ms. Cynthia Campana  
City of Lancaster  
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buffer areas adjoining ephemeral drainages.

- d) Project-related changes in upstream and downstream drainage patterns, runoff, and sedimentation should be included and evaluated in the environmental document.
  - e) As part of the LSA Notification process, CDFW requests a hydrological evaluation of the 100, 50, 25, 10, 5, and 2-year frequency storm event for existing and proposed conditions. CDFW recommends the environmental document evaluate the results and address avoidance, minimization, and/or mitigation measures that may be necessary to reduce potential significant impacts.
- 9) Wetland Resources. CDFW, as described in Fish and Game Code section 703(a), is guided by the Fish and Game Commission's (Commission) policies. The [Wetlands Resources](#) policy the Commission "...seek[s] to provide for the protection, preservation, restoration, enhancement and expansion of wetland habitat in California (CFGC 2020). Further, it is the policy of the Fish and Game Commission to strongly discourage development in or conversion of wetlands. It opposes, consistent with its legal authority, any development or conversion that would result in a reduction of wetland acreage or wetland habitat values. To that end, the Commission opposes wetland development proposals unless, at a minimum, project mitigation assures there will be 'no net loss' of either wetland habitat values or acreage. The Commission strongly prefers mitigation which would achieve expansion of wetland acreage and enhancement of wetland habitat values."
- a) The Wetlands Resources policy provides a framework for maintaining wetland resources and establishes mitigation guidance. CDFW encourages avoidance of wetland resources as a primary mitigation measure and discourages the development or type conversion of wetlands to uplands. CDFW encourages activities that would avoid the reduction of wetland acreage, function, or habitat values. Once avoidance and minimization measures have been exhausted, a project must include mitigation measures to assure a "no net loss" of either wetland habitat values, or acreage, for unavoidable impacts to wetland resources. Conversions include, but are not limited to, conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks, which preserve the riparian and aquatic values and functions for the benefit to on-site and off-site wildlife populations. CDFW recommends mitigation measures to compensate for unavoidable impacts be included in an environmental document and these measures should compensate for the loss of function and value.
  - b) The Fish and Game Commission's Water policy guides CDFW on the quantity and quality of the waters of this State that should be apportioned and maintained respectively so as to produce and sustain maximum numbers of fish and wildlife; to provide maximum protection and enhancement of fish and wildlife and their habitat; encourage and support programs to maintain or restore a high quality of the waters of this State; prevent the degradation thereof caused by pollution and contamination; and, endeavor to keep as much water as possible open and accessible to the public for the use and enjoyment of fish and wildlife. CDFW recommends avoidance of water practices and structures that use excessive amounts of water, and minimization of impacts that negatively affect water quality, to the extent feasible (Fish & G. Code, § 5650).


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- 10) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of moving an individual from a project site and permanently moving it to a new location. CDFW generally does not support the use of, translocation, or transplantation as the primary mitigation strategy for unavoidable impacts to rare, threatened, or endangered plant or animal species. Studies have shown that these efforts are experimental and the outcome unreliable. CDFW has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving sensitive plants and animals and their habitats.
- 11) Compensatory Mitigation. An environmental document should include mitigation measures for adverse Project related direct or indirect impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project-related impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. Areas proposed as mitigation lands should be protected in perpetuity with a conservation easement, financial assurance and dedicated to a qualified entity for long-term management and monitoring. Under Government Code, section 65967, the Lead Agency must exercise due diligence in reviewing the qualifications of a governmental entity, special district, or nonprofit organization to effectively manage and steward land, water, or natural resources on mitigation lands it approves.
- 12) Long-term Management of Mitigation Lands. For proposed preservation and/or restoration, an environmental document should include measures to protect the targeted habitat values from direct and indirect negative impacts in perpetuity. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include (but are not limited to) restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and increased human intrusion. An appropriate non-wasting endowment should be set aside to provide for long-term management of mitigation lands.

## CONCLUSION

CDFW appreciates the opportunity to comment on the NOP for the Eastside Overlay Project DEIR. If you have any questions or comments regarding this letter, please contact Andrew Valand, Environmental Scientist, at (562) 292-6821 or by email at [Andrew.Valand@wildlife.ca.gov](mailto:Andrew.Valand@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
5991E19EF8094C3...

Victoria Tang acting for

Erinn Wilson-Olgin  
Environmental Program Manager I  
South Coast Region

Ms. Cynthia Campana  
City of Lancaster  
November 28, 2022  
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ec: California Department of Fish and Wildlife

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November 17, 2022

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534  
ccampana@cityoflanasterca.gov

Re: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Eastside Overlay Project (SCH No. 2022100641)

Dear Ms. Campana:

Thank you for providing the California Department of Cannabis Control (DCC) the opportunity to comment on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) circulated by the City of Lancaster for the Eastside Overlay Project (Proposed Project).

DCC is a Responsible Agency with respect to the Proposed Project, with jurisdiction over the issuance of licenses to operate commercial cannabis businesses in California. DCC issues licenses to cannabis cultivators, nurseries, and processor facilities; cannabis manufacturing, testing, distribution, and retail facilities; and cannabis microbusinesses, where the local jurisdiction authorizes these activities. (Bus. & Prof. Code, § 26012(a).) All commercial cannabis businesses within California require a license from DCC. For more information pertaining to commercial cannabis business license requirements, including DCC regulations, please visit: <https://cannabis.ca.gov/cannabis-laws/dcc-regulations/>.

## Background

The City of Lancaster is the Lead Agency on the Proposed Project. As described in the NOP, the project consists of two components: (1) development of a Light Industrial Overlay Zone in the eastern portion of Lancaster; and (2) development of a cannabis facility within the proposed overlay zone. The cannabis facility is the only site-specific cannabis facility proposed to be analyzed at a project level of detail within the EIR. Additional future proposed cannabis facilities within the overlay zone would be analyzed under a separate, stand-alone CEQA document at the time such development application(s) are received.

## DCC Comments and Recommendations

In response to the NOP, DCC has several comments and recommendations about the anticipated scope of the EIR and issues the City should address and consider when preparing the EIR.

**Comment 1: Scope of EIR.** The NOP does not specify whether the EIR for the cannabis facility is intended to extend CEQA coverage to any later activities or projects by the applicant or potential future tenants approved to operate within individual units, or whether the scope of the EIR is intended to be solely for the construction of the cannabis facility at 43200 40<sup>th</sup> Street East, within the Eastside Overlay project site.

Note that DCC requires an annual-license applicant to provide operation-specific evidence of exemption from, or compliance with, CEQA (4 Cal. Code of Regs. § 15010). If a local jurisdiction prepares a site-specific CEQA compliance document, or record of decision for the conclusion that no further CEQA documentation is required, it improves the efficiency with which DCC can issue annual licenses for projects located within that jurisdiction.

**Comment 2: Project Description.** If the City intends the Proposed Project EIR to cover all cannabis business activities that would take place at the cannabis facility, DCC requests the City provide detailed assumptions for future operators' or tenants' proposed cannabis business activities as part of the EIR's Project Description. To the extent these details would be known, or could be provided as an estimation, assumption, and/or worst-case-scenario, the project description should include operation details for cannabis businesses, including:

- the proposed canopy size of any cultivation operations and the types of operations and cultivation methods that would occur on site;
- the types of any manufacturing activities that would occur on site;
- the expected number of employees;
- the number of daily trips to and from the site for employee commuting, delivery of materials or supplies, and shipment of product;
- the source and amounts of water to be used for the facility, including any water efficiency equipment that would be used;
- the types of lighting that would be used;
- the types of odor control methods to be employed;
- the types of hazardous materials that would be used on the site, including fuels, fertilizers, pesticides, volatile solvents, and chemicals;
- environmental protection measures that would be incorporated into future proposed cultivation operations, and whether these measures would be considered mitigation measures or conditions of permit issuance;
- the utilities needed to serve the cultivation facility, including sewer service, and whether such utilities are currently available to serve the site with sufficient capacity for the project; and
- the source (equipment) and amounts of energy expected to be used in operating the facility, including any energy management and efficiency features incorporated into the Proposed Project.

If the City intends to evaluate both the construction of the facility and the operations that would take place in the facility, the project description should clearly describe the details of both of these elements.



**Comment 3: Analysis of Resource Impacts from Proposed Project Operations.** If the City intends for the EIR to cover the operational activities of an operator or any potential future tenants, it must provide an analysis of impacts specifically resulting from the operations and maintenance activities that would take place at the site. As examples, resource impacts may result from energy or water use, greenhouse gas emissions from operations and vehicle traffic, odor emissions, and noise generation.

CEQA requires that Lead Agencies evaluate the environmental impacts of proposed projects and support factual conclusions with substantial evidence. DCC requests that any analyses of operations and maintenance activities clearly cite the source(s) of the evidence relied upon for each impact discussion. If the City relies upon assumptions or estimates to determine impacts from potential operators' or future tenants' activities based on other similar commercial cannabis projects, those assumptions should be clearly described and analyzed. This information would be particularly useful for resource topics such as air quality, energy, greenhouse gas emissions, and transportation and traffic, where modeling requires baseline assumptions for operational equipment usage, including cannabis ventilation systems, power generators, indoor lighting, and vehicle trips.

**Comment 4: Subsequent CEQA Analysis/Tiering and Streamlining.** If the City anticipates that site-specific CEQA compliance for individual cannabis projects within the cannabis facility would be completed at a later date, DCC requests that the City of Lancaster indicate how the City intends to complete any subsequent site-specific environmental assessments. This may include subsequent CEQA documents (e.g., IS/NDs, IS/MNDs, and EIRs), addenda to the Proposed Project EIR, and/or determinations that no further documentation would be needed.

DCC encourages local jurisdictions to use CEQA streamlining options when appropriate. For tenant projects that are not fully covered under the Proposed Project EIR and not exempt from CEQA, DCC recommends that the City prepare a CEQA document (an addendum, IS/ND, IS/MND, or EIR) that tiers from the Proposed Project EIR, as appropriate (i.e., incorporating by reference general discussions and concentrating the later environmental assessment solely on the issues specific to the later project). DCC recommends that the City of Lancaster prepare Notices of Determination (NODs) and file them with the State Clearinghouse for all subsequent site-specific CEQA documentation, addenda, and/or other later activities approved using CEQA streamlining approaches.

**Comment 5: Analysis of Site-Specific Resource Impacts.** Some environmental topics may generally fall outside of DCC's regulatory authority because these topics are regulated by local land use regulations. These could include issues such as aesthetics, land use and planning, geology and soils, mineral resources, noise, odors, regional recreational facilities and services, compliance with building standards, provisions for police and fire protection, and connections to public utilities (e.g., public water, wastewater, and storm drainage systems). Many of these topics involve the evaluation of site-specific conditions, the details of which may not be known by state regulatory agencies. In addition, local conditions affecting resources, such as site-specific groundwater availability, traffic conditions, and wildfire risk, may be best assessed and evaluated by local lead agencies.

DCC requests that the City of Lancaster’s Proposed Project EIR, and/or other subsequent environmental analyses completed for tenant activities, evaluate potential impacts of licensed commercial cannabis cultivation activities of these resource topics at an appropriate site-specific level. Evaluations should include mitigation measures that, when applied to the Proposed Project and potentially later-defined tenant cultivation activities, would ensure that the Proposed Project as a whole would not result in significant adverse impacts on the environment, as determined necessary.

**Comment 6: Cumulative Impacts.** It is important for the Proposed Project EIR to disclose and evaluate potential cumulative impacts of cannabis business activities. Of particular importance are topics for which the impacts of the Proposed Project may be less than significant, but collectively with other existing and proposed cannabis operations, and/or other industrial complexes where it is allowable and reasonable to predict future cannabis operations may be permitted, would contribute to a significant cumulative impact. These topics include:

- Impacts of groundwater diversions on the health of the underlying aquifer, including impacts on other users and impacts on stream-related resources connected to the aquifer;
- Impacts on terrestrial biological species and habitats, particularly special-status species as defined under CEQA;
- Impacts related to noise; and
- Impacts related to air quality and objectionable odors.

**Comment 7: Consideration of DCC Regulations**

DCC has published regulations containing environmental protection measures, designed to reduce the severity of environmental impacts for several resource topics. The EIR’s analysis could benefit from a review of the protections for environmental resources provided by DCC’s regulations, and a discussion of how these regulations may affect or reduce the severity of the Proposed Project’s environmental impacts. Current DCC regulations can be found at: <https://cannabis.ca.gov/cannabis-laws/dcc-regulations/>.

**Comment 8: DCC Noticing.** In order to ensure that the EIR is sufficient for DCC’s needs when it reviews cultivation applications related to the Proposed Project, DCC requests the City of Lancaster include DCC in the Reviewing Agencies Checklist for the Proposed Project, and that a copy of the draft EIR be provided to DCC for comment when complete. This comment applies to all future CEQA documents for commercial cannabis business projects within the City of Lancaster. Further, DCC requests that a copy of the final EIR and a signed Notice of Determination be provided to future tenants, so future cannabis applicants can include them with their application package submitted to DCC.

**Conclusion**

DCC appreciates the opportunity to provide comments on the NOP for the Proposed Project. If you have any questions about our comments or wish to discuss them, please contact Kevin

Ponce, Senior Environmental Scientist Supervisor, at (916) 247-1659 or via e-mail at Kevin.Ponce@cannabis.ca.gov.

Sincerely,

Lindsay Rains  
Licensing Program Manager



November 21, 2022

Ref. DOC 6742524

Cynthia Campana, Senior Planner  
City of Lancaster  
44933 Fern Avenue  
Lancaster, CA 93534

Dear Ms. Campana:

**NOP Response to Eastside Overlay**

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report for the subject project on October 31, 2022. We offer the following comments:

**Light Industrial Overlay Zone**

1. Portions of the project area is located outside the sphere of influence of the Districts, as adopted by the Local Agency Formation Commission (LAFCO). Therefore, until the current sphere of influence for the appropriate Sanitation District has been amended by LAFCO to include these portions of the area, the Districts will be unable to annex the area and provide sewerage service.
2. Portions of the project area is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 14 before sewerage service can be provided to the proposed development. For a copy of the Districts' Annexation Information and Processing Fee sheets, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater Program and Permits and select Annexation Program. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Curry at (562) 908-4288, extension 2708.
3. Due to the project location, the flow originating from the project area would have to be transported to the Districts' trunk sewer by local sewer(s) that are not maintained by the Districts. If no local sewer lines currently exist, it is the responsibility of the developer to convey any wastewater generated by the project to the nearest local sewer and/or Districts' trunk sewer.
4. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant, which has a capacity of 18 million gallons per day (mgd) and currently processes an average recycled flow of 13.9 mgd.
5. The Districts should review future individual developments within the project area to determine whether or not sufficient trunk sewer capacity exists to serve each development and if Districts' facilities will be affected by the development.
6. In order to estimate the volume of wastewater the project will generate, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater Program and Permits and select Will Serve Program, and then click on the [Table 1, Loadings for Each Class of Land Use](#) link for a copy of the Districts' average wastewater generation factors.

### Cannabis Facility

7. The project area is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 14 before sewerage service can be provided to the proposed development. Please refer to item 2 above for annexation information.
8. Individual developments associated with the proposed project may require a Districts' permit for Industrial Wastewater Discharge. Project developers should contact the Districts' Industrial Waste Section at (562) 908-4288, extension 2900, to reach a determination on this matter. If this permit is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the Districts for review and approval before beginning project construction. For additional Industrial Wastewater Discharge Permit information, go to <https://www.lacsd.org/services/wastewater-programs-permits/industrial-waste-pretreatment-program/industrial-wastewater-discharge-permits>.
9. The nearest Districts' trunk sewer is the Trunk "C" Trunk Sewer, located in 30<sup>th</sup> Street East at East Avenue K. The Districts' 24-inch diameter trunk sewer has a capacity of 5.4 mgd and conveyed a peak flow of 0.6 mgd when last measured in 2021. Please refer to item 3 above for wastewater conveyance.
10. The expected average wastewater flow from the project, described in the NOP as a cannabis-related facility up to 200,000 square feet, is 40,000 gallons per day. Please refer to item 6 above for wastewater generation factors.

### General Comments

11. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727. If an Industrial Wastewater Discharge Permit is required, connection fee charges will be determined by the Industrial Waste Section.
12. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743, or [mandyhuffman@lacsdsd.org](mailto:mandyhuffman@lacsdsd.org).

Very truly yours,

*Mandy Huffman*

Mandy Huffman  
Environmental Planner  
Facilities Planning Department

MNH:mnh

cc: D. Curry  
A. Howard  
P. Palencia  
A. Schmidt

**From:** [Boxcargto](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Proposed Cannabis Facility  
**Date:** Friday, November 4, 2022 8:29:39 AM

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You don't often get email from boxcargto@gmail.com. [Learn why this is important](#)

Good morning, Cynthia,

I was made aware yesterday of a proposal to consider placing a cannabis facility on APN 3170-012-002. I am a resident living 1/2 mile from that location and am vehemently opposed to such a project. Having lived in Lancaster for nearly 20 years I am amazed how easily we have sacrificed the moral values of our area for the sake of money. I was present at the council meeting several years ago and witnessed the strong opposition to legalizing cannabis in Lancaster, only to hear the response from leadership that residents should have been more vocal in the planning process. We are now being vocal in the planning process and respectfully request this project to be denied.

My wife and I have 3 kids. There's not enough money in the world that would justify the sacrifice of their safety. If this facility is approved, the odds are great that violent crime would escalate in our area as a result. I first smelled marijuana when I was in my late 20's. Unfortunately my kids were all too familiar with the smell when they were in elementary school. The proximity of this facility will permeate our neighborhood incessantly, but not only that, it will also permeate the soccer center where we as a city promote a family environment. The ability for thousands of visitors each year—from Lancaster but outside of our valley as well—to enjoy a soccer game would be overshadowed by the odor and advertisement that we as a city value cannabis and the bottom line over our families. There has never been an argument that cannabis promotes family values.

This project is not what we want to become the signature of our city, at the sacrifice of our families' safety and the priorities we represent. Please deny this project.

Thank you for your time.

Date: 11-4-22

Donald Kasper  
3850 Eleanor Ct.  
Lancaster, CA 93535

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534

Re: Response to Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Eastside Overlay

Dear Ms. Campana,

My response to this proposal key points are the following:

1. The Eastside Overlay region is not some unused desert to be disposed of to try to generate Lancaster revenue. It has the two major water sources for the Antelope Valley comprising Little Rock Creek (LRC) and is adjacent to Big Rock Creek (BRC) at 120th. The implementation of a facility to grow pot starts on the west side of Little Rock Creek to tap into that water aquifer that recharges groundwater for Palmdale and Lancaster. This is our main ground water supply source east of I-14. Currently Los Angeles gets water from the Colorado River and Owens Valley, both of which are under threat. Some water for Palmdale and Lancaster comes from the California Aqueduct originating at Lake Oroville, which is also under threat. "Under threat" meaning cutbacks have occurred and may continue as dry conditions continue currently in the Southwestern US. The only other supply of water for Palmdale/Lancaster is groundwater recharged by these two creeks. In wet years, they continue all the way to Edwards Air Force Base (EAFB) playas. Over by Pinion, the water flows into El Mirage Dry Lake. Pot growing takes a lot of water, and smart pot growers want it all, so they are going to sit on the west side of one aquifer and expand from there.
2. Senior water rights exist for original farmers of the Antelope Valley, many dating back to around 1895. However, that is for "fair use" and is unclear it extends in an overdraft aquifer system to growing recreational drugs instead of growing food or for residential use. In addition, the first and best use of water defined in the California constitution is for cities, not farmers or anyone else. Since the Palmdale groundwater pumping south of the Palmdale Airport and to the west of the cannabis site has a huge water table draw down, it is argued that the water table in the proposed area is in overdraft, and that major new uses superior to public city use are inferred in this proposal, nor is this plan an extension of prior fair use for food production.
3. If Palmdale and/or Lancaster needs BRC or LRC water, it can seize that land by eminent domain. It is argued the seizing land based on use for growing onions, carrots, alfalfa, and winter wheat is vastly cheaper than seizing it from cannabis growers, greatly increasing public eminent domain costs. What was the price farmers were paying for their land to grow these food crops? A maximum of \$3000 an acre. I doubt eminent domain of a cannabis facility will cost that little.
4. What is the soil fertility of this region? According to farmers, it suffers from high sodicity. This means that water is repelled by the sodium in the soil. To attempt to grow crops here, they have to apply sulfur, manure, chemicals to attempt to subdue it that otherwise requires plot flooding to try to feed the crops, with substantial runoff. It is not that you just water crops and they grow here. Growing food crops in loam soil with high sodicity is a challenge that requires extra water, then that runoff water is high in sodium and cannot be further used for agriculture.
5. Threat of ground subsidence. LRC has historically been established as a subsidence hazard, particularly closer to EAFB starting east of the Ranch Tierra del Sol (RTDS) neighborhood. If, as I have proposed to the US Geological Survey (USGS) Chief Scientist several years ago, that LRC is in fact a geologic graben structure



(down-dropped block faced by two faults) then this pumping action can concentrate subsidence for any housing adjacent to pumping wells of that facility. This is just the start of the operation, and it clearly will be expanded in the future, and closer to areas such as the RTDS neighborhood where I live. At the time several years ago, all that groundwater data I obtained from the manager of the Palmdale Water District personally, and shared with the USGS.

6. Crime. South of my house is a 12-acre, apparently Armenian mafia grow complex, in former turkey farm buildings. Let us see what their luck has been. Well, they apparently had a lot of cash and someone showed up last year with high powered assault rifles to get some. The police were called. The thieves did not take kindly to their arrival and began a gun fight with police. Two assault armored vehicles were called up from Santa Clarita. A house-to-house yard search took place as the shooters fled, that include 4 armed officers jumping my fence to look around my property. No Federal bank takes cannabis money, it is all cash, it is a lot of cash, and some others think they are owed some of it. Gun fights will probably occur from time-to-time over payments and turf. How do we know the Armenian mafia is already here? They have a penchant for importing Armenian dampers, huge wolf hound sized dogs to protect their properties. One guards the lot south of my house, and two ended up in the 70<sup>th</sup> street area after state drug busts last year dispersed a lot of dogs. The owner of one farm adopted one of them to protect her horse ranch and cares for another sick one brought in by a neighbor. They have implant tags Id's not recognized by any US tag implant company, and come from Eastern Europe. The Armenians literally import Armenian dampers at great expense to watch their properties. We also had an Armenian growing cannabis in his house NE of Victor and Paula Ln for some time, perhaps recently moved on according to his neighbor, so they also take over local houses.
7. Housing values. The goal is not to have a couple hundred acres of cannabis farm away from local houses and the rest for facilities that closer to RTDD. The goal is to get established with a couple hundred acres, get access to LRC water, start sucking it down, and move south and east of RTDS. As this occurs, this won't ever have a positive impact on property values, it can only have a negative impact, unless buyers are in Armenian gangs. They will link up to the operation south of my property at 40<sup>th</sup> East and K for operations processing, as that already has large warehouse buildings left over from former turkey farm and alfalfa activities in the early 20<sup>th</sup> century. Processing can also be fed by local home grow operations already established in our community, and will probably expand. This is an integrated, vast expansive plan, implemented one piece at a time, first with a benign EIR, then later administrative actions with no further community input required. We need to see the real plan when they have taken over it all. The property south of my house has two huge 50,000 gallon water tanks, so they are good to go to start aquifer draw down, and in conjunction with an alfalfa field well across the street will impact ground stability, city pump water supply, and property values together.
8. Electrical grid stability. We had our first underground transformer vault blow up last summer one half block from the 40<sup>th</sup>/K grow operation, and I presume the mysterious reason for this old equipment exploding is the system was not made for the power demand of grow operations infiltrating our area. For now, they have a huge power generator that arrived, but these cost more to operate, and I presume they intend to draw on our grid power in the future as Edison has to arrive regularly for upgrades. Any covered facility takes sun lamps to grow the plants. To get good yields takes a lot of lamps. These draw on the electrical grid, which is already overtaxed in California. They aren't going to have lamps at the level of a local house, they are going to grow thousands and thousands of acres of cannabis, and suck down an enormous amount of power.
9. Rare, threatened, endangered species. Based on prior study I was involved in for the Rosamond effluent spreading near EAFB, the main species of concern for the area may involve kit fox, loggerhead shrike (a bird), the alkali mariposa lily, and the Mojave spineflower. There are also fairy shrimp in some clay pans and the BRC drainage and many others I collected, all common species found so far, but remember, until I sampled them in this region, no one had apparently looked for them. Some species of fairy shrimp are endangered, and occur in just a few tiny pans in others Southern California locations. A single clay pan can hold a single species found nowhere else, so they have to be checked. For example, clay pans and road margins around the Baptist College have fairy shrimp that came out in the 2004 El Nino storms.

10. Mitigation. In the past, onions exported to Russia were tested using Palmdale processed sewage effluent south of the Palmdale Airport. The Los Angeles Sanitation Districts implemented this type of effluent use for alfalfa and Sudan grass from the sewage plant South of Lancaster along I-14 near Rosamond. The best use of that waste water in a system of pipes already designed for it occur along the northern EAFB perimeter, and any cannabis facility should be put there and use that waste water, which helps keep it off EAFB playas, used for emergency plane landings. There is also a pump system to move some of that water to grow alfalfa west of I-14, and more than enough adjacent parcels to grow cannabis there as well. Yeah, I know, the mafia wants the best water, we can use the recycled water, but the Antelope Valley has two aquifer layers, where the deeper one is apparently saltier, and I see no proof the waste water would have higher salt content than the lower aquifer they will tap into. Lancaster implemented "package plants", pre-built tertiary treatment plants of certain capacity for these uses for maximum cleanup. The water can even be run through reverse osmosis cleanup, creating truly pure water. Lastly, there are large discharge sewage treatment ponds NW of Lake Los Angeles (120<sup>th</sup> and L) that would appear available for water reclamation.

Conclusion. The region west of I-14 is wetter, has pinion pine forest that shows this, has broad discharge from the San Andreas created Elizabeth Lake over some small hills, and has higher soil fertility. The area is also cooler. This is a preferable region to load up with cannabis grow farms. It is better to have this area as agricultural than more housing as the USGS posts the area hills against the San Andreas escarpment as a 90% destruction zone in a major earthquake. Unincorporated county areas can be seized as Lancaster city jurisdiction and adjudicated as grow areas. Otherwise, 4 major wastewater areas are available, away from urban populations, and already good-to-go for cannabis grow water sourcing. We need to manage and bank our water, and not sell it on the cheap to the mafia.

Regards,



Donald Kasper

**From:** [Monica Bass](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay project  
**Date:** Tuesday, November 15, 2022 2:51:12 PM

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You don't often get email from steppinginthelight@gmail.com. [Learn why this is important](#)

Hi Cynthia,

I am writing to voice my opposition to any cannabis-related industry being included in the Eastside Overlay project. I live and work near the area of the proposed Eastside Overlay, and I am adamantly opposed to it becoming a place at which cannabis is grown, manufactured, or retailed, as the information pdf from the City of Lancaster indicates could happen.

I request that the permit for this overlay zone not include—and in fact, specifically exclude—the possibility of this zone for any cannabis-related activities. The growth and use of marijuana is not good for our community and especially our youth. It's also a huge disappointment to people who live nearby—both as an air quality issue and crime growth risk.

Sincerely,  
Monica Bass

**From:** [Anna Gregory](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Monday, November 7, 2022 3:55:34 PM

---

You don't often get email from anna.gregory1865@gmail.com. [Learn why this is important](#)

Dear Ms. Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Anna Gregory

**From:** [Bill Bach](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** opposed to cannabis industry  
**Date:** Monday, November 7, 2022 5:53:35 PM

---

You don't often get email from wrba1026@gmail.com. [Learn why this is important](#)

Dear Cynthia Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Bill and Barb Bach

**From:** [Bill Bach](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** opposed to cannabis industry  
**Date:** Monday, November 7, 2022 5:53:35 PM

---

You don't often get email from wrba1026@gmail.com. [Learn why this is important](#)

Dear Cynthia Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Bill and Barb Bach

**From:** [Cecelia Babuschak](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Opposition to Eastside Overlay - Cannabis Facility  
**Date:** Monday, November 7, 2022 4:02:22 PM

---

[You don't often get email from cecebab94@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Miss Campana,

I am emailing to confirm my opposition to any Cannabis related industry being included in the Eastside Overlay Project. I would like to request more information and hearings yo understand the purpose and planning of the overlay.

Sincerely,  
Cecelia Lee  
Lancaster resident

**From:** [Helen Eyre](#)  
**To:** [Campana, Cynthia](#); [Parris, R Rex](#); [Crist, Marvin](#); [Malhi, Raj](#); [Dorris, Darrell](#)  
**Subject:** Eastside Overlay project  
**Date:** Monday, November 7, 2022 4:30:44 PM

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You don't often get email from heleneyre03@gmail.com. [Learn why this is important](#)

Mayor Rex Paris  
Vice Mayor Marvin Crist  
Councilmember Ken Mann  
Councilmember Raj Malhi  
Councilmember Darrell Dorris  
Senior Planner Cynthia Campana

Dear Mayor, Council Members, and City Planner,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Continued research shows these projects adversely affect the environment from high water usage and chemical waste/bi-products. The proposal will also grossly impact housing located just a few short miles away, including new housing developments on Ave J, by devaluing property and making it less desirable for families to live nearby. Additionally, placing a cannabis growing operation mere miles from two large schools and thriving Soccer Park is just negligent as a community, as this industry has been linked statistically to increased crime and mental/physical health concerns.

I hope you will reconsider this project and wish to receive further information/hearings on why the city deems the rezoning included in the overlay necessary.

Sincerely,  
Helen



**From:** [James Smithey](#)  
**To:** [Campana, Cynthia](#)  
**Cc:** [Parris, R Rex](#); [Dorris, Darrell](#); [Crist, Marvin](#); [Mann, Ken](#); [Malhi, Raj](#)  
**Subject:** Eastside Overlay  
**Date:** Monday, November 7, 2022 3:29:36 PM

---

You don't often get email from thesmitheys@me.com. [Learn why this is important](#)

Dear Mayor, Vice Mayor, and Council Member,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
James Smithey  
(Concerned Lancaster Citizen)

**From:** [John Williams](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Monday, November 7, 2022 3:36:49 PM

---

You don't often get email from johnwilliams6raleigh@gmail.com. [Learn why this is important](#)

Dear Cynthia Campana, Senior Planner for the City of Lancaster,

As a citizen of the east side of Lancaster, I would like to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. In addition, I am requesting more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

John Williams

**From:** [Kari](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Monday, November 7, 2022 3:47:26 PM

---

You don't often get email from kari1k9@yahoo.com. [Learn why this is important](#)

Hello Ms. Campana,

Firstly, thank you for the effort you put into our city.

I understand that there is a zoning proposal for a large section of land just past 40th E to change from residential to industrial. I'm not educated enough on zoning to grasp the implications of such a change, but if there is even a 1% chance that this could turn into a cannabis operation, I beg you to shut down the proposal - money talks, and we know cannabis brings in money.

I used to live at 12345 East Ave J (yes, that is a real address:)), and have recently moved closer to town- now benefitting from being farther away from the illegal cannabis, encampments, stray dogs, and crime in the far eastern part of Lancaster. I now live right off of 40th E and Ave L, and I am afraid that if cannabis (legal or illegal) continues to come west, we will be inviting encampments and even more crime into the interior of Lancaster. It all seems to be connected.

I don't want to be fearful in my own house. Bringing cannabis down the street from me, I'm afraid, will bring crime closer to my front door.

Thank you for your consideration,

Kari Schmidt

**From:** [Lisa Harris](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Monday, November 7, 2022 4:14:17 PM

---

You don't often get email from lisaharris49@gmail.com. [Learn why this is important](#)

Dear Cynthia Campana,

I am in opposition to any cannabis related industry being included in the Eastside Overlay project. Please consider keeping Lancaster a safe place for families. I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Lisa Harris  
East Lancaster Resident

Sent from my iPhone

**From:** [Dr. Mark Rasmussen](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Re proposed cannabis area  
**Date:** Monday, November 7, 2022 9:25:29 PM

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[You don't often get email from [mark.rasmussen@lancafterbaptist.org](mailto:mark.rasmussen@lancafterbaptist.org). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Cynthia

I am a long time home owner on 40th st East. Like many others in our neighborhood I am adamantly opposed to this zoning change.

Sincerely

Dr Mark Rasmussen  
43931 40th st East  
LAncaster, CA. 93535

Sent from my iPhone

**From:** [Melissa Calderon](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** FW:  
**Date:** Monday, November 7, 2022 5:31:21 PM

---

You don't often get email from [melissa.calderon@lancasterbaptist.org](mailto:melissa.calderon@lancasterbaptist.org). [Learn why this is important](#)

To whom it may concern,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Melissa Calderon

Melissa Calderon | Lead Secondary Instructor | Lancaster Baptist School  
[|melissa.calderon@lancasterbaptist.org](mailto:melissa.calderon@lancasterbaptist.org)

**From:** [suza\\_rasmussen](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project - opposition  
**Date:** Monday, November 7, 2022 6:19:39 PM

---

You don't often get email from rasmussen1@msn.com. [Learn why this is important](#)

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project.

Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Suza Rasmussen  
43931 40<sup>th</sup> Street East  
Lancaster, CA 93535

**From:** [Willy Deleon](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** EASTSIDE OVERLAY  
**Date:** Monday, November 7, 2022 9:49:28 PM

---

You don't often get email from wilfredodeleon4@icloud.com. [Learn why this is important](#)

Dear Ms. Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Wilfredo De Leon

Sent from my iPhone



**From:** [Allison Crabb](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** The Eastside Overlay Project  
**Date:** Tuesday, November 8, 2022 2:54:16 PM

---

You don't often get email from [acrabb98@gmail.com](mailto:acrabb98@gmail.com). [Learn why this is important](#)

Dear Cynthia Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Allison Crabb

**From:** [Angelica Loo](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Respectfully asking to stop the cannabis faculty in 40th at east  
**Date:** Tuesday, November 8, 2022 4:09:22 PM

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You don't often get email from looangelica18@gmail.com. [Learn why this is important](#)

Ms. Cynthia Campana

Im writing you in reference to my community on Ryckebosh in the east side of lancaster.

It's come to my attention that a cannabis company is planning to build their production.

Let me tell you as a home owner I love my community not only because 90% of us are members of the Lancaster Baptist Church but because I feel safe and secured. This community is one of the safest communities on the East side of Lancaster and the reason behind it is because we are all hard working families who raise young children to become great young adults and active in our communities as adults.

I am a hard working nurse and my husband is a business owner, if this facility goes up not only will you be loosing great Neighbors, you will be loosing great community support as we will sell and move out.

This facility will impact the great community you have on the east side and the support that we provide to city of Lancaster.

Please care enough for our wonderful neighborhood to stop this chaos, we don't want the proposed Cannabis facility to be placed anywhere near our homes and families.

With respect.

Angelica Toledo

**From:** [Ben Hobbs](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** RE: Eastside Overlay  
**Date:** Tuesday, November 8, 2022 11:03:26 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[CCampana Letter 110822.pdf](#)

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You don't often get email from [ben.hobbs@lancasterbaptist.org](mailto:ben.hobbs@lancasterbaptist.org). [Learn why this is important](#)

Good morning Cynthia,

Thank you again for your help with answering my questions on the Eastside Overlay. Attached is a letter that will go out today to you with my comments regarding the proposed Overlay.

I understand that there has been movement already with the Overlay that partially addresses our concerns. The attached letter simply documents my main concerns and requests both as a resident and as a member of the ministry leadership team here at LBC.

Please let me know if you have any questions or need any additional information.

Kind regards,

Ben Hobbs

Ben Hobbs | Director of Financial Administration | Lancaster Baptist Church | 661.946.4663 ext. 2125

---

**From:** Campana, Cynthia <[ccampana@cityoflancasterca.gov](mailto:ccampana@cityoflancasterca.gov)>  
**Sent:** Wednesday, November 2, 2022 9:46 AM  
**To:** Ben Hobbs <[Ben.Hobbs@lancasterbaptist.org](mailto:Ben.Hobbs@lancasterbaptist.org)>  
**Subject:** Eastside Overlay

Hello,

It was a pleasure speaking to you today. I wanted to email you and provide you with my contact information. Let me know if you have any further questions.

Sincerely,

**Cynthia Campana**  
Senior Planner - DS – Community Development  
**City of Lancaster**  
44933 Fern Ave. | Lancaster, CA 93534  
T [661.723.6262](tel:661.723.6262)  
[ccampana@cityoflancasterca.gov](mailto:ccampana@cityoflancasterca.gov) | [cityoflancasterca.gov](http://cityoflancasterca.gov)





## Lancaster Baptist Church

November 8, 2022

City of Lancaster  
44933 Fern Ave  
Lancaster, CA 93534  
Attn: Cynthia Campana, Senior Planner

Dear Cynthia,

It was good to speak with you last week regarding the Eastside Overlay, Notice of Preparation. I am writing today both as a 23-year resident of the Eastside of Lancaster and as a representative of Lancaster Baptist Church and West Coast Baptist College.

I would like to first express my concern that Lancaster Baptist Church was not informed nor involved in the planning discussions regarding the Eastside Overlay. As a significant stakeholder on the Eastside of Lancaster for more than 28 years, we have historically been involved in significant discussions and decisions impacting the areas of our community where most of our members reside. In addition to not being involved early in this process, we were never formally notified my mail with the Notice of Preparation despite our church campus being just across Avenue J from the northern edge of the Overlay zone.

As both an Eastside resident and a leadership team member of Lancaster Baptist Church and West Coast Baptist College, I strongly oppose two specific components of the Notice of Preparation, Eastside Overlay:

- 1) Cannabis Facility - I oppose both the legal and illegal farming, harvesting, and processing of cannabis on the Eastside of Lancaster. The placement of the Cannabis Facility on 40th Street East in the Overlay zone will endanger the health, safety, and quality of life for thousands of Eastside residents, some of whom live literally across the street from this proposed facility. Within half a mile of the proposed facility are two large subdivisions with hundreds of homes. Within the impact area of the proposed facility are at least 4 schools, 1 college, and 1 pre-school facility. I oppose the placement of a Cannabis Facility anywhere within the 5,841 acre Overlay zone. Respectfully, I request that the Cannabis Facility be removed from the Overlay zone.

**lancasterbaptist.org**  
661.946.4663  
661.946.2620 fax  
4020 E. Lancaster Blvd  
Lancaster, CA 93535  
Paul Chappell, Pastor



- 2) As an opponent of both legal and illegal cannabis activity on the Eastside of Lancaster, I request that the proposed uses of the Light Industrial Overlay Zone be modified to exclude "commercial cannabis activity".

Thank you for hearing my concerns and the concerns of many Eastside residents regarding the Eastside Overlay.

Should you have any questions or wish to discuss this further, please do not hesitate to contact me. You may reach me at 661-946-4663 or by email at [ben.hobbs@lancasterbaptist.org](mailto:ben.hobbs@lancasterbaptist.org).

Sincerely,

A handwritten signature in blue ink that reads "Ben Hobbs".

Ben Hobbs  
Director of Financial Administration  
Chief Financial Officer/West Coast Baptist College

cc: Jason Caudle/City of Lancaster

**From:** [Brandon Ewing](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Tuesday, November 8, 2022 2:39:49 PM

---

You don't often get email from brandontewing@gmail.com. [Learn why this is important](#)

Dear Mrs. Campana,

Thank you for reading my email. I am very concerned about the proposed Eastside Overlay that changes the zoning of a large section of land on the far east side of the city.

I oppose this change and in particular oppose any cannabis related industry being included in the Eastside Overlay project.

Sincerely,

Brandon Ewing

**From:** [Brenda Conner](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** East side Overlay  
**Date:** Tuesday, November 8, 2022 4:06:04 PM

---

You don't often get email from batconner@gmail.com. [Learn why this is important](#)

Dear Cynthia

This email is to confirm my opposition to ANY cannabis related industry being included in the Eastside Overlay project. I live right across from the proposed area. I have 7 children and my parents who live with me. My mother, who has myriad of health issues (mostly airway related) and certain things exacerbate it (smells etc).

Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Brenda Conner (a concerned resident)



**From:** [Ceci Villa](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Tuesday, November 8, 2022 9:48:42 AM

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You don't often get email from ceciliavillarreal18@gmail.com. [Learn why this is important](#)

Dear Cynthia Campana,

I am a current resident of the City of Lancaster and I wanted to reach out to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Cecilia Villarreal

**From:** [C.S.Thompson](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** City of Lancaster Eastside Overlay plan for CANNABIS Facility  
**Date:** Tuesday, November 8, 2022 10:40:23 PM

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You don't often get email from morguemouse@yahoo.com. [Learn why this is important](#)

Dear Campana:

**Let it be known that I vehemently object to this proposed project!!!!** I am a homeowner here who has lived at 43616 Devyn Lane since 2001. I believe such a project would attract serious criminal activity, create a negative impact on nearby property values, and likely have a detrimental impact on the overall environment. This is a highly desirable neighborhood featuring custom homes on 1+ acre lots. Over the years, we have had to accept the 2 schools that were built at the boundaries of our tract. As a result, we see a lot of blowing trash and traffic on our streets. Homeowners here have worked hard to afford our properties here and we take great pride in maintaining them and keeping crime and blight to a minimum.

Sadly, the City of Lancaster has allowed crime, urban blight, dumping, and homelessness to expand and increase all around the city's boundaries. It is shameful to see these scourges upon the community growing worse by the day. The solar arrays have also been a terrible mark on the once beautiful desert that the Antelope Valley was so proud of. We have a higher incidence of blowing dust in the air coming from those arrays.

May I humbly request the City to explore other areas or ideas to plan or develop business ventures? *Surely the city council members would strongly object to a cannabis enterprise being proposed for THEIR neighborhoods.* I am speaking for myself, but likely echoing the sentiments of my neighbors when I make this objection to such a proposal.

A cannabis operation would be of very little positive value here, as the negative impacts would more than negate any possible tax revenue to come from it. At the least, it would be a huge turn off to potential homeowners, who are tax payers. The good people here will eventually pull up stakes and migrate AWAY from here. Such a large number have already left the state for so many reasons.

Please record my comment as being a STRONG NO on this project.

Thank you,

**Colleen S. Thompson -- resident & property owner**  
**43616 Devyn Ln.**  
**Lancaster, CA 93535**  
**(661) 902-1515**

C.S. Thompson

**Subject:** Eastside Overlay project

**Date:** Tuesday, November 8, 2022 at 5:42:21 PM Pacific Standard Time

**From:** Daniel Avery

**To:** Parris, R Rex, Gonzalez, Tamara, Crist, Marvin, Mann, Ken, Malhi, Raj, Dorris, Darrell

Some people who received this message don't often get email from dantavery@gmail.com. [Learn why this is important](#)

Dear City of Lancaster,

I wanted to contact you in regards to Eastside Overlay project.

I want to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project.

Furthermore, I request more information and hearings to understand the purpose and planning of the overlay. I live on Ave K on the Eastside and this would bring additional negative impact on our community.

Sincerely,  
Daniel Avery

**From:** [Daniel Blehm](#)  
**Subject:** Eastside Overlay Opposition  
**Date:** Tuesday, November 8, 2022 3:36:57 PM

---

You don't often get email from daniel.blehm@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I am writing to confirm my opposition as a citizen of Lancaster to have my concerns and opposition recorded related to any cannabis related industries being included in the Eastside Overlay project currently and in the foreseeable future. This would be bad for Lancaster and for our children. This proposed overlay makes no logical sense with neighborhoods, schools and community soccer fields so close by servicing many families of our valley.

I request more information and to be included with any communication or community hearings so as to gain a greater understanding and to voice my opposition should the purpose or planning of the overlay proceed.

Do right for the future of Lancaster and not just for the immediate economic results.

Concerned Citizen,

Daniel Blehm

**From:** [Edward Johnson](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Opposition to potential cannabis related industry on East Side of Lancaster  
**Date:** Tuesday, November 8, 2022 11:57:35 AM

---

You don't often get email from ejnbekahj@gmail.com. [Learn why this is important](#)

Hello! My name is Edward (EJ) Johnson, and my family and I have lived in East Lancaster for over 25 years.

I am writing to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project.

Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Thank you!

Have a great day--EJ Johnson

**From:** [Felix Dizon](#)  
**To:** [Campana, Cynthia](#)  
**Cc:** [Dorris, Darrell](#); [Parris, R Rex](#)  
**Subject:** Opposition to Cannabis Industry  
**Date:** Tuesday, November 8, 2022 9:52:36 AM

---

[You don't often get email from fldizon@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

My family and I respectfully oppose the Cannabis Industry being planned as part of the Eastside Overlay Project. It may generate revenues for the city but we firmly believe it will result to negative and long term effects.

Thank you.

Sincerely,

Felix Dizon

**From:** [Israel López](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** East Side Overlay  
**Date:** Tuesday, November 8, 2022 9:02:10 AM

---

You don't often get email from israellopse@gmail.com. [Learn why this is important](#)

Dear City of Lancaster, Senior Planner

As a current resident of East Side Lancaster, California, this email is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Israel Lopez

**From:** [Lois Wruck](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Opposition  
**Date:** Tuesday, November 8, 2022 8:45:52 AM

---

You don't often get email from loiswruck@gmail.com. [Learn why this is important](#)

Dear Mrs. Cynthia Campana

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Lois Wruck



**From:** [Melanie Anderson](#)  
**To:** [Campana, Cynthia](#); [Crist, Marvin](#)  
**Subject:** Eastside Overlay  
**Date:** Tuesday, November 8, 2022 9:27:30 AM

---

You don't often get email from missmimi1028@gmail.com. [Learn why this is important](#)

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Melanie Anderson

**From:** [natalie.lofgren@outlook.com](mailto:natalie.lofgren@outlook.com)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay project  
**Date:** Tuesday, November 8, 2022 6:31:20 AM

---

You don't often get email from natalie.lofgren@outlook.com. [Learn why this is important](#)

Dear Senior Planner Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Natalie Lofgren

**From:** [Nathan Birt](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Tuesday, November 8, 2022 2:52:34 PM

---

You don't often get email from nbirt91@gmail.com. [Learn why this is important](#)

Ms. Campana,

I am thankful for your leadership in our city, but I am also disappointed in the proposal to grow cannabis on the east side of Lancaster. When this vote took place a few years ago, we were assured that the growth of cannabis would be far outside of the city. Yet, this parcel of land is only a few miles from schools and residential homes. I am completely opposed to this measure, and I respectfully ask that you please vote no.

Nathan Birt  
Lancaster, CA 93535

**From:** [Sarah Anderson](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Tuesday, November 8, 2022 5:47:02 PM

---

You don't often get email from spandersonteacher@gmail.com. [Learn why this is important](#)

Dear Cynthia Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Sarah Anderson  
East Lancaster Resident

**From:** [Sarah B](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Tuesday, November 8, 2022 9:20:52 AM

---

[You don't often get email from sarahlblehm@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Cynthia,

I want to give you this email to confirm my OPPOSITION to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the planning and purpose of the overlay.

Sincerely,

Sarah Blehm

**From:** [Stephen Voshall](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Response to Eastside Overlay Project  
**Date:** Tuesday, November 8, 2022 4:17:27 PM

---

You don't often get email from swvosh@gmail.com. [Learn why this is important](#)

Dear Mrs. Campana,

Just wanted to make known my opposition to the cannabis industry part of the Eastside Overlay project. More information and hearings should be made available so we can better understand the Eastside Overlay's purpose and implementation.

Sincerely,

Stephen Voshall

**From:** [Victoria Reyes](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Tuesday, November 8, 2022 10:28:25 AM

---

You don't often get email from [syd\\_vicki\\_reyes@yahoo.com](mailto:syd_vicki_reyes@yahoo.com). [Learn why this is important](#)

Dear Ms. Campana,

This is to confirm our opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, we request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Sydney and Vicki Reyes  
Lancaster Residents

**From:** [Tyler Johnson](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project Opposition  
**Date:** Tuesday, November 8, 2022 5:56:28 PM

---

You don't often get email from tylerjohnson10@yahoo.com. [Learn why this is important](#)

Dear Mrs. Campana,

I am writing to you today as I have read of the Eastside Overlay project in East Lancaster. I am a Lancaster resident in the Eastside, and I am simply writing to voice my opposition to the cannabis facility inclusion in this project.

I would like to receive additional specific information detail the intended use of the overlay.

Sincerely,

Tyler Johnson



**From:** [William Lofgren](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** My Opposition to Eastside Overlay  
**Date:** Tuesday, November 8, 2022 4:41:39 PM

---

You don't often get email from willlofgren@hotmail.com. [Learn why this is important](#)

Dear Cynthia Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

I have never heard someone say, "You know what would make me a better spouse or parent? You know how I can be a more upstanding citizen in the city in which I live? If I had easier access to drugs and smoked more dope." I'm sure a city leader has never said, "If we can allow the generating, sale, and distribution of recreational drugs; our lives of those in our community would be better off and much safer." Yet the actions of our city leaders to allow such things speaks such things.

I will also say that for the City of Lancaster to even consider the generating, sale, and distribution of recreational drugs such as cannabis is a very unwise decision. When I was growing up, it was generally accepted that we should "say no to drugs." Today, as a parent, I sadly no longer hear such things, but the promotion of drug use. We live in a backward culture where we have city leaders implicit in the distribution of recreational drugs.

Sincerely,

Will Lofgren

**Subject:** My Opposition to Eastside Overlay

**Date:** Tuesday, November 8, 2022 at 4:43:37 PM Pacific Standard Time

**From:** William Lofgren

**To:** Mann, Ken

**CC:** Gonzalez, Tamara

Some people who received this message don't often get email from willlofgren@hotmail.com. [Learn why this is important](#)

Dear Ken Mann,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

I have never heard someone say, "You know what would make me a better spouse or parent? You know how I can be a more upstanding citizen in the city in which I live? If I had easier access to drugs and smoked more dope." I'm sure a city leader has never said, "If we can allow the generating, sale, and distribution of recreational drugs; our lives of those in our community would be better off and much safer." Yet the actions of our city leaders to allow such things speaks such things.

I will also say that for the City of Lancaster to even consider the generating, sale, and distribution of recreational drugs such as cannabis is a very unwise decision. When I was growing up, it was generally accepted that we should "say no to drugs." Today, as a parent, I sadly no longer hear such things, but the promotion of drug use. We live in a backward culture where we have city leaders implicit in the distribution of recreational drugs.

Sincerely,

Will Lofgren

**From:** [aimster1293](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Wednesday, November 9, 2022 12:38:54 PM

---

You don't often get email from aimster1293@gmail.com. [Learn why this is important](#)

Dear Ms. Campana,

I wanted to voice my concern and opposition to the Eastside Overlay as it pertains to being used for future cannabis industry.

Please fight to keep our valley clean and safe from the detrimental effects of this drug industry.

Sincerely,  
Amy Cox

**From:** [Bonnie](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Cannabis Opposition  
**Date:** Wednesday, November 9, 2022 9:24:08 AM

---

You don't often get email from [bonnie.ferrso@gmail.com](mailto:bonnie.ferrso@gmail.com). [Learn why this is important](#)

Cindy,

Please help fight the cannabis related industry in our valley. I am opposed to the Eastside overly project.

Bonnie Ferrso  
Eastside resident

November 9, 2022

Cynthia Campana, Senior Planner  
City of Lancaster  
44933 Fern Ave  
Lancaster, CA 93534

City of Lancaster,

As long-time east Lancaster residents, we wish to express our opposition to any cannabis related industry being included in the Eastside Overlay project for these reasons:

1. We are opposed to any cannabis activity in our communities. We don't need people in the community attempting to function in an altered mental state.
2. We own acreage in unincorporated LA County in the Roosevelt area of east Lancaster. Our land is zoned A-2-5. We moved there purposely to live in a rural, residential area, similar to the proposed overlay zone. We have been greatly impacted by the proliferation of illegal cannabis growing operations in our area. The stink is pervasive and unhealthy. We strongly believe that anyone who has to live, work, or even drive by the proposed cannabis operation in the Eastside Overlay will be adversely effected by the odors.
3. The flyer distributed to local residents describe the overlay zone as "underutilized." If cannabis is grown in the zone, the area will continue to be underutilized because people will steer clear of the area. Similarly, the property values in the area surrounding the cannabis operation will fall and people will move out.
4. We have been active members of Lancaster Baptist Church for over 30 years. The church is an oasis of hope and strength on the east side of Lancaster. Odors from the proposed cannabis operation will definitely reach the campus at times, effecting the staff, students, and members on campus every day. This is unacceptable.

Sincerely,

Dan and Lisa Stoner  
48321 70<sup>th</sup> Street East  
Lancaster, CA 93535

**From:** [Dana House](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Opposition to Eastside Overlay  
**Date:** Wednesday, November 9, 2022 4:32:44 PM

---

[You don't often get email from danahouse2000@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Cynthia Campana,

As a resident of 40th St E, I wanted to express my opposition to the proposal of the Eastside Overlay and to any cannabis related industry being include in the project. I also would like to request for more information and hearings, to understand the purpose and planning of the overlay, thank you.

Sincerely,  
Dana House

Sent from my iPhone

**From:** [ERIC LEE](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Wednesday, November 9, 2022 10:31:27 PM

---

You don't often get email from ericallenlee@yahoo.com. [Learn why this is important](#)

Dear Cynthia,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Eric Lee

**From:** [Hwangro Lee](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** My Opposition to Any Cannabis Related Industry  
**Date:** Wednesday, November 9, 2022 8:40:45 AM

---

You don't often get email from hwangrolee@yahoo.com. [Learn why this is important](#)

Dear Cynthia Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Hwangro Lee

hwangrolee@yahoo.com  
661-678-5581(cell)  
43660 32nd St., E  
Lancaster, CA 93535



Dear Cynthia Campana,

This is to confirm my opposition  
to any cannabis related industry  
being included in the Eastside Overlay Project.  
Furthermore, I request more information and  
hearings to understand the delay.

-Jacob

Lancaster CA 93535

SANTA CLARITA CA 91311/08/2022

9 NOV 2022 PM 1 L

NEOPOST  
US POSTAGE \$



City of Lancaster  
Attention: Cynthia Campana  
44933 Fern Ave  
Lancaster CA 93534

93534-240000



**From:** [pshoge@adelphia.net](mailto:pshoge@adelphia.net)  
**To:** [Campana, Cynthia](#)  
**Subject:** Objection to Cannabis Facility on (or anywhere near) APN 3170-012-002  
**Date:** Wednesday, November 9, 2022 7:51:08 PM

---

You don't often get email from pshoge@adelphia.net. [Learn why this is important](#)

Dear Ms. Campana:

My wife and I want to express our stern opposition to the City of Lancaster approving any plans related to establishing a cannabis facility of any kind within 20 miles of our neighborhood, Rancho Tierra Del Sol, located between 35<sup>th</sup> St E and 40 St E and Ave J-8 and Ave K. Do you want to purposely turn the East Side Lancaster into Rosamond or California City?! The open promotion and use of this drug is directly responsible for the utter destruction of countless lives and families. Furthermore, rampant drug use, to include marijuana, accelerates the ongoing decline of our civil society. The detrimental effects on a community by even just a few drug users is obvious and cannot be ignored. This facility will do nothing positive to improve our quality of life here in Lancaster and our neighborhood. If this facility is approved we will move away from the neighborhood we've lived in for over 23 years and to a State, city and community that cares about their hard working, God fearing, tax paying citizens.

Thank you for your consideration.

James and Pamela Hoge  
43862 35<sup>th</sup> Street East  
Lancaster, CA 93535

**From:** [Jennifer Davis](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Cannabis Overlay  
**Date:** Wednesday, November 9, 2022 2:31:37 PM

---

You don't often get email from missjenniedavis@gmail.com. [Learn why this is important](#)

Dear Cynthia Compana,

Thank you for your service and all that you do.

I wanted yo let you know that I am against any cannabis related industry being included in the Eastside Overlay project. I live and work in this area and it is not the environment that I want for family or work conditions.

Sincerely,

Jennifer Thomas

Sent from my iPhone

**From:** [jonathan.uribe](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Against Cannabis Facility designate location  
**Date:** Wednesday, November 9, 2022 11:24:46 AM

---

You don't often get email from uribe0214@gmail.com. [Learn why this is important](#)

Jonathan Luis Uribe  
43651 Devyn Lane  
Lancaster CA 93535  
818-524-0460

To whom it may concern,

I have a big concern about the location of the cannabis facility and how the noise level will be kept down during its cultivation, manufacturing, and distribution activity, given its proximity to the Tierra Del Sol housing community, schools, and the potential crime that can bring to the community due to its retail activities and its potential to depreciate future housing development and market value. It is in the best interest of my community to not approve their intended location or, worse case, relocate their facility further east on 200th street rather than close to the city center.

Thank you,  
Jonathan Uribe, Adult-Gerontology Acute Care Nurse Practitioner

**Subject:** Opposing the Cannabis Industry's Inclusion in the Eastside Overlay Project

**Date:** Wednesday, November 9, 2022 at 2:27:47 PM Pacific Standard Time

**From:** Natalie Chadwick

**To:** Parris, R Rex, Gonzalez, Tamara

Some people who received this message don't often get email from natalie.r.chadwick@gmail.com. [Learn why this is important](#)

Hello Mayor Paris,

I wanted to let you know that I oppose the cannabis related industry being included in the Eastside Overlay project. I work in this area, and strongly oppose this addition to our community. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Thank you so much,

Natalie Chadwick

**From:** [Natalie Chadwick](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Opposing the Cannabis Industry's Inclusion in the Eastside Overlay Project  
**Date:** Wednesday, November 9, 2022 2:26:13 PM

---

You don't often get email from natalie.r.chadwick@gmail.com. [Learn why this is important](#)

Hello,

I wanted to let you know that I oppose the cannabis related industry being included in the Eastside Overlay project. I work in this area, and strongly oppose this addition to our community. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Thank you so much,

Natalie Chadwick

Dear Cynthia Campana, Senior Planner 11/8/2022

This letter is to inform you that I am firmly against any Cannabis related industry being included in the Eastside Overlay project. I would like to request more information and hearings to understand the purpose and the planning of this overlay. Thank you.

Sincerely,  
Ricardo R. Sarrig

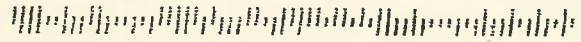
Mr. Ricardo R. Sarrig  
2130 ELMSA SANTA CLARITA CA 913  
Rosamond, CA 91372

USPS  
11/08/2022  
US POSTAGE \$000.57<sup>0</sup>

FIRST-CLASS MAIL  
ZIP 93535  
041M11467992



City of Lancaster  
Attention: Cynthia Campana,  
Senior Planner  
44933 Fern Avenue  
Lancaster, California 93534



**From:** [Sera Choi](#)  
**To:** [Campana, Cynthia](#)  
**Date:** Wednesday, November 9, 2022 11:42:07 AM

---

You don't often get email from sera.choi33@gmail.com. [Learn why this is important](#)

Dear, Ms. Campana,

This is to confirm my opposition to any cannabis related industry being included in the Easide Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Thank you,  
Sera Choi



**From:** [Virginia Shields](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Rancho Tierra Del Sol Cannabis protest  
**Date:** Wednesday, November 9, 2022 6:03:56 PM

---

[You don't often get email from highmansions@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Ms Campana,

We are writing you to protest the building of a cannabis factory in our neighborhood. We live in Rancho Tierra Del Sol, a lovely, upscale neighborhood of about 100 homes located between Ave K and Ave J and between 35th and 40th St East in Lancaster, CA. Our lives will be very negatively impacted if this business were to be built in the location you have designated. It will seriously damage our quality of living and cause our property values to plummet. It will create unsafe traffic conditions. It will increase crime and our insurance costs. It will cause an unsavory smell to permeate the whole area. It will affect our water wells. It will have a negative moral and physical effect on our neighborhood including the many schools and churches located here. It will become a hang-out for the homeless.

Traffic Safety --Your proposed building site at 40th St East and Ave K is already on traffic overload. It is a main artery to the aerospace industry located along Ave. M between Sierra and 50th St East. It is also a hub which furnishes immediate access to many schools and churches. These include Eastside High School, Enterprise Elementary School, Columbia Elementary and Cole Middle School. Your proposed site is next to an important place in our community which is the Lancaster Baptist Church mega-complex. The church has at least 5,000 members and includes a pre-school, a K through 12 school and a university which attracts students nation-wide. The church offers frequent outstanding musical productions for the entire community. More traffic in this area as well as motorists under the influence of cannabis would be a safety hazard.

Negative Influence on Vulnerable Populations -- The schools and churches as well as residents will be less safe with increased traffic but also demoralized by the presence of drug production and sales in their neighborhood.

Crime - A cannabis business would attract crime to our neighborhood. People on drugs are generally looking for money to support their addictions and will be burglarizing our neighborhood.

Homelessness -- A cannabis business would attract the homeless to our neighborhood as drugs are integral to their live-style. They will move into our area and rob and desecrate us.

..

Water Wells. This business would sap water already needed for the existing agriculture, homes, schools and churches in our neighborhood.

Locating a cannabis business in our neighborhood would be devastating and unacceptable to this neighborhood. It would take away our lovely quality of living and destroy our property values. It would destroy our dreams and what we all have spent our lives to build here. Such a controversial and objectionable facility must be located in a more remote place where it cannot so severely impair the lives of so many people. We thank you for finding a more appropriate location for a

business of this kind..

Sincerely,  
Virginia Shields  
Rancho Tierra Del Sol  
Lancaster, CA 93535

**From:** [Virginia Shields](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Re: Rancho Tierra Del Sol Cannabis protest  
**Date:** Tuesday, November 15, 2022 10:08:16 AM  
**Attachments:** [image214831.png](#)  
[image191316.png](#)  
[image170401.png](#)  
[image112713.png](#)

You don't often get email from highmansions@gmail.com. [Learn why this is important](#)

Thank you for your response.

We are delighted that the cannabis facility will not be in our neighborhood.! Thank you for your prudence and aesthetic and moral discernment.

We also are very concerned that the aesthetics which we enjoy by living along 40th St East not be destroyed by inappropriate rezoning. Presently there is here a magnificent view of open space, sun-rises and the San Gabriel Mountains- A blessing to the spirit. Lancaster should show its ability to value our inheritance of beauty all around us here by preserving it as much as possible. The city needs to capitalize on it, not destroy it. Lancaster needs to be a gem in the desert. This beauty makes us unique and a coveted place to live. What good is it to live in a glorious setting but not be able to have a view of it? The city has an obligation to businesses, but equally so to homeowners and residents that wish to thrive in our magnificent atmosphere. I am reminded of London, England which so long ago bound itself with "green belts" to protect their city residents from the ugliness, sterility and and frenzy of congested city life. Thank you for your wisdom and sensitivity as you carry out your purpose to best serve the city of Lancaster and its residents.

Blessings,  
Virginia Shields

On Mon, Nov 14, 2022 at 1:22 PM Campana, Cynthia <[ccampana@cityoflancafterca.gov](mailto:ccampana@cityoflancafterca.gov)> wrote:

Hello,

I have received your email and thank you for your input. Please let me know if you need anything else.

**Cynthia Campana**

Senior Planner - DS – Community Development

**City of Lancaster**

44933 Fern Ave. | Lancaster, CA 93534

T 661.723.6262

[ccampana@cityoflancafterca.gov](mailto:ccampana@cityoflancafterca.gov) | [cityoflancafterca.gov](http://cityoflancafterca.gov)



-----Original Message-----

From: Virginia Shields <[highmansions@gmail.com](mailto:highmansions@gmail.com)>

Sent: Wednesday, November 9, 2022 6:04 PM

To: Campana, Cynthia <[ccampana@cityoflancafterca.gov](mailto:ccampana@cityoflancafterca.gov)>

Subject: Rancho Tierra Del Sol Cannabis protest

[You don't often get email from [highmansions@gmail.com](mailto:highmansions@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Ms Campana,

We are writing you to protest the building of a cannabis factory in our neighborhood. We live in Rancho Tierra Del Sol, a lovely, upscale neighborhood of about 100 homes located between Ave K and Ave J and between 35th and 40th St East in Lancaster, CA. Our lives will be very negatively impacted if this business were to be built in the location you have designated. It will seriously damage our quality of living and cause our property values to plummet. It will create unsafe traffic conditions. It will increase crime and our insurance costs.

It will cause an unsavory smell to permeate the whole area. It will affect our water wells. It will have a negative moral and physical effect on our neighborhood including the many schools and churches located here. It will become a hang-out for the homeless.

Traffic Safety -- Your proposed building site at 40th St East and Ave K is already on traffic overload. It is a main artery to the aerospace industry located along Ave. M between Sierra and 50th St East. It is also a hub which furnishes immediate access to many schools and churches. These include Eastside High School, Enterprise Elementary School, Columbia Elementary and Cole Middle School. Your proposed site is next to an important place in our community which is the Lancaster Baptist Church mega-complex. The church has at least 5,000 members and includes a pre-school, a K through 12 school and a university which attracts students nation-wide. The church offers frequent outstanding musical productions for the entire community.

More traffic in this area as well as motorists under the influence of cannabis would be a safety hazard.

Negative Influence on Vulnerable Populations -- The schools and churches as well as residents will be less safe with increased traffic but also demoralized by the presence of drug production and sales in their neighborhood.

Crime - A cannabis business would attract crime to our neighborhood.

People on drugs are generally looking for money to support their addictions and will be burglarizing our neighborhood.

Homelessness -- A cannabis business would attract the homeless to our neighborhood as drugs are integral to their live-style. They will move into our area and rob and desecrate us.

..

Water Wells. This business would sap water already needed for the existing agriculture, homes, schools and churches in our neighborhood.

Locating a cannabis business in our neighborhood would be devastating and unacceptable to this neighborhood. It would take away our lovely quality of living and destroy our property values. It would destroy our dreams and what we all have spent our lives to build here. Such a controversial and objectionable facility must be located in a more remote place where it cannot so severely impair the lives of so many people. We thank you for finding a more appropriate location for a business of this kind..

Sincerely,  
Virginia Shields  
Rancho Tierra Del Sol  
Lancaster, CA 93535

**From:** [Zach Glenning](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Wednesday, November 9, 2022 10:02:35 AM

---

You don't often get email from [zglenning@gmail.com](mailto:zglenning@gmail.com). [Learn why this is important](#)

Hello Ms. Campana,

I am emailing you as a resident of East Lancaster to express my opposition to the cannabis-related industry that is included in the new Eastside Overlay Project. I do not think it will have a positive impact in our community and could certainly have a negative impact. I appreciate your consideration of my concerns and service to our community!

**From:** [Amy Houk](#)  
**To:** [Campana, Cynthia](#)  
**Cc:** [Mann, Ken](#); [Gonzalez, Tamara](#); [Malhi, Raj](#); [Dorris, Darrell](#)  
**Subject:** Eastside Overlay Project  
**Date:** Thursday, November 10, 2022 4:37:46 PM

---

You don't often get email from amyrhok@gmail.com. [Learn why this is important](#)

Dear Council Members and Ms. Campana,

It has come to my attention that there is a proposed overlay coming to the Eastside of Lancaster.

While I am not opposed to zoning changes opening our community up to industry, **I am opposed and concerned at the possibility of a cannabis facility so close to where I live and work.**

The history of cannabis has shown that this is often a gateway drug, especially when children or teens are exposed to it before adulthood. With several schools and neighborhoods being in this proposed overlay, my concern is that it will not only encourage use of cannabis, but it will also bring in the wrong types of clientele to the Eastside of town. Instead of “cleaning up the Eastside,” I believe this will only make it worse.

Cannabis has directly effected two young men I grew up with when they got involved with a grow area up in Northern California, similar to the one that is being proposed for Eastside Overlay Project. They are both in prison today for crimes that they did under the influence of this drug, as well as other drugs that they were introduced to while working in this industry.

For the sake of our young people and community, I ask that you reconsider this overlay project. Even if it's just removing the cannabis aspect of it. I know you all love our city as I do, and I'd like to see it improve not decline... I don't believe this is a way that will help our community.

Thank you for serving our community and for trying to do your best to help it grow... but let's find a safer, better way to do that than adding another cannabis facility in the area!

Thanks for reading this!

Amy Houk  
3556 Topaz Lane,  
Lancaster, CA 93535

**Subject:** Eastside Overlay Project

**Date:** Thursday, November 10, 2022 at 4:37:45 PM Pacific Standard Time

**From:** Amy Houk

**To:** Campana, Cynthia

**CC:** Mann, Ken, Gonzalez, Tamara, Malhi, Raj, Dorris, Darrell

Some people who received this message don't often get email from amyrouk@gmail.com. [Learn why this is important](#)

Dear Council Members and Ms. Campana,

It has come to my attention that there is a proposed overlay coming to the Eastside of Lancaster.

While I am not opposed to zoning changes opening our community up to industry, **I am opposed and concerned at the possibility of a cannabis facility so close to where I live and work.**

The history of cannabis has shown that this is often a gateway drug, especially when children or teens are exposed to it before adulthood. With several schools and neighborhoods being in this proposed overlay, my concern is that it will not only encourage use of cannabis, but it will also bring in the wrong types of clientele to the Eastside of town. Instead of "cleaning up the Eastside," I believe this will only make it worse.

Cannabis has directly effected two young men I grew up with when they got involved with a grow area up in Northern California, similar to the one that is being proposed for Eastside Overlay Project. They are both in prison today for crimes that they did under the influence of this drug, as well as other drugs that they were introduced to while working in this industry.

For the sake of our young people and community, I ask that you reconsider this overlay project. Even if it's just removing the cannabis aspect of it. I know you all love our city as I do, and I'd like to see it improve not decline... I don't believe this is a way that will help our community.

Thank you for serving our community and for trying to do your best to help it grow... but let's find a safer, better way to do that than adding another cannabis facility in the area!

Thanks for reading this!

Amy Houk  
3556 Topaz Lane,  
Lancaster, CA 93535

**From:** [Bethany Powell](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Thursday, November 10, 2022 9:03:11 AM

---

You don't often get email from thebethanypowell@gmail.com. [Learn why this is important](#)

Hello,

I would like to express my opposition to any cannabis-related activity in the Eastside overlay project. I believe the smell, aesthetic, and activities that surround the cannabis industry will be a huge detriment to the Eastside. The overlay proposal appears beneficial aside from the cannabis facility. Please take the health and safety of us, the nearby residents into consideration as this project proceeds.

Sincerely,

Bethany Powell



**From:** [Deanne Dona](#)  
**To:** [Campana, Cynthia](#)  
**Cc:** [Parris, R Rex](#); [Crist, Marvin](#); [Mann, Ken](#); [Malhi, Raj](#); [Dorris, Darrell](#)  
**Subject:** Opposition to Cannabis Industry in Eastside Overlay  
**Date:** Thursday, November 10, 2022 3:47:42 PM

---

You don't often get email from deannedona@gmail.com. [Learn why this is important](#)

To whom it may concern:

This email is to confirm my opposition to the cannabis industry being included in the Eastside Overlay project. I would also like to request more information to understand the purpose and planning of the overlay.

Thank you,

Deanne Dona

**From:** [DDemirjian](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Thursday, November 10, 2022 9:40:03 PM

---

You don't often get email from [dhisteach@aol.com](mailto:dhisteach@aol.com). [Learn why this is important](#)

Dear Ms. Campana,

Thank you for serving the city of Lancaster.

I am writing to voice my opposition to the inclusion of any cannabis-related industry in the Eastside Overlay project.

I would also kindly ask the city to provide further information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Deborah Demirjian

**From:** [John & Samantha Alvarez](#)  
**To:** [Campana, Cynthia](#)  
**Cc:** [John & Samantha Alvarez](#)  
**Subject:** Proposed Eastside Overlay  
**Date:** Thursday, November 10, 2022 11:51:42 AM

---

You don't often get email from jnsa2z@gmail.com. [Learn why this is important](#)

Ms. Campana,

My wife and I recently learned of the City of Lancaster's Eastside Overlay plan. We live at 43745 Rykebosch Lane, which is within one-half mile of the proposed cannabis facility as described in the overlay plan. We built our home in 2004 and love our neighborhood. Our neighborhood is composed of custom homes on one acre lots.

To say the very least, we were surprised the City of Lancaster would take such a dim view of the neighborhoods of East Lancaster. There are thousands of Lancaster residents who live within two miles of the proposed cannabis facility. There are also three schools (Eastside High School, Enterprise Elementary School, Lancaster Baptist School) and a college (West Coast Baptist College) all located within one mile of the proposed cannabis facility.

We are opposed to any type of cannabis facility being brought into the immediate area of our East Lancaster neighborhoods. We believe our quality of life will be impacted by the proposed cannabis facility.

Crime will undoubtedly increase in our area due to this facility. This type of facility will attract the criminal element who will attempt either robbery or theft or other violent crimes. We do not want crime to increase in our low crime neighborhoods.

The water demand which this type of facility will require will greatly impact our current diminished water base. This type of facility will require great amounts of water to grow their cannabis product. Our neighborhoods can only water our yards and plants twice a week during current water rationing restrictions.

The electrical power demands required by this cannabis facility will also impact our already stretched power grid. The lamps used for this type of facility will be on all night and use great amounts of electricity. This will put a further strain on our fragile electrical grid. Not long ago the state of California was admonishing people not to charge their electric vehicles due to the strain on the state's electrical grid.

The traffic in our neighborhoods will increase due to the the cannabis facility being built across the street from our homes. The intersection at 40th Street East and Avenue K are already extremely busy intersections.

The value of our homes will undoubtedly be impacted by the proposed cannabis facility being built within a stone's throw of our homes. Who would want a cannabis facility to be basically in their back yards?

The stench of the cannabis plants will permeate our area without a doubt. We do not want this stench to surround our homes and neighborhoods. The Lancaster National Soccer Center fields are located one half mile from the proposed facility. How many people from all over

the state are going to want to come to Lancaster when they can smell the cannabis stench coming from the grow and processing area? This will impact businesses who depend on these dollars to boost their incomes.

Lancaster Baptist Church, which is one of the largest churches in Southern California is located one mile from the proposed facility. What is more important to the city of Lancaster, cannabis tax money or helping people to not use cannabis and be better citizens? We see what drugs are doing to our city, state and nation.

We are not for any more of this type of cannabis facilities being built in our neighborhood or our city.

We would rather our valley be know as the "Aerospace Capital" of the country than the "Cannabis Capital" of the country.

We DO NOT want the proposed Cannabis facility to be built near our Eastside neighborhoods. We are saddened the City of Lancaster did not appear to consider what was best for us on the Eastside. Please reconsider allowing this cannabis facility to be placed in the proximity of any of our wonderful Lancaster neighborhoods.

Thank you for taking the time to read our thoughts and desires on this subject which is near and dear to our hearts.

John & Samantha Alvarez  
43745 Ryckebosch Lane  
Lancaster, Ca 93535  
661-713-5553

Dear Councilmember Ken Mann,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project.

Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Jay Blakley

J. Blakley  
45322 Stadium Ln.  
Lancaster, CA 93535

SANTA CLARITA CA 913

10 NOV 2022 PM 2 L



~ Ken Mann ~  
City of Lancaster  
Attn: Cynthia Campana  
44933 Fern Ave. Sr. Pla  
Lancaster CA 93534

95064-240000

**Subject:** Eastside Overlay Project

**Date:** Thursday, November 10, 2022 at 2:19:53 PM Pacific Standard Time

**From:** Kristi Anne

**To:** Parris, R Rex

**CC:** Gonzalez, Tamara

Some people who received this message don't often get email from kristi.anne220@gmail.com. [Learn why this is important](#)

Dear Mayor Paris,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Kristi Longhofer

**From:** [Kristi Anne](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Thursday, November 10, 2022 2:20:19 PM

---

You don't often get email from kristi.anne220@gmail.com. [Learn why this is important](#)

Dear Ms. Campana,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Kristi Longhofer



## Lancaster Baptist Church

November 10, 2022

City of Lancaster  
Development Services  
44933 Fern Ave  
Lancaster, CA 93534  
Attn: Larissa Del La Cruz, Senior Manager

Dear Ms. Del La Cruz,

Upon our discussion and mutual agreement, as land owners, agents, and representatives of Lancaster's Eastside residents, we jointly request that the City of Lancaster amend the Notice of Preparation of a Draft Environmental Impact Report for the Eastside Overlay to exclude "commercial cannabis activity" from the stated approved uses of the Light Industrial Overlay Zone.

Respectfully,

Pastor Paul Chappell, Lancaster Baptist Church

Daniel Clifford, Bolthouse Properties, LLC

Brandon Calandri

Cc: Rex Parris, Mayor  
Jason Caudle, City Manager

[lancasterbaptist.org](http://lancasterbaptist.org)  
661.946.4663  
661.946.2620 fax  
4020 E. Lancaster Blvd  
Lancaster, CA 93535  
Paul Chappell, Pastor



**From:** [paul choi](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Thursday, November 10, 2022 1:11:28 PM

---

You don't often get email from paul.jin.choi@gmail.com. [Learn why this is important](#)

Dear Cynthia Campana

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

**Paul Choi**  
661.471.6588

**From:** [philchapman@twc.com](mailto:philchapman@twc.com)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay project  
**Date:** Thursday, November 10, 2022 11:25:58 AM

---

You don't often get email from philchapman@twc.com. [Learn why this is important](#)

Dear Cynthia

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Phil Chapman

Nov. 10, 2023

Dear Mr. Campana -

This is to confirm my (our) 100%  
opposition to ANY CANNABIS RELATED  
INDUSTRY BEING INCLUDED IN THE  
EASTSIDE OVERLAY PROJECT. Furthermore,  
I sincerely request more  
information and hearings to  
understand the purpose &  
planning of the overlay.

Toby & Rita Weqvad  
43707 Robiev St.  
CA  
CAN 93535

**From:** [Albert Healy](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Friday, November 11, 2022 6:46:27 AM

---

You don't often get email from [albert.healy@lancasterbaptist.org](mailto:albert.healy@lancasterbaptist.org). [Learn why this is important](#)

Dear Miss Campana

I strongly oppose any cannabis related industry being included in the Eastside Overlay project. There are enough cannabis farms for medical use. An expansion of cannabis farms is to further invite more homelessness and other drug use such as fentanyl into our communities.

Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Albert Healy

November 11, 2022

Brenda Rasmussen & Josefa Silva  
3851 Paula Ln  
Lancaster, CA 93535

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534

Dear Ms. Campana,

We are writing to express our opposition to the rezoning of the Eastside Overlay from rural residential to light industrial and our opposition to the development of a cannabis facility in the overlay zone. As residents of the Rancho Tierra del Sol community the rezoning and cannabis facility will directly affect our neighborhood. Not only will it affect our way of life, it will also greatly affect property values, personal health and safety.

When we were looking to purchase property 12 years ago, we were looking for a place that had a rural feel to it while still being close to services in the city. The Rancho Tierra del Sol community fit the bill perfectly. The properties were on 1-acre parcels with no street lights or sidewalks and with agricultural fields across the street. When we reviewed the master plan for the city, we knew those parcels east of 40<sup>th</sup> St East were all zoned for rural residential. This meant we didn't have to worry about potential commercial or industrial businesses being developed nearby.

The general plan for the City of Lancaster specifically mentions the need for buffer and transition areas between different types of zoning. If the area is rezoned to light industrial starting at 40<sup>th</sup> St East, there will be no transition or buffer zone between our rural residential neighborhood and the industrial zone right across the street. Rezoning to light industrial, specifically starting at 40<sup>th</sup> St East, is not consistent with neighborhoods developed in the area.

This rezoning would affect our quality of life and those of our neighbors. If industrial businesses are allowed to be developed across the street from our neighborhood, there will be noise issues from the increased traffic as well as from any machinery needed for the businesses. There will be increased pollutions in the air, some of which may cause health issues. With winds coming from the east during certain months, the smells from any businesses, and specifically from any cannabis facilities, will be unbearable and we will not be able to enjoy being outdoors. We will not be able to leave our windows open due to the increased noise and pollutants, nor sit outside and enjoy the quiet that we now enjoy in our neighborhood.

There are also the water issues that need to be considered. For many years now, we've been asked to conserve and cut back on our water usage due to the ongoing drought in the entire state. As a result, we've lost several trees to pest and disease due to the stress of the drought. We've all been

doing our part in conserving this precious resource. We've been reading about all the stealing of water that has been happening for all the illegal grow sites that have been popping up in the unincorporated areas of LA County. We all know how much water a cannabis facility will use. We should be trying to solve the water shortage issue, not allow more usage from a cannabis facility.

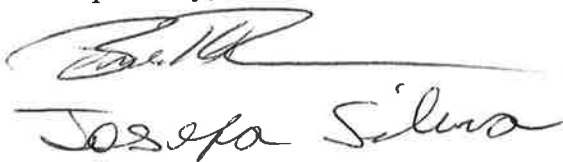
Although the California Water Board works to ensure that the affect to our water quality remains safe where cannabis growers apply and are granted a permit for cannabis cultivation, the process of growing cannabis includes many concerns. Besides the water usage concerns, the use of pesticides will also contribute to the degradation of our water quality. It will also affect the wildlife in the area and will eventually percolate to the groundwater table. This will not only contribute to the degradation of the water quality in our neighborhood, but may also affect the water supply for potable water in the future.

Since the proposed cannabis facility will not only grow, but distribute and deliver, there will most certainly be an increase of crime in our neighborhood. With three schools in the area adjacent to the proposed rezoning area, this most certainly isn't the best place for a cannabis facility.

In addition, if the area is rezoned and the cannabis facility is allowed to be built, the property values in our neighborhood will most certainly decrease. No one will want to buy property near a light industrial zone and certainly not near a cannabis facility. We know we wouldn't have if the parcel across the street from us had already been rezoned prior to us purchasing our home. We would have known that businesses could be approved at any time. If anyone in our neighborhood needs to sell their property, it will be almost impossible if these changes are allowed to go through.

We understand the need for development to continue in the city as it grows, but we ask that you please reconsider the rezoning of the areas near Rancho Tierra del Sol and to not allow a cannabis facility to be built near our neighborhood and area schools. If the city feels that the area is being underutilized, please utilize it by creating more rural homes and more services and businesses for the residents that live on the east side of Lancaster. If a rezoning must happen, please consider moving it further east to start at 60th St East. This would allow for a transition and buffer zone between established rural residential neighborhoods like Rancho Tierra del Sol and the newly zoned parcels.

Respectfully,

A handwritten signature in cursive script, appearing to read "Josefa Silva". The signature is written in black ink and is positioned below the word "Respectfully,".

Brenda Rasmussen & Josefa Silva  
Rancho Tierra del Sol Residents

**From:** [Chelsea Kinney](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Attention Cynthia Campana  
**Date:** Friday, November 11, 2022 3:21:17 PM

---

You don't often get email from chels.kinney@gmail.com. [Learn why this is important](#)

Dear Mrs. Campana,

I am writing to you in regards to the Eastside overlay project. I am a homeowner in the skytower park neighborhood with 4 young kids. This development would be detrimental to our housing area along with this side of town. This is the best part of the eastside and a very family friendly community. I do not want my kids growing up around marijuana plants or seeing them anywhere near my home. The soccer center is over here and is such a nice place for the community. These plants would destroy this part of town and is not needed near schools or parks, I hope this will be stopped immediately. If I can be of any further assistance, I can be reached at 7609770307.

Sincerely  
Chelsea Navarro

**From:** [Debbie](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Friday, November 11, 2022 8:21:49 AM

---

[You don't often get email from [cjdylan1@msn.com](mailto:cjdylan1@msn.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Ms Campana,

This email is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I would like to request more information to understand to purpose and planning of the overlay.

Sincerely,  
Deborah Messerschmidt

Sent from my iPhone



**From:** [George Crabb](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Cannabis Facility 40th & Ave K  
**Date:** Friday, November 11, 2022 2:33:28 PM

---

[You don't often get email from drcrabbdo@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I ask that you do not allow the cannabis facility to be built at 40th & Ave K. I live in the area and I would prefer not to have this type of business near my residence.

Your consideration is appreciated.

George Crabb

Sent from my iPhone

**From:** [Herina Kim](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** NO CANNABIS PLEASE.  
**Date:** Friday, November 11, 2022 4:08:57 PM

---

[You don't often get email from herina222@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To Whom It May Concern:

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Herina Kim

**From:** [Juliann Atherton](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Opposition to Cannabis Related Industry  
**Date:** Friday, November 11, 2022 4:45:21 PM

---

You don't often get email from aaronandjuliann@yahoo.com. [Learn why this is important](#)

Good afternoon,

I understand that the City of Lancaster is proposing a legal cannabis facility on the eastside of Lancaster as part of the Eastside Overlay Project. As a resident of the Sky Tower Park Community, I wanted to write to let you know that I am opposed to any cannabis related industry being included in the Eastside Overlay Project. I hope that more information and hearings would be made to the public especially communities that would be affected.

Sincerely,

Juliann Atherton

**From:** [Lauren Blaszczyk](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Opposition  
**Date:** Friday, November 11, 2022 2:17:03 PM

---

You don't often get email from lauren Elizabethb14@gmail.com. [Learn why this is important](#)

To whom it may concern,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Lauren Barnes

**From:** [Linda Crabb](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** NO cannabis facility  
**Date:** Friday, November 11, 2022 2:29:44 PM

---

[You don't often get email from lcrabb14@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please don't allow the cannabis facility to be built at 40th and K!!  
I live near there and I don't want the crime and other unpleasant side effects it will bring!!!

Sincerely,

Linda Crabb

Sent from my iPhone

**From:** [Nicholas Piervicenti](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Friday, November 11, 2022 3:08:36 PM

---

You don't often get email from [npiervicenti@gmail.com](mailto:npiervicenti@gmail.com). [Learn why this is important](#)

Dear Cynthia,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Nick Piervicenti  
(Lancaster Resident)

**From:** [Sofia Brim](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Friday, November 11, 2022 9:16:39 AM

---

You don't often get email from fia.brim@gmail.com. [Learn why this is important](#)

Dear Ms. Campana,

This email is to confirm my opposition to any cannabis-related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Sofia Brim

**From:** [Frank Quichocho](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Objection to Eastside Overlay  
**Date:** Saturday, November 12, 2022 8:09:57 PM  
**Attachments:** [Objection to Eastside Overlay.pdf](#)

---

You don't often get email from frank.quichocho@gmail.com. [Learn why this is important](#)

Hello Cynthia,  
Please record and file.

Hope to see you soon :)  
Have a great day

-----  
Frank Quichocho  
"Love All - Trust a Few - Do Wrong to None."  
-----



Frank F. Quichocho  
43837 Ryckebosch Lane  
Lancaster, Ca 93535

To: Planning Commission

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, California 93534

*Date: November 12, 2022*

SUBJECT: NOTICE OF PREPARATION (NOP) OF A DRAFT  
ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE EASTSIDE OVERLAY

The overlay zone is generally bound by Avenue J to the north, 110th Street East to the east, Avenue L to the south, and 40th Street East to the west. **The proposed cannabis facility is located within the overlay zone at 43200 40th Street East and is an L-shaped parcel (Assessor's Parcel Number [APN] 3170-012-002) generally bound by Avenue K to the north, 50th Street East to the east, Avenue L to the south, and 40th Street East to the west.**

Dear Sir/ Madam,

**I OBJECT to the above planning application for the following reasons:**

- 1) I am wholeheartedly against any form of proposed cannabis facility that would include cultivation, manufacturing, distribution, and retail activities due to my law enforcement background, as a retired LASD Lieutenant, having worked at Narcotics Bureau, as an investigator during my tenure.
- 2) Cannabis businesses are typically considered investment risks. Federal illegality prevents financial institutions from lending money to cannabis operations, while insurance companies will not insure cannabis operators; therefore, they are predominantly considered as cash-based businesses complicating payment to vendors, employees, taxes, and transparency with federal, state, county, and city law enforcement.
- 3) Studies from Colorado have shown there have been an increase of drugged drivers and traffic related accidents due to driving while impaired (under the influence of marijuana); in addition to a surge in hospitalizations because of marijuana usage. As a former LASD narcotics investigator in the late '90's to early 2000, the levels of potency aka THC from cannabis production, have remarkably increased, resulting in serious addictions much like the opioid and fentanyl crisis.

- 4) Studies have also indicated that new strains of cannabis with deadly levels of THC are replacing alcohol and cigarettes as the leading entry-level and gateway drug-of-choice causing serious narcotics addiction, mental-illness, and severe depression in communities where cannabis facilities/retail sales are located.
- 5) The potential for an increase of property crimes in residential homes within a minimum of a five-mile radius is of grave concern.
- 6) The proposed cannabis facility is within walking distance to a bible college with dormitories for men/women (WCBC), a public high school (Eastside High), a public elementary school, and a private school (Pre-K to 12<sup>th</sup> grade). The close proximity of marijuana retail sales to minors is a conceivable factor.
- 7) With retail sales of marijuana at the proposed location there will most likely be armed security services during the hours of retail operation and armed-protection services for the grow operation 24/7/365; therefore, it is not inconceivable there will be armed-robbery attempts made due to the high-value products and large sums of cash associated with the mega-cash-crop-business. It is not a comforting experience to know if/when robberies occur the surrounding schools will be placed on lock-down as bullets are zipping through the air. It is not only the element of crime it brings to a peaceful neighborhood, but a safety issue.
- 8) There will be increased traffic throughout the Rancho Tierra del Sol neighborhood from consumers of marijuana purchasing drugs from the cannabis facility. Years ago, when Eastside High was first built the neighborhood experienced increased traffic from people speeding through residential streets causing extreme concern for accidents; eventually, the city studied the problem resulting in the strategic placement of speed bumps on several streets to minimize traffic and speeders.
- 9) Having raised four kids in the Rancho Tierra del Sol neighborhood, I am passionately opposed to the cannabis facility. I was thankful my children did not have easy access and/or temptation to a marijuana retail sales store within walking distance from our home.
- 10) It is also difficult to comprehend why state, county and city laws are skirting federal law that considers cannabis a Schedule I drug and prohibits its manufacture, production, distribution and use. The waivers from state/county/city officials to accommodate the cannabis facility at the listed location in lieu of federal law for purposes of profitability is quite devastating.
- 11) The cannabis facility is certainly not within the character of the community of Lancaster, and residents of Rancho Tierra del Sol, as many of them are my closest friends.

I therefore urge the council to refuse this planning application based on the above listed objections.

Yours sincerely,  
Frank F. Quichocho

**From:** [Heidi Haynes Homes](#)  
**To:** [Campana, Cynthia](#); [Dorris, Darrell](#); [Mann, Ken](#); [Crist, Marvin](#); [Malhi, Raj](#); [Parris, R Rex](#); [Gonzalez, Tamara](#)  
**Subject:** Eastside Overlay Project  
**Date:** Saturday, November 12, 2022 11:03:48 AM

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You don't often get email from heidihayneshomes@gmail.com. [Learn why this is important](#)

Hello, City of Lancaster:

As a resident of Lancaster, California; as a wife and mother of small children living feet from the proposed area in question; as a business owner buying and selling real estate in Lancaster; as an instructor with young students living in the direct vicinity—I strongly oppose to any cannabis related industry being included in the Eastside Overlay Project. This project is damaging in many ways to our health and to the value of our homes and should not be considered near a residential area.

Additionally, I would like more information and hearings to understand the purpose and planning of the overlay. I look forward to hearing from you. Thank you for your work to improve our city.

Sincerely,

Heidi Haynes

--

Sincerely,

Heidi Haynes  
The Chappell Team Advantage  
(843)813-9668

**From:** [jdlivs4jesus](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Direct comments to City of Lancaster  
**Date:** Saturday, November 12, 2022 8:38:32 AM

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Some people who received this message don't often get email from [jdlivs4jesus@gmail.com](mailto:jdlivs4jesus@gmail.com). [Learn why this is important](#)

Dear Senior Planner and City Councilmembers,

This email is to express my opposition to any cannabis related industry being included in the Eastside Overlay project. I request more information and hearings to understand the purpose and planning of the overlay.

I was reading in my Bible this morning. Gods Word tells me in Ephesians 5:15-16

"See then that ye walk circumspectly. Not as fools, but as wise, redeeming the time because the days are evil. "

I will pray for you on Wednesday, Nov. 16th to have a open mind and heart as you hear the opinions of fellow people that live in the Antelope Valley.

For the future generations of the Antelope Valley!!

Jessica

**From:** [Sandy Jon](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay  
**Date:** Saturday, November 12, 2022 2:36:26 PM

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[You don't often get email from [sndykjn83@gmail.com](mailto:sndykjn83@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Cynthia,

I am a resident of the eastside that this change in zoning will directly impact in many ways.

For me, I live in a custom built tract and the homes are valued at \$600,000-\$750,000. Mine alone is at the high end of the value. Adding a Cannabis facility less than 1/2 mile from my home will make the value of my home decline and bring crime to our quiet housing tract.

We also have an elementary school, high school and the Lancaster Baptist Church which has K-College students all less that a mile and a half from proposed facility.

By allowing this type of facility this close to homes & schools will bring down the area. Once you change the zoning and allow just one facility in - you will allow more to follow.

Please think this thru very carefully. There is still plenty of land in the much farther east in the valley that putting in a cannabis facility will not impact the residents of the housing tracts.

Presently there is a supposed illegal grow on the NW corner of Ave K and 40th St. East. This is a 13 acre parcel and had a raid in April of 2021 that shut down the illegal grow. But there is now activity again on that piece of property and the smell of the cannabis is daily. The property is so run down that the roofs are off the house and out buildings, a real eye sore.

The proposed cannabis facility will not be pleasant to the passer by. Retail delivery will increase traffic in the immediate area and if the area is lit with lighting at night, it will impact the neighbors that live along Ave K.

Your proposed overlay area is and has been used for crops in the 30+ yrs that I have lived in my home. If you allow one end of the property for cannabis use - would you allow more to follow in the rest of the overlay area???

Please do not allow this to happen.

Jon & Sandra Kredo

43626 Devyn Ln

Lancaster CA 93534



**From:** [Laurel Mccrary](#)  
**To:** [Campana, Cynthia](#)  
**Cc:** [Laurel Mccrary](#)  
**Subject:** Eastside Overlay  
**Date:** Saturday, November 12, 2022 3:58:35 PM  
**Attachments:** [Opposition to Eastside Overlay Plan.docx](#)

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You don't often get email from laurelmcc@aol.com. [Learn why this is important](#)

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534

Please see the attached document in which I have expressed my opposition to the Eastside Overly Project. I am a 39 year resident of Rancho Tierra del Sol subdivision and I would hate to see this quiet neighborhood negatively impacted by the proposed zoning changes.

Thank you for reading my correspondence.

Sincerely,

Laurel McCrary



DATE: November 12, 2022

TO: City of Lancaster  
Attention: Cynthia Campana, Senior Planner

FROM: Laurel McCrary, (661)992-4621  
3830 Paula Lane  
Lancaster, CA 93535

SUBJECT: Eastside Overlay Plan

As one of the original residents of the Rancho Tierra del Sol subdivision for 39 years, it is with much disappointment that the City of Lancaster is proposing to establish a Light Industrial Overlay Zone near the subdivision. The property value of Rancho Tierra del Sol will be affected because of its proximity to an industrial zone. The charming aesthetics of the subdivision will be nullified and may affect the buying and selling of homes.

A Light Industrial Overlay Zone of 5,841 acres will highly impact the air quality in a region that includes over 200 residences, four schools, a university, and a church. The noise from heavy equipment, retail business, and delivery will be disruptive to residents near the facility.

Even though there is a four-way stop at the corner of Avenue K and 40<sup>th</sup> Street East, I have witnessed drivers running through the intersection without stopping. There have been three fatalities at that crossroad. Now, can you imagine what is possible when impaired clients of the cannabis facility take to the roadway.

Regarding the proposed cannabis facility at 43200 40<sup>th</sup> Street East, the project includes 480 acres why cannot it be built on acreage further east of 40<sup>th</sup> Street East, away from an established subdivision? Or a better option would be to utilize underdeveloped land in the remote and under-utilized land of Antelope Valley. Excessive traffic and crime will surely follow such an establishment.

Please do not rezone the area to Light Industrial Overlay Zone let the Eastside of Lancaster have an aesthetic residential area just like the Westside has. City planners, would you want this project in your backyard?

Sincerely,

*Laurel McCrary*  
Laurel McCrary



**From:** [Mike Haynes](#)  
**To:** [Dorris, Darrell](#); [Mann, Ken](#); [Crist, Marvin](#); [Malhi, Raj](#); [Parris, R Rex](#); [Gonzalez, Tamara](#); [Campana, Cynthia](#)  
**Subject:** Eastside Overlay Project  
**Date:** Saturday, November 12, 2022 11:28:02 AM

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You don't often get email from [mike@markchappell.com](mailto:mike@markchappell.com). [Learn why this is important](#)

Hello, City of Lancaster:

I am a resident of Lancaster, California, living near Avenue K and 40th Street East in the Rancho Tierra Del Sol neighborhood. I am also a real estate agent with Keller Williams and am involved daily in helping others invest in real estate in Lancaster and the Antelope Valley. I strive to contribute to our community in a positive way. Having said that, I oppose to any cannabis-related industry being included in the Eastside Overlay Project. I cannot in good conscience stay quiet and cannot believe that this project is being considered so close to our homes. I am asking that the city please not allow this to happen.

I would also like more information and hearings to understand the purpose and planning of the overlay. Thank you.

Looking forward,

Mike Haynes | Real Estate Listing Specialist with Keller Williams Realty, Southern California  
| The Chappell Team Advantage | [661-449-2119](tel:661-449-2119) |  
[mike@markchappell.com](mailto:mike@markchappell.com)  
<https://search.markchappell.com>

**From:** [Rachel Gonzalez](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Eastside Overlay project, Attention: Cynthia Campana, Senior Planner  
**Date:** Thursday, November 10, 2022 1:54:43 PM

---

You don't often get email from isainrachel23@gmail.com. [Learn why this is important](#)

Dear Cynthia,

This is to confirm my opposition to any cannabis related industry being included in the Eastside Overlay project. Furthermore, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,  
Rachel Gonzalez

**From:** [Amado Galdamez](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Objection to Cannabis Facility  
**Date:** Monday, November 14, 2022 9:19:25 AM  
**Attachments:** [BF99B90882334BBE843A53C979DCC71B.png](#)

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You don't often get email from amadogaldamez@gmail.com. [Learn why this is important](#)

Cynthia,

Hope you are having a great start to your week.

My name is Amado Galdamez, residing at 43652 Ryckebosch Lane, Lancaster, CA 93535.

I am writing to state my objection to the building of the Cannabis facility 43200 40th St. East.

This facility would be near residential area and in close proximity to many schools. Studies, at best are mixed and tend to indicate that these sort of facilities would increase the crime rate in a neighborhood (<https://www.tandfonline.com/doi/full/10.1080/07418825.2019.1567807>).

We cannot afford this given the proximity to school and homes.

Thank you for your attention and hope you have a great day.



Andres Campoverde  
40266 Ronar Street  
Palmdale, CA 93591

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11/14/2022

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\$000.57<sup>9</sup>



ZIP 93535  
041M11467992

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534

334-248359



Dear Cynthia Campana,

I was recently informed of a plan called the "Eastside Overlay" with the proposition of converting land to a light industrial zone with the purpose of allowing a cannabis facility. I am completely opposed to this plan as a parent of a girl that is seven years old that currently attends to a school a mile away from this facility. The attraction of men and women of a lessened ability to think through the use of cannabis near my daughter is of great concern. And not just my daughter, but a lot of children too. I don't think any type of facility that provides these type of services should be near to any school or college. We must protect our little ones, and if you think marijuana doesn't affect people's behavior, you might need to do research on that. I hope you understand a parent that wants to protect his children.

Andres C

Dear Cynthia Campana,

I was recently informed of a plan called the "Eastside Overlay" with the proposition of converting land to a light industrial zone with the purpose of allowing a cannabis facility. I am completely opposed to this plan as a nearby resident. To allow the manufacturing of cannabis near my home endangers my family. We need men of sober minds. The attraction of men and women of a lessened ability to think through the use of cannabis near my home is of great concern. I am totally against any type of cannabis facility due to biblical conviction but if you are going to allow one to be built, please build it elsewhere. Thank you for taking my thoughts into consideration.

*David Wruck*



534-24899

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster CA 93534

ZIP 93535  
041M11467992



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11/14/2022  
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David Wruck  
46033 60th Street East, Lancaster CA 93535  
NOV 20 2022 PM 2 L  
LANCASTER CA 93535

Dear Mrs. Campana,

This letter is confirming my opposition to any cannabis related industry being included in the Eastside Overlay project. Also, I request more information and hearings to understand the purpose and planning of the overlay.

Sincerely,

Justin Neal

Justin Neal  
43958 18<sup>th</sup> Street East  
Lancaster, CA 93535

SANTA CLARITA CA 913

14 NOV 2022PM 2 L

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11/14/2022

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ZIP  
041M

Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534



**From:** [Eurtacia Bodle](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Cannabis Facility APN 3170-012-002  
**Date:** Tuesday, November 15, 2022 9:27:26 AM  
**Attachments:** [s13223-020-00447-9.pdf](#)

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You don't often get email from eurtacia@gmail.com. [Learn why this is important](#)

Good morning Ms. Campana,

I live 1500 feet from the proposed Cannabis Facility. I am deathly allergic to cannabis, eyes, ears, sinuses and throat swell closed. The emissions from the Facility could cost me my life if allowed to progress. I've attached an article regarding the allergen, one of many articles out there. I'm not in a position to move and I'm hoping someone will stop this before it causes harm to me and my family.

Eurtacia Bodle  
Direct - 661-816-7042

SHORT REPORT

Open Access



# An emerging allergen: *Cannabis sativa* allergy in a climate of recent legalization

Bradley Jackson<sup>1</sup> , Erica Cleto<sup>2</sup> and Samira Jeimy<sup>3,4\*</sup>

## Abstract

Considering its recent legalization in Canada, the health implications of *Cannabis sativa* exposure, including allergy, are coming to the forefront of medical study and interest. *C. sativa* allergy is an issue that affects recreational users of the substance, processors, agricultural workers, and contacts of *Cannabis* aeroallergens and secondhand product. Allergies to *C. sativa* are heterogenous and span the spectrum of hypersensitivity, from dermatitis to rhinoconjunctivitis to life-threatening anaphylaxis. Due to its recent legalization, sensitized individuals will have increasing exposure from direct contact to agricultural pollens. Diagnosis and treatment of *Cannabis* allergy are developing fields that are already showing promise in the identification of culprit antigens and the potential for immunotherapy; however, much responsibility still falls on clinical diagnosis and symptom management. Hopefully, given the current explosion of interest in and use of *Cannabis*, *C. sativa* allergy will continue to garner awareness and therapeutic strategies.

**Keywords:** *Cannabis sativa*, Allergy, Marijuana

## Background

*Cannabis sativa* allergy is a hypersensitivity that has recently been gaining relevance and is of particular interest due to recent legalization in Canada. Approximately 17% of Canadians, and 27% of those 25–24 years old, report *Cannabis* use within the past 3 months [1]. *Cannabis sativa* allergy is expected to increase as a consequence of legalization due to increased exposure. Additionally, as legal and stigma-related barriers to use subside, an unintentional side effect of legalization may be increased reporting of current suspected cases of *Cannabis* allergy. Given the potential for increases in existing and reported allergic reactions to *Cannabis*, building an understanding of *C. sativa* allergy spectrum, diagnosis, and treatment will be important moving forward.

The purpose of this article is to provide an overview of the current understanding of *Cannabis* allergy and place it within a Canadian context. This article also highlights that exposure extends beyond recreational use and includes second-hand exposure, ingestion, aeroallergen contact, and cutaneous contact.

## Spectrum of *C. sativa* allergy

*Cannabis* is a complex genus of dioecious, annual, wind-pollinated herbs that diverged from *Humulus*—a small genus that includes *H. lupulus*, whose bitter female flowers form the hops used to flavor beer—approximately 27.8 million years ago [2]. *Cannabis* is among humanity's oldest crops with records of its use for food, fiber, medicine, and inebriation dating back over 6000 years. Despite its long history of use, its taxonomy remains disputed, with some suggesting a monotypic classification with several subspecies of *C. sativa* [2], and others suggesting three distinct species (*C. sativa*, *C. indica*, and *C. ruderalis*) [3, 4]. The biochemistry of *Cannabis* is similarly complex, with at least 118 cannabinoids and 489 described constituents, the most well know

\*Correspondence: jeimysb@gmail.com

<sup>4</sup> B3-112, St. Joseph's Healthcare London, 268 Grosvenor Street, London, ON N6A 4V2, Canada

Full list of author information is available at the end of the article



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and psychoactive of which being tetrahydrocannabinol (THC) and cannabidiol (CBD) [5]. “Indica” varieties of *Cannabis* tend to have a higher THC content, and higher THC to CBD ratio than “sativa” varieties [2]. “Indica” varieties are known for a more mellow high and a terpenoid profile with an acrid, skunk smell, whereas “sativa” varieties are known for a more exciting high and a sweet, herbal aroma [2]. However, these strains are heterogeneous with genome-wide variability that is not limited solely to the genes involved in THC and CBD production [4].

Study of specific culprit *Cannabis* allergens is still in its infancy. A handful of IgE immunoblot experiments, summarized in Table 1, have identified several potential allergens. Of these, the *Cannabis* non-specific lipid transfer protein (nsLTP), Can s 3, was the first identified and is the best studied [6]. Thaumatin-like protein (TLP), ribulose-1,5-bisphosphate carboxylase oxygenase (RuBisCO), and oxygen evolving enhancer protein 2 have also been recognized as potential sensitizing allergens in *Cannabis* allergy [7, 8].

*Cannabis* sensitivity spans the spectrum of allergic response. As an aeroallergen, *Cannabis* pollen has been implicated in allergic rhinitis, allergic keratoconjunctivitis, hypersensitivity pneumonitis, and exacerbations of asthma symptoms [9] (Fig. 1a). Additionally, patients may experience cutaneous reactions in the form of generalized pruritus, contact urticaria, and angioedema. A case of occupational contact urticaria was reported in a forensic sciences technician who had regular occupational contact with *Cannabis* for a period of 2 years. She was neither a recreational user, nor an atopic or dermatographic

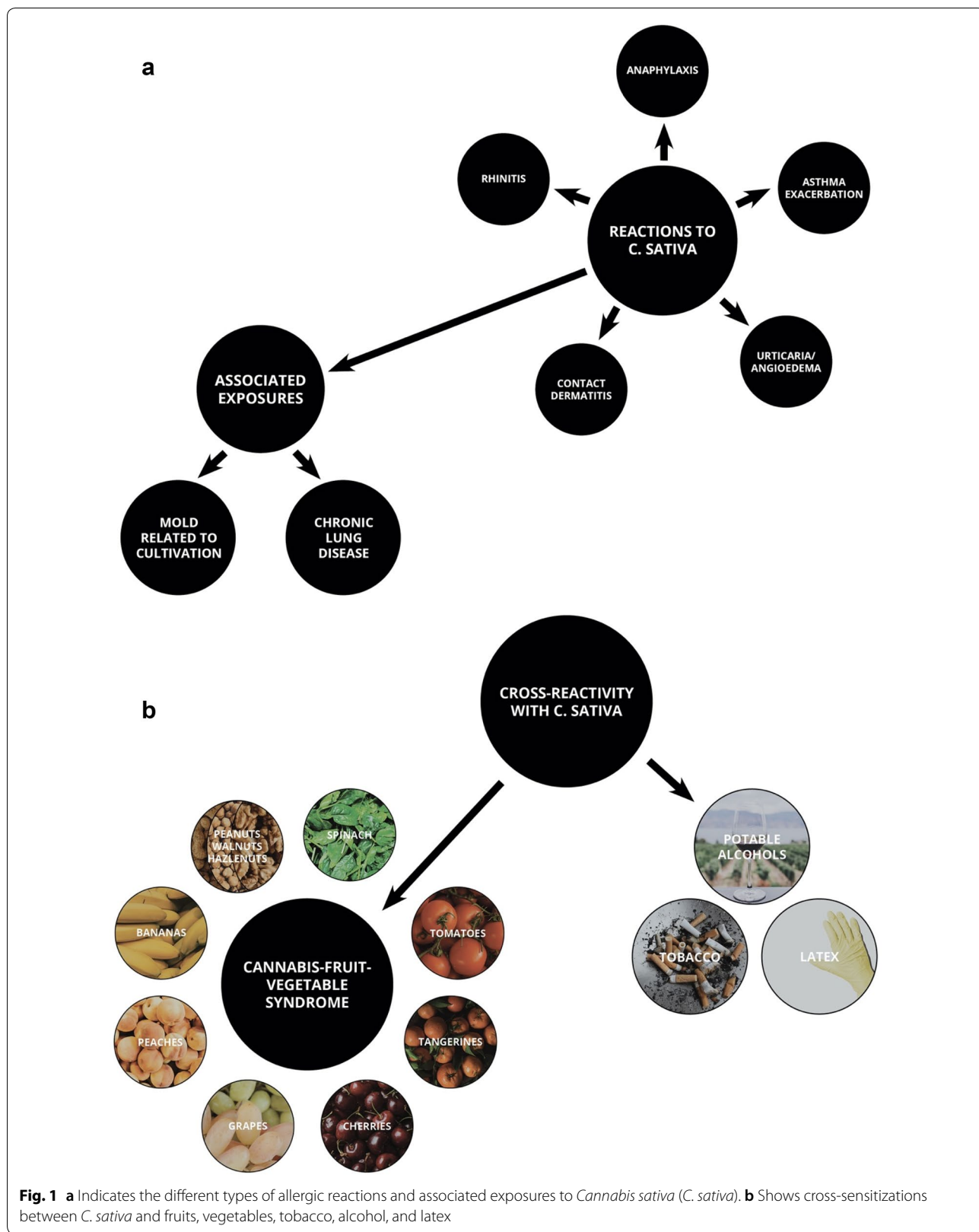
individual, suggesting sensitization specifically from repeated handling [10]. Erythema multiforme (in one case report) has also been associated with recreational consumption [11]. This individual experienced the eruption of vesicobullous, scaled, and targetoid rash on his distal extremities which progressed proximally to his trunk within a two-week period, waxing and waning synchronously with his use of *Cannabis* [11]. Anaphylaxis to *C. sativa* with hempseed ingestion, smoking, and injection have also been reported [12–14].

*Cannabis* has reasonably common, expected, but undesirable physiologic effects (conjunctival injection, sinus tachycardia, orthostatic hypotension, anxiety or panic reactions, dysphoria). It is important to not ignore or mis-attribute similar symptoms when the index of suspicion for a serious reaction or anaphylaxis is high [9].

*Cannabis* consumption also carries a risk to immunosuppressed patients in the form of microbiological contaminants, particularly when inhaled. *Aspergillus* has been isolated repeatedly from *Cannabis* samples [15, 16]. In one observational study, a majority of *Cannabis* users had antibody evidence of *Aspergillus* exposure compared to a minority of abstinent controls [17]. Furthermore, cases of pulmonary aspergillosis have been linked to contaminated *Cannabis* use in immunosuppressed populations [16, 17]. Fungal spores resist destruction from smoking and vaporization [18]. Thus, hypersensitivity and immunosuppression are clinically relevant states with regard to *Cannabis* consumption.

**Table 1 Summary of possible *Cannabis* allergens**

Molecular weight	Genbank nucleotide	Genbank protein	Description	Study
9 kDa	HE972341.1	CCK33472.1	Lipid transfer protein precursor, partial (chloroplast)	Gamboa et al. [6]
10 kDa	HE972341.1	P86838.1	Non-specific lipid-transfer protein	Larramendi et al. [7]
38 kDa	XM_030636673.1	XP_030492533.1	Thaumatin-like protein 1b	
53 kDa	JP454288.1	YP_009123081.1	Ribulose 1,5-bisphosphate carboxylase/oxygenase large subunit (chloroplast)	Nayak et al. [8]
54 kDa	JP462165.1	YP_009123080.1	ATP synthase CF1 beta subunit (chloroplast)	
29 kDa	JP475070.1	XP_030482568.1	Oxygen-evolving enhancer protein 2, chloroplastic	
49 kDa	JP458088.1	XP_030492156.1	Ribulose bisphosphate carboxylase/oxygenase activase, chloroplastic isoform X2	
52 kDa	JP451043.1	XP_030504809.1	Ribulose bisphosphate carboxylase/oxygenase activase 2, chloroplastic-like	
48 kDa	JP450816.1	XP_030507192.1	Glutamine synthetase leaf isozyme, chloroplastic	
51 kDa	JP458176.1	PON58274.1	Phosphoglycerate kinase ( <i>Trema orientale</i> )	
47 kDa	JP473302.1	XP_030489218.1	Fluoride export protein 2-like isoform X1	
48 kDa	JP452228.1	PON90495.1	Glyceraldehyde-3-phosphate dehydrogenase, type I ( <i>Trema orientale</i> )	



**Fig. 1** **a** Indicates the different types of allergic reactions and associated exposures to *Cannabis sativa* (*C. sativa*). **b** Shows cross-sensitizations between *C. sativa* and fruits, vegetables, tobacco, alcohol, and latex

### Sensitization to *C. Sativa*

Sensitization to *Cannabis* can occur via inhalation, cutaneous exposure, ingestion, and secondhand exposure, and can occur in recreational users and occupational handlers. Specifically, sensitization and reactions have been seen with smoking, consuming, injecting, and handling *Cannabis* plants, the latter being most germane to industrial workers [19–21]. As the *Cannabis* agricultural industry grows, *C. sativa* may also become a significant aeroallergen. Indeed, Canada's first large-scale commercial outdoor Cannabis farm began operations in mid-summer 2019 [22]. The potential role of *Cannabis* pollen as an aeroallergen has long been realized in agricultural regions. For example, in Nebraska, peak season pollen counts show *Cannabis* comprising 36% of the total airborne burden, and additionally correlating with a skin-test positive allergic symptom surge during mid to late August [23].

In light of this increase in *Cannabis* aeroallergen, we may also begin to see an increase in Cannabis-fruit/vegetable syndrome. As with other forms of food-pollen or oral allergy syndrome, Cannabis-fruit/vegetable syndrome is thought to occur due to structural homology and antigenic similarities between nsLTPs in *C. sativa* and those in cherry, tangerine, peach, tomato, hazelnut, latex, and tobacco (Fig. 1b), resulting in cross-sensitivity and reaction to consumption of these products [7, 9, 19]. However, unlike birch pollen-related food-pollen syndrome, Cannabis-fruit/vegetable syndrome may cause more severe symptoms (including anaphylaxis to previously tolerated fruit). Sensitization is bidirectional; i.e. sensitization to an nsLTP in fruits can cause subsequent sensitization to Cannabis [7, 19, 20]. Thus, a variety of exposure routes exist for *C. sativa* sensitization, and these sensitizations may be primary or cross-reactive.

### Diagnosis of *C. sativa* allergy: an evolving practice

Clinical history is the cornerstone of diagnosing *Cannabis* hypersensitivity. As with any other allergic presentation, a complete history will include a detailed review of the presenting suspected reaction (Table 2). The history should also include a thorough review of atopic history, medical history, medications, social history including recreational and occupational exposures, and family history including atopy and asthma. With respect to diagnostic testing, the “gold standard” allergen challenge may not be appropriate in *Cannabis* allergy. Although Canadian law would permit access to and use of the substance unlike many regions, there is dispute regarding expected reaction phenotypes, particularly regarding varied and paradoxical lower airway response [20]. Thus, *Cannabis* graded challenge is

**Table 2 Suggested prompts for a history of presenting suspected reaction to a *C. sativa* product**

#### Suggestions for characterizing the history of a possible presenting reaction to *C. sativa*

Symptoms
Cutaneous (urticaria, contact dermatitis, etc.)
Gastrointestinal (vomiting, diarrhea, abdominal pain, etc.)
Respiratory (wheeze, cough, dyspnea, etc.)
Oropharyngeal/mucosal/conjunctival (nasal obstruction, palatal pruritis, eye pruritis, nasal discharge, etc.)
Other, as described or suspected by patient and clinician
Timeline of reaction
Chronological relation to suspected exposure (immediate vs. delayed)
Course of development of symptoms
Duration of symptoms
Frequency of symptoms
Dependency on exposure
Nature of exposure
Suspected allergen(s)
Route of exposure (oral, smoked, ingested, contact, etc.)
Dose dependency
Form (processed, whole plant, oil, etc.)
Reproducible
Exacerbating factors (alcohol, exercise, other known allergens present)

Adapted from consultation template prompts from the Division of Clinical Immunology and Allergy at St. Joseph's Healthcare in London, ON

not yet a viable, routine diagnostic option. Epicutaneous testing is currently not standardized for *C. sativa*. Skin testing described in current literature is heterogeneous and requires the suspension of marijuana buds, leaves, and/or flowers to be produced and administered by the allergist [20]. In vitro assays of serum specific IgE (sIgE), cytometric basophil activation (BAT), and basophil histamine release using crude extracts, purified components and recombinantly expressed allergens have shown promising results, but remain commercially unavailable [20, 21, 24, 25].

The isolation of specific *Cannabis* antigens will facilitate standardized skin prick and serum IgE testing. Recently, Decuyper et al compared specific IgE (sIgE) testing to hemp, sIgE to a recombinant Can s 3 (rCan s 3) protein, BAT to the same rCan s 3, and skin prick testing with a Can s 3 antigen-rich extract in diagnosing Cannabis allergy [20]. The Can s 3 extract, which is not commercially available, was prepared for study using methods previously described for isolating nsLTPs from tomato, with total protein quantification using Micro BCA Protein Assay [20, 24, 26]. The results of the comparison suggested that Can s 3 is the superior antigen for testing, and that skin prick and sIgE testing are effective and practical, with respective sensitivities

of 72% and 81% and specificities of 63% and 87% [20]. While promising, the authors address the clear issue of lack of commercial availability of these extracts. They suggest that, with current clinical limitations, a sIgE to hemp (which is currently available from Thermo Fisher) may be appropriate for diagnosis as only 18% of Cannabis sensitized individuals have negative IgE to hemp. However, it would still be ideal that a commercially available Cannabis extract become available.

### Treatment of *C. sativa* allergy

The only proven, currently available treatment for *Cannabis* allergy is avoidance. However, when avoidance is impossible, treatment of *C. sativa* allergy is identical to that of other allergens: based on the index reaction to the substance. Treatment with antihistamines, intranasal corticosteroid sprays, and ophthalmic antihistamine drops can provide symptom relief [9]. All individuals with anaphylactic allergies should carry auto-injectable epinephrine. Treatment for Cannabis-fruit-vegetable syndrome is also dependent on avoidance.

Promising but limited case reports suggest future directions for the treatment of *Cannabis* allergy. For example, Engler et al. described an occupationally exposed individual with anaphylaxis to *Cannabis* who was successfully treated for with Omalizumab therapy [27]. Kumar et al. successfully implemented a perennial subcutaneous immunotherapy schedule that reduced a patient's symptoms of allergic rhinitis and asthma during *Cannabis* pollen season [28]. This was delivered as subcutaneous, twice-weekly doses starting with 1:5000 weight/volume of diluted antigen, beginning at 0.1 mL and increasing by 0.1 mL per injection to a target maintenance dose of 1 mL of 1: 50 antigen concentration per month for 1 year [28].

Hopefully, in light of the rise of *C. sativa* use and agriculture, desensitization protocols will become available for sensitive patients as demand increases. Nonetheless, avoidance and traditional methods of managing allergic reactions continue to be the basis of treatment for *Cannabis* allergy.

### Conclusion

The legalization and accessibility of *Cannabis sativa* in Canada has created a renewed interest in the health implications of its use, including allergic and immunologic consequences. This brief review has highlighted the diversity of sensitization routes and reactions to the plant, emphasizing the heterogeneous presentation of *Cannabis* allergy. In addition, this article has underscored the fledgling nature of available testing and treatment options for *C. sativa* allergy. There have been recent, exciting advancements in isolation of

culprit allergens and clinical testing, although these are not yet applicable to general office use. At the moment, there are existing practical suggestions for diagnosing and treating *C. sativa* allergy, which will hopefully evolve in the coming years as Cannabis preparations and immunotherapy schedules mature and become commercially available. However, currently, a detailed allergy history with adjunct hemp sIgE testing are the cornerstones of diagnosis, and avoidance (in combination with standard symptomatic treatment) is the mainstay of treatment.

### Abbreviations

*C. sativa*: *Cannabis sativa*; LTP: Lipid transfer protein; Ns: Non-specific; TLP: Thaumatin-like protein; sIgE: Serum immunoglobulin E; BAT: Basophil activation testing.

### Acknowledgements

None.

### Authors' contributions

BJ, EC and SJ contributed equally to the writing of this paper. SJ Initiated and coordinated the conception of the paper. BJ, EC and SJ gathered data and developed the manuscript. All authors read and approved the final manuscript.

### Funding

Not applicable.

### Availability of data and materials

Not applicable.

### Ethics approval and consent to participate

Not applicable.

### Consent for publication

Not applicable.

### Competing interests

The authors declare that they have no competing interests.

### Author details

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**From:** [kallwayne@roadrunner.com](mailto:kallwayne@roadrunner.com)  
**To:** [Campana, Cynthia](#)  
**Subject:** eastside overlay  
**Date:** Tuesday, November 15, 2022 6:19:27 PM

---

You don't often get email from kallwayne@roadrunner.com. [Learn why this is important](#)

Cynthia Campana,

I am emailing you to state my objection to the cannabis facility being part of the eastside overlay zoning close to my neighborhood, as well as rezoning away from RR2.5 residential zoning to light industrial. Cannabis is a very polarizing issue within California and although its use is legal and even has beneficial medicinal use, it still evokes a significant negative response in many residents of Lancaster and Californians. For those potential homebuyers who object to its use, they will be less likely to buy near a cannabis facility, which will in turn affect property values. Our neighborhood, often referred to as the Ryckebosch track, is the only really nice neighborhood on the east side (I know that sounds a bit arrogant, but it is true). It occupies the parts of the city from 35<sup>th</sup> east to 40<sup>th</sup> east between Avenue K and J-8. I really want the city to try to put more nice neighbors on the eastside, there is lots of opportunity to do that. Light industrial zoning does not accomplish that nor does allowing a cannabis facility nearby.

Thank you for your time and consideration

Wayne Kallioma  
43833 Shiloh Lane  
Lancaster CA 93535



**From:** [Peter Conner](#)  
**To:** [Campana, Cynthia](#)  
**Subject:** Proposed Eastside Overlay Lancaster Light Industrial Zone  
**Date:** Monday, November 28, 2022 2:06:16 PM

---

You don't often get email from pgconner78@gmail.com. [Learn why this is important](#)

City of Lancaster  
Attention: Cynthia Campana, Senior Planner  
44933 Fern Avenue  
Lancaster, California 93534

I am writing to express my objection to the proposed East Lancaster Light Industrial overlay zone especially the proposed cannabis grow operations.

My family and I reside at 43214 50th St E and quite frankly, we enjoy our little bit of rural living that we have. The proposed overlay will completely surround our little neighborhood and I fear will bring crime and extra traffic volume to our area especially if the cannabis growing is allowed. Just down the street from us in the last year or so, there was an attempted armed robbery of a cannabis grow operation at the corner of Avenue K and 40th St E, with a gun fight ensuing. I for one DO NOT want that type of industry with the potential for that kind of violence right across the street from my house where I am raising my children and have elderly parents residing. In terms of the light industrial zone, it will create a heat trap in the summer and bring lots of extra traffic and trucks into our area.

I understand the desire and need for growth of the city, but please plan it elsewhere in the city. There are many small rural properties in this area between 40th & 50th Streets and south of K to L, that people have bought and moved here for the opportunity for a little privacy, a little land and a little peace and quiet. This proposed light Industrial zone will most certainly ruin what we all have sought for as well as hurt our property values.

Thank you for your consideration of my thoughts on this matter.

Sincerely,

Peter Conner  
43214 50th St E  
Lancaster, CA 93535  
661.468.6140

3220 Kaylyn St.  
Lancaster, CA 93535

RE: Eastside Overlay (rezoning 40th East and Avenue K area)

To Whom It May Concern:

I have been told that our city of Lancaster is proposing an "Eastside Overlay" to rewrite zoning of land near 40th East and Avenue K.

My family lives just off of 30th East and Avenue K-8.

A cannabis operation near my home would greatly impact our area, especially as it would be near two public schools, a private school, and also Skytower Park. There are many families with children who live around the park, and it will not help for us to allow something like this to happen.

As a family who is highly involved in the betterment of our community through ministry and also real estate, I urge you to reconsider this rezoning initiative. This will not make our families to be better or our neighborhoods to be safer.

Thank you for serving our community.

Sincerely,



Daniel Hopkins

Cell: (661) 992-4272

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

We the residents of Rancho Tierra Del Sol are against the City of Lancaster's Eastside Overlay plan. This project consists of two components:

- Rezoning from rural to light industrial starting at 40th St East
- Cannabis facilities

We believe the proposed rezoning and cannabis facility will do harm to our neighborhood as well as East Lancaster for the following reasons:

1. Increased crime in our area
2. Increase in water demand to an already diminished water base
3. Increase in electrical demand to our already fragile California electrical grid
4. Increase in traffic at 40<sup>th</sup> Street East and Avenue K
5. The stench of cannabis being grown will be ever present in our neighborhood
6. The very real decrease in property values to homes in our neighborhood

There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Carlos A. Ortiz

Signature:



Date:

11-12-22

Address:

43642 35th st E.

Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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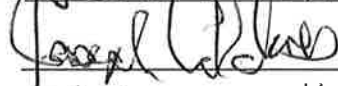
There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

JOSEPH CALDWELL

Signature:



Date:

11-12-2022

Address:

43656 35<sup>th</sup> ST EAST  
LANCASTER CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Bill + Carrie Dranow

Signature: Bill Dranow Date: 11-12-22

Address: 43806 35<sup>th</sup> St. East  
Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

VICTOR GONZALEZ

Signature:

Victor Gonzalez

Date:

11/12/22

Address:

43834 35<sup>th</sup> ST. EAST

LANCASTER, CA. 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Bruce Jacobsen / Sue Jacobsen

Signature:

[Handwritten Signature] Date: 11-17-22

Address:

43818 35<sup>th</sup> E. 151  
Lanc

## City of Lancaster Proposed Eastside Overlay

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There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

James Johnson

Signature:



Date:

11-12-22

Address:

43722 35 St East  
Lancaster



## City of Lancaster Proposed Eastside Overlay

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There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: ROBERT JOHNS

Signature:  Date: 11-12-22

Address: 43732 35<sup>TH</sup> EAST  
LANCASTER

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: ERLAN J. CALVERT

Signature:  Date: 12 NOV 22

Address: 43744 35<sup>TH</sup> ST. E  
LANCASTER, CA. 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: SILVIA SHELMAN  
Signature: Silvia Shelman Date: 11-12-22  
Address: 43758 35<sup>th</sup> ST EAST  
LANCASTER CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Arman Manukyan

Signature:  Date: \_\_\_\_\_

Address: 43831 40TH E ST LANCASTER  
CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: MELVIN, ELISA VARGAS  
Signature: (Elisa Vargas) Date: 11/12/22  
Address: 43759 40th St. E  
LANCASTER, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Sharon & Arden Hughes  
Signature: Sharon Hughes Date: 11-12-22  
Address: 44007 40th E 93535  
Sharonmahn

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Rick & Linda Bishop

Signature:

Linda Bishop Date: 11/12/22

Address:

3530 E Ave 9-8  
Lancaster, Cal 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Tony & DEBE FIMBRES

Signature:



Date:

11/21/22

Address:

3620 J-8  
LANCASTER, CA 93535



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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: \_\_\_\_\_

Joseph E. Lewis

Signature: \_\_\_\_\_

J. E. Lewis

Date: \_\_\_\_\_

Address: \_\_\_\_\_

2100 E. AVE J-8

Lancaster, CA 93535

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Lamy Hartanto  
Signature: Lamy Hartanto Date: 11/14/22  
Address: 3834 E-Ave. J-8  
Lancaster, CA 93535

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Homeowner name:

JORGE L TORRES

Signature:

Jorge L Torres

Date:

11-12-22

Address:

3734 E AVENUE J 8

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

We the residents of Rancho Tierra Del Sol are against the City of Lancaster's Eastside Overlay plan. This project consists of two components:

- Rezoning from rural to light industrial starting at 40th St East
- Cannabis facilities

We believe the proposed rezoning and cannabis facility will do harm to our neighborhood as well as East Lancaster for the following reasons:

1. Increased crime in our area
2. Increase in water demand to an already diminished water base
3. Increase in electrical demand to our already fragile California electrical grid
4. Increase in traffic at 40<sup>th</sup> Street East and Avenue K
5. The stench of cannabis being grown will be ever present in our neighborhood
6. The very real decrease in property values to homes in our neighborhood

There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Rosa Maria Torres

Signature:

Rosa Maria Torres

Date: 11-12-22

Address:

37-34 E. Hill St

Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Alisa Chessani  
Signature: Alisa Chessani Date: \_\_\_\_\_  
Address: 3718 E Ave J8  
Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Paul Q Ward

Signature:

Paul Q Ward

Date: 11/12/2022

Address:

3535 E. Avenue K

LANCASTER, CA 93535

## City of Lancaster Proposed Eastside Overlay

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Homeowner name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

*Olga Bucero*  
*Olga Bucero* Date: 11/12/22  
43725 Deryn Ln Lancaster, CA 93536

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: MICHAEL & TRUMPY LOUEBALLY

Signature: 

Date: 11-12-2022

Address: 43806 DEUVIN LN.

LANCASTER, CA. 93535



## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Jon & Sandra Kredo  
Signature: Sandra Kredo Date: 11-12-22  
Address: 43626 Devyn Ln  
Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Roby Roach - Charlotte Roach

Signature: Roby Roach Charlotte Roach Date: Nov. 12, 2022

Address: 43627 Devon Ln.  
Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Anthony and Lynda Stevens

Signature:

[Handwritten Signature]

Date:

11/12/22

Address:

43750 Deryn Lane  
Lancaster Ca 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: James D Spriggs

Signature:  Date: 11-12-22

Address: 43724 Devyn Ln

Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Robert Stansbury

Signature:

[Handwritten Signature]

Date:

11.17.2021

Address:

513740 Damon Lane

Lancaster CA 92535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Heriberto Alonso

Signature:

[Handwritten Signature]

Date: 11-12-22

Address:

43708 Duyn Ln.

Lancaster, PA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: MICHAEL SPRIGGS

Signature: Michael Spriggs

Date: 11-12-22

Address: 43724 DEVYN LN.

LANCASTER, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Mike and Heidi Haynes

Signature:

Heidi Haynes

Date:

11/12/2022

Address:

43611 Devyn Lane

Lancaster, CA 93535



## City of Lancaster Proposed Eastside Overlay

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Homeowner name: \_\_\_\_\_

*Beatriz* *Beatriz Dean*

Signature: \_\_\_\_\_

*Beatriz*

Date: \_\_\_\_\_

*11/12/2022*

Address: \_\_\_\_\_

*43708 Deryn Ln*  
*Lancaster CA 93535*

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

*Arigida Patricia Paster*  
*43650 Dreyer Ln.*  
*Lancaster, Ca*  
*93535*

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Andria Oesterle  
Signature: Andria Oesterle Date: 11-11-23  
Address: 43637 Devyn Lane  
Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

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There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Jon and Kristine Sisson

Signature:

Kristine Sisson Date: 11/12/22

Address:

3807 Paula Ln.  
Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Michael & Monica Lee

Signature:

Michael Lee Date: 11-12-22

Address:

3761 Pauls Ln  
Lancaster Ca. 93535



## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Lowell Allen

Signature:

 Date: 11/11/22

Address:

3709 Paula Ln.  
LANCASTER, CA. 93543

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: RON CRATON

Signature: *Ron Craton* Date: 11-13-22

Address: 3831 Paula Lane  
Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

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There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Robert Medina

Signature: Robert Medina Date: 11/13/2022

Address: 37th Paula Lane

Lancaster, CA 93535



## City of Lancaster Proposed Eastside Overlay

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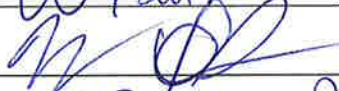
There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Wyatt E. Allen

Signature:



Date:

11-12-22

Address:

3709 Paula Ln,  
Lancaster, CA, 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Roy and Carolyn Knox

Signature: Roy Knox Date: 11/12/22

Address: 43638 Ryckebosch Lane  
Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Seth Hanna

Signature: Seth Hanna Date: 10/12/22

Address: 43933 Ryckebosch Ln, 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: DONNA HARTER

Signature: Donna M. Harter Date: 11/12/2022

Address: 43848 RICKBOSCH LN  
LANCASTER, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Jay Shields

Signature:

Jay L. Shields

Date:

11-14-22

Address:

43871 Ryckebosch Ln  
Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

HARRY & MILLICENT SCOTT

Signature:

Harry Scott & Millicent Scott

Address:

43624 RYCKEBOSCH LN 93535

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## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

We the residents of Rancho Tierra Del Sol are against the City of Lancaster's Eastside Overlay plan. This project consists of two components:

- Rezoning from rural to light industrial starting at 40th St East
- Cannabis facilities

We believe the proposed rezoning and cannabis facility will do harm to our neighborhood as well as East Lancaster for the following reasons:

1. Increased crime in our area
2. Increase in water demand to an already diminished water base
3. Increase in electrical demand to our already fragile California electrical grid
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There are many more ways we will be negatively impacted by building the proposed cannabis facility so close to our homes.

We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Deanne Nuttall & Neal  
Signature: Deanne Nuttall Date: Nov. 12, 2022  
Address: 43439 Ryckebusch  
Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

JUSTIN EGAN

Signature:



Date:

11/12/22

Address:

43710 Ryckebosch lane  
Lancaster Ca 93535



## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Robert Kerner

Signature:  Date: 11-12-22

Address: 43675 TWICKENBUSH LANE  
LANCASTER, 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Nahum Gallames

Signature:

Nahum Gallames

Date:

11/12/2012

Address:

43662 Ryckebosch Ln.

Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Michael Fluharty

Signature:



Date:

11/12/22

Address:

43730 Rychembark Lane Ca  
93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Gerald Wells

Signature: Gerald Wells Date: 11-12-22

Address: 43921 Rickobush Ln  
Lancaster

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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Homeowner name:

M D Farmer

Signature:

M D Farmer

Date:

11/12/22

Address:

43810 Shiloh Lane

Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Katharine E. Yablonski  
Signature: Katharine E. Yablonski Date: 11/13/22  
Address: 43710 Shiloh Lane  
Lancaster, Ca. 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: PETER M. YABLONSKI

Signature: 

Date: NOV 13, 2022

Address: 43710 SHILOH LANE

LANCASTER, CA. 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Signature:

Address:

Jamiea J. Johnson  
Jamiea J. Johnson Date: 10-  
43922 Shiloh  
\_\_\_\_\_



## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

TERRY MURRAY

Signature:

Terry Murray

Date:

11-12-22

Address:

43944 Shiloh Ln

Lancaster, CA

93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Alma Soravia

Signature:  Date: 11-12-2022

Address: 43721 Sheloh Ln  
Lancaster, Ca 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Erika Salmeron

Signature:



Date:

11-12-2022

Address:

43721 Shiloh Ln

Lancaster, Ca 93535

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Araceli Lopez C

Signature:

Araceli Lopez C

Date:

11/12/22

Address:

43721 SHILOH Ln

Lancaster cal 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: WAYNE KALLIOMAA

Signature:  Date: Nov 12, 2022

Address: 43833 Shiloh lane

LANCASTER CA 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Adam Pawelek

Signature:

Adam Pawelek

Date:

12 Nov 2022

Address:

43921 Shiloh Lane

Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Ian Cunliffe  
Signature: [Signature] Date: Nov. 12. 22  
Address: 43821 Shuloh Lane  
LANCASTER, 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: HKKOP T.

Signature: \_\_\_\_\_ Date: 11/12/22

Address: 43809 SHELTON LANE

\_\_\_\_\_



## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Arcadia Venegas

Signature:

[Handwritten Signature]

Date:

11/12/22

Address:

43731 Sheldu Ln.

Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name:

Ramon A. Cabeno

Signature:

Ramon A. Cabeno

Date:

11-12-2022

Address:

43806 SHILOH LANE

LANC. CA 93535

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Sam R.

Signature:  Date: 11/12/22

Address: 43821 Victor Pl  
Lancaster CA 93535

## City of Lancaster Proposed Eastside Overlay

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Homeowner name:

Michael & Michael & Aida R. Michael

Signature:

[Handwritten Signature] Date: 11/12/22

Address:

43810 Victor Place  
Lancaster, CA 93535

## City of Lancaster Proposed Eastside Overlay

Ms. Campana,

We the residents of Rancho Tierra Del Sol are against the City of Lancaster's Eastside Overlay plan. This project consists of two components:

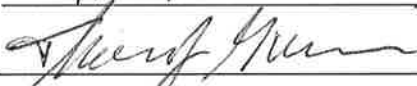
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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: THOMAS GARDNER  
Signature:  Date: 11/12/22  
Address: 43866 VICTOR PL  
LANCASTER, CA 93535

## City of Lancaster Proposed Eastside Overlay

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Homeowner name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Shahn Langley

Ashley Langley

Ashley Langley

43624 Victor Pl.

Lancaster, CA 93535

Date: \_\_\_\_\_

11/12/22

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: MANFRED A GORKIE  
Signature: Manfred A Gorkie Date: 11-12-22  
Address: 43803 VICTOR PL  
LANCASTER CA

## City of Lancaster Proposed Eastside Overlay

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We do not believe this facility will positively impact the Rancho Tierra Del Sol neighborhood in a positive manner, nor the city of Lancaster.

Homeowner name: Joseph Thomas

Signature:  Date: \_\_\_\_\_

Address: 3753 E AVE E SPC 58

Lancaster, CA 93535