

Notice of Exemption

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

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

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

(Date received for filing)

Project Title: Conditional Use Permit No. 23-007

Project Applicant: Wood Investment Company/Andy Neff

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

Project Location - Specific: ±0.70 acres of a 8.39 undeveloped acres within the existing commercial center at the northwest corner of 20th Street East and Avenue J (APNs: 3147-041-017, 3147-041-019, 3147-041-028, 3147-041-029)

Project Description: The proposed car wash would be located at the northwest corner of 20th Street East and Avenue J, within the existing commercial retail center. The carwash would consist of a 3,596 square foot building that contains the carwash tunnel, office, employee lounge, and restrooms. To the east of the building would be three car wash prep lanes that would feed into one lane through the car wash traveling north to south. Upon exit from the car wash, a total of 13 vacuum stalls would be available for use by customers on the west side of the building. The mechanical equipment associated with the vacuums would be screened from view by block wall enclosures. Access to the proposed project would be from driveways located along Avenue J and 20th Street East. The driveways to the center already exist and no new ones would be created. The hours of operation for the car wash would be 7 a.m. to 9 p.m., Monday through Sunday.

The car wash building would be shades of light gray and snowboard (cream) with green and yellow accents. The base of the building would be a dark gray split face concrete masonry with a precision face concrete masonry border also in dark gray. The building would have green trim along the roofline and separating the light gray and cream colors. The entry and exit points to the car wash tunnel on the north and south elevations would be accented by yellow pop-outs, and two yellow columns would accent the east and west elevations. Green awnings would be placed over the windows and entryways along the west and east elevations of the building. Green awnings/shade structures would also be placed over the vacuum spaces. All signage on the building and project would be in compliance with the sign standards contained in the Commercial section of the Lancaster Municipal Code.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: Quick Quack Car Wash

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332, Infill Development Projects
- Statutory Exemptions. State code number: _____

Notice of Exemption

Reasons why project is exempt:

A Final EIR (SCH#2000111054) for the entire commercial center was prepared and certified by the Planning Commission on April 16, 2001. The project site is located on approximately 0.70 acres within the boundaries of an existing shopping center and is substantially surrounded by existing development. The project would be in compliance with the General Plan designation and zoning for the site; does not provide any habitat for special status or listed species; would not generate any significant impacts and can be served by all utilities and services.

Lead Agency

Contact Person: Jocelyn Swain **Area Code/Telephone:** (661) 723-6100


Signature

Senior Planner
Title

October 17, 2023
Date