

# Notice of Exemption

---

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

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

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

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

**Project Title:** Conditional Use Permit No. 24-006

**Project Applicant:** Intertex Property Advisors, Inc. (Maribel Garth)

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

**Project Location - Specific:** Southwest corner of Avenue K and 30th Street West (APN: 3112-001-088)

**Project Description:** This application is for the construction and operation of a Quick Quack car wash in an approved commercial center in the Commercial Planned Development (CPD) zone.

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

**Name of Person or Agency Carrying Out Project:** Intertex Property Advisors, Inc. (Maribel Garth)

**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 Exemption

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

**Reasons why project is exempt:** The project is less than five acres within the urban core and is consistent with general plan policies and zoning designations, has no value as habitat for endangered species, would not result in any significant effects relating to traffic, noise, air, or water quality, and can be served by all required utilities and public services.

**Lead Agency**

**Contact Person:** Kendall Brekke

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



Senior Planner

October 22, 2024

Signature

Title

Date