



June 4, 2007

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT**

Bishop Henry W. Hearn
Mayor

Ed Sileo
Vice Mayor

Jim Jeffra
Council Member

Ronald D. Smith
Council Member

Andrew D. Visokey
Council Member

Robert S. LaSala
City Manager

PROJECT NAME: The Commons at Quartz Hill

PROJECT LOCATION/ADDRESS: Northwest corner of 60th Street West and Avenue L.

DUE DATE FOR PUBLIC COMMENTS: July 3, 2007

PROJECT DESCRIPTION: The proposed project consists of the development of an approximately 353,129 square foot commercial shopping center located on 40.15 acres at the northwest corner of 60th Street West and Avenue L. As part of the proposed project, a General Plan Amendment (GPA 06-04) and Zone Change (ZC 06-04) would be required in order to change the general plan designation from Urban Residential to Commercial and its zoning from R-10,000 to Commercial Planned Development (CPD). A Conditional Use Permit (CUP 06-09) and Tentative Parcel Map (TPM 68150) would also be required for the proposed project. The commercial development would include two anchors and up to ten smaller buildings that would house a variety of food, merchandise and service uses. One proposed anchor is a Wal-Mart Supercenter, approximately 240,000 square feet with an associated garden center. The other anchor is anticipated to be approximately 90,000 square feet. A total of 1,837 parking spaces are anticipated to be provided and access to the project site would occur from 60th Street West and Avenue L.

REQUESTED PERMITS / APPROVALS: A General Plan Amendment, a Zone Change, a Tentative Parcel Map, and a Conditional Use Permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation and Traffic, and Utilities and Service Systems.

The Proposed Project is located in an area of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) will be prepared and submitted to the Planning Department. The Planning Department welcomes all comments regarding the environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by July 3, 2007.

Please direct your comments to:

Jocelyn Swain, Associate Planner, Environmental
City of Lancaster
Planning Department
44933 Fern Avenue
Lancaster, CA 93534

Phone: (661) 723-6249
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Two public scoping meetings will be held to explain the environmental review process and discuss the scope of the EIR. The scoping meetings will be held on **Thursday, June 14, 2007 from 7 p.m. to 9 p.m.** and **Tuesday June 19, 2007 from 7 p.m to 9 p.m.** in the Quartz Hill High School gymnasium.



Jocelyn Swain
Associate Planner, Environmental

Enclosures:

Location Map
Site Plan