



July 18, 2007

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT**

**TO:** Agencies, Organizations and Interested Parties  
**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report

**Bishop Henry W. Hearn**  
Mayor

**Andrew D. Visokey**  
Vice Mayor

**Jim Jeffra**  
Council Member

**Ed Sileo**  
Council Member

**Ronald D. Smith**  
Council Member

**Robert S. LaSala**  
City Manager

The City of Lancaster is the lead agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the project identified below. We request the view of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering any permits that your agency must issue or for any other approval for the project.

**AGENCIES:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT TITLE:** Downtown Lancaster Specific Plan EIR

**PROJECT LOCATION:** The Downtown Lancaster Specific Plan comprises approximately 140 acres generally located south of Kettering Street, east of 10th Street West, west of the Union Pacific Railroad line and north of Newgrove Street between the Union Pacific Railroad line and Date Avenue and north of Milling Street between Date Avenue and 10th Street West within the central portion of Downtown Lancaster

**PROJECT DESCRIPTION:** The Downtown Lancaster Specific Plan (DSLSP) provides area-specific land use regulations and development guidelines for seven districts within the Downtown. The DSLSP would allow for a mix of land uses including retail, office, residential and civic uses. The DSLSP would retain existing uses within the specific plan area, allowing for a maximum of 924,848 s.f. of retail service uses, 973,956 s.f. of office/civic/public spaces and 3,526 dwelling units (single- and multiple-family) in the Downtown at buildout. Additionally, the DSLSP proposes circulation improvements and the establishment of design regulations and design guidelines for new development within the Downtown.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The Initial Study describes the potential environmental effects of the proposed project. The EIR will address the potential impacts of the

project on aesthetics, air quality, cultural resources, land use, noise, population and housing, public services, traffic and circulation, and utilities.

**PUBLIC REVIEW PERIOD:** The City has made this Notice of Preparation (NOP) and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Your response must be sent as soon as possible but *not later than 30 days after receipt of this notice*. All comments must be submitted in writing to the address below. The comment period during which the City will receive comments on the Notice of Preparation is:

**Starting Date:** July 23, 2007

**Ending Date:** August 21, 2007

**RESPONSES AND COMMENTS:** Please indicate a contact person for your agency or organization and send your responses and comments to:

Brigitte Ligons  
Assistant Planner  
44933 North Fern Avenue  
Lancaster, California 93534-2461  
Fax: (661) 723-5926  
Email: [bligons@cityoflancafterca.org](mailto:bligons@cityoflancafterca.org)

**SCOPING MEETING:** As part of the CEQA process, the City will hold a public scoping meeting at the date and time listed below. You are welcome to attend and present environmental information that you believe should be addressed in the EIR:

**Date:** August 9, 2007

**Time:** 7 p.m. – 9 p.m.

**Location:** City of Lancaster, EOC  
44933 Fern Avenue  
Lancaster, California

**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available for public review at the locations listed below during regular business hours:

- Lancaster City Hall Planning Department, 44933 North Fern Avenue
- Lancaster Public Library, 601 West Lancaster Boulevard
- Online at <http://www.cityoflancafterca.org/Index.aspx?page=110>

If you require additional information please contact Brigitte Ligons at 661.723.6100

**Date:** July 18, 2007

**Signature**

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Brigitte Ligons

**Title:** Assistant Planner