

**NOTICE OF AVAILABILITY**  
**30<sup>TH</sup> STREET WEST AND AVENUE K PROJECTS**  
**DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**  
**SCH NO. 2007021086**

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**Project Title:** 30<sup>TH</sup> Street West and Avenue K Projects

**Project Location – City:** Lancaster

**Project Location – County:** Los Angeles

**Project Location – Specific:** The proposed projects consist of a total of approximately 15 acres in the City of Lancaster, within Los Angeles County, California. Specifically, the project sites are located on the south side of Avenue K at 30<sup>th</sup> Street West. The project site on the southwest corner of 30<sup>th</sup> Street West and Avenue K consists of approximately 4.62 acres. The project site on the southeast corner of 30<sup>th</sup> Street West and Avenue K consists of approximately 10.41 acres.

**Description of the Project:**

***Southwest Project Site***

The Southwest Project would include a general plan amendment and zone change to redesignate the southwest project site from Urban Residential (UR) to Commercial (C) and rezone the site from R-7,000 to Commercial Planned Development (CPD). In addition, a conditional use permit (CUP) would be required for the construction of a commercial development over two acres. Development on the southwest project site would include approximately 25,800 square feet of commercial retail facilities and 10,500 square feet of high-turnover restaurant facilities, within six individual structures for a total of 36,300 square feet of development. Retail structures would be oriented along 30<sup>th</sup> Street West and Avenue K, with surface parking provided at the interior of the site. Development on the southwest project site would include approximately 216 parking spaces, and access would be provided via 30<sup>th</sup> Street West and Avenue K.

***Southeast Project Site***

The Southeast Project would include a general plan amendment and zone change request to redesignate the southeast project site from UR to Multiple-Family Residential High Density (MR2) and C and rezone from R-10,000 to High Density Residential (HDR) and CPD. In addition, a CUP would be required for both the commercial development and residential development. A parcel map would also be required. The Proposed Project would develop the site with commercial and residential uses, including approximately 42,867 square feet of commercial retail uses in three structures: a grocery-type store, a drugstore, and another structure with retail shops. The commercial component would include 264 parking spaces, and access to the commercial site would be provided from 30<sup>th</sup> Street West and Avenue K.

The Southeast Project would also include a residential development, consisting of 50 townhomes on individual lots with common open space. Each townhome would be two stories and include a two-car garage. The residential development would total approximately 90,819 square feet and would include 124 parking spaces. Access would be provided from 30<sup>th</sup> Street West, and emergency access would be available towards the commercial development to the north.

**Significant Effects Discussed in the Draft EIR:** The Draft EIR discusses the proposed project's impacts associated with aesthetics, 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, traffic, and utilities. All significant effects of the proposed project have been reduced to less than significant levels with implementation of mitigation, with the exception of construction related air quality, and construction and operational noise, and parking on the southwest project site.

**Lead Agency:** City of Lancaster

**Department:** Planning Department

**Contact Person:** Ms. Jocelyn Swain

**Area Code/Phone/Extension:** (661) 723-6100

**Address Where Copy of the Draft Environmental Impact Report is Available:**

The Draft EIR is available for public review at the:

The Draft EIR is also available at the Reference Desk at the following library:

**CITY OF LANCASTER**

Planning Department  
44933 Fern Avenue  
Lancaster, CA 93534  
(661) 723-6100

Hours: 8:00 a.m. – 6 p.m., Mon. thru Thurs.  
8:00 a.m. – 5 p.m., Friday

**LANCASTER PUBLIC LIBRARY**

601 W. Lancaster Boulevard  
Lancaster, CA 93534  
(661) 948-5029

Hours: 10 a.m. – 8 p.m., Mon. thru Wed.  
10 a.m. – 5 p.m., Thurs. & Fri.  
11 a.m. – 5 p.m., Saturday

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**Public Review Period:** The Draft EIR is being circulated for a **45 day review period**, starting on **August 21, 2007** and closing on **October 4, 2007**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than October 4, 2007. Please send your comments to Ms. Jocelyn Swain, City of Lancaster, Planning Department, 44933 Fern Avenue, Lancaster, CA 93534. Comments can also be submitted via email at [jswain@cityoflancasterca.org](mailto:jswain@cityoflancasterca.org) or fax at (661) 723-5926. Ms. Swain can be reached at (661) 723-5926.

Written and oral comments regarding the draft EIR may also be submitted at a public hearing scheduled before the Lancaster Planning Commission on September 17, 2007, at 7:00 p.m. in the Council Chambers, Lancaster City Hall, 44933 Fern Avenue, Lancaster, California. Copies of all relevant material, including the Initial Study, the Environmental Impact Report, and all documents referenced in the Environmental Impact Report, are available for review at the City of Lancaster, 44933 Fern Avenue, Lancaster and the Environmental Impact Report and Appendices are available for review at the Lancaster Public Library, 601 W. Lancaster Boulevard, Lancaster.

**Hazardous Material Statement:** The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

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**Posted:** Lancaster City Hall  
City Planning Department  
Lancaster Public Library  
U.S. Post Office

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