

AGENDA ITEM: 6.

DATE: 02-19-08

MEMORANDUM

DRAFT ENVIRONMENTAL IMPACT REPORT 65th STREET WEST AND AVENUE J PROJECTS

DATE: February 19, 2008

TO: Lancaster Planning Commission

FROM: Planning Department

SUBJECT: Public Hearing for Draft Environmental Impact Report prepared for a residential subdivision located at the southwest corner of the intersection of 65th Street West and Avenue J (General Plan Amendment 04-05, Zone Change 04-06, Tentative Tract Map 62757).

This is an opportunity for written and oral comments to be submitted to the Planning Commission regarding the draft EIR. This draft EIR has been prepared for a 650 lot residential subdivision located at the southwest corner of 65th Street West and Avenue J.

The project site is approximately 160 acres and the proposed project would redesignate the project site from Non Urban Residential (NU) to Urban Residential (UR) and rezone the site from RR-2.5 (rural residential, minimum lot size 2.5 acres) to R-7,000 (single family residential, minimum lot size 7,000 square feet). Specifically, the proposed project consists of a subdivision for 650 single family homes.

One of the common methods used to obtain public input on a draft EIR is a public hearing. This public hearing gives both the Commission and members of the public an opportunity to submit comments regarding the draft EIR in either written or oral form. These comments along with other comments received during the review period (from January 30, 2008 to March 14, 2008), will be responded to in the final EIR.

The procedure for the Commission to follow is to open the public hearing, accept public testimony on the document, and close the public hearing. The testimony received should relate specifically to the adequacy of the draft EIR; this hearing is not intended as a forum regarding the project itself.

The Draft EIR for the project is being circulated for the mandated 45-day review period, from January 30, 2008 to March 14, 2008.