

APPENDIX B

Responses to the Notice of Preparation

Summary of 60th Street West/Avenue K Commercial Shopping Center Scoping Meeting Comments

Meeting Date: July 25, 2007

Meeting Location: City of Lancaster City Hall

| EIR Section Topic | Public Comment/City Comment |
|---------------------------------|--|
| Project Description | <ul style="list-style-type: none"> • Scoping meeting attendees wanted copies of the new site plan (Jocelyn said she would provide a PDF to anyone who contacts her) • Several questions concerned the relationship of the project and adjacent residential uses (such as “will existing walls come down” and “will our street be extended into the shopping center”) |
| Aesthetics | <ul style="list-style-type: none"> • EIR should mitigate for lighting pollution • Height of building (it will be seen from residences adjacent to center) • Resident of two-story home didn't want view into trash bins • Attendees felt that the project has not properly addressed the visual impacts it would have on the surrounding area, specifically: <ul style="list-style-type: none"> – Placement of trash bins (they should be hidden and out of sight) – Placement of walls to shield views of the loading docs and trash areas – Blocking of views from residential homes adjacent to property • Elevations of both the front and back-sides of the buildings were requested |
| Agriculture Resources | No comments raised |
| Air Quality | <ul style="list-style-type: none"> • EIR should examine the project's impact on air quality, including odors, i.e., from a fast food restaurant or trash (consideration of wind direction should be included) • EIR should examine the project's impact on air quality for both construction and operation • Pollution from truck delivery traffic specifically mentioned • Increase in asthma was mentioned as an impact of increased air pollutants from development |
| Biological Resources | No comments raised |
| Cultural Resources | <ul style="list-style-type: none"> • EIR should address and mitigate any cultural resources found |
| Geology and Soils | No comments raised |
| Hazards and Hazardous Materials | No comments raised |
| Hydrology and Water Quality | <ul style="list-style-type: none"> • EIR should address runoff issues for construction and operational conditions (residual flooding” from the pavement and building runoff) |

| | |
|--|--|
| Land Use and Planning | <ul style="list-style-type: none"> • EIR should examine the proposed project's inconsistency with the Land Use and Zoning Designations <ul style="list-style-type: none"> – Want the commercial development located somewhere else • EIR should examine the possibility that the initial commercial businesses may go under and other commercial uses take their place • Attendees expressed that they wanted to know specifically the uses proposed to go in the center (i.e. Home Depot, Wal-Mart, Burger King, etc.) • Attendees expressed that they wanted the City to purchase the land |
| Mineral Resources | No comments raised |
| Noise | <ul style="list-style-type: none"> • EIR should examine the increase in noise pollution from the proposed project • Delivery noise mentioned |
| Population and Housing | No comments raised |
| Public Services | <ul style="list-style-type: none"> • Concern expressed regarding the number of children walking to and from the surrounding schools and safety • Increased police patrol would be necessary <ul style="list-style-type: none"> – Concern about "day workers" loitering around • Concerns expressed about increased crime from the center (including people loitering, stealing handbags, rapes, etc.) • A person asked if the project would include a police sub-station • Person asked if the EIR will cite what the typical crime rate is at a Lowe's or other comparable uses proposed (Jocelyn said not by specific tenant – she said a letter from the Sheriff is expected and would be appended to the EIR) |
| Recreation | <ul style="list-style-type: none"> • No comments raised but one resident asked if a park would be considered on the site and others said they did not want a park on the site • City Response: Jocelyn said the City can only provide a park on land they own |
| Transportation and Traffic | <ul style="list-style-type: none"> • Peak traffic hours needed to be included in the traffic study. Non-peak hours also need be included because most of the professionals in the City travel outside the City to their respective places of employment (i.e. large amounts of traffic at 5:00 am) • Some wrongly assumed that the neighboring streets would be extended into the development from the west (Jocelyn corrected this assumption) • Citizens concerned with use of proper baseline numbers for traffic study and the time of day (and season) that the study is conducted • Concern expressed regarding the routes of delivery trucks • Concern expressed regarding "cut through traffic" in residential neighborhood streets <ul style="list-style-type: none"> – Want EIR to address residential streets in traffic study |
| Utilities and Service Systems (see runoff issues, etc. above) | <ul style="list-style-type: none"> • Rodents from trash are a concern (solid waste disposal issue) |
| Mandatory Findings of Significance | <ul style="list-style-type: none"> • Cumulative impacts of this and the two large commercial developments being proposed nearby must be addressed (this came up in particular with regard to traffic and crime) |

| | |
|-------------------|---|
| Other | <ul style="list-style-type: none">• Concerns expressed that expansion of the commercial shopping center (and traffic associated with the expansion) will decrease surrounding property values• Jocelyn mentioned that in Lancaster, all commercial development must have a wall around it (sounds like not necessarily as noise barriers, but in general for separation of land uses)• Concerns expressed regarding an increase in rodents from the development |
| Procedural Issues | <ul style="list-style-type: none">• Is the process just a formality (e.g., would the project get approved no matter what)?• Some said they didn't get noticed (Jocelyn said she will add addresses to the mailing list if she's informed. The mailing radius was dictated by City policy)• Jocelyn said all written comments will be responded to (sent via mail or email)• Jocelyn said copies of the EIR will be made available to anyone that wants one (later she clarified on CD)• Someone asked several times why the developer was allowed to even submit an application that was not consistent with the zoning (Jocelyn explained that the property owner has a right to file a request for a proposed zone change)• Jocelyn said that after release of the Draft EIR, there will be a meeting to accept verbal comments and a court reporter will be present |

Virginia Flores
6129 West Ave J-15
Lancaster, CA 93536



Fax

RECEIVED

AUG 16 2007

ENVIRONMENTAL SERVICES DIVISION
LOCAL OFFICE

To: Jocelyn Swain **From:** Virginia Flores and neighbors

Fax: 723-5926 return fax 661-718-3048 **Pages:** 1

Phone: 661-718-3048 **Date:** 7/18/2007

Re: 60th and K Commercial Center **CC:**

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

Ms. Swain,

I recently received the notice from the city regarding the proposed 60th and K Commercial Center and I cannot begin to express my deepest concern about this project. As a citizen who recently purchased a home located directly behind this project site on West Ave J-15 this shopping center will greatly alter our daily lives in many negative ways. We purchased our home here based on its location in a quiet and peaceful neighborhood and the idea of having a shopping center just over the wall of our cul-de-sac is extremely stressful. Not to mention the two schools, Sundown Elementary and Quartz Hill High School located less then a mile from the site. My neighbors and I are just sick at the idea of this shopping center location and are looking for all possible avenues that we can take to stop this project. I am looking to start a petition against this project and am wondering what are the steps to make sure it is most effective, is there certain wording or actions that need to be taken in making a petition? And also are there other steps that we can take to stop this project from happening in our backyard? I would appreciate any and all information you can provide, and am looking forward to hearing from you soon. Thank you.

Sincerely,

Virginia Flores

Virginia Flores
6129 West Ave J-15
Lancaster, CA 93536

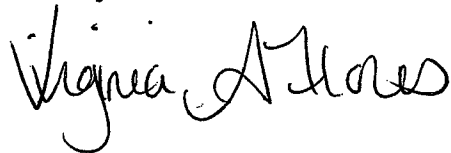
July 18, 2007

Jocelyn Swain, Associate Planner- Environmental
44933 Fern Ave
Lancaster, CA 93534-2461

Dear Ms. Swain:

I recently received the notice from the city regarding the proposed 60th and K Commercial Center and I cannot begin to express my deepest concern about this project. As a citizen who recently purchased a home located directly behind this project site on West Ave J-15 this shopping center will greatly alter our daily lives in many negative ways. We purchased our home here based on its location in a quiet and peaceful neighborhood and the idea of having a shopping center just over the wall of our cul-de-sac is extremely stressful. Not to mention the two schools, Sundown Elementary and Quartz Hill High School located less then a mile from the site. My neighbors and I are just sick at the idea of this shopping center location and are looking for all possible avenues that we can take to stop this project. I am looking to start a petition against this project and am wondering what are the steps to make sure it is most effective, is there certain wording or actions that need to be taken in making a petition? And also are there other steps that we can take to stop this project from happening in our backyard? I would appreciate any and all information you can provide, and am looking forward to hearing from you soon. Thank you.

Sincerely,



Virginia Flores

Concerned Citizen



NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
www.nahc.ca.gov
ds_nahc@pacbell.net



July 23, 2007

Ms. Jocelyn Swain

CITY OF LANCASTER PLANNING DEPARTMENT

44933 Fern Avenue
 Lancaster, CA 93534-2461



Re: SCH# 2007071049: CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for 60th Avenue West and Avenue K Commercial Shopping Center, City of Lancaster, Los Angeles County, California

Dear Ms. Swain:

Thank you for the opportunity to comment on the above-referenced document. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
 - If a part or the entire (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
 - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this

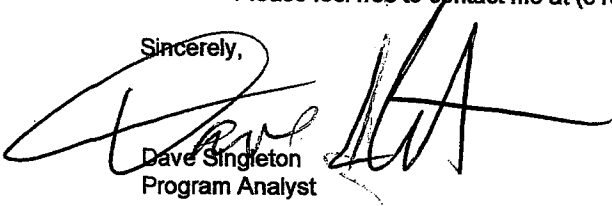
Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton", is written over the typed name and title.

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: List of Native American Contacts

Native American Contacts
Los Angeles County
July 23, 2007

Charles Cooke
32835 Santiago Road
Acton , CA 93510
(661) 269-1422
(661) 733-1812

Chumash
Fernandeno
Tataviam
Kitanemuk

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles , CA 90020
(213) 351-5324
(213) 386-3995 FAX

Beverly Salazar Folkles
1931 Shadybrook Drive
Thousand , CA 91362
805 492-7255

Chumash
Tataviam
Fernandeño

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez
981 N. Virginia
Covina , CA 91722
(626) 339-6785
Yowlumne
Kitanemuk

San Manuel Band of Mission Indians
Henry Duro, Chairperson
26569 Community Center Drive
Highland , CA 92346
(909) 864-8933
(909) 864-3370 Fax

Serrano

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall , CA 91322
tsen2u@msn.com
(661) 753-9833 Office
(760) 885-0955 Cell
(760) 949-1604 Fax
Fernandeño
Tataviam
Serrano
Vanyume
Kitanemuk

Fernandeno Tataviam Band of Mission Indians
Randy Guzman-Folkles, Dir. Cultural and Environmental Department
601 South Brand Boulevard, Suite 102
San Fernando , CA 91340
ced@tataviam.org
(818) 837-0794 Office
(805) 501-5279 Cell
(818) 837-0796 Fax

Fernandeno
Tataviam

Kern Valley Indian Council
Robert Robinson, Historic Preservation Officer
P.O. Box 401
Weldon , CA 93283
brobinson@mchsi.com
(760) 378-4575 (Home)
(760) 549-2131 (Work)
Tubatulabal
Kawaiisu
Koso
Yokuts

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007071049; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for 60th Avenue West and Avenue K Commercial Shopping Center; City of Lancaster; Los Angeles County, California.

Swain, Jocelyn

From: Abel Alba [abelalba35@yahoo.com]
Sent: Monday, August 13, 2007 11:35 PM
To: Swain, Jocelyn
Subject: reference 60th and K comercial center

Dear Jocelyn Swain,

I write this email letter on responce reference to the 60th and K Commercial Center, as I have received correspondence from your office of Environmental Science Associates.

As a resident of address 6129 W Avenue J14, and after reading your complete package starting with your (NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT) and ending with the (POTENTIAL ENVIRONMENTAL EFFECTS), I am completely agains the idea of continuation of this project, I am fully aware there was a (EIR Scoping Session) dated on July 25, which unfortunately I was not able to be present, therefore I do not know how advance this project has become after my receipt of this letter.

I will like to know how advanced this project is at this time, and how can I get more infomation on regards of personal interest and questions I have regarding this project, I have several specific questions I like to ask in order for me to open more to this idea, as is I find myself very confused and unclear as how this project will affect the original or present cost of my house, and if any of the links directly or inderectly conected to this project will affect the best finalcial, social or cultural interest of my family, it will be very much appreciated if you can reply to this email and inform me of some or all of the positive aspects this project will bring to all of us who will be with in a ratio's reach of your consideration for this project.

Please reply as soon as possible, as this is a very important matter with in our family and neighbors, as we need to find the best possible approach to this project.

I like to thank you for you time and I expect to hear from you.

Thank you very much.

Sincerely,

Abelardo Albarran



Looking for a deal? Find great prices on flights and hotels with Yahoo! FareChase.

Swain, Jocelyn

From: Ted Kalnas [fyrehog@msn.com]
Sent: Monday, August 13, 2007 4:33 PM
To: Swain, Jocelyn
Subject: SHOPPING CENTER @ 60TH WEST AND AVE K

I am very concerned that this new proposed shopping center is going to have a severe negative impact on our rural enviroment. This is also going to impact our neighborhood for the following reasons;

- 1. Severe noise pollution*
- 2. Crime activity will rise*
- 3. Negative impact on resale value of our new homes*
- 4. Negative imact on our residential lifestyle*
- 5. Vandalism will surely skyrocket*
- 6. Traffic congestion will increase*
- 7. Childrens safety will be severly impacted - all children walking to and from local schools*

This is but a few of our concerns, that with all due respect, must be taken into consideration before any "re-zoning" of our residential nieghborhood take effect.

Thank you

Ted Kalnas

43629 Brandon Thomas Way

Lancaster



More photos, more messages, more storage—get 2GB with Windows Live Hotmail.

Amelia Jennings
6147 West Ave. J-15
Lancaster, CA 93536



August 9, 2007

City of Lancaster
Planning Commission Dept.
44933 Fern Avenue
Lancaster, CA 93534

Attention: Joycelyn Swain - Associate Planner - Environment

Re: The 60th Street West and Avenue K Commercial Center

The above referenced project will definitely have many Direct Impacts on Environmental Changes in the neighborhood of this project. Everyone here says that if they had known a shopping center was going to be put in here, they would not have purchased a home here, and they probably will sell their home. The majority of us purchased our homes here because of the Country-like atmosphere here. It is quiet, clean, and clear air, good neighbors and a great view now, but if the shopping center goes in all that will go away. It will just become congested with lots more traffic (cars and trucks) causing bad air to breathe from the gas and diesel fumes, causing eye and nose irritation and even inflammation. The noise from all the extra cars and trucks will be irritable to our ears, nerves and even cause lack of sleep, therefore can make us very ill, especially the elderly and children who live here (of which there are quite a few). Also the extra traffic will be hazardous to anyone that is walking or driving in our own neighborhood. The children walking to school would be in a lot of danger both from the extra heavy traffic and from the possible bad people that may be hanging around the shopping center. Like "Day Laborers that may be

homeless, or gangs. The Building Supply Store will probably bring in the "Day Laborers". The Big Dumpsters will bring in dumpster divers, both human and animals like bears, wolves, coyotes, Rats, mice, ants and even snakes

Just the initial change of zoning from Residential to Commercial will make a huge impact on the value of our homes not to mention the Environmental impact. Then when the Shopping Center is finished our home value will go way or down. So that if we tried to sell our homes, we would lose a lot of money. And most of us out here invested everything we had into our homes because we planned to stay here. Many of us are either elderly or very young and would find it very difficult to have to sell (and lose money). We wouldn't be able to find anything in the Antelope Valley for the money we would get out of our house, that would be as safe and healthy as this place is now.

So, we hope that you will help us to keep our happy, healthy neighborhood as it is, a Residential Neighborhood. Please Please Do Not Let This Shopping Center move in on us.

Thank You For
Your Consideration,

Sincerely,
Amelia Jennings

Paul Jennings
6147 W. Ave. J-15
Lancaster, CA. 93536
(661) 718-1087
paaj@roadrunner.com



Ref: Shopping Center at West 60th and Ave. K

Jocelyn Swain
Associate Planner – Environmental
City Of Lancaster, CA.

Dear Jocelyn,

In opposition to the above project, I failed to mention in my earlier E-Mail the undesirable consequences that could occur (if the above project should be approved) in regard to the future possibility that some of the stores in the project would close, for whatever reason, and they were unable to find another tenant for months or even years. This would create additional degradation of the neighborhood; possibly afford a hangout for the homeless and other undesirables, as well as adding to the trash and varmint infestation.

I have seen this happen in other areas (and there are several examples right here in Lancaster), and when one of the main anchor stores closed down, it created a domino effect on the remaining businesses in the center, and before long, it was like a ghost town. We do not need this project in our neighborhood!

Another fact to consider is: How many Home Depots/Lowes do we need in an area this size? We already have two of each. An additional one would not create new customers; it would only subtract customers from the existing similar stores. They would only be creating competition among themselves. If another home improvement store is established here, then the other competitor would quickly build another one close by so the first one would not get ahead of it.

This is a new neighborhood and the homes generally come well equipped, so the demand for home improvement items is not as large as in an older neighborhood. The closest Home Depot is only 4 miles away, and Lowes is only 5 miles away, and I think the average person in this neighborhood would only have the need to go to a home improvement store only once or twice a month, so driving 4 or 5 miles once or twice a month would not be much of an imposition! WE DO NOT NEED THIS PROJECT IN OUR NEIGHBORHOOD!

Thank you for your consideration.

Paul Jennings
Paul Jennings

Swain, Jocelyn

From: Michael Diaz [leticiadiaz@msn.com]
Sent: Monday, August 13, 2007 4:19 PM
To: Swain, Jocelyn; Reyes, Joy; bldicke@cityoflancafterca.org
Subject: Commercial Shopping Center on 60th Street West, Ave. K

Ms. Jocelyn Swain,

This letter is to let you know my total opposition to the proposed commercial shopping center on 60th Street West and Avenue K. We moved here because this was a residential zone, which is very important to us due to the fact that I have children. My address is 6121 West Spice Street. As you can see, if you look in your map, my house will be line bordering the proposed development. So I'm very concerned about the environmental problems that this development will bring to the whole community. I would like the following issues to be addressed in your environment impact report.

1. The increase of crime that such a development will bring to our community (kid napping, rapes, killings, vandalism, gangs, shootings, graffiti, etc.). All this will put the lives of our families and children in danger.
2. Increase of traffic on all our streets including the main avenues, which our children would have to cross to go to school, putting their lives at risk.
3. The air pollution and noise due to the increase of traffic which will attack our health and the health of our children as well.
4. The infestation of rats and roaches that will come to our community, with the opening of such businesses, endangering also the health of our families and our children.

We do not need more commercial zones we already have Lowes, Home Depot, Target, and Wal-Mart here in Lancaster.

I thank you before hand for your consideration to this matter.

Respectfully

Leticia Diaz
7/13/07 4:13 PM



Swain, Jocelyn

From: Akins, Patrick W [patrick.w.akers@lmco.com]
Sent: Monday, August 13, 2007 3:46 PM
To: Swain, Jocelyn
Subject: Response to EIR concerns letter regarding proposed commercial development @ 60th St W. and Ave. K

Ms. Swain,

Please consider the following in your environmental impact study:

- 1) Impact of increasing traffic flows in the area multiple times over anticipated flows if the zoning remains residential. Anticipated traffic backup into the residential area resulting from inadequate entrances/exits into the shopping area.
- 2) Increases in noise from both traffic and business operations.
- 3) Light pollution to residences located adjacent to the development.
- 4) Loitering. This would include several groups including day laborers, teens from local schools, especially on weekend nights and the potential for gang or other criminal related activities.
- 5) Safety concerns both from the additional traffic and for neighborhood children who under the current plan would have no barriers from the neighborhood into the parking lot of the new commercial development. There would also be increased safety issues with all of the children going to school with all of the increased traffic as well as the potential for predators loitering in the shopping areas looking for unescorted children.
- 6) A subset of the safety issue would be an expected increase in crime rates in the area. Not only would the new stores be at risk, but the neighborhood could become more at risk as well as escaping criminals could easily break into local residences in an attempt to hide from law enforcement or could use the neighborhood as an escape route potentially creating dangerous situations between fleeing criminals and law enforcement.
- 7) Construction issues related to light, noise, dust, pollution from construction equipment; especially to those residents who live on the border of the development area.
- 8) Ensure that local water supplies are adequate to support both construction and ongoing operations once construction is complete.
- 9) Ensure adequate control of water runoff in the area.
- 10) Ensure than no endangered wildlife is harmed/displaced as a result of this project. It has been reported that there are an endangered species of owl that nest in the trees in the proposed development area.

Thank your for your consideration of these issues and feel free to contact me if any of the above require additional explanation.

Patrick W. Akins
6120 W. Spice Ave.
Lancaster, CA 93536
661-718-8516



Swain, Jocelyn

From: JENIFER ARMSTRONG [cri8v1@msn.com]
Sent: Monday, August 13, 2007 3:30 PM
To: Visokey, Andy; Swain, Jocelyn
Subject: Fw: 60th and k Project

----- Original Message -----

From: JENIFER ARMSTRONG
To: Jswain@cityoflanaster.org
Sent: Monday, August 13, 2007 3:28 PM
Subject: 60th and k Project

Dear Ms. Swain,

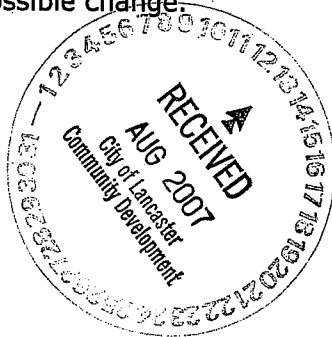
This is to inform you that as a citizen of Lancaster I am very much opposed to the proposed change to the property at 60th West and Avenue K. I purchased my home at 6120 W. Avenue J15 about a year ago with the belief that another residential community was planned for the property across the fence. Now I understand there is a proposal to build a commercial shopping Center. This will mean additional traffic for this area, decreased property values, higher crime rates, and concern for the safety of my children.

I moved out to this area to get away from higher crime and the constant noise and air pollution from many cars and trucks. Now I face a loading dock, lots of traffic from shoppers, cars and delivery trucks. My son's window, overlooks this loading dock, and he has asthma. I don't want him to grow up having to keep his window closed because there is a truck forever loading or unloading and waking up in the middle of the night from the beep beep beep of the trucks backing up.

Please reconsider this possible change.

Sincerely,

Jenifer Armstrong



Swain, Jocelyn

From: dia7000@aol.com
Sent: Monday, August 13, 2007 3:30 PM
To: Swain, Jocelyn
Subject: 60th Street West and Avenue K, Commercial Shopping Center

Ms. Jocelyn Swain,

I am writing to express my opposition to the proposed 60th Street West and Avenue K, Commercial Shopping Center. Also to express my opposition to the re-zoning of the land from residential zoning to commercial zoning.

Residents in the adjoining Blue Sky Ranch development, especially those whose property line borders this proposed project would suffer substantial financial consequence due to the immediate devaluation of their property.

I am very concerned about the following issues:

- * Increased Traffic Flows.
- * Noise Pollution
- * Light Pollution, bordering residential properties would be flooded with light.
- * Loitering.
- * Safety.
- * Crime.
- * Children walking to and from school.
- * Water run off or Drainage.
- * Destruction of Habitat for Indigenous Wildlife.

Ms. Swain, your consideration in this matter is greatly appreciated.

Respectfully and Sincerely,

Della Akins



AOL now offers free email to everyone. Find out more about what's free from AOL at AOL.com.

Swain, Jocelyn

From: Keith Jeffery [kgjeffery@yahoo.com]
Sent: Monday, August 13, 2007 1:33 PM
To: Swain, Jocelyn
Subject: opposed to rezoning of property at 60 th west and Ave K

Ms Jocelyn Swain

I am very opposed to the property at 60th st. west and Avenue K being rezoned to commercial property from residential.

I am very concerned about the crime rate that will follow if you rezone for a commercial shopping center. It will make dangerous for our Kids our homes and the neighborhood.

Please oppose the rezoning of our neighborhood.

Keith Jeffery
43637 Grandpark Ave
Lancaster Ca. 93536



Building a website is a piece of cake.
Yahoo! Small Business gives you all the tools to get online.

Swain, Jocelyn

From: Sudduth, Arlene F [arlene.f.sudduth@boeing.com]
Sent: Monday, August 13, 2007 1:12 PM
To: Hearn, Henry; Crosby, Terry; Visokey, Andy; Sileo, Ed; Jeffra, Jim; Smith, Ron
Cc: Reyes, Joy; Swain, Jocelyn
Subject: Keep 60th W & K and 60th W & L Residential

Like many people seeking peace and quiet on the west side, my husband and I purchased a new home on 60th West and K. The area offers great schools, friendly neighbors, and a great view of the mountains.

We did not expect the city would start building shopping centers in our block that will attract a lot of people and increase the traffic in the area. Many studies show that bringing commercial sites to residential areas increases crime rates, noise, light pollution, and traffic.

We want to keep our area residential; we do not want strangers shopping at a Wal-Mart, Target, or Home Depot near our homes. We would not have moved here had we known we were going to live a mile from Wal-Mart and a block from Home Depot. Our home values will greatly depreciate with the rezoning of these residential zones to commercial.

We want to attract professionals to the area, such as engineers, doctors, lawyers, ect. We need to make our neighborhoods appealing to this crowd, otherwise we will end up with all of the section 8 people the city of LA is trying to dump in our city.

Retail stores may seem beneficial to the community, but, in the long run, tax payers' dollars will be paying for the added services to support these businesses (more police, health services, fire dept support). Because of the low wage jobs these businesses attract, tax payers will have to support many of the workers that will move to the area seeking employment.

West Lancaster has a lot of potential for growth. It has a local airport, industrial sites, and plenty of open land to build new businesses (including retail stores) away from residences.

If we start crowding our residential areas with retail stores, the professionals in our community will eventually move to less congested area in search safety, such as the Rancho Vista , Ana Verde, Rosamond Airpark, and Tehachapi.

I got my first job out of college at Edwards AFB four years ago, and since then have made Lancaster my home. I guarantee you that if the city does not provide safe neighborhoods and/or jeopardize the safety of existing neighborhoods, many professionals, myself included, will move to more desirable communities. The city will lose valuable taxpayer dollars.

Help us keep our community a safe place to live. Keep West Lancaster free of retail stores.

Arlene Sudduth
43643 Grand Park Ave, Lancaster, CA



Swain, Jocelyn

From: Sudduth, Arlene F [arlene.f.sudduth@boeing.com]
Sent: Monday, August 13, 2007 1:12 PM
To: Swain, Jocelyn
Subject: Issues for EIP of zone 60th W & K

I would like the following issues be addressed on the Environmental Impact Report for the rezoning of the block on 60th West between Ave K and J-12:

1. Drainage - Where is runoff water going?
2. Water Supply - Where is it coming from?
3. Noise and light pollution
4. Increase in traffic will pose a hazard to children walking to/from schools (Sundown Elementary, Quartz Hill High)
5. The impact of cutting down the trees located in the lot
6. Is this area a natural habitat for any endangered species? (Owls)
7. Are the resources available as far as police department, fire department, health services, and so on? Are these additional costs taken into account?
8. Effect on school zone boundaries and speed limits
9. The effect on increased traffic and conditions of the roads leading to the site
10. Increase in crime in the area, safety of the schools
11. The effect of a big box store on small business, small businesses offering better wages and benefits might not be able to compete
12. The increase of low wage and low benefit jobs means more public services, include the cost of the increase in these services
13. The impact of property values, initially appraised on a residential area, would now decrease in value due to the proximity to a commercial site
14. The impact of rezoning this area on the possibility of rezoning near-by areas that are not developed yet
15. The area would become less appealing to new home buyers and the impact on new construction within a mile radius
16. Impact on the neighbors (at least within a mile radius), do they approve of the rezoning?
17. Traffic Increase and access to the schools in the area
18. Emergency evacuation routes in case of an emergency (i.e.. earthquake)
19. The destruction of natural habitat of local vegetation (Joshua trees)
20. Effects of the proximity to churches and schools
21. Effects of the proximity to the county jail
22. Effects on the population of wildlife (rabbits, squirrels, coyotes)



Swain, Jocelyn

From: Norma Guerrant [nmguerrant@yahoo.com]
Sent: Monday, August 13, 2007 12:41 PM
To: Swain, Jocelyn
Subject: Proposed rezoning of 60th and K

Dear Jocelyn,

I am very concerned about the impact of crime related to a proposed shopping center on Avenue 60 and K. The City of Lancaster is already suffering from the effects crime is having on all the residents of the Antelope Valley. Will the EIR reflect an accurate picture of what will happen to the residents of Blue Sky Ranch with regard to crime? How will a proposed commercial center decrease crime on 60th and K?

Thank you,
Norma Guerrant

Got a little couch potato?
Check out fun [summer activities for kids.](#)



Swain, Jocelyn

From: Norma Guerrant [nmguerrant@yahoo.com]
Sent: Monday, August 13, 2007 12:32 PM
To: Swain, Jocelyn
Subject: Proposed rezoning of 60th and K

Dear Jocelyn,

In your EIR, please research the total impact of noise pollution with the creation of shopping center. At the present, I enjoy a quiet atmosphere in West Lancaster. That is one of reasons I chose to move out here. Intrusion of noise from vehicles and all sources connected with a shopping center would have a poor impact in our community.

We are hoping that effects regarding noise pollution will be researched.

Thank you,
Norma Guerrant

Luggage? GPS? Comic books?
Check out fitting gifts for grads at Yahoo! Search.



Swain, Jocelyn

From: Norma Guerrant [nmguerrant@yahoo.com]
Sent: Monday, August 13, 2007 12:26 PM
To: Swain, Jocelyn
Subject: Proposed rezoning of 60th and K

Hello Jocelyn,

I reside at 6128 W. Avenue J-15 - 500 feet from the proposed rezoning of the lot on 60th and K which would change it from a residential zone to a commercial zone.

Please consider investigating the effects of sound decibels in voice boxes which would be operated by fast food stores.

Thank you for your help.
Norma Guerrant

Ready for the edge of your seat? Check out tonight's top picks on Yahoo! TV.



Swain, Jocelyn

From: Don Guerrant [donaldguerrant@msn.com]
Sent: Monday, August 13, 2007 12:25 PM
To: Swain, Jocelyn
Subject: EIR for Commercial Center at 60th & K

Dear Jocelyn,

I want to request that the EIR for the proposed Commercial Center at 60th Street West and Avenue K ADDRESS the LAW ENFORCEMENT STATISTICS ABOUT THE INEVITABLE RISE IN CRIME THAT A COMMERCIAL CENTER BRINGS TO THE SURROUNDING NEIGHBORHOOD.

Likewise, because a home improvement store is proposed, WHAT WILL BE DONE ABOUT DAY LABORERS LOITERING AT THE CENTER AND SPILLING INTO OUR NEIGHBORHOOD?

HOW CAN ALL THE CHILDREN TRAVELING TO AND FROM NEARBY SCHOOLS BE PROTECTED? WHAT WILL THE COST BE TO THE SCHOOLS, SHERIFF'S DEPARTMENT, ETC.? PLEASE INCLUDE A REPORT FROM THESE AGENCIES INDICATING HOW THEY ARE WILLING AND ABLE TO PROVIDE PREVENTATIVE PROTECTION, AND NOT RESPOND, for example, AFTER A CHILD HAS BEEN ABDUCTED.

I ask that the EIR report THE STATISTICS OF INCIDENCES OF CRIME FOR UNDOCUMENTED WORKERS - ESPECIALLY CRIMES AGAINST CHILDREN - BUT ALSO INCLUDING ROBBERIES, VANDALISM, LEWD CONDUCT AND OTHER CRIMES COMMITTED IN NEIGHBORHOODS ADJACENT TO SUCH GATHERING PLACES IN COMMERCIAL CENTERS.

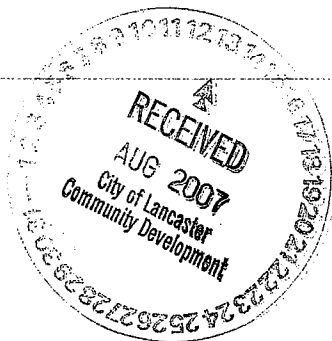
Please have the EIR address STATISTICS OF ARRESTS AND LAW ENFORCEMENT RESPONSES TO THE PARKING LOTS OF SUCH COMMERCIAL CENTERS LATE AT NIGHT.

Thank you for seeing that these issues are addressed in the EIR.

Sincerely,

Donald C. Guerrant
6128 West Avenue J-15

Recharge--play some free games. Win cool prizes too! [Play It!](#)



Swain, Jocelyn

From: Don Guerrant [donaldguerrant@msn.com]
Sent: Monday, August 13, 2007 12:00 PM
To: Swain, Jocelyn
Subject: 60th West and Avenue K EIR request

Dear Ms. Swain,

I am writing to request that the EIR for the proposed Commercial Center at 60th Street West and Avenue K address WILDLIFE DWELLING AT THE PROPOSED SITE.

I have observed at least one family of owls living in the trees on the proposed site. There may also be Burrowing Owls in this habitat and the dens of other wildlife in this area.

I ask you to ensure that the EIR thoroughly address the impact of the proposed Center on the Wildlife.

Thank you,

Don Guerrant
6128 West Avenue J-15

New home for Mom, no cleanup required. All starts here.



Swain, Jocelyn

From: Don Guerrant [donaldguerrant@msn.com]
Sent: Monday, August 13, 2007 11:50 AM
To: Swain, Jocelyn
Subject: EIR for Commercial Center at 60th West and K

Dear Ms. Swain,

As a citizen of Lancaster and a resident living within 500 feet of the proposed Commercial Center at 60th Street West and Avenue K, I am writing to request that the Environmental Impact Report address very thoroughly the INCREASED TRAFFIC THE CENTER WOULD GENERATE. Secondly, please address THE PATTERNS TO HANDLE THE TRAFFIC ENTRANCE AND EGRESS AT THIS PROPOSED CENTER.

Looking at the plan, I believe that it is woefully inadequate, and that hundreds of cars will end up driving through my neighborhood.

Thank you for seeing that this issue is addressed.

Sincerely,

Donald C. Guerrant
6128 West Avenue J-15

See what you're getting into...before you go there See it!



To: Jocelyn Swain

FROM: Timothy B. Bryant
43751 Brandon Thomas Way
Lancaster, CA 93536



SUBJECT: Added Environmental Issues for the Proposed Development at 60th Street West Between Ave K and J-12

This is additional information I would like to have included in the EIR report.

1. Drainage: Ensure the Developers storm water management plan is consistent with Lancaster storm water management policy plan. Developer must meet Lancaster's Policy standards for water quality, recharge to groundwater, and peak runoff impacts. On-site and off-site storm water runoff will be collected by deep sump hooded catch basins and conveyed via a closed pipe system to two subsurface detention basins, and discharged to the proponent's proposed new culverted drainage channel to the existing on-site farm pond.

1a. Drainage Continued: Encourage the developer to use and evaluate opportunities for incorporating sustainable design alternatives including Low Impact Development (LID) techniques in the project's site design and storm water management plans. LID techniques incorporate storm water best management practices (BMPs) and can reduce impacts to land and water resources by conserving natural systems and hydrologic functions.

2. Trip Generation: Request that contractor which will complete the EIR report use table 4: Comparison of study trip generation rates to ITE trip generation rates, P.M. peak hour, peak hour of adjacent street traffic. This table is located in the 7th Edition, ITE Trip Generation, Volume 3. This table provides more accurate information ITE should consider adding a new and is more consistent with today's free-standing discount superstores with sizes greater than 200,000 square feet.

3. Transportation Demand Management: The EIR and/or Local City Planners should include a description of the proponent's proposed comprehensive Transportation Demand Management (TDM) plan for employees and patrons of the development. The proponent's proposed TDM plan should consider incorporating a number of measures for reducing project generated vehicle trip generation including but not limited to:

- the appointment of an Employee Transportation Coordinator (ETC);
- the use of staggered employee work hours;
- the implementation of an employee ride-matching program;

- the implementation of a "Guaranteed Ride Home" program for employees;
- work closely with the Antelope Valley Transit Authority's (AVTA) to extend existing bus service to proposed new on-site transit amenities including bus shelters and bus stops, and posting of transit schedules on-site;
- promote the use of on-site amenities including employee direct deposit banking;
- install bicycle amenities including secured bicycle storage racks at each building, and bicycle shoulders along site driveways; and
- construct sidewalks along site driveways to connect to existing sidewalks on J-12 and Ave K.

3a. TDM cont: The TDM plan should also consider including the use of staggered work hours and flex time work schedules outside the proposed stores current weekday AM and PM peak periods; implementation of a carpooling and vanpooling program; implementation of a ridesharing program, preferential parking; and promotion of the use of the Antelope Valley Transit Authority's (AVTA) public transit service. All of the developers project tenants and businesses should be required to participate in the proposed TDM plan. The TDM plan should describe any monitoring necessary to ensure the success of the program. The EIR should demonstrate the proponent's commitment to implement, monitor, and continuously fund the proposed TDM plan.

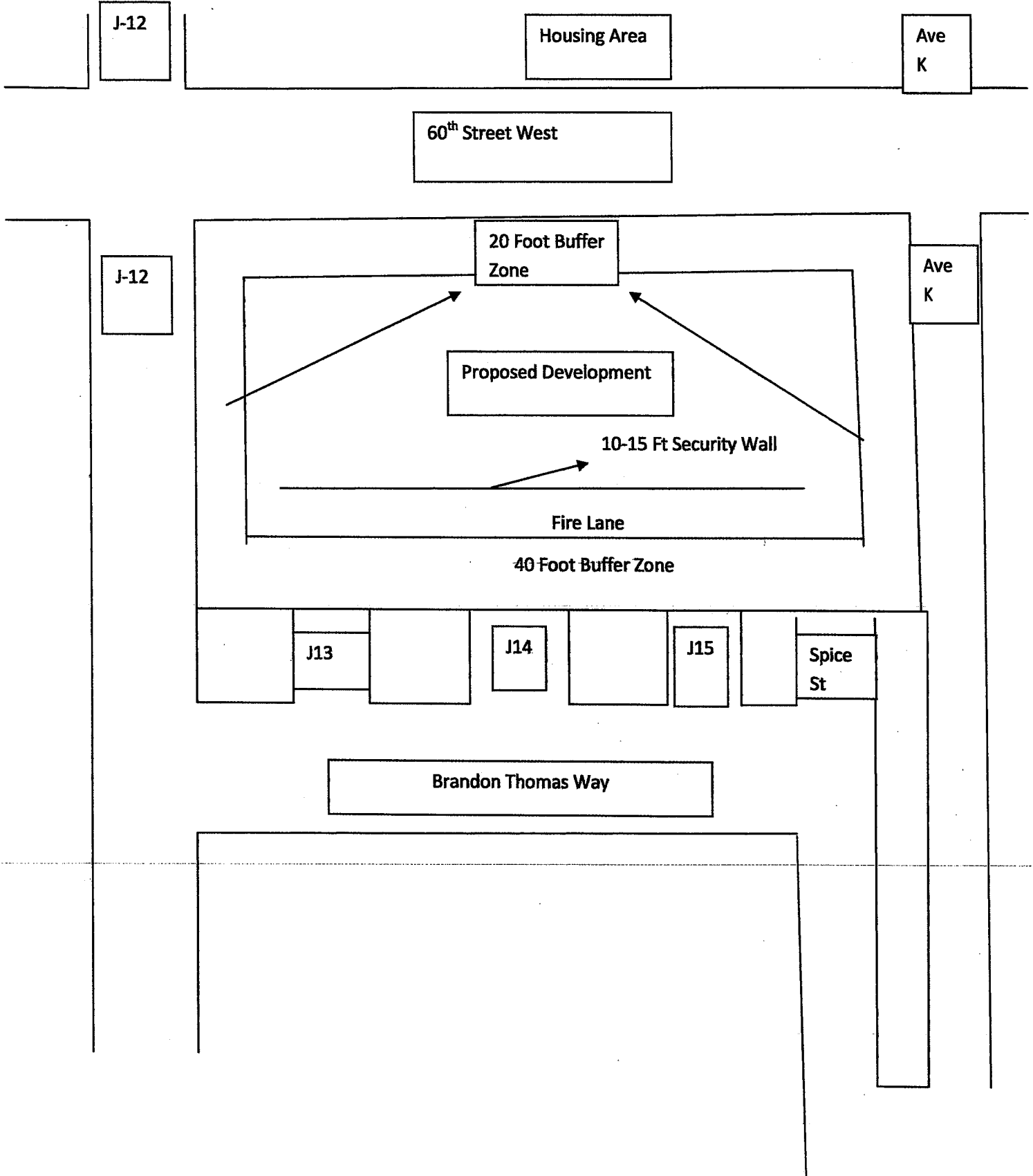
4. Construction Area Impacts: The EIR and/or Local City Planners should include a construction mitigation plan to satisfactorily address the project's potential impact nearby residential neighborhoods from construction-related project impacts including noise and dust. I strongly encourage the proponent to consult with California Department of Environmental Protection, and the City of Lancaster, and to meet with local area residential neighbors from the project area during the design of the proponent's construction mitigation plan. I ask that the proponent consider requiring its contractors to use On-Road Low Sulfur Diesel (LSD) fuel in their off-road construction equipment that can increase the removal of particulate matter (PM) by approximately 25% beyond that which can be removed by retrofitting diesel-powered equipment. All construction-related refueling and equipment maintenance activities should be conducted under cover on impervious surface areas with containment, and outside of any desert resource areas, endangered species habitat areas, residential areas and wellhead protection areas. The proponent should also commit to specific TDM measures that can be implemented during construction. The EIR should also include the days of the week and hours on when construction will take place. Construction should be limited to Monday – Saturday from 0700 – 1900 only. This would significantly reduce the noise associated with this potential project.

5. Noise/Light Pollution Impacts: The EIR and /or Local City planners should include a mitigation to reduce the projects impact to nearby residential from noise, lights and sight pollution from these projects. A buffer zone (not a wall) of mature trees at least 20 – 24 feet high (list of approved trees are located with the Lancaster City Department of Road and Ground). Trees should be placed parallel to the

back wall of the Blue Sky Housing track (abeam J-12, J-13, J-14, J-15 and Spice Street. Trees should be spaced at least 5 – 8 feet apart and should consist of for leaf (such as Raywood Ash) and flowering (such as Flowering Plum), shrubs may be added for affect but are nor considered part of the buffer zone. This buffer zone should at least 40 feet wide and then the developer would build a 20 foot high wall or barrier between the proposed development site and trees (see diagram below). Then a fire lane would be built parallel to the buffer wall and the proposed development site. No street from the Blue Sky housing area (parallel to the proposed development) would have access to the proposed development. This would reduce ground traffic from entering the residential area and ground water run off from the proposed parking lot. Also a 20 foot buffer needs to be developed with mature trees at least 20 -24 feet high on the remaining side of the proposed development to additionally reduce noise, light and sight pollution. Site would look similiar to Apollo Park. It would be understood that entrances and exits streets need to be developed through these buffers zones for traffic, however, they intent of these zones is to reduce the noise, light and sight pollution as much as possible. No speaker boxes should be allowed outside any facility (such as those found at any Fast Food Drive though window's) which would increase the noise levels during proposed quiet hours. Those proposed hours would be from 0700 – 1900 Mon – Sat. On Sunday those hours would be 1100 – 1700. Truck deliveries would be limited to Mon – Sat 0700 – 1700, no deliveries on Sunday at all. No truck delivery on any Federal or State Holidays. Free standing security lights should not be placed in a manner in which they would cause Light pollution to any surrounding neighborhood (hence the Tree Barriers).

6. Sight Pollution: In addition to the above impacts the EIR and/or Local City Planners should include a method on how the developer would blend these proposed structures into this residential neighborhood without it being invasive or omnipresent in the community. Structure should be designed in a manner in which they would blend into the community and not stand out. The use of these tree barriers and well as other desert vegetation plants, flowers and shrubbery prevalent to the Antelope Valley should not only be encouraged but mandated. The developer should meet with local residents on how to plan such a project without it being intrusive.

DIAGRAM



Swain, Jocelyn

From: Bill Tuttle [bill@billtuttle.com]
Sent: Monday, August 06, 2007 3:39 PM
To: Swain, Jocelyn
Cc: bill tuttle
Subject: RE:60th and K Commercial Center

City of Lancaster Planning Department
44933 Fern Ave
Lancaster, Ca. 93534

RE:60th and K Commercial Center



Jocelyn Swain,

I received you notification regarding 60th Street West and Avenue K Commercial Shopping Center EIR draft to be prepared by Lancaster Planning.

Please send me any future notifications regarding the project. When the Draft EIR is published I would like to receive a copy.

Thank you,

Bill Tuttle
bill@billtuttle.com
1800-942-7222

Please confirm you received this email.

Swain, Jocelyn

From: Ludicke, Brian
Sent: Wednesday, August 08, 2007 10:57 AM
To: Swain, Jocelyn
Subject: FW: Proposed Development

From: Crosby, Terry
Sent: Monday, August 06, 2007 1:14 PM
To: LaSala, Robert; Busch, Michael; Ludicke, Brian
Subject: FW: Proposed Development

FYI....similar emails received by all Council

Terry Crosby
City of Lancaster
661-723-6007
tcrosby@cityoflancasterca.org



From: Bryant Timothy B Civ 412 OSS/OSAR [mailto:Timothy.Bryant@edwards.af.mil]
Sent: Monday, August 06, 2007 12:05 PM
To: Smith ,Ron; Crosby, Terry
Subject: Proposed Development

City Council Member Ronald Smith,

I recently sent you an e-mail expressing my concerns about the proposed development on 60th Street West between Ave K and Ave J-12. You were the only one to respond and I really appreciate your concern. Just wanted to share with you a few other things.

I and other members of the "Save Our Community at 60th and K" have organized ourselves and are preparing a petition for you and other members of the Lancaster City Council to vote NO on rezoning this proposed development from residential to Commercial.

I had the opportunity to read the minutes from the 10th of July 2007 City Council meeting and the Honorable Vice Mayor Andy Visokey stated the following:

"The higher paying jobs are not in the retail sector for the citizens. Industrial development and even when discussing commercial development, it is important unless it infringes on the quality of life for certain citizens"

This proposed development which will be built right up next to a residential area is an infringement of the quality of life for all citizens in this neighborhood.

I know there is an urgent need for revenues to hire more police and other services for our City. However, this need for more commercial developments should NOT come at the expense of our privacy, security and beauty of our neighborhoods. Every resident who bought homes in this area moved here to escape the infringement of these commercial centers and enjoy the peace and quiet in our

neighborhood. Down the street from our neighborhood will be built a Super Commercial Center in excess of 400,000 square feet (60th West and Ave L, across the street from Quartz Hill H.S.). On 70th West and Ave L, from our understanding, will be built another Super Commercial Center. How many more of the Super Commercial Centers must be built in the middle of a residential neighborhood? Traffic, noise, light and air pollution would increase significantly. Crimes and assaults associated with these types of commercial centers would also invade our community.

Each community member realizes that at this particular development the developer has aspirations of building a Home Depot/Lowes a CVS or Walgreens and 5-6 other areas for small restaurants, gas stations, etc., with 1094 parking spaces. This will be built in the middle of four neighborhoods and four surrounding schools. Let's not fool ourselves, our children use this route daily to go to and from these schools. Predators just don't hang out at parks, they look for places where children play, go to and from school and shop. This is **NOT** what we need in our neighborhood.

As Vive mayor Visokey stated "It is important unless it infringes upon the quality of life for all citizens in this neighborhood." Come to our neighborhood and see how intrusive this would be. Don't rely just on the proposal, see for yourself.

Please vote **NO** on rezoning the residential area to commercial on 60th Street West between Ave K and J-12.

Feel free to contact me at any time: maxpayneregis@hotmail.com. We would like to invite you and the other Council Members to a local Bar-B-Que at your earliest opportunity to meet and talk. You set the date and we will take care of the rest

Sincerely
Tim Bryant

661-350-0768

To: Jocelyn Swain
Associate Planner, Environmental
Planning Department
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534-2461

From: John G. Petersen
42489 Biscay Street
Lancaster, CA 93536-4568

Subject: 60th Street West and Avenue K, Commercial Shopping Center

Date: August 10, 2007

Ms. Jocelyn Swain,

I am writing to express my opposition to the proposed 60th Street West and Avenue K, Commercial Shopping Center. Likewise, to express my opposition to the re zoning of the subject parcel, from residential zoning to commercial zoning.

Residents in the adjoining Blue Sky Ranch development, especially those whose property line borders this proposed project would suffer substantial financial consequence due to the immediate devaluation of their property.

Additionally, I am profoundly concerned about the following issues:

- \$ Increased Traffic Flows.
- \$ Noise pollution.
- \$ Light pollution, bordering residential properties would be flooded with light.
- \$ Loitering.
- \$ Safety.
- \$ Crime.
- \$ Children walking to and from surrounding schools.

Ms. Swain, your consideration in this matter is genuinely appreciated,

Respectfully,

John G. Petersen



Swain, Jocelyn

From: The Howards [howard_family@adelphia.net]
Sent: Sunday, August 12, 2007 8:39 PM
To: Swain, Jocelyn
Subject: 60th and K commercial center

Dear Ms. Swain,

I'm sure you have received considerable complaint from community members regarding the proposed rezoning of the northwest corner of the intersection at 60th Street West and Avenue K. My husband and I moved our family to the western end of the valley to avoid the sprawling retail development, increasing traffic, and declining quality of life that has become characteristic of much of central Lancaster, so we are likewise concerned about the prospect of a large retail center within mere yards of our home.

We have sought legal counsel in this matter. As you know, the law of eminent domain prevents the government from seizing private property without just compensation. Similarly, the government, in this case the city of Lancaster, cannot so damage a property that it devalues the property without just compensation to the property owner; this is known as inverse condemnation. It is our belief that many government ordinances, including commercial rezoning and the increasing number of unmonitored Section 8 homes in the Antelope Valley among many others, are irreparably damaging the investment I and others have made in our property. As a result, we would be owed compensation should the plans for rezoning be approved, and many are willing to try this belief before a federal district judge. Furthermore, should the rezoning be approved, the citizen's action committee that is forming in the area could obtain an immediate restraining order against the development while the suit is pending.

I have happily lived in Lancaster for most of my life. However, I will not stand by quietly as Los Angeles County cleans up the L.A. basin at the expense of the Antelope Valley, and our local politicians turn a blind eye to the situation because they are too busy pandering to developers and retailers.

Sincerely,

Allyson Howard
661-609-3482



Swain, Jocelyn

From: Ted Kalnas [fyrehog@msn.com]
Sent: Sunday, August 12, 2007 7:47 PM
To: Swain, Jocelyn
Subject: Shopping Center on 60th West & Ave. K

Dear Ms. Swain;

I am a new home owner on Spice St & Brandon Thomas Way. I was told when I purchased this home that the old golf course was zoned for "residential" not "commercial". That being said I am very concerned about the severe impact this will have on our bedroom community.

IE;

1. Noise Pollution
2. Vandalism
3. Criminal Activity (Car-Jacking, Robbery, Assault etc) will dramatically increase
4. Traffic Congestion

Just to name a few.

I am adamantly opposed to any "commercial" enterprise. Please keep this property zoned for residential only.

Thank you

Ted Kalnas

[Booking a flight? Know when to buy with airfare predictions on MSN Travel.](#)



8/13/2007

Swain, Jocelyn

From: JAVIER HUANCAS [jah12@msn.com]
Sent: Sunday, August 12, 2007 7:34 PM
To: Swain, Jocelyn
Subject: New development on 60thWest and K , Lancaster

I am a resident of the area in which a new commercial development is in discussion. My address is 43655 Brandon Thomas Way, which is about 1 block away from this new development.

My family and I want to note our absolute disagreement to this new development as it would create several problems and future issues to our neighborhood.

I would appreciate if you could please note my email and take it in consideration, as we want to continue to have the same tranquility which my family enjoys.

Thank you

Javier Huancas
43655 Brandon Thomas Way Lancaster CA93536

Find a local pizza place, movie theater, and more...then map the best route!
<http://maps.live.com/default.aspx?v=2&ss=yp.bars-yp.pizza-yp.movie%20theater&cp=42.358996~-71.056691&style=r&lvl=13&tilt=-90&dir=0&alt=-1000&scene=950607&encType=1&FORM=MGAC01>



Swain, Jocelyn

From: duarte1@netzero.net
Sent: Sunday, August 12, 2007 11:41 PM
To: Swain, Jocelyn
Subject: Fw: Commercial zoning

To: Jocelyn Swain
Associate Planner, Environmental
Planning Department
City of Lancaster
44933 Fern Avenue
Lancaster, Ca. 93534



From: Rocio Duarte
43639 57th Street West
Lancaster, Ca. 93536

Subject : 60th Street West & Avenue K, Commercial Shopping Center

Date: August 12, 2007

Ms. Jocelyn Swain,

It has come to my attention that there is a proposed commercial building plan on 60th Street West and Avenue K. I would like to take a brief amount of your time to let you know that I am opposed to this plan.

As a resident of Lancaster, I would like to inform you of the devastating problems that can arise with this plan. Sundown is the elementary school that children in the surrounding area go to. For the past year my children had been taking the bus to and from school because of the hazardous conditions on 60th Street due to the construction of new homes. This school year, parents have been informed that the school will no longer provide transportation for the children who were boarding the bus. The normal speed limit on 60th Street West is 50 mph. The new commercial construction will make it more hazardous for children to walk to and from school. Not only due to increased traffic, but also to a higher risk of having more violence, crime, and child predators. It is of great concern to our community that we make Lancaster a safe environment for our children. Please support and understand our community's opposition to the proposed commercial plan.

Additionally, I propose a restoration of the old golf course in addition to a city and recreational park. Our community is in need of a park where children can have activities and library where they can study or complete homework. We are also in need of a police station.

Thank you for your time.

8/13/2007

Respectfully,

Rocio Duarte

8/13/2007



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

August 13, 2007

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



Dear Ms. Swain:

SUBJECT: NOTICE OF PREPARATION FOR THE "60TH AND K COMMERCIAL CENTER" PROJECT

Los Angeles County appreciates the opportunity to comment on the Notice of Preparation (NOP) of the Environmental Impact Report (EIR) for the proposed shopping center ("Project") located at the northwest corner of the intersection of 60th Street West and Avenue K in the City of Lancaster ("City").

Land Use and Planning

According to the City's adopted General Plan ("Plan"), the area that is east of 50th Street West, west of 70th Street West, north of Avenue L, and south of Avenue J appears to have only three land use categories: Non-urban Residential (NU, 0.4-2.0 du/ac), Urban Residential (UR, 2.1-6.5 du/ac), and Park Land. All of them indicate the City's intention to encourage low density residential uses. However, the project and two other commercial development proposals near the intersection of Avenue L and 60th Street West (i.e., "The Commons at Quartz Hill" and "Lane Ranch Towne Center") all involve amendment to General Plan, which, if approved, would lead to a land use pattern contrary to the City's long-term vision for this area. The EIR should analyze such drastic change and its implications from the land use planning perspective.

The project location is very close to the unincorporated Quartz Hill area, which is also characterized as a low-density residential community. This unincorporated area has the land use designation of Urban 1 (U1) according to the County's Antelope Valley Areawide General Plan (http://planning.lacounty.gov/doc/plan/drplpd_antelopevalley.pdf) which governs future development in this area. The U1 designation is intended for development of semi-rural characteristics and limited to residential developments not exceeding 3.3 units per gross acre. The EIR should analyze the land use compatibility between the proposed commercial and existing low density residential uses.

Biological Resources

The western burrowing owl in many areas has adapted to human-altered habitats as urban development and agriculture have eliminated natural grasslands. Small breeding populations of owls are rapidly disappearing from western San Bernardino, western Riverside, San Diego Counties, and southern Los Angeles including Antelope Valley. These remaining owls are threatened primarily by habitat loss to urban development, persecution of ground squirrels and other burrowing rodents, and intensive agricultural practices. The EIR should include protocol survey of such species to determine whether the project will impact the habitat, if any, although the burrowing owl is not an endangered or threatened species under the California Endangered Species Act.

Hydrology/Drainage

The project's immediate surrounding area experiences seasonal flooding and cause Avenue K between 50th Street West and 60th Street West to be closed frequently after heavy rain. The EIR should discuss project's hydrology and drainage impacts, if any, to areas of the unincorporated Los Angeles County and proposed mitigation whenever applicable.

Traffic and Transportation

The project has the potential to significantly impact the County and County/City roadways and intersections. These intersections are under the jurisdiction of the Los Angeles County and any proposed improvements will require review and approval from the Department of Public Works. Please note that Public Works, when reviewing project impacts on the County and County/City intersections, will follow the County's methodology. A copy of our Traffic Impact Analysis Report Guidelines may be obtained on Public Works' website at <http://dpw.lacounty.gov/traffic>.

The traffic study also needs to address the cumulative impacts generated by this and nearby developments (including, but not limit to, the two pending commercial developments at the intersection of 60th Street West and Avenue L) and include the level of service analysis for the affected intersections. If traffic signals or other mitigation measures are warranted at the affected County intersections, the project shall determine its proportionate share of traffic signal or other mitigation costs and submit this information to Public Works for review and approval.

Additionally, we request the EIR address roadway capacity issues within the vicinity of the project, especially along Avenues K and L from 55th Street West to 40th Street West.

Noise

The project's immediate vicinity including single family residential neighborhoods within unincorporated area would experience an increase in ambient noise level due to project traffic. The EIR should recognize these single family residences as a sensitive land use and perform noise analysis accordingly.

Water Supply

Antelope Valley depends mainly on groundwater from the valley's aquifers and on importing of additional water through aqueducts. Long-term groundwater pumping has already lowered the water table, thereby increasing pumping lifts, reducing well efficiency, and causing land subsidence. The project would have a potentially significant impact on the water supply and the impacts. Identification of water source and adequate water supply assessment need to be

included in the EIR.

Sewer System

The project is one mile north of the two pending commercial developments at the intersection of Avenue L and 60th Street West as well as the Quartz Hill High School. Cumulatively, they will have potential significant impacts to existing public sewer system and waste water treatment facility in the area. The EIR should include a sewer area study to determine the capacity of existing public sewer system as well as the waste water treatment facility serving the project site.

Recreation/Scenic

The suburban and rural life style of Antelope Valley stresses the importance of adequate provision of recreational facilities such as multi-purpose trails for hiking, mountain biking, and equestrian uses. As growth continues to transform the region, new development must accommodate previous routes which have been utilized by previous generations to ensure the future generations are able to enjoy them as well.

All of above prompted the County Board of Supervisors to adopt Antelope Valley Areawide General Plan Trails Map in September 2006 (http://planning.lacounty.gov/doc/case/R2006_00414_AV_map.pdf). According to the Map, the portion of 60th Street West abutting the project site is part of the City's trail system connecting to the County Backbone Trail System. The EIR should recognize recreational as well as scenic value of the trail to the residential community and analyze impacts of the proposed project in these areas.

Furthermore, the project site is a formal golf course. Although it is currently not in operation, it is possible that the built infrastructure may still offer good recreational opportunities to the surrounding residential communities. Development of this project will require demolition of the facility and eliminate possibility of any future rehabilitation plan to continue its recreational function. The EIR should consider analyzing the implications of such land use conversion.

Climate Change/Global Warming

The Global Warming Solutions Act, also known as AB 32, requires reduction in greenhouse gas emissions to 1990 levels by 2020. Although AB 32 does not mention CEQA, climate change has been recognized by statute as an environmental impact since 2002 (California Health & Safety Code Section 43018.5). State agencies and the California Attorney General also concur that EIRs must address global warming.

Please note that environmental organizations have challenged EIRs for their failure to analyze global warming. Therefore, we recommend the EIR address global warming and global climate change issues. Your EIR consultant may want to follow the recommendations by the Association of Environmental Professionals (AEP) White Paper "How to Analyze Greenhouse Emissions and Global Climate Change in CEQA Documents."

Fire Protection

This project will be served by the County of Los Angeles Fire Department. It is not anticipated that the project, alone or in combination with related projects, will have significant impact on service level in the nearby unincorporated community of Quartz Hill for the following reasons:

1. The Consolidated Fire Protection District's ("Fire District") developer fee program is in effect in the City of Lancaster as well as in the unincorporated area. Thus, the developer will be required to contribute a fair share of the costs of land, construction, and equipment of new fire stations to better serve the area. Due to the planned growth in west Lancaster, the Fire District's 5-Year Plan includes a new future Fire Station 113 at Avenue K and 70th Street West.

2. In recognition of the possibility that Fire Station 113 may not be operational by the time it is needed, the Fire District has placed the following condition on Tract Map 62757, in which the station will be located:

"...to mitigate project impacts on the Fire Department in the event that the planned fire station at Avenue K and 70th Street West is not operational prior to issuance of the first building permit for this project, it will be necessary for the applicant to construct, furnish, and equip a temporary fire station to be operated...by the Fire Department...until the permanent fire station facility is constructed."

The temporary fire station will reduce the number of emergency units that will have to respond into this area from existing stations, thus lessening the impact to the existing community.

3. The Fire District's 5-Year Plan also includes a new station at Bolz Ranch Road and Town Center Drive in Palmdale (TBG 4105-B3), approximately 3 miles southeast of Station 84 in unincorporated Quartz Hill.

Nevertheless, the project must be designed in compliance with applicable Fire Code. For any questions regarding water systems or access, please contact the County of Los Angeles Fire Department-Land Development Units EIR Specialist at (323) 890-4243.

The statutory responsibilities of the County Fire Department also include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones (i.e., Fire Zone 4). Potential impacts in these areas should be addressed in the EIR.

Law Enforcement

The project will be served by the Los Angeles County Sheriff's Department – Lancaster Station, located at 501 West Lancaster Boulevard. It is approximately three miles from the project site.

Lancaster Station is currently comprised of 215 sworn officers, 61 civilian employees, 55 black-and-white patrol vehicles, and 6 policy motorcycles. In addition to general law and traffic vehicles operating during three shifts (early morning, day, and night), the City is served by several specialized units providing pro-active policing services. This staffing level is adequate to meet the current demand for services in the area. The sworn officer to citizen population ratio is currently 1 officer per 833 citizens, and is adequate to meet the current demand for services.

However, there are currently no plans to expand or replace the existing sheriff's station or construction a new station.

In 2006, deputies from Lancaster Station responded to 55,030 calls for service: 3,328 emergency calls (immediate and/or life threatening), 10,605 priority calls (immediate but not life threatening), and 41,097 routine calls. Response time is measured from the time a call is received until the patrol car arrives at the location. Response time varies, as calls are handled by the nearest available patrol car located within the patrol area, not necessarily from the station itself. The average response time in the City of Lancaster, including the project area, were 5.5 minutes for emergency calls, 15 minutes for priority calls, and 83 minutes for routine calls.

This project by itself will not have significant impact on current law enforcement services in the area. However, cumulatively, development of any vacant land will increase demand for services. Please note that law enforcement needs to the City as a whole are determined annually and are based on several factors including, but not limited to, population increases, number of calls for services, response time, number of traffic accidents, arrests, bookings, and patrol miles. Please contact Deputy Michael Kuper at (661) 940-3884 for additional questions regarding law enforcement.

Please contact me at (213) 974-6559 or hchen@planning.lacounty.gov, Monday through Thursday from 7:30 a.m. to 6:00 p.m. if you have any questions. Our offices are closed on Fridays.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP

Director of Planning



Hsiao-ching Chen, PhD, AICP

Supervising Regional Planner

Unincorporated Area Services Liaison

BWM:hc

Cc: Paul Novak, Deputy, Supervisor Antonovich (via e-mail)
Norm Hickling, Field Deputy, Supervisor Antonovich (via e-mail)
Conal McNamara, Land Development Division of Public Works (via e-mail)

25 July 2007

REPLY TO ATTN OF: Jocelyn Swain
Associate Planner - Environmental
City of Lancaster Planning Department

FROM: Timothy B. Bryant
43751 Brandon Thomas Way
Lancaster, California

SUBJECT: Response to Notice of Preparation of Draft EIR
60th and K Commercial Center



I. Environmental

A. Air Quality

1. Air Quality: Increases in automobile traffic and truck deliveries can significantly increase air pollutants, referred to as "criteria pollutants" - ozone, particulate matter, carbon monoxide, nitrogen dioxide, sulfur dioxide, and lead. What is known is that children are especially vulnerable due to: increased susceptibility as their lungs develop and their bodies grow, higher doses per body weight; smaller diameter airways; being more active and closer to the ground level sources of vehicle exhaust. See note:
2. It is first important to examine exactly how many vehicle trips a Wal-Mart supercenter actually generates. According to the Institute of Traffic Engineers, a 200,000 sq. ft. discount center on average results in 76,232 car trips per week (with the high end of the range being 92,806).
3. The same occurred in Asheville, Buckeye, and Windsor, where the 4,200 new daily car trips generated by Wal-Mart would directly threaten schools close by.

NOTE: In the Court of Appeal, California, Fifth District, 13 Dec 2004,
BAKERSFIELD CITIZENS FOR LOCAL CONTROL, Plaintiff and Appellant,
V.

CITY OF BAKERSFIELD, Defendant and Respondent; PANAMA 99 PROPERTIES LLC, Real Party in Interest.

It was stated: "Appellant Bakersfield Citizens for Local Control (BCLC) has challenged development of two retail shopping centers in the southwestern portion of the City of Bakersfield (City), alleging violations of the California Environmental Quality Act (CEQA). The shopping centers are located 3.6 miles apart.^{i[1]} When complete, they will have a combined total of 1.1 million square feet of retail space. Each shopping center will contain a Wal-Mart Supercenter (Supercenter) plus a mix of large anchor stores, smaller retailers, and a gas station. An Environmental Impact Report (EIR) was prepared and certified for each project.

In these consolidated appeals we are called upon to assess the sufficiency of the EIR's. In the published portion of this opinion, we first determine that BCLC has standing, that it exhausted its administrative remedies and that the appeals are not moot. We then explain that the EIR's do not fulfill their informational obligations because they failed to consider the projects' individual and cumulative potential to indirectly cause urban/suburban decay by precipitating a downward spiral of store closures and long-term vacancies in existing shopping centers. Furthermore, the cumulative impacts analyses are defective because they did not treat the other shopping center as a relevant project or consider the combined environmental impacts of the two shopping centers. Finally, we explain that failure to correlate the acknowledged adverse air quality impacts to resulting adverse effects on human respiratory health was erroneous. These defects are prejudicial and compel decertification of the EIR's and rescission of project approvals and associated land use entitlements. In the unpublished portion of this decision, we resolve the rest of the CEQA challenges."

http://www.ceres.ca.gov/ceqa/cases/2004/Bakersfield_Citizens_for_Local_Control-F044943.htm

4. Request the same criteria and a minimum of 3.6 miles of the proposed 60th and K building site and well as the building sites for the 2 Super Stores on 60th and L be followed during the EIR assessment. Note: Located within this 3.6 mile radius are located the following schools:

| | |
|-------------------------------|---------------|
| Sundown Elementary School | 1035 students |
| Quartz Hill Elementary School | 968 students |
| Joe Walker Middle School | 903 Students |
| Quartz Hill HS | 3900 Students |

Total: 6800 Students with a 20% increase each year.

Information from the Westside Union School District

5. Total square footage from all three sites: Super Target 407,429 sq. ft., SuperWal-Mart 400,000 sq, ft, proposed site at 60th and K, 267,4941 sq. ft. for a total of 1.1 million square feet
6. Total parking stall from all three sites: Super Target: 1967 parking stalls, Super Wal-Mart 1967 parking stall apx., and 60th and K 1094 for a total of 5200 parking stalls.
7. Ensure compliance with the following laws and statues:
 - a. California Environmental Quality Act
 - b. Office of Environmental Health Assessment
 - c. California Air Resource Board
 - d. California Department of Health Services

B. Light Pollution

1. Consider and evaluate disturbing effects of light and glare onto neighboring yards from the proposed development. Request the Planning Board to make a night visit to any Wal-Mart super center within 20 miles of your location, so they can see first-hand how these huge developments eliminate the night sky for great distances around the store. Technology exists to deal with light pollution, and that there are cost and health issues to consider.

C. Noise Pollution

1.. Request a noise assessment be done which includes recommendations for: operational restrictions, relocation of facilities (such as loading docks), and sound barrier walls.

D. Storm Runoff

1. Request a stormwater assessment be conducted to ensure compliance with State and Federal Laws to protect and safeguard storm water runoff from adversely affecting drinking water, plant and animal habitat, and places of recreation and natural beauty. The goals, therefore, for a developer's storm water management are:

- Maintaining groundwater recharge and quality
- Reducing storm water pollutant loads
- Safely conveying extreme floods through Storm water management practices

2. Ensure Storm water runoff issues involve both the construction and operations phase of the development.

II. Economic Small Businesses Impact

A. Request a study be conducted by the Lancaster Planning Department and the Better Business Bureau on the economic impact of these Super Stores and local businesses on revenues spent within the local and state economies or how much they give back to the community..

B. How many local businesses will be affected by these Super Stores: see the following link:

http://walmartwatch.com/img/documents/battlemart_docs/Economic_Impact/Northeast_Ohio_Regional_Retail_Analysis_Aug_2000.pdf

1. Local businesses simply can't keep up with Wal-Mart's bargain pricing.

III. CRIME AND SAFETY

A. With over 6800 students going to and from school each day there should be a concerted effort to ensure their safety.

1. Concerns and liability issues with day workers or contractors loitering in front of the proposed Home Depot/Lowes at the 60th and K street stores.
2. Overall concerns of criminal activity associated with these three proposed stores.
3. Before your local officials decide to support bringing in a Wal-Mart, or expanding the existing store, let them know about the dangers it poses to public safety. All this crime costs the public money to apprehend, detain, prosecute, and incarcerate the criminals. It's just another piece of the unquantified cost of Wal-Mart to us all.
4. Request incident reports be evaluated from the Lancaster Sheriff's department concerning crimes at the Super Wal-Mart on central Valley Way. Additionally, what will be the impact of costs to public safety for the proposed development of these three retail centers.
5. Include in the EIR a need for a Sheriff's sub station in the local community in response to these retail centers and resulting increase in crimes.

Examples of crimes committed:

Salt Lake City, UT: A judge sentenced a man accused of sexually abusing an 11-year-old girl inside a Salt Lake City Wal-Mart. Police arrested the defendant in December 2004 after a shopper caught him inappropriately touching a girl in the store.

Minnehaha County, SD: A jury deliberated for about an hour Wednesday before finding a Sioux Falls man guilty of assaulting a co-worker with his car in a store parking lot. The defendant was convicted of first-degree attempted murder, two counts of aggravated assault and violation of a protection order. The man struck and dragged his victim in the Wal-Mart lot. "This was a very violent vehicular assault," Nelson said. "It was clear from the evidence that the defendant targeted the victim."

Ithaca, NY: Federal officials say the package found last month behind the Wal-Mart in Ithaca was an improvised explosive device. It had a battery on the bottom and a kitchen timer on top. The Wal-Mart and surrounding businesses were evacuated and a bomb dog called in. Authorities destroyed the package by shooting it with a shotgun. It broke apart,

but did not explode. Nine officers came in contact with a liquid from the package that forced them to be quarantine for a short time.

Ventura County, CA: A man went on a two-day crime spree that left three people dead and five hospitalized before he killed himself inside a Wal-Mart in California's Simi Valley. The suspect was chased by police to the Wal-Mart store. About 100 employees and customers were evacuated from the sprawling store as 40 to 50 officers surrounded it. Officers who entered found the suspect dead of a self-inflicted gunshot wound.

Myrtle Beach, FL: A 27-year-old man has been charged with murder in the stabbing death of a woman at a Myrtle Beach Wal-Mart parking lot. A fight broke out in the Wal-Mart parking lot, where the woman was stabbed to death.

Harris County, TX: A 33-year-old shopper was fatally shot during an armed robbery in west Harris County on Friday night. The victim was approaching his car in the parking lot of a Wal-Mart about midnight when a man jumped out of a beige or champagne-colored van and shot him once in the chest, officials said. The shooter got back in the van, driven by another man, and fled.

Marietta, GA: A 72-year-old Wal-Mart greeter was seriously injured when he was run over while trying to stop a suspected shoplifter. The incident began Saturday afternoon when a security officer at the store saw a man stealing DVDs. When the security officer and the greeter confronted the man at his car, the man's door hit the greeter, and knocked him down. The man then drove over the greeter's leg, chest and head. The greeter suffered a punctured lung, broken ribs and facial injuries. "He is expected to live. But he was hurt pretty bad," a policeman said. "He was just trying to do his job and protect the store against shoplifters."

Tyler, TX: Prosecutors have decided to seek the death penalty against a former Marine accused of kidnapping and killing a Wal-Mart store clerk. The defendant is charged with capital murder in the death of the 19-year-old Wal-Mart worker. The clerk was abducted after her nightshift ended on Jan. 19 at a Tyler Wal-Mart. The defendant followed the clerk to her pickup, then rushed behind her and pushed her inside. He then sexually assaulted, strangled and shot the woman to death before dumping her body in a West Texas ditch.

IV. Traffic/Sprawl

- A. As stated earlier According to the Institute of Traffic Engineers, a 200,000 sq. ft. discount center on average results in 76,232 car trips per week (with the high end of the range being 92,806). Is this what we want in the middle of a residential community?
- B. The EIR must address an in-depth traffic analysis and impact of this tremendous influx of public, commercial and private vehicular traffic versus the local community and schools
- B. "Sprawl" is defined by the National Trust for Historic Preservation as "poorly planned, low-density, auto-oriented development that spreads out from the center of communities."

1. Request that the EIR includes how it will address/prevent/evaluate the following:

- Maintaining the economic and environmental value of land.
- Prevent an inefficient land-use pattern that is very expensive to serve.
- Prevent redundant competition between local governments, an economic war of tax incentives.
- Prevent costly infrastructure development at the edge of towns
- Prevent disinvestment from established core commercial areas
- Prevent the use of public tax support for revitalizing rundown core areas.
- Prevent degradation of the visual, aesthetic character of local communities
- Prevents lowering the value of other commercial and residential property, reducing public revenues

V. Community:

A. Will there be any form of recreational facilities developed for this area, i.e. parks, nature trails, etc.

Ms. Swain, my intent is not to overwhelm you with loads of non-sense information. I believe when I spoke to you on the phone your concerns were as valid as mine and I appreciate that. Thanks for allowing us to be a part of this EIR and able to address our concerns.

Timothy B. Bryant

signed

The next meeting has been schedule for 6:30 p.m. on Tuesday August 7 at Lane Park. A reminder will be emailed to those on our mailing list. If you have previously joined our mailing and do not receive the email reminder, please resubmit your email address.

**If There Are Any Questions, Please Call Loretta Berry
(661-816-5069) Or Leanna Vendro (661-429-9196).**



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

July 12, 2007

To: Reviewing Agencies

Re: 60th Avenue West and Avenue K Commercial Shopping Center EIR
SCH# 2007071049



Attached for your review and comment is the Notice of Preparation (NOP) for the 60th Avenue West and Avenue K Commercial Shopping Center EIR draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Jocelyn Swain
City of Lancaster Planning Department
44933 Fern Avenue
Lancaster, CA 93534-2461

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2007071049
Project Title 60th Avenue West and Avenue K Commercial Shopping Center EIR
Lead Agency Lancaster, City of

Type NOP Notice of Preparation
Description Construction of a 267,494 sq. ft. commercial shopping center on a 22.34 acre site near the western edge of the City of Lancaster.

Lead Agency Contact

Name Jocelyn Swain
Agency City of Lancaster Planning Department
Phone (661) 723-6100 **Fax**
email
Address 44933 Fern Avenue
City Lancaster **State** CA **Zip** 93534-2461

Project Location

County Los Angeles
City Lancaster
Region
Cross Streets 60th Street West and Avenue K
Parcel No. 3203-108-006, 108
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools Quartz Hill HS
Land Use Unoccupied/ R-7000 (single family residential)/ UR (Urban Residential)

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Geologic/Seismic; Growth Inducing; Landuse; Noise; Public Services; Recreation/Parks; Sewer Capacity; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality

Reviewing Agencies Caltrans, District 7; Department of Conservation; Department of Water Resources; Department of Fish and Game, Region 5; Integrated Waste Management Board; Native American Heritage Commission; Department of Parks and Recreation; Regional Water Quality Control Bd., Region 6 (Victorville); Resources Agency; Department of Toxic Substances Control

Date Received 07/12/2007 **Start of Review** 07/12/2007 **End of Review** 08/10/2007

NOP Distribution List

County: LOS ANGELES

SCH# 2007071049

Regional Water Quality Control Board (RWQCB)

- RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- RWQCB 2**
Environmental Document
Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- RWQCB 6**
Lahontan Region (6)
- RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)
- Other _____

Last Updated on 07/12/07

Resources Agency

- Resources Agency**
Nadell Gayou
- Dept. of Boating & Waterways**
David Johnson
- California Coastal Commission**
Elizabeth A. Fuchs
- Colorado River Board**
Gerald R. Zimmerman
- Dept. of Conservation**
Sharon Howell
- California Energy Commission**
Paul Richins
- Cal Fire**
Allen Robertson
- Office of Historic Preservation**
Wayne Donaldson
- Dept of Parks & Recreation**
Environmental Stewardship
Section
- Reclamation Board**
DeeDee Jones
- S.F. Bay Conservation & Dev't. Comm.**
Steve McAdam
- Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Game

- Dept. of Fish & Game**
Scott Flint
Environmental Services Division
- Fish & Game Region 1**
Donald Koch
- Fish & Game Region 1E**
Laurie Harnsberger

- Fish & Game Region 2**
Banky Curtis
- Fish & Game Region 3**
Robert Floerke
- Fish & Game Region 4**
Julie Vance
- Fish & Game Region 5**
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6**
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 I/M**
Gabrina Getchel
Inyo/Mono, Habitat Conservation
Program
- Dept. of Fish & Game M**
George Isaac
Marine Region

Other Departments

- Food & Agriculture**
Steve Shaffer
Dept. of Food and Agriculture
- Dept. of General Services**
Public School Construction
- Dept. of General Services**
Robert Sleppy
Environmental Services Section
- Dept. of Health Services**
Veronica Malloy
Dept. of Health/Drinking Water

Independent Commissions, Boards

- Delta Protection Commission**
Debby Eddy
- Office of Emergency Services**
Dennis Castrillo
- Governor's Office of Planning & Research**
State Clearinghouse
- Native American Heritage Comm.**
Debbie Treadway

- Public Utilities Commission**
Ken Lewis
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
Jean Sarino
- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics**
Sandy Hesnard
- Caltrans - Planning**
Terri Pencovic
- California Highway Patrol**
Shirley Kelly
Office of Special Projects
- Housing & Community Development**
Lisa Nichols
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1**
Rex Jackman
- Caltrans, District 2**
Marcelino Gonzalez
- Caltrans, District 3**
Jeff Pulverman
- Caltrans, District 4**
Tim Sable
- Caltrans, District 5**
David Murray
- Caltrans, District 6**
Marc Birnbaum
- Caltrans, District 7**
Cheryl J. Powell

- Caltrans, District 8**
Dan Kopulsky
- Caltrans, District 9**
Gayle Rosander
- Caltrans, District 10**
Tom Dumas
- Caltrans, District 11**
Mario Orso
- Caltrans, District 12**
Bob Joseph

Cal EPA

- Air Resources Board**
- Airport Projects**
Jim Lerner
- Transportation Projects**
Ravi Ramalingam
- Industrial Projects**
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

- State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance

- State Water Resources Control Board**
Student Intern, 401 Water Quality
Certification Unit
Division of Water Quality

- State Water Resources Control Board**
Steven Herrera
Division of Water Rights

- Dept. of Toxic Substances Control**
CEQA Tracking Center

- Department of Pesticide Regulation**