

# **APPENDIX A**

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## Notice of Preparation



**NOTICE OF PREPARATION OF  
DRAFT ENVIRONMENTAL IMPACT REPORT**

**ORIGINAL FILED**

JUL 12 2007

**LOS ANGELES, COUNTY CLERK**

**Bishop Henry W. Hearn**  
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Vice Mayor

**Jim Jeffra**  
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Council Member

**Ronald D. Smith**  
Council Member

**Robert S. LaSala**  
City Manager

Pursuant to the California Environmental Quality Act (CEQA), the City of Lancaster Planning Department is preparing a Draft Environmental Impact Report (EIR) for the project identified below, and we are requesting your comments on the scope and content of the EIR. The City of Lancaster is the Lead Agency for this project, which means that the City of Lancaster is the public agency with the greatest responsibility for either approving or carrying out the project. This notice is being sent to Responsible Agencies, Trustee Agencies, and other interested parties/individuals. Responsible Agencies are those public agencies, in addition the City of Lancaster, that also have a role in approving or carrying out the project. Responsible Agencies will rely upon the EIR when considering approvals to the project. Trustee Agencies are those state agencies that have jurisdiction by law over natural resources affected by the project and that are held in trust for the people of the State of California. Trustee Agencies will also rely upon the EIR when considering approvals related to the project. When the Draft EIR is published, it will also be sent to any Responsible Agencies, Trustee Agencies, and others who respond to this Notice of Preparation or who otherwise indicate that they would like to receive a copy.

Please send any written response to this notice so that it is received no later than **August 13, 2007 at 5:00 p.m.** Your response, or any other concerns regarding this notice, should be directed to Jocelyn Swain, Associate Planner - Environmental, by mail to the City of Lancaster Planning Department, 44933 Fern Avenue, Lancaster, CA 93534-2461 or via facsimile to (661) 723-5926, or via e-mail to [jswain@cityoflanasterca.org](mailto:jswain@cityoflanasterca.org). Please reference the 60<sup>th</sup> and K Commercial Center in your response. Oral and written comments may also be provided at the EIR Scoping Session to be held as follows:

**EIR Scoping Session**

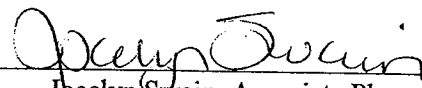
**Date: July 25, 2007**

**Time: 7:00 p.m. to 9:00 p.m.**

**Place: City of Lancaster, EOC  
44933 Fern Avenue, Lancaster, CA**

A project description and list of the potential environmental effects of this project are attached to this document as Attachment A.

Date: July 11, 2007

  
Jocelyn Swain, Associate Planner Environmental

## ATTACHMENT A

**PROJECT TITLE:** 60th Street West and Avenue K Commercial Shopping Center  
**EIR**

**PROJECT LOCATION:** The project site is located at the northwest corner of the intersection of 60<sup>th</sup> Street West and Avenue K in the City of Lancaster, Los Angeles County, California. The Assessor's Identification Numbers are 3203-018-006 and 3203-018-108. A site location map is attached as **Figure 1**.

**PROJECT APPLICANT:** AV California, LLC

**PROJECT DESCRIPTION:** The Project Applicant proposes to obtain a General Plan Amendment (05-01), Zone change (05-01), and a Conditional Use Permit (07-12) for a commercial development (proposed project) on a rectangular 22.34-acre site currently zoned for residential development. Specifically, the Applicant proposes to change the General Plan land use classification for the site from UR (Urban Residential 2.1-6 dwelling units per net acre) to C (Commercial) and to rezone the site from R-7000 (single-family residential, minimum lot size 7,000 square feet) to CPD (Commercial Planned Development). This would allow the developer to build an approximately 267,494 square foot commercial shopping center with approximately 1,094 surface parking spaces.

Access to the project site would be provided from Avenue K and 60<sup>th</sup> Street West. The project site is currently occupied with the remnants of a former golf course, including structures associated with that golf course, and small residences. The proposed development would require the demolition of all existing structures.

The project site is located in western Lancaster and is bordered to the east by 60th Street West, to the south by Avenue K, and to the north by Avenue J-12. Walled residential developments are located across from the project site on the east side of 60th Street West, as well as along its western boundary and near its northern boundary. Quartz Hill High School is located nearby at the southwest corner of the intersection of 60th Street West and Avenue L. The site is currently served by infrastructure.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The City has determined that a full EIR is required because the proposed project could result in potentially significant environmental impacts. The EIR will address the potential impacts of the project on aesthetics (visual quality); air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use, plans, and policies; noise levels; population and housing; public services; recreation; traffic and circulation; utilities and service systems; and growth inducement.

