

June 4, 2007

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT**

PROJECT NAME: Lane Ranch Towne Center

PROJECT LOCATION/ADDRESS: Southeast corner of 60th Street West and Avenue L.

DUE DATE FOR PUBLIC COMMENTS: July 3, 2007

PROJECT DESCRIPTION: The proposed project consists of a 407,000 square foot commercial development located on approximately 35 acres at the southeast corner of 60th Street West and Avenue L. As part of the proposed project, a General Plan Amendment (GPA 06-03) and a Zone Change (ZC 06-03) would be required in order to change the general plan designation from a mix of Commercial (C), Office Professional (OP), and Urban Residential (UR) to C and the zoning from a combination of commercial planned development (CPD), OP, and R-7,000 to CPD. A Conditional Use Permit (CUP 06-03) would also be required for the proposed project. The commercial development would include two anchors, one with a garden center, for a total of 284,341 square feet, a 14,820 square foot drug store, three submajor stores totaling 35,000 square feet, 4 buildings with “shops” totaling 28,000 square feet, and two restaurants (both fast food and sit-down) totaling 10,300 square feet. A total of 1,960 parking spaces are anticipated to be provided and access to the site would occur from Avenue L and 60th Street West.

REQUESTED PERMITS / APPROVALS: A General Plan Amendment, a Zone Change and a Conditional Use Permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation and Traffic, and Utilities and Service Systems.

The Proposed Project is located in an area of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) will be prepared and submitted to the Planning Department. The Planning Department welcomes all comments regarding the environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by July 3, 2007.

Please direct your comments to:

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

Phone: (661) 723-6249
Fax: (661) 723-5926
jswain@cityoflancaster.org

Two public scoping meetings will be held to explain the environmental review process and discuss the scope of the EIR. The scoping meetings will be held on **Thursday, June 14, 2007 from 7 p.m. to 9 p.m.** and **Tuesday June 19, 2007 from 7 p.m to 9 p.m.** in the Quartz Hill High School gymnasium.

Jocelyn Swain
Associate Planner, Environmental

Enclosures:

Location Map
Site Plan