

AGENDA ITEM: 7.

DATE: 01-20-09

## MEMORANDUM

### DRAFT ENVIRONMENTAL IMPACT REPORT 60th STREET WEST AND AVENUE K PROJECT

DATE: January 20, 2008

TO: Lancaster Planning Commission

FROM: Planning Department

SUBJECT: Public Hearing for Draft Environmental Impact Report (EIR) prepared for a commercial development located at the northwest corner of the intersection of 60<sup>th</sup> Street West and Avenue K

This is an opportunity for written and oral comments to be submitted to the Planning Commission regarding the draft EIR. This draft EIR has been prepared for a commercial development located at the northwest corner of the intersection of 60<sup>th</sup> Street West and Avenue K.

The project site is approximately 22.34 acres and the proposed project would redesignate the project site from Urban Residential (UR) to Commercial (C) and rezone the site from R-7,000 to Commercial Planned Development (CPD). Specifically, the proposed project consists of a 236,109 square-foot commercial shopping center anchored by a 139,410 square-foot home improvement store with an attached 31,659 square-foot garden center. A total of eight buildings and a separate car wash facility are proposed on the project site. One of the buildings would consist of a combined gas station/convenience store, and another is proposed as a drug store.

One of the common methods used to obtain public input on a draft EIR is a public hearing. This public hearing gives members of the public an opportunity to submit comments regarding the draft EIR in either written or oral form. These comments along with other comments received during the review period (from December 26, 2008, to February 9, 2009), will be responded to in the final EIR.

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

The Draft EIR for the project is being circulated for the mandated 45-day review period, from December 26, 2008, to February 9, 2009.