

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024020979

Project Title: Parkway Village Specific Plan

Lead Agency: City of Lancaster

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Project Location: Lancaster, Los Angeles County
City County

Project Description (Proposed actions, location, and/or consequences).

The City of Lancaster is proposing to adopt the Parkway Village Specific Plan, which would provide direction for development within the plan area over a 20-year period. The Specific Plan is proposed to allow for a site-specific land use plan, development standards, design guidelines, infrastructure systems, and implementation strategies on which subsequent development activities would be implemented. This plan provides for a mixed-use, walkable community with a variety of commercial, residential, medical and open space/public uses. The residential uses would include traditional single family residences, single family residences on smaller lots, townhomes, condominiums and apartment complexes. The project site would be divided into a multiple planning areas dedicated to different types of uses. These include 43 residential, commercial and mixed use areas; 13 park areas, 1 school area, the Sierra Highway Transit Corridor, the Kaiser Permanente facility/expansion areas, and the Los Angeles County Waterworks facility.

The maximum development allowed by the Parkway Village Specific Plan includes the uses listed below. Additionally, the existing uses within the plan area, including St. Paul's Episcopal Church and the commercial/residential uses along Sierra Highway, would remain.

- 4,246 residential units. A transit center may also be located within the boundaries of Planning Areas 7 and 8.
- 130 hotel rooms in one or more hotels
- 150,000 square feet of commercial within the Town Center (Planning Areas 1-6);
- 415,000 square feet of office, medical office, assisted/supportive living, and uses support of office including restaurants, financial institutions, professional services, etc., in Planning Areas 15, 42, and 43.
- 185,000 square feet of commercial uses including indoor technical schools, fitness center and gymnasiums in Planning Areas 25 and 26.
- 8.7 acres for school uses (Planning Area F)
- 27.8 acres for parks of varying sizes
- 200 bed hospital and up to 500,000 square feet of medical-related uses including skilled nursing, and assisted living supporting Kaiser's needs.
- 10.2 acre aquatic center

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality/GHG – Mitigation for operational emissions and substantial pollutant concentrations/valley
Biological Resources – Worker education, burrowing owl/bumble bee mitigation, nest avoidance/preconstruction surveys, invasive weed prevention, Joshua trees, and best management practices.
Cultural Resources – Worker education, tribal monitoring, inadvertent discovery measures
Geology/Soils – geotechnical studies, paleontological resources
Hazardous Materials – site characterization
Hydrology – stormwater quality plans/hydrology studies
Noise – construction and operational noise reduction

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known sources of controversy. Existing commercial and residential property owners expressed concern regarding their properties. All existing developments would remain as legal uses.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife,
Lahontan Regional Water Quality Control Board
Antelope Valley Air Quality Management District
Los Angeles County Fire Department
Los Angeles County Waterworks 40
Los Angeles County Sanitation District