



**NOTICE OF AVAILABILITY (SCH#2024020979)
PARKWAY VILLAGE SPECIFIC PLAN (SPECIFIC PLAN NO. 24-001)
(GENERAL PLAN AMENDMENT NO. 25-003, ZONE CHANGE NO. 25-003)**

DATE: SEPTEMBER 19, 2025

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
PARKWAY VILLAGE SPECIFIC PLAN

NOTICE IS HEREBY GIVEN that pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Lancaster has completed a Draft Environmental Impact Report (DEIR) for the proposed Parkway Village Specific Plan (SP No. 24-001, GPA No. 25-003, ZC No. 25-003). Based on the analysis presented in the DEIR, the proposed project would not result in significant and unavoidable adverse impacts to any environmental resource areas with the exception of air quality (operational). All other environmental effects evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less than significant levels with incorporation of mitigation measures identified in the DEIR.

A copy of the DEIR and technical appendices, along with the Draft Specific Plan, are on file and available to the public during normal workings hours at the following location: City of Lancaster Community Development Department, 44933 Fern Avenue, Lancaster, CA 93534. The documents are also available for review online at the following website: <https://www.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review/environmental-impact-reports-eirs>.

Inquiries regarding the project and/or DEIR should be directed to Jocelyn Swain, Senior Planner, at (661) 723-6249. Written comments on the Draft EIR and/or Specific Plan should be sent to the following address:

City of Lancaster
Attn: Jocelyn Swain, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
jswain@cityoflanasterca.gov

Project Name: Parkway Village Specific Plan

Project Location: The project site consists of approximately 435 acres in the central portion of the City of Lancaster. The project site is generally bound by Avenue K, Sierra Highway, 10th Street West, Avenue K-8, and the eastern side of the apartment complexes at approximately 6th Street West. The specific assessor parcel numbers (APNs) included within the project site include the following: 3128-001-005, -008, -009, -015 thru -019, -021, -022; 3128-002-001 thru -005, -014, -17 thru -020, -900, -901; 3128-004-011, -013, -17, -024, -025, -900, -902, -903; 3128-005-001 thru -038; 3128-006-001 thru -007, -009, -010, -017 thru -

025, -027 thru -029, -031, -032, -046, -049 thru -052, -054 thru -060, -062, and -900 thru -906. The Montecito Apartment Complex at the northeast corner of Avenue L and 10th Street West and the gas station at the southeast corner of Avenue K-8 and 10th Street West are not part of the project site.

Project Description: 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

Lead Agency: City of Lancaster

Applicant: City of Lancaster

PUBLIC COMMENT regarding the proposed project and/or adequacy of the DEIR will be accepted in writing and will be considered by the City of Lancaster. The period for public review during which the City will receive written comments on the DEIR will begin on September 19, 2025 and ends on November 3, 2025.