

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Parkway Village Specific Plan

Lead Agency: City of Lancaster Contact Person: Jocelyn Swain  
Mailing Address: 44933 Fern Avenue Phone: 661-723-6100  
City: Lancaster Zip:93534 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Lancaster  
Cross Streets: 10<sup>th</sup> Street West, Avenue L Zip Code: 93534  
Longitude/Latitude (degrees, minutes and seconds): 34 ° 39 ' 37.3458" N / 118 ° 8' 51.918" W Total Acres: 435  
Assessor's Parcel No.: multiple Section: 27 Twp.: 7N Range: 12W Base: SBBM  
Within 2 Miles: State Hwy #: 14 Waterways: Amargosa Creek  
Airports: US Air Force Plant 42 Railways: UPPR Schools: N/A

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIR  Other:  
 Mit Neg Dec Other:

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other:

**Development Type:**

Residential: Units 4246 Acres \_\_\_\_\_  
 Office: SF 415000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: SF 320000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: SF \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_ Acres 8.7  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_ Acres 27.8  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetics/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/ Riparian  
 Biological Resources  Minerals  Soil  Growth Inducement  
 Coastal Zone  Noise  Erosion/Compaction/Grading  Land Use  
 Drainage/Absorption  Population/Housing  Solid Waste  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Toxic/Hazardous  Traffic/Circulation  Other:

**Present Land Use/Zoning/General Plan Designation:**

Land Use – vacant, asst commercial, residential uses; zoning – SP, MDR, MU-E; General Plan designation – M1, MU

**Project Description:** (please use a separate page if necessary)

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

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board              | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 7            | <input type="checkbox"/> Public Utilities Commission                         |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 6                        |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 5           | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             | Other: _____   |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development  |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date September 19, 2025 Ending Date November 3, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm:	<u>Aspen Environmental Group</u>	Applicant:	<u>City of Lancaster</u>
Address:	<u>8801 Folsom Boulevard, Ste 173</u>	Address:	<u>44933 Fern Avenue</u>
City/State/Zip:	<u>Sacramento, CA 95826</u>	City/State/Zip:	<u>Lancaster, CA</u>
Contact:	<u>Amanda Wild</u>	Phone:	<u>661-723-6100</u>
Phone:	<u>916-236-9389</u>		

Signature of Lead Agency Representative: Jocelyn Swain Date: 9/19/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.