

# Notice of Determination

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To: \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: Community Development Department  
City of Lancaster  
44933 North Fern Avenue  
Lancaster, CA 93534

  X   County Clerk  
County of Los Angeles  
Environmental Filings  
12400 E. Imperial Hwy.  
Norwalk, CA 90650

\_\_\_\_\_  
(Date received for filing)

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

Parkway Village Specific Plan (GPA No. 25-006, ZC No. 25-004, SP No. 24-001)

**Project Title**

2024020979

Jocelyn Swain

(661) 723-6100

State Clearinghouse Number  
(If submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone/Extension

**Project Location - General:** City of Lancaster, County of Los Angeles, State of California

**Project Location - Specific:** ±435 acres generally bound by Avenue K, Avenue L, 10<sup>th</sup> Street West and Sierra Highway (Assessor’s Parcel Numbers: 3128-001-005, -008, -009, -015 through -019, -021, -022; 3128-002-001 through -005, -014, -17 through -020, -900, -901; 3128-004-011, -013, -17, -024, -025, -900, -902, -903; 3128-005-001 through -038; 3128-006-001 through -007, -009, -010, -017 through -025, -027 through -029, -031, -032, -046, -049 through -052, -054 through -060, -062, and -900 through -906.)

**Project Applicant:** City of Lancaster

**Project Description:** The Parkway Village Specific Plan provides direction for development within the plan area over a 20-year period with a buildout year of 2050. This plan envisions a mixed-use, walkable community with a variety of commercial, residential, medical, and open space/public uses, including a future City aquatic center. The residential uses includes traditional single-family residences, single family-residences on smaller lots, townhomes, condominiums, and apartment complexes. The project site would be divided into multiple planning areas dedicated to different types of uses. The maximum development allowed by the specific plan would include the following uses:

- 4,246 residential units;
- 130 hotel rooms in one or more hotels;
- 150,000 square feet of commercial uses in areas designed Mixed Use - Town Center;
- 415,000 square feet of office, medical office, assisted/supportive living, and uses supportive of office including restaurants, financial institutions, professional services, etc. in areas designated as Mixed Use – Office;

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- 185,000 square feet of commercial uses including indoor technical schools, fitness centers and gymnasiums in the Mixed Use – C area;
- 8.7 acres for school uses;
- 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, assisted living supporting Kaiser’s needs; and
- 6.8 acres for a potential transit hub.

There is no construction associated with the proposed specific plan, and future development would be subject to separate approval.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project (Parkway Village Specific Plan [GPA No. ] on **February 10, 2026** and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project
4. A mitigation monitoring and reporting program was adopted for this project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval are available to the General Public at Lancaster City Hall, Community Development Department, 44933 North Fern Avenue, Lancaster, California 93534.



Jocelyn Swain

Senior Planner  
Title

February 17, 2026  
Date