



**NOTICE OF PREPARATION
PARKWAY VILLAGE SPECIFIC PLAN**

DATE: FEBRUARY 27, 2024

TO: STATE CLEARINGHOUSE AND INTERESTED PARTIES

FROM: CITY OF LANCASTER
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND PERMITTING DIVISION

SUBJECT: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL
IMPACT REPORT (EIR) FOR THE PARKWAY VILLAGE SPECIFIC
PLAN

The City of Lancaster is the Lead Agency in charge of environmental review for the proposed Parkway Village Specific Plan ("Project"). The City has determined that an Environmental Impact Report (EIR) shall be prepared to evaluate potential effects on the environment. The City is soliciting comments from reviewing agencies and the public regarding the scope and content of the EIR. For reviewing agencies, the City requests comments with respect to your agency's statutory authority pertaining to the Project. Your agency may need to use the EIR prepared by the City when considering applicable permits or other approvals for the Project. The City is also seeking comments from residents, property owners, and other interested parties regarding the potential environmental effects the City should address in the EIR.

Comment Period: Comments may be sent anytime during the 30-day Notice of Preparation (NOP) comment period. The NOP review and comment period begins on February 27, 2024 and ends on March 28, 2024. All comments must be received during the comment period and no later than 5:00 PM on March 28, 2024. Please include the name of a contact for your agency, if applicable. All comments should be directed to:

City of Lancaster
Attention: Jocelyn Swain, Senior Planner
44933 Fern Avenue
Lancaster, California 93534

Comments may also be emailed to jswain@cityoflanasterca.gov.

Scoping Meeting: Oral comments may be provided at the Scoping Meeting to be held on March 14, 2024 from 5:00 PM to 6:00 PM in the City of Lancaster Council Chambers. The Council Chambers are located at 44933 Fern Avenue, Lancaster, CA 93534.

Project Location:

The project site consists of approximately 435 acres in the central portion of the City. 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 parcels 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, -017 thru -020, -900, -901; 3128-004-011, -013, -017, -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 develop the Parkway Village Specific Plan, which would provide direction for development within the plan area over a 20-year period. This plan seeks to provide 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 multiple planning areas dedicated to different types of uses. These planning areas are shown on the attached map.

The maximum development allowed by the Parkway Village Specific Plan will be analyzed in the EIR to provide a conservative estimate of the potential impacts from the Project. The maximum development allowed by the specific plan would include the uses listed below. Additionally, the property currently occupied/owned by St. Paul's Episcopal Church and the existing commercial uses at the southwest corner of Avenue K and Sierra Highway would remain.

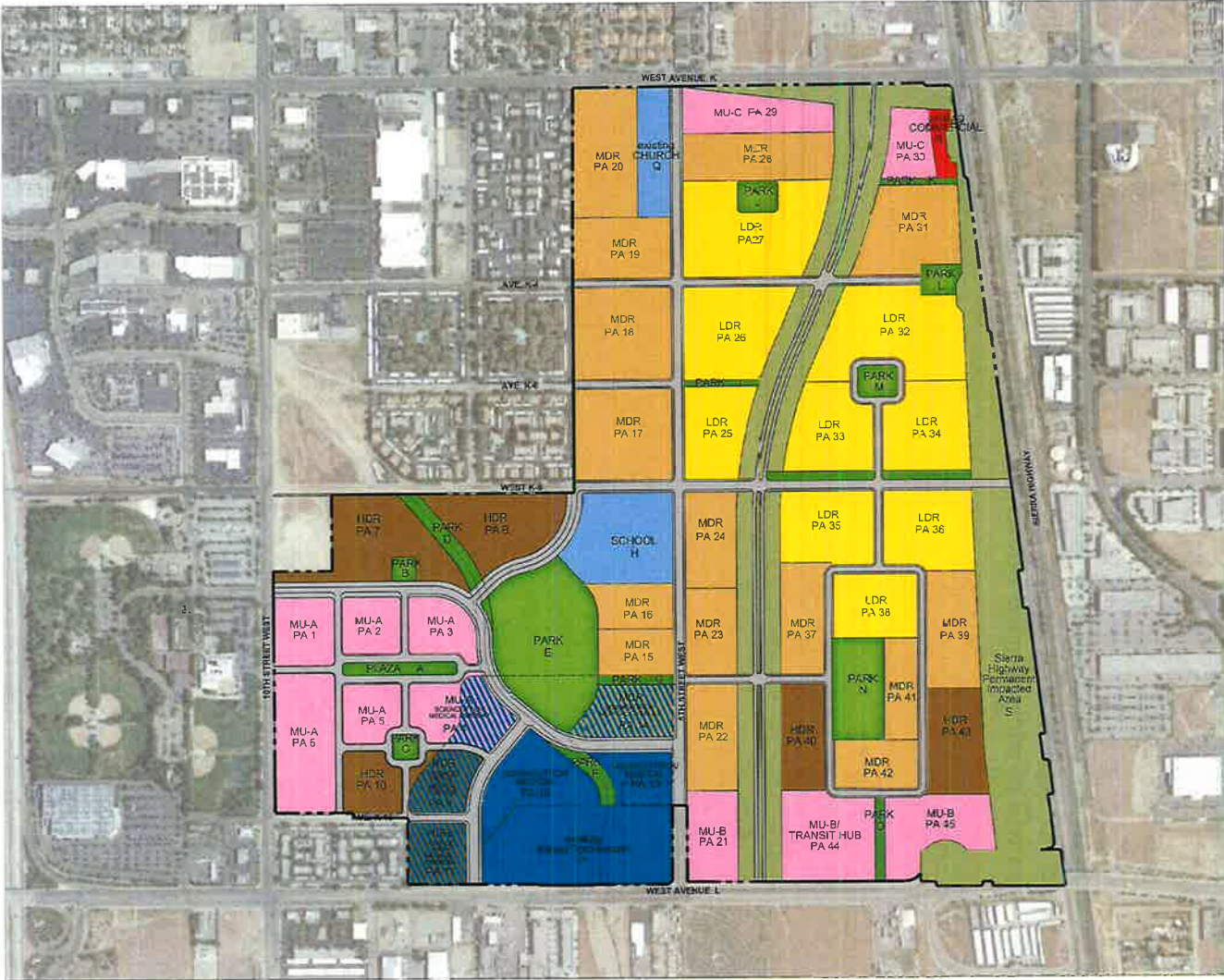
- 4,246 residential units;
- A total of 130 hotel rooms in one or more hotels;
- 150,000 square feet of commercial in the Mixed Use - A areas;
- 415,000 square feet of office, medical office, assisted/supportive living, and uses supportive of office including restaurants, financial institutions, professional services, etc., in the Mixed Use – B areas. The Mixed Use – B area (specifically Planning Area 44) may include a transit hub;
- 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;
- 30.2 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.

Scope of the EIR:

It is anticipated that the EIR will address potentially significant impacts associated the following topical areas:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural, Paleontological and Tribal Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

Based on the location of the project site, the proposed project would not result in significant impacts with respect to Agriculture/Forestry Resources, Mineral Resources; or Wildfires. Therefore, these topics will be address in the Effects Found Not To Be Significant Section of the EIR.



SITE SUMMARY				
PA	USES	#ACRES	DENSITY	UNITS
1	Mixed-Use A	3.0	20	117
2	Mixed-Use A	3.3	30	76
3	Mixed-Use A	3.5	30	105
4	Mixed-Use A (Parish/Tech/Medical Overlay)	1.5	80	120
5	Mixed-Use A	3.1	30	93
6	Mixed-Use A	6.1	30	183
7	High Density Residential (HDR)	6.7	45	301
8	High Density Residential (HDR)	7.3	40	288
9	High Density Residential (HDR) (Science/Tech/Medical Overlay)	3.5	40	140
10	High Density Residential (HDR)	2.2	40	118
11	High Density Residential (HDR) (Science/Tech/Medical Overlay)	3.0	40	140
12	Science/Tech/Medical Campus	6.1		
13	Science/Tech/Medical Campus	3.8		
14	Moderate Density Residential (MDR) (Science/Tech/Medical Overlay)	4.5	15	68
15	Moderate Density Residential (MDR)	3.3	15	50
16	Moderate Density Residential (MDR)	3.3	15	53
17	Moderate Density Residential (MDR)	8.7	15	131
18	Moderate Density Residential (MDR)	5.8	15	87
19	Moderate Density Residential (MDR)	1.2	15	87
20	Moderate Density Residential (MDR)	8.1	15	122
21	Mixed-Use B	4.5		
22	Moderate Density Residential (MDR)	3.2	15	60
23	Moderate Density Residential (MDR)	4.3	15	67
24	Moderate Density Residential (MDR)	4.8	15	72
25	Low Density Residential (LDR)	11.5	8	47
26	Low Density Residential (LDR)	8.6	8	48
27	Low Density Residential (LDR)	11.5	8	72
28	Moderate Density Residential (MDR)	6.9	15	104
29	Mixed-Use C	5.5	8	44
30	Mixed-Use C	1.1	8	25
31	Moderate Density Residential (MDR)	7.8	15	117
32	Low Density Residential (LDR)	11.3	8	40
33	Low Density Residential (LDR)	8.5	8	54
34	Low Density Residential (LDR)	7.0	8	56
35	Low Density Residential (LDR)	6.5	8	53
36	Low Density Residential (LDR)	6.8	8	54
37	Low Density Residential (LDR)	4.8	15	72
38	Low Density Residential (LDR)	5.2	8	42
39	Moderate Density Residential (MDR)	5.8	15	87
40	High Density Residential (HDR)	4.5	40	180
41	Moderate Density Residential (MDR)	3.3	15	50
42	Moderate Density Residential (MDR)	4	15	60
43	High Density Residential (HDR)	1.8	40	216
44	Mixed-Use B	7.8		
45	Mixed-Use B	5.9		
46	Mixed-Use Plaza	1.4		
47	Park	0.6		
48	Park	2.6		
49	Park	1.8		
50	Park	1.9		
51	Park	3.3		
52	Park/Plaza	0.7		
53	School	0.7		
54	Park/Plaza	0.4		
55	Park	1.2		
56	Park/Plaza	0.9		
57	Park	1.1		
58	Park	1.2		
59	Park	0.8		
60	Park	0.8		
61	Existing Basin Permanently	118		
62	Existing Church	4.1		
63	Existing Commercial	3.2		
64	Future Sierra Highway Impacted Area	73.3		
65	Construction and Parkway	43.7		
Total Area		634.7		4,344

ADDITIONAL USES	
MIXED-USE A	Up to 150,000 SF of Commercial uses (total up to 120 rooms)
MIXED-USE B	Transit Facility Up to 415,000 SF of Office, Medical, Office Assistant, Supportive Living (see other future scenarios) May also include uses supportive of off-to-board, small restaurant, historical establishments, office supply/retail, professional services
MIXED-USE C	Up to 185,000 SF of Commercial, (include indoor recreation, schools, fitness centers, and gyms/natatoriums)