

Comment Letter B03: Adams Broadwell Joseph & Cardoza representing Coalition for Responsible Equitable Economic Development (CREED) Los Angeles (continued)

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October 27, 2025

VIA EMAIL AND U.S. MAIL

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Email: pgaribay@cityoflancasterca.gov;
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Re: Request for Immediate Access to Documents Referenced in the Draft Environmental Impact Report - Parkway Village Specific Plan (SCH No. 2024020979)

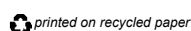
Dear Ms. Garibay, Ms. Stenback, and Ms. Swain:

We are writing on behalf of Coalition for Responsible Equitable Economic Development Los Angeles (“CREED LA”) to request ***immediate access*** to any and all documents referenced, incorporated by reference, and relied upon in the Draft Environmental Impact Report (“DEIR”) prepared for the Parkway Village Specific Plan (SCH No. 2024020979) (“Plan”), proposed by the City of Lancaster (“Applicant”). *This request excludes a copy of the DEIR and any documents that are currently available on the City of Lancaster website, as of today’s date.*¹

The Plan site consists of approximately 435 acres in the central portion of the City of Lancaster, Los Angeles County, California. The Plan 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 Plan site include the following: 3128-001-005, -008, -009, -015 thru -019, -021, -022; 3128-002-001 thru -005, -014, -17

¹ Accessed <https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/environmental-review/environmental-impact-reports-eirs> on October 27, 2025.

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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.

The Plan proposes land use and circulation plans for the area and presents development standards and regulations to guide future development of the land within the Plan area. The Plan includes 3,462 residential units, 130 hotel rooms in one or more hotels, 150,000 square feet (SF) of commercial uses in areas designated Town Center, 415,000 SF of office, medical office, assisted/supportive living, and uses supportive of office including restaurants, financial institutions, professional services, etc., in areas designated Business, 185,000 SF of commercial uses including indoor technical schools, fitness centers and gymnasiums in areas designated Workshop, 8.7 acres for school uses, 27.8 acres for parks of varying sizes, a 200-bed hospital and up to 500,000 SF of medical-related uses including skilled nursing and assisted living, and a 10.2 acre aquatic center.

Our request for ***immediate access*** to all documents referenced in the DEIR is made pursuant to the California Environmental Quality Act ("CEQA"), which requires that all documents referenced, incorporated by reference, and relied upon in an environmental review document be made available to the public for the entire comment period.²

Please use the following contact information for all correspondence:

U.S. Mail

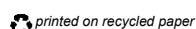
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² See Public Resources Code § 21092(b)(1) (stating that "all documents referenced in the draft environmental impact report" shall be made "available for review"); 14 Cal. Code Reg. § 15087(c)(5) (stating that all documents incorporated by reference in the EIR . . . shall be readily accessible to the public"); see also *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 442, as modified (Apr. 18, 2007) (EIR must transparently incorporate and describe the reference materials relied on in its analysis); *Santiago County Water District v. County of Orange* (1981) 118 Cal.App.3d 818, 831 ("[W]hatever is required to be considered in an EIR must be in that formal report. . ."), internal citations omitted.

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If you have any questions, please call me at (650) 589-1660 or email me at ssannadan@adamsbroadwell.com. Thank you for your assistance with this matter.

Sincerely,



Sheila M. Sannadan
Legal Assistant

SMS:lj1

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