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**NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION PURSUANT TO THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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**DATE:** MAY 10, 2023

**TO:** STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

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

**SUBJECT:** NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**TITLE:** CONDITIONAL USE PERMIT (CUP) NO. 23-001

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This notice is to advise responsible and trustee agencies as well as interested parties and those potentially affected by the project that the City of Lancaster has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project identified below (CUP No. 23-001). The City has determined that the project will not result in significant environmental impacts with the implementation of the identified mitigation measures.

**Project Description:** The applicant (J90 ESS, LLC) proposes to construct and operate a battery energy storage facility capable of delivering up to 400 megawatts (MW) of energy storage capacity and associated ancillary services into the California electric grid. The proposed project will be comprised of battery modules installed in racks housed in outdoor battery energy storage system (BESS) enclosures, associated equipment, a project substation, and a generation tie-line (gen-tie) to connect the proposed project to the adjacent Antelope Substation.

**Location:** The project site is located on approximately 20 acres at the northwest corner of 90<sup>th</sup> Street West and Avenue J in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3203-034-010 and 3203-034-011. The parcels are undeveloped and zoned RR-2.5 (Rural Residential, minimum lot sized 2.5 acres).

**Mitigation Measures:** Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise.

**Availability of Documents:** The IS/MND is available for review at:

- The Lancaster Public Library located at 601 West Lancaster Boulevard, Lancaster, CA
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflancafterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

**Comment Period:** The comment period for this IS/MND starts on May 10, 2023 and closes on June 9, 2023. You are encouraged to submit comments regarding the proposed IS/MND and/or the merits of the proposed project. You may do so by submitting written comments to the address or email below and the comments should be received no later than June 9, 2023.

**Lead Agency Name and Address**

City of Lancaster  
Attention: Jocelyn Swain, Senior Planner – Community Development  
44933 Fern Avenue  
Lancaster, CA 93534  
jswain@cityoflancafterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its June 12, 2023 meeting.



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Jocelyn Swain  
Senior Planner – Community Development