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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:** OCTOBER 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:** SITE PLAN REVIEW (SPR) NO. 17-003, GENERAL PLAN AMENDMENT (GPA) NO. 17-007, AND ZONE CHANGE (ZC) NO. 17-006

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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 (SPR No. 17-003/GPA No. 17-007/ZC No. 17-006). 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 (BYD/Simon Li) proposes to construct and operate a 630,000 square foot electric school bus manufacturing facility. The facility would include 570,000 square feet of manufacturing and 60,000 square feet of office space divided between the ground floor and a mezzanine. Prep booths and paint booths would also be included as part of the manufacturing process. A total of 138 bus parking spaces would be provided on the west side of the building while employee parking would be provided along the northern and eastern portions of the project site. A total of three drainage basins would be provided along the eastern portion of the project site between the driveway and the employee parking area. Access to the project site is anticipated to be from two driveways along Avenue H.

As part of the proposed project, a general plan amendment and zone change have also been requested. The existing general plan designation on the subject property is currently Non-Urban Residential (NU) and zoning is RR-2.5 (single family residential, minimum lot size 2.5 acres). The applicant is requested to change the general plan designation for LI (Light Industrial) and zoning to LI (light industrial).

**Location:** The project site is located on approximately 160 acres on the south side of Avenue H between 55<sup>th</sup> Street West and 50<sup>th</sup> Street West in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3269-011-015 and 3269-011-007. The general plan amendment and zone change would apply to the entire 160 acres; however, only 30 acres would be developed with the proposed project.

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

**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.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

**Comment Period:** The comment period for this IS/MND starts on October 10, 2023 and closes on November 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 November 9, 2023.

**Lead Agency Name and Address**

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

The proposed project is anticipated to be heard at the November 13, 2023 Planning Commission meeting.



Jocelyn Swain  
Senior Planner – Community Development Department