

Notice of Determination

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

From: Community Development Department
Planning and Permitting Division
City of Lancaster
44933 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.

GPA 17-007, ZC 17-006, SPR 17-003

Project Title

<u>2023100285</u>	<u>Jocelyn Swain</u>	<u>(661) 723-6100</u>
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: ±160 gross acres on the south side of Avenue H between 50th Street West and 55th Street West (Assessor Parcel Numbers [APNs] 3269-011-015, 3269-011-007)

Project Applicant: BYD/Simon Li

Project Description:

The proposed project consists of the construction and operation of a 630,000 square foot electric school bus manufacturing facility on approximately 30 acres (SPR No. 17-003) of a 160 acre site. The facility would include 570,000 square feet of manufacturing space and 60,000 square feet of office space. The office space would be divided between the ground floor and a mezzanine level. Prep and paint booths would also be included as part of the manufacturing process. At full production levels, it is estimated that the facility would produce approximately 4,000 buses per year. A total of 138 bus parking spaces (for completed buses) 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. It is anticipated that the proposed project would employ 650 individuals; 100 office staff and 550 manufacturing staff.

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. The entire perimeter would be landscaped and landscaping would be placed throughout the parking areas. Access to the project site would be from two driveways from Avenue H.

As part of the proposed project, a General Plan Amendment (GPA No. 17-007) and Zone Change (ZC No. 17-006) have been requested for the entire 160 acres. The General Plan Amendment would change the General Plan designation from NU to LI and the Zone Change would change the subject property's zoning from RR-2.5 to LI.

Notice of Determination

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **December 12, 2023** and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration 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 Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study is available to the General Public at Lancaster City Hall, Community Development Department, Planning and Permitting Division, 44933 North Fern Avenue, Lancaster, California.

Jocelyn Swain	Senior Planner	December 18, 2023
	Title	Date