



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

DATE: FEBRUARY 7, 2024

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 NO. 23-019

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. 23-019). 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 (Element New Energy Lancaster 1, LLC) proposes to construct and operate the Lancaster Clean Energy Center, a green hydrogen production plant powered by photovoltaic (PV) solar. This facility is self-sufficient, integrated and off-grid and consists of a 650 megawatt PV solar generating facility; 330 MWh battery long duration energy storage system; and a green hydrogen production plant incorporating 400 MWe of electrolyzers, liquefied hydrogen storage in up to two horizontal cylindrical tanks with a capacity of 30 metric tons each, and up to three 100 mt spherical liquefied hydrogen tanks. Onsite gaseous hydrogen storage consists of approximately 30 metric tons in a linear surface pipe storage arrangement. All hydrogen production would be located along 70th Street East

Access to the hydrogen production plant would be from driveway(s) on 70th Street East, north of Avenue K. Access to the solar fields would be provided from several driveways from Avenue K and potentially from 40th Street East, Avenue K-8, and 50th Street East depending upon the solar array arrangements and Fire Department requirements.

Location: The project site is located on approximately 1,338 gross acres generally bounded by Avenue J, Avenue L, 40th Street East and 70th Street East in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number (APNs) 3384-018-001, -002, -003, -004; 3384-017-001, -002; -003; 3384-015-013; 3384-016-013; 014; 3384-017-003; and 3170-

012-002. Most of the project site is currently utilized for active agricultural purposes or is developed with uses supporting the agricultural production. The property west of 60th Street East is zoned RR-2.5 (Rural Residential, minimum lot size 2.5 acres) and the property east of 60th Street East is zoned RR-2.5 with the Eastside Overlay.

Mitigation Measures: Mitigation measures have been identified for agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards/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.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on February 7, 2024 and closes on March 8, 2024. 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 March 8, 2024.

Lead Agency Name and Address

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

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its March 11, 2024 meeting.


Jocelyn Swain
Senior Planner