

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.

Conditional Use Permit No. 23-019

Project Title

2024020266

Jocelyn Swain

(661) 723-6100

State Clearinghouse Number

Lead Agency

Area Code/Telephone/Extension

(If submitted to Clearinghouse)

Contact Person

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: ±1,338 gross acres generally bound by 40th Street East, 70th Street East, Avenue J, and Avenue L (APNs: 3384-018-001, -002, -003, -004; 3384-017-001, -002, -003; 3384-015-013; 3384-016-013, -014; 3170-012-002)

Project Applicant: Element New Energy Lancaster 1, LLC/ Steven Meheen

Project Description: The project consists of the construction and operation of the Lancaster Clean Energy Center on approximately 1,338 acres generally bounded by 40th Street East, 70th Street East, Avenue J, and Avenue L and divided into two sites. Site 1 consists of approximately 442 acres at the southeast corner of 40th Street East and Avenue K and Site consists of approximately 896 acres bound by 50th Street East, 70th Street East, Avenue J, and Avenue K. Most of the property would be developed with solar facilities with the hydrogen production component of the project located along 70th Street East just north of Avenue K. Little Rock Wash runs through the project site around 60th Street East. No activities would occur within the wash or a 100-foot buffer on either side of the wash.

The facility would be a self-sufficient, integrated, off-grid renewable energy facility comprised of the following:

- A 650-megawatt (MW) ground-mounted photovoltaic (PV) solar generating facility;
- 330-megawatt-hour (MWh) battery long duration energy storage (LDES) system;
- A green hydrogen production plant incorporating 400 MWe of electrolyzers and liquefied and gaseous hydrogen storage;
- Up to two horizontal cylindrical tanks with a capacity of 30 metric tons each;
- Up to three spherical liquefied hydrogen tanks with a capacity of 100 metric tons each;
- Onsite gaseous hydrogen storage of 30 metric tons in a linear surface pipe storage arrangement;
- Facilities for filing liquid and gaseous hydrogen transport trailers for shipping;
- Facilities for fueling zero emission trucks/vehicles with gaseous hydrogen;

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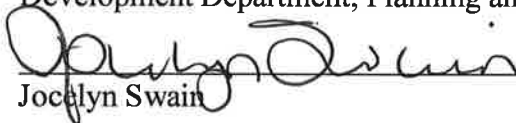
- 2 control/office buildings and 2 warehouse/service buildings; and
- Cooling towers. The specific number of cooling towers is dependent on the total number of hydrogen production "trains".

In addition to these facilities, the project site would be surrounded by a tubular steel or chain link fence and 10' of landscaping would be provided between the edge of the public roadways and the fence to provide additional screening. This screening would occur along Avenue K, Avenue L, 40th Street East, 50th Street East, and 70th Street East along the project frontage. Landscaping would also be provided within the employee parking areas of the site but would not occur around the hydrogen production or fueling areas for safety reasons.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **March 11, 2024** 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
Title

March 12, 2024
Date