



**NOTICE OF PREPARATION
PRONGHORN SOLAR AND STORAGE PROJECT**

DATE: **SEPTEMBER 24, 2026**

TO: **STATE CLEARINGHOUSE AND INTERESTED PARTIES**

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

SUBJECT: **NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL
IMPACT REPORT (EIR) FOR THE PRONGHORN SOLAR AND
BATTERY ENERGY STORAGE PROJECT**

The City of Lancaster (City) is the lead agency in charge of environmental review for the Pronghorn Solar and Storage Project (project). The City is preparing an Environmental Impact Report (EIR) for the proposed project. The City is soliciting comments from reviewing agencies and the public regarding the scope and content of the environmental document. For reviewing agencies, the City requests comments with respect to your agency's statutory responsibility as related to the proposed projects in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR when considering relevant permits or other approvals for the project. The City is also seeking the views of residents, property owners, and concerned citizens regarding issues that should be addressed in the EIR.

Comment Period: Comments may be sent anytime during the 30-day Notice of Preparation (NOP) comment period. The NOP review and comment period begins on September 24, 2026 and ends on October 26, 2026. All comments must be received during the comment period and no later than 5:00 PM on October 26, 2026. Please include the name of a contact for your agency, if applicable. All comments should be directed to:

City of Lancaster
Attention: Jocelyn Swain, Senior Planner
44933 Fern Avenue
Lancaster, California 93534

Comments may also be emailed to jswain@cityoflanasterca.gov.

Scoping Meeting: Oral comments may be provided at the Scoping Meeting to be held on Thursday, October 15, 2026 from 5:00 PM to 6:00 PM in the City Council Chambers at Lancaster City Hall. The address is 44933 Fern Avenue, Lancaster, CA, 93534.

Project Location:

As shown on Figure 1, Project Location, the project site is located on approximately 320.93 acres along portions of 90th Street East near the intersections of Avenue J and Avenue J-8 in the City and unincorporated Los Angeles County, California. Land uses near the project site are primarily agricultural and rural residential with some industrial uses. The project site consists of four areas, which are described below:

- **Solar/Battery Energy Storage System (Solar/BESS) site:** Approximately 319.1 acres of the project site would be located in the City (Assessor's Parcel Numbers [APNs] 3376-026-002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, and -033) and bound by Avenue K, Avenue J-8, 90th Street East and 100th Street East. The Solar/BESS site currently contains agricultural fields and associated infrastructure (irrigation wells and associated water infrastructure).
- **Collection Lines:** Medium voltage collection lines would be undergrounded within an approximately 15-foot wide, 0.6-mile segment (1.09 acres) of 90th Street East existing road right-of-way (ROW) located between the Solar/BESS site and project substation in unincorporated Los Angeles County.
- **Project Substation site:** The project substation site (APN 3376-011-035) would be located within a 0.74 acre parcel just north of the Avenue J and 90th Street East intersection in unincorporated Los Angeles County. The existing site is developed with vacant structures, pavement, and a small area of disturbed open space associated with a former water pump supply company that is no longer in use.
- **Existing Southern California Edison (SCE) Piute Substation:** The existing SCE Piute substation (APN 3376-011-800) is located directly adjacent to and south of the project substation site. The site is fully developed and fenced.

The Solar/BESS site is located on land designated as Non-Urban Residential (NU) per the City of Lancaster General Plan and is zoned as Rural Residential of one dwelling unit/2.5 acres (RR-2.5). It is also located within the City's East Side Overlay. The project substation site is within the Antelope Valley Area Plan Boundary of the Los Angeles County General Plan and is located on land designated as Rural Commercial (CR) and zoned as Rural Commercial (C-RU) in unincorporated Los Angeles County. Proposed medium voltage collection lines would be located underground within a 0.6-mile segment of 90th Street East ROW in unincorporated Los Angeles County between the Solar/BESS site and project substation.

Project Description:

Pronghorn Solar Plus, LLC ("Applicant") proposes to entitle, construct, operate, maintain and decommission a utility-scale solar photovoltaic (PV) electrical generating and storage facility that would generate and deliver renewable energy to the statewide electricity transmission grid. As shown on Figure 2, Proposed Project, the project would include the construction and operation of up to 50 megawatts (MW) of PV solar generation, a BESS with a capacity of up to 50 MW, installation of 34.5 kilovolt (kV) collection lines and a 66 kV generation transmission (gen-tie)

line, and a project Substation that would step up the voltage from 34.5 kV to 66 kV. A gen-tie line would directly connect the project substation to the existing SCE Piute substation.

Per Sections 17.08.290 and 17.08.050 of the City of Lancaster Municipal Code, utility scale solar facilities and utility scale BESS are allowable uses subject to a conditional use permit (CUP) within the RR-2.5 zone.

The Applicant is seeking a CUP (CUP No. 26-009) for construction and operation of the project. The project would sell the renewable energy it produces under the terms of a long-term Power Purchase Agreement (PPA) with a load serving entity or other power off-taker. For purposes of the CEQA analysis, it is assumed the project would operate for 30 years. Upon completion of the PPA term, the project operator may, at its discretion, continue to generate and sell power from the project, or decommission and remove the system and its components. Upon decommissioning, project structures not needed for subsequent use would be removed from the project site and the site could be converted to other uses in accordance with applicable land use regulations in effect at that time.

Environmental Review:

It is anticipated that the EIR will address potentially significant impacts associated with the following topical areas:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Based on the project location and the nature of the project, it is anticipated that the project would result in no impact or a less than significant impact with respect to forestry resources, mineral resources, population and housing, and recreation. Therefore, these topics would be addressed in Chapter 6, Other CEQA Considerations, of the EIR.

