

**STAFF REPORT**  
**City of Lancaster**

CC 4
09/24/13
MVB

Date: September 24, 2013

To: Mayor Parris and City Council Members

From: Geri K. Bryan, CMC, City Clerk

Subject: **Consideration of adoption of Ordinance No. 992**

---

**Recommendation:**

Adopt **Ordinance No. 992**, an ordinance of the City of Lancaster, California, amending the City Zoning Plan for 92.7± acres generally bounded by Avenue K-8, Avenue L, 20<sup>th</sup> Street East, and 30<sup>th</sup> Street East known as Zone Change No. 13-01.

**Fiscal Impact:**

None

**Background:**

The applicant, Psomas (on behalf of PsomasFMG, U.S. Topco, and Morgan Solar), has proposed to construct and operate three photovoltaic (PV) solar energy generating facilities totaling 13.3 megawatts (MW). The project site is generally bounded by Avenue K-8, Avenue L, 20<sup>th</sup> Street East and 30<sup>th</sup> Street East. The project site is currently designated as O (Open Space) east of 25<sup>th</sup> Street East and NU (Non-Urban Residential) to the west of 25<sup>th</sup> Street East, and is zoned PK (Park) and RR-1 (Rural Residential, one dwelling unit per acre), respectively. The property to the south is located in Palmdale, designated as IND (Industrial) and zoned M-2 (General Industrial). The property to the north, west, and a portion of the property to the east is designated as NU, and zoned either SRR (Semi-Rural Residential) or RR-1. The remainder of the property to the east is designated as O and zoned as PK.

The City's zoning code does not permit the development of commercial-style solar energy facilities PK zone, and with the adoption of the Residential Zone Update no longer allows them in the RR-1 zone. Therefore, amendment of the General Plan land use designation to non-urban residential and rezoning of the overall site to RR-2.5 is necessary to allow these facilities to move forward.

At the September 10, 2013 meeting, the City Council approved the introduction of Ordinance No. 992 by the following vote:

AYES: Council Members: Johnson, Mann, Smith, Vice Mayor Crist  
NOES: None  
ABSTAIN: None  
ABSENT: Mayor Parris

**Attachment:**

Ordinance No. 992