

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

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10/08/13
MVB

Date: October 8, 2013

To: Mayor Parris and City Council Members

From: Geri K. Bryan, CMC, City Clerk

Subject: **Consideration of adoption of Ordinance No. 993**

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**Recommendation:**

Adopt **Ordinance No. 993**, an ordinance of the City of Lancaster, California, amending the City Zoning Plan for a total of 120± acres located at the southeast corner of Avenue J and 110<sup>th</sup> Street West known as Zone Change No. 13-02.

**Fiscal Impact:**

None

**Background:**

The applicant, Silverado Power (dba Plainview Solar Works), has proposed to construct and operate a 30-megawatt (MW) photovoltaic (PV) solar energy generating facility generally bounded by 110<sup>th</sup> Street West, Avenue J, 97<sup>th</sup> Street West, and Avenue J-8. Approximately 120 acres of this site (located at the southeast corner of Avenue J and 110<sup>th</sup> Street West) is designated as SP (Specific Plan) with an underlying UR (Urban Residential) designation, and zoned SP (Specific Plan). The property to the north and west is located in unincorporated Los Angeles County, and is zoned A-2-2 (Heavy Agricultural, 2 acre minimum) and A-2-5 (Heavy Agricultural, 5 acre minimum) respectively. The property to the east and south is designated as NU and zoned RR-2.5.

The City's zoning code does not permit the development of commercial-style solar energy facilities on property designated for urban uses. Therefore, amendment of the General Plan land use designation to non-urban residential and rezoning of the subject property to RR-2.5 is necessary to allow this facility to move forward.

At the September 24, 2013 meeting, the City Council approved the introduction of Ordinance No. 993 by the following vote:

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

**Attachment:**

Ordinance No. 993