

STAFF REPORT
City of Lancaster

PH 3
09/08/15
MVB

Date: September 8, 2015

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 14-02 and Zone Change No. 14-02** (960± acres of a 1,191± acre site generally bounded by 80th Street West, 105th Street West, Avenue K and Quarry Ridge Road/California Aqueduct

Recommendations:

- a. Adopt **Resolution No. 15-52**, amending the General Plan land use designation on the subject property from UR (Urban Residential), NU (Non-Urban Residential), and C (Commercial) with a Specific Plan (SP) overlay designation to NU.
- b. Introduce **Ordinance No. 1005**, rezoning the subject property from SP (Specific Plan) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres).

Fiscal Impact:

None.

Background:

The applicant, Sustainable Power (sPower) Group, LLC, has proposed to construct and operate a 150-megawatt (MW) photovoltaic (PV) solar energy generating facility generally bounded by 80th Street West, 105th Street West, Avenue K, and Quarry Ridge Road/California Aqueduct. Approximately 960 acres (located predominantly south of Avenue L), of this 1,191-acre site, is designated as UR (Urban Residential), C (Commercial), and NU (Non-Urban Residential) with a Specific Plan (SP) overlay and zoned SP. 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.

On July 20, 2015, the Planning Commission adopted Resolution No. 15-12 certifying the Environmental Impact Report for the proposed project and recommending that the City Council approve General Plan Amendment No. 14-02 and Zone Change No. 14-02. They also adopted Resolution Nos. 15-13 through 15-17, approving Conditional Use Permits 14-10a, 14-10b, 14-10c, 14-10d, and 14-10e, to allow for the development of a photovoltaic solar energy generating facility. The conditional use permit approvals do not become valid until the effective date of the general plan amendment and zone change.

BSL/jr

Attachments:

Resolution No. 15-52

Ordinance No. 1005

Exhibit "A" (Findings)

Exhibit "B" (Mitigation Monitoring and Reporting Program)

PC Staff Report from the July 20, 2015, Planning Commission Meeting