

**STAFF REPORT**  
**City of Lancaster, California**

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Date: August 14, 2007

To: Mayor Hearn and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Environmental Impact Report No. 07-01, General Plan Amendment No. 07-01, Zone Change 07-01, and Specific Plan No. 07-01 (Amargosa Creek Specific Plan, 152± gross acres bounded by Avenue L, 10<sup>th</sup> Street West, future Avenue K-8, and future 5<sup>th</sup> Street West, excluding the northeast corner of 10<sup>th</sup> Street West and Avenue L)**

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**Recommendation:**

1. Adopt **Resolution No. 07-158** certifying Environmental Impact Report No. 07-01, approving General Plan Amendment No. 07-01 re-designating the site from C (Commercial) and LI (Light Industrial) to SP (Specific Plan), and approving Specific Plan No. 07-01, known as the Amargosa Creek Specific Plan
2. Introduce **Ordinance No. 885**, amending the zoning plan for the site from CPD (Commercial Planned Development) and LI (Light Industrial) to SP (Specific Plan).

**Discussion:**

The planning process for the Amargosa Creek Specific Plan began in August 2005 with the Council's approval of a contract with RTKL. The planning effort included outreach to the community at large in the form of several workshops and interviews with various stakeholders. On January 9, 2007, the Council adopted a conceptual plan that has been used as the basis for the preparation of the draft specific plan. A draft environmental impact report was prepared for the proposed project and circulated for public review between May 17, 2007, and July 2, 2007, and all comments received during this review period have been responded to in a final environmental impact report. Information regarding the content of both the draft specific plan and the final environmental impact report is contained within the attached Planning Commission staff report.

The final environmental impact report and draft specific plan were reviewed by the Planning Commission on July 30, 2007. As part of that review, staff presented to the Commission a list of recommended modifications to the draft specific plan based upon comments from the City Attorney's office and affected stakeholders. The Commission determined that the proposed modifications were appropriate, and also recommended an additional modification related to the heights of buildings surrounding the major plaza area. All of the proposed modifications are contained in Exhibit "B" of the attached resolution. The Commission unanimously voted to recommend to the Council certification of the final environmental impact report, approval of the

general plan amendment and zone change, and adoption of the Amargosa Creek Specific Plan with the modifications as contained in Exhibit “B”.

Staff is recommending that the City Council adopt **Resolution No. 07-158**, certifying the final environmental impact report, adopting the environmental findings contained in Exhibit “A”, approving General Plan Amendment No. 07-01, and adopting Specific Plan No. 07-01 (Amargosa Creek Specific Plan) with the modifications contained in Exhibit “B”. Staff is also recommending that the City Council introduce **Ordinance No. 885** to rezone the subject property from CPD and LI to SP (Specific Plan).