

STAFF REPORT
City of Lancaster, California

PH 8
6/23/09
MVB

Date: June 23, 2009

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 09-01 and Pre-Zoning No. 09-01 (Proposed annexation area generally bounded by Avenues E to H, 25th Street West to 20th Street East)**

Recommendation:

1. Adopt Resolution No. 09-53, a resolution of the City of Lancaster, California, approving General Plan Amendment No. 09-01.
2. Introduce Ordinance No. 925, to establish the pre-zoning for the proposed annexation area generally bounded by Avenues E to H, 25th Street West to 20th Street East

Discussion:

On June 15, 2009, the Lancaster Planning Commission recommended that the City Council approve General Plan Amendment No. 09-01 to redesignate 1,358 acres from NU (Non-urban Residential) to HI (Heavy Industrial), 25 acres from NU to MR1 (Multi-Residential 1), and 80 acres from LI (Light Industrial) to MR1. The Commission also recommended that the City Council approve Prezoning No. 09-01 to prezone, on the subject property, 282 acres to LI (Light Industrial), 140 acres to MHP (Mobile Home Park), 5,410 acres to RR-2.5 (Rural Residential, 1 dwelling unit per 2.5 acres) and 1,358 acres to HI (Heavy Industrial).

The General Plan amendment and prezoning applications are in conjunction with an annexation proposal for the same area. This area is identified as the “Green Corridor,” reflecting the synergistic approach to the numerous existing resources available, and the potential to develop and expand “green” industries. The Green Corridor would provide opportunities for waste to energy technologies, solar energy and ethanol production. Recycled water, instead of potable water from the ground, would serve the facilities within the project area. The re-designation and prezoning of 1,358 acres of Rural Residential land to Heavy Industrial would provide the necessary land use designation and zoning for these opportunities.

The proposed General Plan amendment and prezoning would facilitate the provision of future industrial facilities for the City, which would result in the creation of employment opportunities and other fiscal benefits. It supports the goals and objectives of the General Plan as listed in the attached resolution. Therefore, the Planning Commission is recommending to the City Council approval of General Plan Amendment No. 09-01 and Prezoning No. 09-01.

CCN:BSL/jr

Attachments:

Resolution No. 09-53

Ordinance No. 925

PC Staff Report for the June 15, 2009, Meeting

Exhibit "A" – Annexation Location Map

Exhibit "B" – General Plan Amendment No. 09-01 Map

Exhibit "C" – Rezoning No. 09-01 Map

Exhibit "D" – Mitigation Monitoring Program