

ORDINANCE NO. 925

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA, PREZONING APPROXIMATELY 7,190± ACRES GENERALLY BOUNDED BY AVENUES E TO H, 25<sup>TH</sup> STREET WEST TO 20<sup>TH</sup> STREET EAST, KNOWN AS PREZONING NO. 09-01

WHEREAS, pursuant to Section 17.24.060 of the Municipal Code, a request has been filed by the City of Lancaster to prezone 7,190± acres of land bounded to the north by Avenue E, to the south by Avenue H between 20<sup>th</sup> Street East and Division Street, and Avenue G between Division Street and 25<sup>th</sup> Street West, to the east by 20<sup>th</sup> Street East, and to the west by 25<sup>th</sup> Street West from Los Angeles County zoning D-2 (Desert Mountain), A-1 and A-2 (Light and Heavy Agriculture) to 282 acres to LI (Light Industrial), 140 acres to MHP (Mobile Home Park), and 5,410 acres to RR-2.5 (Rural Residential 1 unit per 2.5 acres) and 1,358 to HI (Heavy Industrial), as shown on Exhibit “C”; and

WHEREAS, notice of intention to consider pre zoning of the subject property was given as required in Section 17.24.110 of the Municipal Code and Section 65854 and 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended that the pre zoning request be approved; and

WHEREAS, a public hearing on pre zoning request was held before the Planning Commission on June 15, 2009, at which time the Commission recommended approval of the proposed pre-zoning, and before the City Council on June 23, 2009; and

WHEREAS, this Commission finds the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of mitigation measures as detailed in Exhibit “D”; and

WHEREAS, this Commission hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared for the proposed pre zoning in compliance with the California Environmental Quality Act and the State Guidelines for the implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, the City Council hereby makes the following finding in support of the Ordinance:

The proposed rezoning for the subject property to LI (Light Industrial), MHP (35 acres) (Mobile Home Park) and RR-2.5 (Rural Residential 1 unit per 2.5 acres) is consistent with the existing General Plan land use designations of LI (Light Industrial), MR1 (Multi-Residential 1) and NU (Non Urban Residential); and the proposed rezoning to HI (Heavy Industrial) and MHP (105 acres) is consistent with the proposed General Plan land use designations of HI (Heavy Industrial) and MR1 (Multi-Residential 1).

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That the subject property is rezoned in the following manner: 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) as shown on Exhibit "C," attached hereto.

Section 2. That the City Clerk shall certify to the passage of this Ordinance and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 23<sup>rd</sup> day of June, 2009, and placed upon its second reading and adoption at a regular meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

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GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

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R. REX PARRIS  
Mayor  
City of Lancaster

CERTIFICATION OF ORDINANCE  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 925, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(seal)