

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

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MVB

Date: June 28, 2011

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Authorization to retain AECOM Technical Services, Inc., for the preparation of an Environmental Impact Report for the Highlands Specific Plan, and related development applications generally bounded by Avenue L, Avenue M, 80<sup>th</sup> Street West, and 110<sup>th</sup> Street West**

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**Recommendation:**

Authorize the retention of AECOM Technical Services, Inc., for the preparation of an Environmental Impact Report for the Highlands Specific Plan and related development applications generally bounded by Avenue L, Avenue M, 80<sup>th</sup> Street West, and 110<sup>th</sup> Street West.

**Fiscal Impact:**

There are no direct costs to the City. The applicant would pay a total of \$373,172 for consultant services to prepare an Environmental Impact Report for the project. The applicant would also be required to pay a deposit of \$25,000 for staff review time and administrative costs.

**Background:**

On July 14, 2009, the City Council adopted the 2030 General Plan Update. As part of this update, the area bounded by 80<sup>th</sup> Street West, 110<sup>th</sup> Street West, Avenue L, and Avenue M (approximately 1,840 acres), was designated as Specific Plan. A request to develop a Specific Plan for this property has been submitted to the Planning Department. As such, the preparation of an Environmental Impact Report (EIR) is required.

**Discussion:**

AECOM Technical Services, Inc., has developed an innovative approach to integrate the environmental and planning processes. This computer software enables the user to develop a proposed plan and alternatives that minimize the environmental impact to the greatest extent feasible. AECOM Technical Services, Inc., has recently utilized this approach with the City of Fairfield for the preparation of Specific Plan/EIR of a similar size and scope. Planning staff has discussed this approach with the City of Fairfield's Planning Director. Based on staff's discussion with the City of Fairfield, the City was satisfied with the performance of the consultant and the benefits of this overall approach.

BSL/jr

**Attachment:**

Proposal (Available for review in the City Clerk's Office)