

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

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03/27/12
MVB

Date: March 27, 2012

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Authorization to retain Environmental Science Associates (ESA) for the preparation of an Environmental Impact Report for the Ecolution Materials Recovery and Conversion Facility**

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**Recommendation:**

Authorize the retention of Environmental Science Associates (ESA) for the preparation of an Environmental Impact Report for the Ecolution Materials Recovery and Conversion Facility.

**Fiscal Impact:**

There are no direct costs to the City. The applicant would pay for consultant services to prepare an Environmental Impact Report (EIR) for the project. The cost for the EIR would range between \$419,417 and \$424,483, depending upon the specific site selected. The applicant would also be required to pay a deposit of \$25,000 for staff review time and administrative costs and provide for indemnification of the City.

**Background:**

On February 14, 2012, the City of Lancaster entered into a Material Recovery and Conversion Facility Agreement and Exclusive Negotiating Agreement with OEC-Lancaster, LLC. These agreements require that the project be permitted, constructed and operational within 24 months of the effective date of the agreement. As part of the permitting process, the preparation of an EIR is necessary.

**Discussion:**

Environmental Science Associates (ESA) is an environmental consulting firm with many years of experience preparing Environmental Impact Reports (EIR) for large projects and has previously done work for the City of Lancaster. This experience includes the preparation of EIRs for projects similar to the Ecolution Materials Recovery and Conversion Facility. Specially, ESA prepared the Programmatic EIR for Statewide Anaerobic Digester Facilities for the Treatment of Municipal Organic Solid Waste for CalRecycle and the EIR for Dairy Manure Digester and Co-Digester Facilities for the California Regional Waste Quality Control Board, Central Valley Region. As a result, they are familiar with the processes that are part of this project.

Due to ESA's experience preparing documents for these types of facilities, staff approached them regarding the preparation of the EIR for this project. ESA prepared a proposal and is able to meet the timeline set forth by the City. This proposal provides a scope of work and cost estimates for

different sites under consideration by the applicant. This allows the City the flexibility necessary to proceed once the site is selected by the applicant.

BSL/jr

**Attachment:**

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