

STAFF REPORT
City of Lancaster, California

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02/27/07
RSL

Date: February 27, 2007

To: Mayor Hearn and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Authorization to retain ESA for the preparation of an Environmental Impact Report for the General Plan Amendment, Zone Change, and related development applications at the northwest corner of the intersection of 60th Street West and Avenue K**

Recommendation:

Authorize the retention of ESA for the preparation of an Environmental Impact Report for the general plan amendment, zone change, and related development applications located on the northwest corner of 60th Street West and Avenue K.

Fiscal Impact:

\$301,090 for consultant services to prepare an Environmental Impact Report for the project located at the northwest corner of 60th Street West and Avenue K. The applicant for the project would be required to pay \$301,090 for consultant services, and would also be required to pay a deposit of \$25,000 for staff review time and administrative costs.

Background:

In February 2005, the City Council initiated an update of the General Plan. At that time, Council also directed staff to process ten outstanding general plan amendment requests that had been submitted prior to the initiation of the update program. On March 25, 2005, an application for the proposed project was submitted. City Council authorized the processing of this project once the grouped general plan amendment EIRs were started. The grouped GPA EIRs are currently underway, therefore, it is the City's intent to start processing this proposed project. It is also the intent of the City to take this project to the same public hearing as some of the other GPA projects.

Discussion:

GPA 05-01/ZC 05-01 consists of a general plan amendment and zone change request to redesignate approximately 17 acres located on the northwest corner of 60th Street West and Avenue K from UR (Urban Residential 2.1-6.5 du/na) to C (Commercial), and rezone from R-7,000 (single family residential, minimum lot size 7,000 square feet) to CPD (Commercial Planned Development) in order to construct a 140,000 square-foot commercial shopping center. This shopping center would include three fast food restaurant pads. In addition to the GPA and ZC requests, the proposed project would require a conditional use permit.

On November 17, 2006, a request for proposals for the preparation of an Environmental Impact Report for this project was sent out for consideration to five environmental consulting firms. One proposal was submitted to the City by the deadline of 4 p.m. on Monday, December 18, 2006. Staff reviewed the consultant proposal and is recommending that the City retain the services of ESA to prepare the EIR. ESA has the relevant experience and staff expertise to ensure the successful completion of the EIR process in a timely fashion.

Council authorization at this time would allow staff to proceed with an agreement for services between the City and the consultant for the preparation of the EIR.