

**STAFF REPORT**  
**City of Lancaster, California**

CC 14
3//27/07
RSL

Date: March 27, 2007

To: Mayor Hearn and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Authorization to retain Christopher A. Joseph & Associates for the preparation of two Environmental Impact Reports for the General Plan Amendments, Zone Changes, and related development applications at the northwest and southeast corners of the intersection of 60<sup>th</sup> Street West and Avenue L**

---

**Recommendation:**

Authorize the retention of Christopher A. Joseph & Associates for the preparation of two Environmental Impact Reports for the general plan amendments, zone changes, and related development applications located on the northwest and southeast corners of 60<sup>th</sup> Street West and Avenue L.

**Fiscal Impact:**

There are no direct costs to the City. The applicants would pay a total of \$574,853 for consultant services to prepare two Environmental Impact Reports for the two projects located at the corner of 60<sup>th</sup> Street West and Avenue L. The applicant for the southeast corner would be required to pay \$341,988 while the applicant for the northwest corner would be required to pay \$232,865. These costs assume that the two projects track at approximately the same time and that cost savings can be achieved during the preparation of the EIRs.

If the projects do not track at the same pace, additional costs would be incurred bringing the total consultant services to \$623,327. This is an increase in cost of \$48,474 of which the applicant for the southeast corner would be responsible for \$20,263 and the applicant for the northwest corner would be responsible for \$28,211.

Each applicant 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 were submitted prior to the initiation of the update program and placed a hold on the filing of any other general plan amendments without the prior approval of City Council. On July 11, 2006,

City Council discussed two potential projects that would require general plan amendments/zone changes located at the intersection of 60<sup>th</sup> Street West and Avenue L and options for addressing them. On July 25, 2006, City Council directed staff to accept the filing of general plan amendment applications for these projects and to prepare two separate Environmental Impact Reports by the same environmental consultant.

General Plan Amendment (GPA) 06-03/Zone Change (ZC) 06-03/Conditional Use Permit (CUP) 06-08 consists of approximately 70 acres on the southeast corner of 60<sup>th</sup> Street West and Avenue L. The applicant is proposing to construct a commercial retail project consisting of approximately 702,149 square feet of retail.

GPA 06-04/ZC 06-04/CUP 06-09/Tentative Parcel Map 68150 consists of approximately 40 acres on the northwest corner of 60<sup>th</sup> Street West and Avenue L. The applicant is proposing to construct a commercial retail project consisting of approximately 395,000 square feet of retail.

**Discussion:**

On October 2, 2006, a request for proposals for the preparation of two Environmental Impact Reports (EIR) for these two projects was sent out for consideration to 22 consulting firms. Two proposals were submitted to the City by the deadline of 4 p.m. on Wednesday, November 8, 2006. Staff reviewed the consultant proposals and recommended retaining the services of EIP Associates to prepare the EIRs. The applicants expressed concerns regarding the costs of the two EIRs. At the City Council meeting on December 12, 2006, Council directed staff to work with the applicants and EIP to see if a resolution could be reached regarding costs. In the event that the applicants remained unsatisfied with the proposed costs, Council directed staff to reissue the RFP.

On January 26, 2007, a revised RFP was issued for the preparation of these EIRs to 16 consulting firms. Six proposals were received by the City by the deadline of February 28, 2007. Staff reviewed the consultant proposals and recommends retaining the services of Christopher A. Joseph & Associates to prepare the EIRs. Christopher A. Joseph & Associates has the relevant experience and staff expertise to ensure the successful completion of the EIR process in a timely fashion.

Subsequent to the issuance of the revised RFP, the applicant for the southeast corner informed staff that they are considering scaling back the size of their proposed development. In order to prevent any further delay in the RFP process, staff made the determination not to amend the RFP. Instead staff proposes to modify the scope and budget for the southeast corner at such time as revised plans/applications are submitted to the City.

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 and to revise the scope and budget for the southeast corner at a future date.