

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

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07/08/14
MVB

Date: July 8, 2014

To: Mayor Parris and Council Members

From: Brian S. Ludicke, Planning Director

**Subject:** Preparation of an Environmental Impact Report for the Lancaster Solar Project (CUP 14-10) (Approximately 1,350 to 1,500 acres generally bounded by Avenue K-4, Avenue M, 105<sup>th</sup> Street West and 80<sup>th</sup> Street West)

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**Recommendation:**

Authorize the retention of Stantec for the preparation of an Environmental Impact Report (EIR) for the Lancaster Solar project and related development applications on approximately 1,350 to 1,500 acres generally bounded by Avenue K-4, Avenue M, 105<sup>th</sup> Street West, and 80<sup>th</sup> Street West.

**Fiscal Impact:**

\$246,175 which includes a 10% contingency fee of \$22,380 for consultant services to prepare an EIR for the proposed project. The applicant would also be required to pay a \$25,000 deposit to cover the City administrative costs.

**Background:**

The Sustainable Power Group (sPower) (formerly Silverado Power, LLC) has filed a conditional use permit (CUP 14-10) for the development of 250 megawatts (MW) of photovoltaic solar power on approximately 1,350 to 1,500 acres. Due to the size of the proposed project, the preparation of an EIR is required as part of the approval process.

On May 27, 2014, a request for proposals (RFP) for the preparation of an EIR for the proposed project was sent out for consideration to 12 environmental consulting firms. Seven proposals were submitted to the City by the deadline of 4 p.m. on Tuesday, June 17, 2014. Staff and the developer have reviewed the consultant proposals, and staff is recommending that the City retain the services of Stantec to prepare the EIR. Stantec 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.

BSL/jr

**Attachment:**

Stantec Proposal