

STAFF REPORT
City of Lancaster

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MVB

Date: August 11, 2015

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Preparation of an Environmental Impact Report for the Avanti North Specific Plan (SP 15-01) and accompanying Tentative Tract Map**

Recommendation:

Authorize the retention of T&B Planning, Inc. for the preparation of an Environmental Impact Report (EIR) for the Avanti North Specific Plan and accompanying Tentative Tract Map on approximately 237 acres generally bounded by 62nd Street West, 70th Street West, Avenue K and Avenue K-8.

Fiscal Impact:

\$154,810.00; which includes a 10% contingency fee of \$13,110.00 for consultant services to prepare an EIR for the proposed project. The applicant will cover this cost and will also be required to pay a \$25,000.00 deposit to cover the City administrative costs.

Background:

City Ventures has filed an application for a Specific Plan (SP 15-01) for a residential development consisting of approximately 768 single-family lots, two recreational parks, landscaped trails, and a drainage channel on approximately 237 acres. Due to the size of the proposed project, the preparation of an EIR is required as part of the approval process.

On May 18, 2015, a request for proposal (RFP) for the preparation of an EIR for the proposed project was sent out for consideration to 13 environmental consulting firms. Six proposals were submitted to the City by the deadline of 5:00 p.m. on Friday, June 5, 2015. Staff and developer have reviewed the consultant proposals, and staff is recommending that the City retain the services of T&B Planning, Inc. to prepare the EIR. T&B Planning, Inc. 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 consultant for the preparation of the EIR.

BSL/jr

Attachment:

T&B Planning, Inc., EIR Proposal is available for review in the City Clerk Department