

STAFF REPORT

City of Lancaster

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04/26/16
MVB

Date: April 26, 2016

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Preparation of an Environmental Impact Report for the Avanti South Project (Specific Plan No. 15-02, General Plan Amendment No. 16-01, Zone Change No. 16-01) (Approximately 318 acres generally bounded by Avenue L, Avenue K-8, 75th Street West, and 62nd Street West)**

Recommendation:

Authorize the retention of Michael Baker International for the preparation of an Environmental Impact Report (EIR) for the Avanti South project and related development applications on approximately 318 acres generally bounded by Avenue L, Avenue K-8, 75th Street West, and 62nd Street West.

Fiscal Impact:

\$169,620 which includes a 10% contingency fee of \$15,420 for consultant services to prepare an EIR for the proposed project, to be paid by the applicant. The applicant would also be required to pay a \$25,000 deposit to cover the City administrative costs.

Background:

Royal Investors Group, LLC has filed permit applications for a Specific Plan (SP 15-02), General Plan Amendment (GPA 16-01), and Zone Change (ZC 16-01) for the development of a mixed use development consisting of a variety of residential types, commercial, school, and park uses on approximately 318 acres. Due to the size of the proposed project, the preparation of an Environmental Impact Report (EIR) is required as part of the approval process.

On February 5, 2016, a request for proposals (RFP) for the preparation of an EIR for the proposed project was sent out for consideration to 18 environmental consulting firms. Five proposals were submitted to the City by the deadline of 4 p.m. on Friday, March 4, 2016. Staff reviewed the consultant proposals and interviews were conducted with all of the proposing firms. Staff is recommending that the City retain the services of Michael Baker International to prepare the EIR. Michael Baker International 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.

JS/lcs

Attachment:

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