

STAFF REPORT
City of Lancaster, California

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MVB

Date: January 22, 2008

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 an Environmental Impact Report for the preparation of an Environmental Impact Report for the HASA swimming pool product manufacturing plant and related development applications located on the west side of Trevor Avenue between Avenue H-8 and Avenue H-12**

Recommendation:

Authorize the retention of Christopher A. Joseph & Associates for the preparation of an Environmental Impact Report for HASA swimming pool product manufacturing plant and related development applications located on the west side of Trevor Avenue between Avenue H-8 and Avenue H-12.

Fiscal Impact:

\$164,824 for consultant services to prepare an Environmental Impact Report for a proposed project located on the west side of Trevor Avenue between Avenue H-8 and Avenue H-12. The applicant for the proposed project would be required to pay \$164,824 for consultant services, and would also be required to pay a deposit of \$25,000 for staff review time and administrative costs.

Discussion:

The proposed project consists of a conditional use permit (CUP 07-16) to allow the construction and operation of a plant to produce products for swimming pools and water treatment facilities. This project would consist of two phases. The first phase involves the construction of the manufacturing facility consisting of a storage building for salt and several processing modules. The second phase of the project consists of a 100,000 square-foot warehouse for the packaging of the products. The project also involves a tentative parcel map to consolidate twelve parcels into one parcel.

On November 27, 2007, a request for proposals for the preparation of an environmental impact report for this project was sent out for consideration to nine environmental consulting firms. Three proposals were submitted to the City by the deadline of 4 p.m. on Friday, December 28, 2007. Staff reviewed the consultant proposals, and is recommending that the City retain the services of Christopher A. Joseph & Associates to prepare the EIR. Christopher A. Joseph & Associates 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.