



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: October 8, 2024

Subject: Professional Services Agreement with VCS Environmental, Inc. for Environmental Documentation for the East Lake Villas Senior Living Community Project

Recommendation

Approve and authorize the City Manager to execute a Professional Services Agreement with VCS Environmental, Inc. in an amount not to exceed \$71,545 to prepare California Environmental Quality Act (CEQA) Compliance documents, in such final form as approved by the City Attorney.

Background

The City of Lake Elsinore is the lead agency to evaluate the environmental impacts of development projects proposed within the City. The Community Development Department is responsible for preparing the necessary information and, depending on the scope and size of the project, will either prepare the environmental documents in-house or have a consultant prepare the documents and studies. Through the application fee process, the project applicant (Keystone DCS, Inc.) pays for the cost of preparing the environmental analysis.

Discussion

The applicant has submitted an entitlement application for a new Senior Housing Community development located on the southerly edge of East Lakeshore Drive, east of Lucerne Street and West of Marian Street within the East Lake Specific Plan. (APNs: 373-260-007, 008, and 010)

The East Lake Villas project proposal consists of a total of 336-units that includes 192-units of independent living facility and a 144-bed (or 144-units) of assisted living and memory care facility with on-site amenities and related site improvements located on an approximately 9.9-acre site. The project also includes Tentative Tract Map No. 37948 which proposes to subdivide the subject property into five parcels ranging in size from 0.99 acres to 4.38 acres.

The project must prepare technical studies such as a Traffic Impact Report, Air Quality Report, Greenhouse Gas Emissions Report, Energy Report, Noise Report, Hydrology Report, Biological Report, Cultural Resources Report, Phase 1 Environmental Site Assessment, Paleontology Report, and Geotechnical. VCS Environmental, Inc. will utilize the above referenced technical studies to prepare a detailed environmental analysis for the project as required by CEQA.

Fiscal Impact

The cost of preparing the environmental review will be paid by fees collected from the developer through the City's cost recovery program. All administrative staff time and consultant costs are paid from the applicant's fees. No General Fund budgets will be allocated or used for the completion of the CEQA documents for the project.

Attachments

Attachment 1 - Agreement
Exhibit A - Proposal