



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: July 23, 2024

Subject: Professional Services Agreement with Kimley-Horn and Associates, Inc. for Environmental Documentation for the Riverside Drive Apartments Project

Recommendation

Approve and authorize the City Manager to execute an agreement/contract with Kimley-Horn, Inc. in an amount not to exceed \$78,600 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 (WJK Development Company) pays for the cost of preparing the environmental analysis.

Discussion

The applicant has submitted an entitlement application for a new multi-family residential development located north of Eisenhower Drive and south of Lake Crest Drive on Riverside Drive and is more specifically known as 32281 Riverside Drive. (APN: 379-315-033)

The Riverside Drive Apartments project proposes a 96-unit multi-family residential apartment complex consisting of 12 two-story buildings, a clubhouse/leasing office, swimming pool and other amenities, as well as 200 parking spaces and related site improvements located on a 4.95-acre site in the Residential Mixed-Use District.

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 Kimley-Horn and Associates, Inc. will utilize the above referenced technical studies to prepare a detailed 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