



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: May 28, 2024

Subject: Professional Services Agreement with LSA Associates, Inc. for Environmental Documentation for the Baker Street Industrial Project

Recommendation

Approve and authorize the City Manager to execute an Agreement for Professional Services with LSA Associates, Inc. (LSA) to prepare California Environmental Quality Act (CEQA) compliance documents in the amount not to exceed \$310,350.00, in such final form as approved by the City Attorney.

Background

The City of Lake Elsinore serves as the lead agency to evaluate the environmental impacts of development projects proposed within the City. The Community Development Department is responsible for the preparation of 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. The project applicant (EPD Solutions, Inc.) through the application fee process pays for the cost of preparing the environmental analysis.

Discussion

The applicant has submitted an entitlement application for a new industrial warehouse project located at southwest and southeast of the intersection of Baker Street and Pierce Street. The project encompasses 24 parcels totaling 123.33 acres (APNs: 378-020-012, 015, 016, 024, 028, 029, 030, 031, 033, 034, 036, 037, 038, 039, 040, 041, 042, 043, 048, 054; 378-114-064; 389-080-013, and 058).

The project proposes the development of a 212,028 sq. ft. Warehouse building, a 788,423 sq. ft. Warehouse building, and a truck/trailer parking lot. The project will also include right-of-way improvements on Baker Street and Pierce Street and the realignment of Baker Street to Nichols Road and 33.65 acres of habitat conservation area.

It is anticipated that the proposed application will require the preparation of an Environmental Impact Report (EIR). The project will require several technical studies to be prepared including Air Quality, Energy, Greenhouse Gas, and Health Risk Assessment, Noise and Vibration Assessment, Cultural Resources Assessment, Paleontological Resources Assessment, Phase I Environmental Site Assessment, Visual Impact Assessment, Geotechnical/Soils Evaluation, Utility/Services System Study, Vehicle Miles Traveled (VMT) Analysis, and Wildfire Protection Plan and Report. LSA will utilize the above technical studies to prepare 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 staff administrative 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