

# ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

Submitted via email

December 20, 2022

Damaris Abraham,  
City of Lake Elsinore,  
[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)

RE: Budget Amendment Request for Additional Analysis

Dear Ms. Abraham,

We appreciate the opportunity given to EPD to assist with efforts on Lakeshore Drive Residential project. We are writing to you to request a budget amendment for additional analysis that was required to successfully complete the Lakeshore Driveway Residential Traffic Impact Analysis.

The purpose of the Budget Amendment is to request additional budget to cover the cost of the following:

**1) LOS analysis of Three Additional Intersections as a part of the TIA**

*On January 31, 2022, EPD provided the City of Lake Elsinore with a scope of work for Traffic Impact Analysis stating a budget amount of \$5,450 for the study of two intersections. EPD's charges for the study are rated per intersection. As per the approved submittal of the Scoping Agreement for the Traffic Impact Analysis to the City of Lake Elsinore, EPD was required to analyze a total of five study intersections.*

**2) Re-Analysis of the Traffic Impact Analysis Study after First Submittal to the City due to Change in Project Driveway Access from Full Access to RIRO**

*EPD was notified of a change in project driveway access at Lakeshore Drive/Gunnerson Drive from being full access to right-in/right-out only after the first submittal of the TIA. This change in project driveway access led to a change in the approved project trip-distribution through the traffic study network and required a re-analysis of the entire traffic study.*

**3) Development of Intersection Design at Project Driveway and Coordination with Civil**

*EPD also had to develop an intersection design at project driveway that would allow for safe intersection operation with the addition of the project. This process required extensive coordination with the Civil Engineering team to find a workable solution given the constraint that a traffic signal could not be implemented as a traffic control measure at the intersection of Lakeshore Drive/Gunnerson Street, and the fact that the intersection already operated at unsatisfactory LOS in the existing conditions.*

**4) Re-Analysis of Traffic Impact Analysis Study After City-Meeting Concluding that a Signal would be Required at the Project Driveway**

*After meeting with the City, it was concluded that a signal would be required as a part of the project. This requirement led to another re-analysis with a signal installed assuming the project driveway as full-access instead of the earlier analyzed RIRO.*

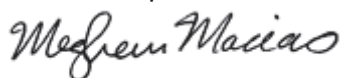
A breakdown of EPD's fee by task is shown in the table below along with the requested Budget Amendment:

<b>Proposed Work Scope Tasks (Amended Items in Blue)</b>	<b>Proposed Fee</b>	<b>Amended Fee</b>
<b>Task 1: Project Initiation and Project Description</b>	<b>\$5,100</b>	
Project Initiation	\$2,100	
Project Description	\$3,000	
<b>Task 2: Technical Studies</b>	<b>\$48,890</b>	<b>\$70,378</b>
2.1: Peer Review of Applicant Studies	\$4,025	
2.2: Air Quality & GHG Emissions Analysis	\$12,960	
2.3: Energy Analysis	\$2,080	
2.4: Noise Impact Analysis	\$9,875	
2.5: Cultural/Paleontological Resources Assessment	\$6,600	
2.6: Traffic Impact Analysis		
2.6.1: Traffic Impact Analysis of Two Intersections	\$5,450	
2.6.2: Traffic Impact Analysis of Additional Three Intersections		\$7,988
2.6.3: Traffic Impact Re-Analysis to Accommodate Change in City Approved Trip Distribution Due to Change in Project Driveway Access		\$6,500
2.6.4: Developing an Intersection Design at Project Driveway and Coordination with Civil		\$3,500
2.6.5: Re-Analysis of Traffic Impact Analysis Study after City-Meeting Concluding that a Signal would be Required at the Project Driveway		\$3,500
<b>Task 3. Initial Study</b>	<b>\$25,250</b>	
3.1: Administrative Draft	\$18,950	
3.2: Public Review Draft	\$3,275	
3.3: Response to Comments	\$3,025	
<b>Task 4. Notice of Exemption</b>	<b>\$1,050</b>	
<b>Task 5. CEQA Project Management</b>	<b>\$10,300</b>	
Management	\$6,100	
Meetings	\$4,200	
<b>Estimated Fees &amp; Expenses</b>	<b>\$900</b>	
<b>TOTAL (Without Estimated Expenses)</b>	<b>\$88,940</b>	<b>\$110,428</b>
<b>TOTAL (With Estimated Expenses)</b>	<b>\$89,840</b>	<b>\$111,328</b>

EPD's current approved contract is \$89,840. EPD would require an additional budget of \$20,988 to cover the cost of including three more study intersections to the traffic impact analysis study, re-working an approved trip distribution, re-analyzing the TIA, conceptualizing stop-controlled only intersection design at Lakeshore Drive/Gunnerson Street, and re-analyzing the TIA for the 3<sup>rd</sup> time assuming signal installation at project driveway. This current request for an additional \$21,488 would bring EPD's total contract amount to \$110,428 (without estimated expenses).

I appreciate your consideration of this request. Should you have any questions, please do not hesitate to contact me at (949) 794-1186 or [meghan@epdsolutions.com](mailto:meghan@epdsolutions.com).

Respectfully submitted,  
EPD Solutions, Inc.



Meghan Macias, TE  
Transportation Planning Director