



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Interim Assistant Community Development Director

Date: January 10, 2023

Subject: **Amendment No. 1 to the Professional Services Agreement with Environment Planning Development Solutions, Inc.**

Recommendation

Approve and authorize the City Manager to execute Amendment No. 1 to the Agreement for Professional Services with Environment Planning Development (EPD) Solutions, Inc. for additional services to prepare California Environmental Quality Act (CEQA) compliance documents for a total contract amount not to exceed \$111,328, in such final form as approved by City Attorney.

Background

On March 22, 2022, the City entered into the original Professional Services Agreement with EPD for \$89,840 to prepare CEQA documentation under authorization of the City Manager to evaluate the environmental impacts resulting from the project. The cost of preparing the environmental analysis is paid for by the project applicant (Lake Elsinore Lakeshore, LLC) through the City-implemented cost recovery deposit program.

Discussion

The applicant has submitted an entitlement application for a new residential development located on the southwest side of Lakeshore Drive east of Machado Street (APNs 379-230-001 and 002). The proposal involves the development of a new a 140-unit condominium community with four plan types (ranging in size from 1,807 sq. ft. to 2,008 sq. ft.) on an approximately 10-acre site in the Lakeshore Village Specific Plan.

Several technical studies have been prepared for the proposed project, including a Traffic Report, Air Quality/Greenhouse Gas/Energy Report, Noise Report, Hydrology Report, Biological Resources Report, Cultural Resources/Paleontology Report, Phase 1 Environmental Site Assessment, Geotechnical Report and Preliminary Water Quality Management Plan.

EPD has provided environmental document preparation services, including peer review of the supporting technical studies and the preparation of the Draft Initial Study and an Addendum to the Mitigated Negative Declaration (MND) previously adopted for the Lakeshore Village Specific Plan. Amendment No. 1 is being requested to cover the added cost associated with expanding the scope of the Traffic Impact Analysis to include additional study intersections and a signalized redesign of the project driveway. Compensation for the additional services provided under Amendment No. 1 will not exceed \$21,488, bringing the total compensation under the Agreement, as amended, to a contract amount not to exceed \$111,328.

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 – Amendment No. 1 Agreement
Exhibit A – Consultant's Proposal
Attachment 2 – Original Agreement