



## 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:** May 9, 2023

**Subject:** Professional Services Agreement with HELIX Environmental Planning, Inc. for Environmental Documentation for The Cove Project

### **Recommendation**

Approve and authorize the City Manager to execute an Agreement for Professional Services with HELIX Environmental Planning, Inc. to prepare California Environmental Quality Act (CEQA) compliance documents in the amount not to exceed \$53,400, in such final form as approved by 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 (3rd & Dexter, LLC) through the application deposit process pays for the cost of preparing the environmental analysis.

### **Discussion**

The applicant has submitted an entitlement application for a new mixed-use development located north side of Dexter Avenue between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street (APNs:377-090-013; 377-090-037; 377-090-039; 377-090-040). The proposed development includes four office buildings totaling 293,024 square feet in floor area, a 312-unit apartment complex and associated improvements on an approximately 23.5-acre site in the Commercial Mixed Use (CMU) zoning district.

The project is required to prepare technical studies such as a Traffic Impact Report, Vehicle Miles Traveled Analysis, Air Quality Report, Greenhouse Gas Emissions Report, Energy Report, Noise Report, Water Quality Management Plan, Hydrology Report, Biological Report, Cultural Resources Report, Phase 1 Environmental Site Assessment, Paleontology Report and a

Geotechnical Report. HELIX will utilize the technical engineering reports and 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- Proposed Scope of Work