



## **REPORT TO CITY COUNCIL**

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Damaris Abraham, Assistant Community Development Director

**Date:** August 22, 2023

**Subject:** Amendment No. 1 to the Professional Services Agreement with MIG, Inc. for the preparation of the City of Lake Elsinore General Plan Update, Zoning Code Amendment, and related Environmental Impact Report

### **Recommendation**

Approve and authorize the City Manager to execute Amendment No. 1 to the Agreement for Professional Services with MIG, Inc., for additional services to prepare the City of Lake Elsinore General Plan Update and Zoning Code Amendment for a total contract amount not to exceed \$1,482,069.00, in final form as approved by the City Attorney, and authorize the City Manager to execute change orders not to exceed a contingency amount of \$78,109.00 for uncertainties and adjustments.

### **Background**

The existing Lake Elsinore General Plan was adopted by the City Council on December 13, 2011. There have only been a number of minor amendments to the General Plan's Land Use Element, contained in Chapter 2.0 (Community Form), since December 2011 with the only major amendment being the Housing Element update.

On April 22, 2022, the City entered into a professional services agreement with MIG, Inc. (MIG) in a contract amount of \$545,178.00 to prepare a Program Environmental Impact Report (PEIR) and related technical reports to evaluate the potential impacts of the updated General Plan.

The original agreement anticipated that the City would prepare a focused General Plan Update in-house that would include selected changes to the General Plan's land use plan instead of a complete revision of the land use plan, incorporate the amendments to the Safety Element and Environmental Justice goals, policies and objectives, and add a new Healthy Community Element.

Since adopting its General Plan, the City has been greatly impacted by growth and legislative-related changes. The City has more than doubled in population, growing from 29,999 on January 1, 2011, to approximately 73,000 on January 1, 2023. The State of California has also implemented far-reaching mandates intended to address environmental change and economic development pressures. Since 2011 the City has been impacted by the following:

- Significant changes to the built environment which has led to increasing levels of conflict between land uses,
- Evolution of community values and expectations,
- significant evolution in local and regional economic conditions,
- Adoption of the Dream Extreme 2040 vision document (2020), and
- Major legislative mandates impacting issues such as environmental change, affordable housing, planning/zoning, VMT, etc.

In light of the age of the General Plan and the significant evolution of the City since its adoption, the City has determined that a more comprehensive General Plan update is warranted, with a focus on re-examining land use policies that may not reflect current economic conditions and desired change in the community.

## **Discussion**

### **General Plan Update**

MIG has prepared a work scope that defines an additional scope of work and associated costs with completing a comprehensive update to the General Plan. The scope of work will include:

- Constraints and Opportunities Analysis – to analyze existing conditions that will discuss land use, housing (adopted Housing Element summarized), mobility, public safety, natural resources/open space, environmental justice issues, and public services/utilities.
- Market Demand Study – to quantify immediate and longer-term development opportunities within the City, and to identify policy measures necessary to achieve these potentials. The market analysis will provide an important “reality check” both for the two General Plan land use alternatives and for the development assumptions used in the citywide fiscal impact analysis. It will also inform the market-based strategic framework for the Economic Development Element.
- Community Engagement Program that will include:
  - Public outreach plan,
  - Stakeholder meetings,
  - Multi-Media campaign, and
  - Planning Commission and City Council joint study session.

- Land Use and Transportation Alternatives, Charrette, Joint CC/PC Study Session – which will develop up to three land use/transportation scenarios for up to four focus areas that could include mixed-use development, reinventing existing corridors, and others. The alternatives will be refined and then presented to the Planning Commission and City Council at a joint study session.
- Citywide Fiscal Impact Model – to develop a customized fiscal impact model based on the City's current budget. The fiscal impact model will help define the "optimal" land use mix from a fiscal perspective and to identify related strategies for revenue enhancement.

A robust community engagement program will help City staff identify the priorities of residents, the business community, and property owners. This input, together with the MIG team's technical analysis, will guide the Planning Commission in making its recommendations and the City Council in establishing new policy direction for the City.

MIG will prepare the Draft General Plan, creating a new General Plan with goals and policies reflecting community and decision-maker input and responding to State legal requirements. The General Plan will be concise, user-friendly, easy to comprehend, and highly graphic, with photos, maps, tables, charts, and illustrations.

#### Zoning Code Amendment

Once the proposed General Plan has been adopted, the MIG zoning team will update the City's zoning code. The Zoning Code Amendment will focus on:

- creating new zones, use regulations, and development standards to implement new land use designations,
- updating the use lists in all zones to implement General Plan land use policy,
- updating the Zoning Map to correspond to the General Plan land use policy map, and
- revising land use definitions to correspond to the use tables.

The scope of work for the zoning code amendment will include a community engagement strategy that will include a workshop with a targeted audience and study sessions with the Planning Commission and City Council, to which the public will be invited.

Amendment No. 1 is being requested to incorporate the comprehensive General Plan Update and the Zoning Code Amendment. Compensation for the additional services provided under Amendment No. 1 will not exceed \$936,891.00, bringing the total compensation under the Agreement, as amended, to a contract amount not to exceed for \$1,482,069.00.

**Fiscal Impact**

The cost for preparation of the comprehensive General Plan Update and the Zoning Code Amendment as well as the related Environmental Impact Report will be paid through SB 2 Planning Grant and the Local Early Action Grant (LEAP Grant) as well as funds allocated in the FY 2023-24 budget. The SB 2 Planning Grant and the LEAP Grant, both administered by the California Department of Housing and Community Development, will reimburse the City for \$545,178 of the expenditures for these services. The FY 2023-24 budget has allocated \$1,000,000 through Measure Z for work related to the comprehensive General Plan Update.

**Attachments**

Attachment 1 – Amendment No. 1  
Exhibit A – General Plan Update Proposal  
Exhibit B - Zoning Code Amendment Proposal  
Attachment 2 – Original Agreement