



## REPORT TO CITY COUNCIL

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

**From:** Jason Simpson, City Manager

**Prepared By:** Kevin Beery, Associate Planner

**Date:** September 27, 2022

**Subject:** Professional Services Agreement with EPD Solutions for Environmental Documentation for the Mission Trail at Lemon Project

### **Recommendation**

Approve and authorize the City Manager to execute an Agreement for Professional Services with Environment Planning Development (EPD) Solutions, Inc. to prepare California Environmental Quality Act (CEQA) compliance documents that do not exceed \$126,695, in such final form as approved by City Attorney.

### **Background**

The City of Lake Elsinore is the lead agency to evaluate the environmental impacts of development projects proposed within the City. The Community Development Department is responsible for preparing 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. Through the application fee process, the project applicant (Coastal Commercial Properties) pays for the cost of preparing the environmental analysis.

### **Discussion**

The applicant has submitted an entitlement application for a new residential development located on the west side of Mission Trail between Victorian Lane and Corydon Road (APNs: 375-050-019, 375-050-020, 375-050-032). The project proposes the development of a new 191-unit condominium community with seven plan types (ranging in size from 1,323 sq. ft. to 2,146 sq. ft.) on an approximately 17-acre site.

The project must prepare technical studies such as a Traffic Impact Report, Air Quality Report, Greenhouse Gas Emissions Report, Energy Report, Noise Report, Hydrology Report, Biological Report, Cultural Resources Report, Phase 1 Environmental Site Assessment, Paleontology Report, and Geotechnical Report. EPD Solutions, Inc. will utilize the above technical studies to prepare a 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 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.

**Exhibits**

- A – Agreement
- B – Proposal