



Report to City Council

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Jason Simpson, Assistant City Manager

Date: February 14, 2017

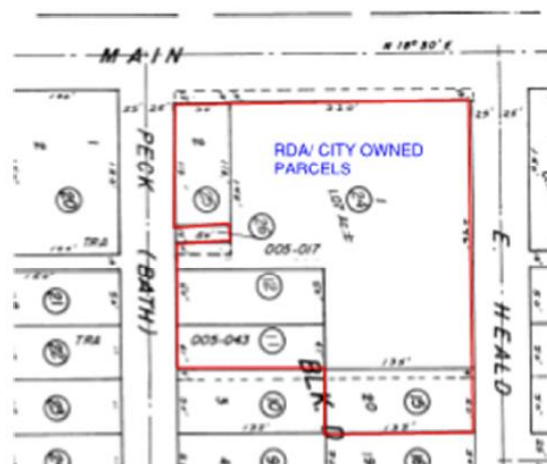
Subject: Agreement with Albert A. Webb (Webb) for Engineering Services on the Downtown Parking Lot Project

Recommendation

Authorize the City Manager to execute an agreement with Albert A. Webb Associates ("Webb") in the amount of \$72,556 for engineering and design services for the Downtown Parking Project.

Background and Discussion

The City of Lake Elsinore is seeking an all-inclusive engineering design and bid package for the proposed parking lot development. The City of Lake Elsinore is proposing to improve the vacant parcels located southeasterly of Main Street and Heald Avenue for the Downtown Parking Lot. The area proposed for development is as follows:



The area to be developed is located between Heald Avenue and Peck Street, south of Main Street. Currently this site is vacant land, with power poles and an easement running across the lot, which serves as unimproved overflow parking for meetings and events held in the Cultural Center and downtown activities. The project includes improving the area with a lighted asphalt parking lot. Webb will prepare preliminary layout studies and associated construction costs for the design options, assist the City in selecting a conceptual design to meet the demand for the parking spaces and may be beneficial for the other functions in the downtown area.

Previously, the project site had a building near Main Street utilized as shop but the building was demolished in 2011. Webb will perform a phase I Environmental Site Assessment (ESA) to provide information of current and past site use with regard to the presence of hazardous materials, generation of hazardous waste, and the presence of off-site contamination sources. Based upon preliminary research and experience with CEQA, city staff believes that the project is categorically exempt from CEQA. Webb will prepare a Notice of Exemption (NOE) for the City to review and file with the Riverside County Clerk.

This project site has approximately 1.6 acres of land. The estimated paved area will be about eighty percent of the site. The proposed paved area will far exceed the 5,000 SF thresholds set forth for requiring a site specific WQMP. This project is a Priority Development Project and a Project-Specific WQMP will be required. The Project shall implement Low Impact Development (LID) BMPs to the maximum extent practicable (MEP) in order to reduce the discharge of pollutants to Lake Elsinore. An infiltration trench or a Bio-Retention Facility will likely be located on the low point of the site, on the northeasterly corner of Main Street and Heald Avenue. Services also include Infiltration testing and a geotechnical review of the site; the resulting infiltration rate will dictate the final LID BMPs selections. Landscape and Irrigation of the site will be simple and consistent with the current Main Street landscape and planting theme. Perimeter walls along the property easterly boundary will be designed to provide a barrier between the parking lot and the existing residential neighborhood.

Fiscal Impact

The FY2016-17 Capital Improvement Plan – City Parking Facility #Z20017 includes \$72,556 in funding for engineering services from Fund 116 City Hall/Public Works DIF.

Exhibits

- A. Agreement
- B. Proposal (Appendix A to Agreement)