



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Justin Kirk, Assistant Community Development Director

Date: January 22, 2019

Subject: Amendment No. 1 to the Agreement with T & B Planning for the Preparation of CEQA Compliance Documents for the Lakeshore Town Center Project (MEBO)

Recommendation

Authorize the City Manager to execute Amendment No. 1 to the Professional Services Agreement with T&B Planning in an aggregate amount not exceed \$203,295.00, in such final form as approved by the 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 cost of preparing the environmental analysis is paid for by the project applicant (Brian Lin, Mebo Property Development, LLC) through the application fee process.

The City Council approved and authorized the City Manager to enter into a contract with T&B Planning to prepare the California Environmental Quality Act (CEQA) compliance documents for the Lakeshore Town Center project in an amount not to exceed \$183,095.00.

Discussion

The applicant has applied for Commercial Design Review, Development Agreement, General Plan Amendment, Residential Design Review, Specific Plan, and Zone Change. In order to fully address and analyze any potential impacts, the City will need to employ a consultant to facilitate the preparation of the necessary CEQA documents. Work efforts associated with the project's CEQA compliance were suspended in mid-2017 due to continuous changes to the project's description. Since that time, the project design has been modified, and data previously included in the draft Environmental Impact Report (EIR) is now outdated. Accordingly, the proposed Amendment No. 1 provides for additional services associated with the changes and an increase in compensation for such services by \$20,200 for an aggregate amount not to exceed

\$203,295.00. The proposed Amendment No. 1 will allow the completion of the CEQA documents.

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 Lakeshore Town Center project.

Exhibits

- A – Amendment No. 1 to the Lakeshore Town Center PSA
- B – Original Agreement