

**City Council Chambers
29844 Haun Road
Menifee, CA 92586**



**Bill Zimmerman, Mayor
Bob Karwin, District 1
Ricky Estrada, District 2
Lesia Sobek, District 3
Dean Deines, District 4**

AGENDA

**Menifee City Council
Regular Meeting Agenda**

**Wednesday, August 7, 2024
5:00 PM Closed Session
6:00 PM Regular Meeting**

**Armando G. Villa, City Manager
Jeffrey T. Melching, City Attorney
Sarah Manwaring, City Clerk**

-
- 10.5 Developer Funded California Environmental Quality Act Consultant Update for the Fourth Quarter of Fiscal Year 2023/2024

RECOMMENDED ACTION

1. Receive and file the fourth quarterly update on executed California Environmental Quality Act consultant contracts for Fiscal Year 2023/2024.



CITY OF MENIFEE

SUBJECT: Developer Funded California Environmental Quality Act Consultant Update for the Fourth Quarter of Fiscal Year 2023/2024

MEETING DATE: August 7, 2024

TO: Mayor and City Council

PREPARED BY: Molly Binnall, Management Analyst II

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Receive and file the fourth quarterly update on executed California Environmental Quality Act consultant contracts for Fiscal Year 2023/2024.

DISCUSSION

At the City Council meeting held on June 21, 2023, City Council adopted Resolution No. 23-1341 to adopt the annual budget for Fiscal Year (FY) 2023/2024, which included budget appropriations of \$2,000,000 in expenditures and revenues, specific to the environmental consulting services for privately funded development projects as part of the California Environmental Quality Act (CEQA) process. Additionally, per Resolution No. 21-1073, the City Manager is authorized to execute all professional service agreements with approved environmental firms to CEQA consulting services. At the initial part of each individual project, a professional services agreement and developer reimbursement agreement is executed defining the scope of work, compensation amount, and required deposit payments from the developer.

It is important to note that all agreement costs for environmental consulting services related to private development are paid for through developer deposits, and that no agreements will be executed prior to receiving the appropriate deposit from the applicant.

A summary of the CEQA contracts that have been executed to date are attached to this report as previously requested by the City Council. A total of 22 contracts have been executed in FY 2023/2024, for a cumulative value of \$1,682,910.94.

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

There is no fiscal impact for this item.

ATTACHMENTS

1. FY 2023/2024 Project List and Map

Quarter 4 Update for FY 2023-2024

MAP NUMBER	PROJECT NAME	PROJECT DESCRIPTION	PROJECT TYPE	CONSULTANT	FISCAL YEAR TOTAL	CONTRACT TOTAL	PROJECT STATUS
209	DiCapri Condos	61 condo units	IS/MND	MIG, Inc	\$83,184	\$83,184	Complete
219	Home2Suites hotel	106 rooms	IS/MND + amendment	Rick Engineering	\$80,200	\$80,200	Complete
10	Cimarron Ridge SP	756 residential units	EIR Addendum	Kimley-Horn & Associates, Inc	\$65,800	\$65,800	Complete
189, 191, 197	Compass Northern Gateway	5 warehouses	EIR Amendment	Kimley-Horn & Associates, Inc	\$79,850	\$546,415*	In Review
213	Salt Creek TTM 38625	319 residential units	IS/MND Amendments	FirstCarbon Solutions	\$62,490	\$198,020*	In Review
9	Menifee Valley SP	Mixed use, 1,711 residential units	EIR Amendments	LSA Associates, Inc	\$289,000	\$1,143,754*	Complete
180	Villagio Apartments	24 apartment units	IS/MND Amendment	Matthew Fagan Consulting, Inc	\$2,000	\$63,450*	Complete
196	ARES Warehouse	Warehouse	EIR Amendment	EPD Solutions, Inc	\$20,500	\$356,558*	In Review
201	Double Butte	Utility-scale BESS	IS/MND Amendments	Dudek	\$5,750	\$86,745*	In Review
1	Capstone Industrial	Warehouse	EIR Amendment	Kimley-Horn & Associates, Inc	\$8,700	\$407,370*	In Review
193	Menifee Commerce Center	Warehouse	EIR Amendment	Kimley-Horn & Associates, Inc	\$13,900	\$430,225*	Complete
217	Ethanac Business Center	Warehouse	IS/MND	Kimley-Horn & Associates, Inc	\$182,500	\$182,500	Complete
211	Garbani North TTM 38683	40 residential units	IS/MND	Ascent	\$71,450	\$71,450	In Review
212	Coastline TTM 38525	52 residential units	IS/MND	Rincon Consultants, Inc	\$74,785	\$74,785	In Review
220	Oak Hills West TTM 38652	37 residential units	IS/MND	Chambers Group	\$61,675	\$61,675	In Review
222	Garbani & Evans TTM 38766	66 residential units	IS/MND	Michael Baker International Corp	\$112,860	\$112,860	In Review

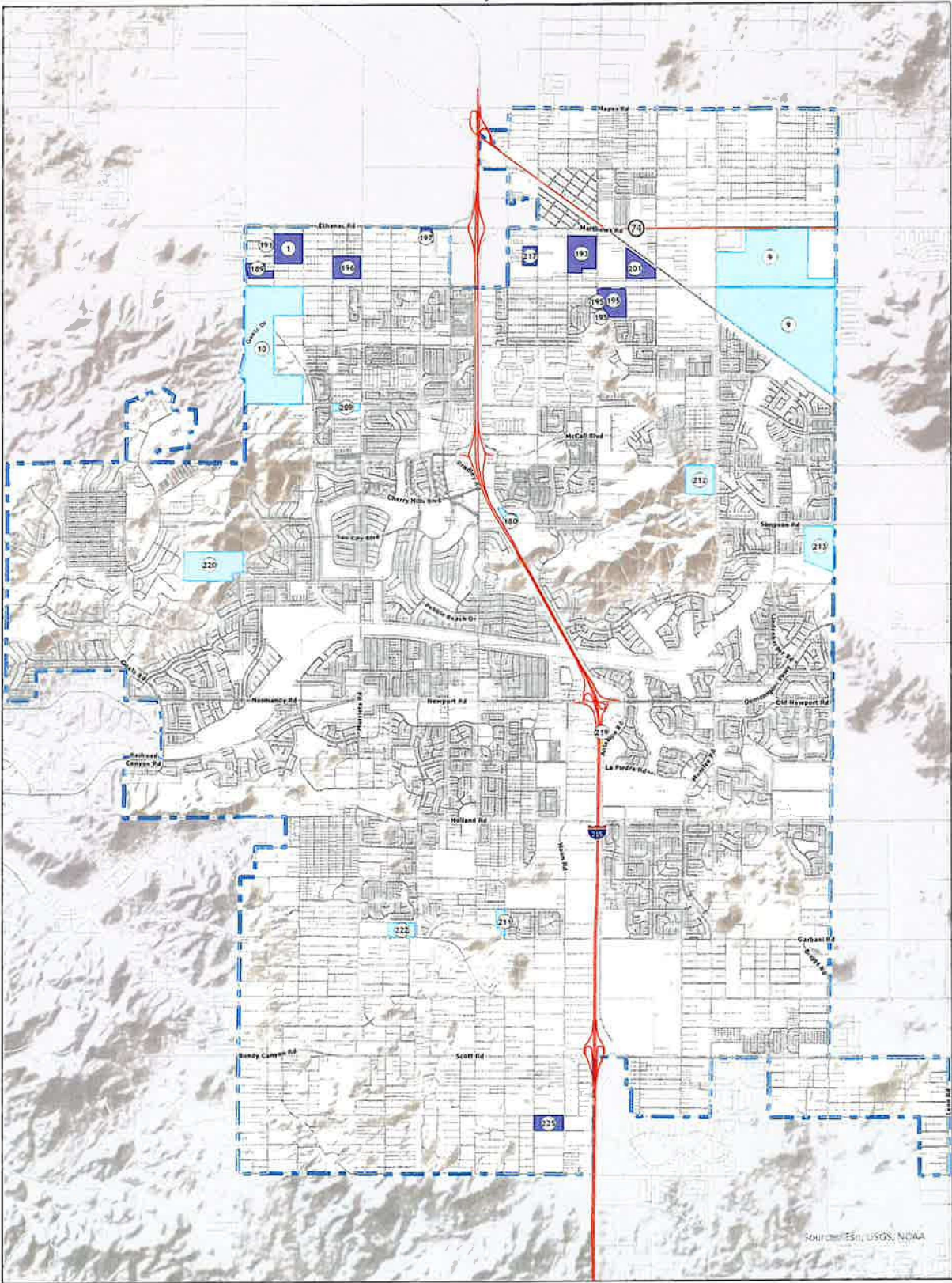
MAP NUMBER	PROJECT NAME	PROJECT DESCRIPTION	PROJECT TYPE	CONSULTANT	FISCAL YEAR TOTAL	CONTRACT TOTAL	PROJECT STATUS
-	Economic Development Corridor – Northern Gateway**	Trucking access analysis	Master Circulation Plan Study	Kimley-Horn & Associates, Inc	\$124,750	\$124,750	In Review
225	Pemcor Business Park	11 Comm/Ind buildings	EIR	MIG, Inc	\$237,084	\$237,084	In Review
195	San Jacinto & McLaughlin Industrial	5 warehouses	IS/MND Amendment	Dudek	\$106,432.59	\$402,462.59	In Review
	Total: \$1,682,910.94						

*Denotes contract totals with funds rolled from previous fiscal years.

** City-initiated traffic analysis study in agreement with City of Perris

Projects Undergoing California Environmental Quality Act Review

As of July 2024



Project Type

- Residential
- Mixed Use
- Commercial
- Industrial



0 0.5 1 Miles