



Proposal for RFP 2025-1  
**Orangethorpe Avenue Warehouse**  
CEQA CONSULTING SERVICES



April 4, 2025

David Lopez, Senior Planner  
City of Fullerton  
Community and Economic Development Department  
303 W. Commonwealth Avenue - 2nd Floor  
Fullerton, CA 92832

1100 Town and Country  
Road, Suite 700  
Orange, California 92868  
TEL 714.939.1030  
[www.kimley-horn.com](http://www.kimley-horn.com)

RE: Proposal for the Orangethorpe Avenue Warehouse Project CEQA Consulting Services (RFP 2025-1)

Dear Mr. Lopez and Members of the Selection Committee:

Kimley-Horn and Associates, Inc. (Kimley-Horn) thanks the City of Fullerton for the opportunity to propose on the Orangethorpe Avenue Warehouse Project located at the north side of East Orangewood Avenue. Our staff has prepared CEQA documentation, supporting technical studies, and civil engineering services for more than 50 warehouse projects. We are extremely well versed in the operational characteristics of the various types of warehouse facilities which allows us to tailor our scopes of work to the specific requirements of the project. Additionally, Kimley-Horn has partnered with the City on development projects including the IS/MND for the Pines at Sunrise Village mixed-use development; the Specific Plan and IS/MND for the 600 W. Commonwealth Avenue mixed-use development; and the Specific Plan for The HUB.

As the City continues to address development opportunities, the City needs a team of skilled, experience, and responsive professionals that consistently meets the expectations of the City. We believe Kimley-Horn is best qualified to provide the City with an integrated team of environmental specialists, planners, and engineers with the experience and technical expertise to prepare environmental CEQA documentation for the proposed project.

Ms. Dana C. Privitt, AICP will lead the Kimley-Horn team as Project Director. With more than 40 years of experience in environmental analysis, community outreach, and planning, Dana provides the skill set needed to provide leadership and management for all aspects of the projects. Dana will be responsible for supervision of the Kimley-Horn team and review the environmental documents for compliance with CEQA requirements and guidelines and City CEQA procedures. Dana will maintain communications with the City to ensure compliance with the Scope of Work, budget, and schedule, and to disseminate project information in a timely manner. She is committed to this role throughout the project duration and is available to provide all needed support to the City.

Dana will be supported by Kimley-Horn's staff of environmental planning and technical professionals that are available to begin work immediately upon receipt of the City's authorization to proceed. The staff for the project understands the expectations of the City to provide quality work products. It is the goal of Kimley-Horn to serve as an extension of City staff throughout the duration of the CEQA process.

We look forward to the opportunity work with the City on this project. Please feel free to contact Dana at [dana.privitt@kimley-horn.com](mailto:dana.privitt@kimley-horn.com) or 714.786.6128 if you have any questions or require additional information regarding our scope, fee, and schedule assumptions. The following Scope of Work has been prepared pursuant to RFP 2025-1.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Dana C. Privitt, AICP  
Project Director

Jason Melchor, P.E.  
Associate with Authority to Make Commitments for the Firm



## SCOPE OF WORK

---

### Project Understanding

The proposed project would allow for the redevelopment of an approximately 4.8-acre property located at 2461-2495 East Orangethorpe Avenue in southeast Fullerton near its border with the City of Placentia. The Applicant is requesting the City of Fullerton's (City) consideration of discretionary actions to allow for the demolition of the existing 85,700-square-foot Cedarwoods Business Park and the construction and operation of a warehouse/distribution facility. The existing five-building multi-tenant business park was constructed in 1983. Three of the buildings are in use by industrial users; the other two are in use by office and food and beverage users.

Based on information provided as a part of the Request for Proposal (RFP), the proposed 110,232-square-foot warehouse/distribution facility would include 105,232 square feet of warehouse space and 10,000 square feet of ancillary office uses on the northwest and southwest corners of the building on the first floor and mezzanine level. The proposed warehouse facility would continue to provide vehicular access from two driveways on East Orangethorpe Avenue and one driveway at the terminus of the Cypress Way cul-de-sac. The truck court, which is proposed to have 15 dock doors, would be located on the west side of the building.

Kimley-Horn will be responsible for the preparation of and the peer review of technical studies as well as CEQA documentation to support the following discretionary actions:

- Zone change on a portion of the site from C-M to MP-100-ES. With the rezone, the entirety of the site would be zoned MP-100.
- Major Site Plan approval
- CEQA compliance

This scope of work assumes the preparation of an Initial Study leading to a Mitigated Negative Declaration (IS/MND). If through the preparation and review of technical studies it is determined that an alternative type of CEQA document would be required, such as an Environmental Impact Report (EIR), the City will be contacted to determine the next steps, which could include but not be limited to revisions to the project to reduce significant effects or preparation of an EIR.

### Task 1 – Project Initiation

**Kickoff Meeting.** Kimley-Horn staff will participate in the kick-off meeting with City staff and the Applicant, the latter if deemed appropriate by the City, to confirm the approach to the project, the scope of work, and communication protocol and the administrative record assumptions. The meeting discussion would include any known project issues, and agency and community issues that need to be considered through the process as well as potential streamlining provisions that may be appropriate.

**Data Review and Site Reconnaissance.** Kimley-Horn will conduct reconnaissance of the project site and surrounding area. We will review readily available project materials and reference data, including planning and policy documentation from the City and any other agencies affected by the project. Kimley-Horn will assess whether available information is adequate and complete. The City will be notified if additional information is needed. Data obtained through this task will be foundational to the environmental documentation and incorporated into the analysis, as appropriate.

**Project Description.** The Project Description is a critical component because it is the basis for the environmental analysis. Based on information provided by the City and Applicant, Kimley-Horn will prepare a draft Project Description for review and approval prior to the submittal of the CEQA document. The Project Description will



Proposal for RFP 2025-1

# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



detail the project's location, environmental setting, project characteristics, construction schedule/phasing, and discretionary actions. Exhibits will be prepared to depict the regional and site vicinity and key project components to support the environmental analyses. Kimley-Horn will respond to one reconciled set of comments on the draft Project Description.

**SB 18 and AB 52 Consultation.** The project requires a rezone, which triggers agency to agency consultations under Senate Bill 18 (SB 18) between Native American groups affiliated with the project area. Kimley-Horn will contact the Native American Heritage Commission to obtain a tribal contacts list and request a Sacred Lands file determination; Kimley-Horn will draft SB 18 letters for use by the City. Under SB 18, tribes have 90 days from receipt of the letter to request consultation with the City, unless tribes have agreed to a shorter timeframe.

The project will also be required to comply with Assembly Bill 52 (AB 52) which establishes a formal consultation process for California tribes as a part of CEQA and equates significant impacts on tribal cultural resources with significant environmental impacts. Kimley-Horn will use the City's tribal contact list to draft AB 52 letters for City transmittal. Should a request for consultation be received, the City will be required to enter into a consultation process. Under AB 52, tribal representatives have 30 days to request consultation. The result of the communication will be addressed in the Initial Study. Consultation is only between the Lead Agency (City of Fullerton) and the tribal representatives; therefore, this scope assumes Kimley-Horn will not participate in any consultation meetings. However, Kimley-Horn's archaeologists can assist the City if requested.

**Deliverables.** All deliverables will be transmitted electronically unless otherwise noted. A comprehensive list of assumptions and deliverables is provided at the end of this Scope of Work.

- Participation in Kick-Off Meeting
- Data review and Identification of project data needs
- Draft and revised draft Project Description
- SB 18 and AB 52 Tribal Consultation Letters

## SECTION A

### Task 2 – Technical Analysis

#### Applicant-Prepared Technical Reports

This scope of work assumes the following studies will be provided to Kimley-Horn:

- Geotechnical Investigation
- Preliminary Water Quality Management Plan
- Drainage Study
- Phase I Environmental Site Assessment

It is assumed that Kimley-Horn will receive these technical reports at the time of project kick-off. Kimley-Horn will review these technical reports for adequacy for CEQA analysis. The review will focus on the appropriateness/thoroughness of the methodology and analysis; whether the analyses' conclusions are supported by factual/credible evidence; consistency among reports and accurate representation of project-related information; and, whether the analysis meets the applicable CEQA provisions. Written comments on the technical studies will be provided. Kimley-Horn's Scope of Work assumes that the Applicant's consultant team will complete all necessary and requested revisions and forward a revised technical document for each subject area in a timely fashion to maintain the review schedule as noted in this proposal. Upon receipt of the revised technical studies, we will review the revised reports to ensure that all necessary and required comments have been addressed and resolved.

# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



### Kimley-Horn Prepared Technical Analyses

Unless otherwise noted, the following technical analyses will be incorporated directly into the Initial Study sections.

**Air Quality.** The assessment of air quality emissions will be conducted in accordance with the South Coast Air Quality Management District's (SCAQMD) recommended methodologies. Fugitive dust and equipment exhaust emissions from construction activities will be quantitatively evaluated using the California Emissions Estimator Model (CalEEMod). The air pollutant emissions during construction will be compared to the SCAQMD regional thresholds of significance. Operational emissions (i.e., area, energy, and mobile sources) will be quantified and compared to the SCAQMD thresholds of significance. Modeled emissions will also be compared to the South Coast AQMD Localized Significance Thresholds to determine whether the localized impacts would occur. Carbon monoxide hotspots will be qualitatively addressed. Project consistency with the SCAQMD's Air Quality Management Plan (AQMP) will be addressed. Mitigation measures will be identified and incorporated, as necessary, and consistent with The Fullerton Plan EIR to reduce potentially significant air quality impacts of the proposed project. Additionally, pursuant to case law (i.e., *Sierra Club v. County of Fresno*), Kimley-Horn will qualitatively address the project's potential to impact human health. This Scope of Work excludes preparation of a Health Risk Assessment because the project is anticipated to generate fewer than 100 daily truck trips and the site is more than 500 feet away from the closest sensitive receptors, which are located in the City of Placentia. The air quality assessment will explain why an HRA is not required for the project.

**Cultural Resources.** It is our understanding that the on-site structures were constructed in 1983 and would therefore not be considered historic buildings. Kimley-Horn will prepare a Cultural Resources Memorandum, which would consist of a records search at the South-Central Coastal Information Center (SCCIC) and submit a record search request to the Native American Heritage Commission (NAHC) to ascertain if any previously recorded cultural resources or documented sacred lands files are located in the area. Kimley-Horn archaeologists will prepare memorandum documenting desktop research and the record search results. A field survey will not be conducted.

**Energy.** Kimley-Horn will analyze the energy implications of the project pursuant to Public Resources Code Section 21100(b)(3) as well as Appendix F and Appendix G of the CEQA Guidelines. These statutes and guidelines require a project to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. The analysis will analyze energy consumption associated with short-term construction activities, long-term operations, buildings, and transportation-related energy during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. The assessment of environmental impacts on energy resources will include measures to reduce inefficient and unnecessary consumption of energy, if necessary.

**Greenhouse Gas Emissions.** Kimley-Horn will prepare an inventory of the greenhouse gas (GHG) emissions (i.e., nitrous oxide, methane, and carbon dioxide) from direct sources (e.g., construction equipment during short-term construction activities and from project-generated operational vehicular traffic, on-site combustion of natural gas, and operation of landscaping equipment, etc.) and indirect sources (e.g., electricity consumption, solid waste, etc.). The emissions inventory will be compiled using CalEEMod. Consistency with applicable GHG reduction plans including the Fullerton Plan Climate Action Plan and other applicable City plans/policies as well as statewide GHG emissions reduction strategies such as the California Air Resources Board (CARB) Scoping Plan and the Regional Transportation Plan/Sustainable Community Strategy for the Southern California Association of Governments



# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



region will be addressed, as applicable. Mitigation measures will be identified and incorporated, as necessary, and consistent with The Fullerton Plan EIR to reduce potentially significant GHG impacts of the proposed project.

**Noise and Vibration.** Kimley-Horn will review applicable noise and land use compatibility criteria for the project area. Noise standards regulating noise impacts will be discussed for land uses adjacent to project. A site visit will be conducted and short-term noise level measurements (approximately 10 minutes in duration) will be taken at up to four locations to establish baseline noise levels in the project area. Construction noise impacts will be evaluated in terms of maximum levels ( $L_{max}$ ) and hourly equivalent continuous noise levels ( $L_{eq}$ ) and the frequency of occurrence. On-site noise generating activities will be addressed and analyzed for potential impacts to the adjacent uses and will be assessed against the City's Land Use Noise and Compatibility Matrix and Interior/Exterior Noise Guidelines. On-site and off-site noise impacts from vehicular traffic will be assessed using the U.S. Federal Highway Administration (FHWA) Traffic Noise Prediction Model (FHWA-RD-77-108). An analysis of vibration impacts will be based on the Federal Transit Administration's (FTA) vibration analysis guidance. Mitigation measures will be identified and incorporated, as necessary, and consistent with The Fullerton Plan EIR to reduce potentially significant noise impacts of the proposed project.

**Transportation.** Using the City's Transportation Assessment Policies and Procedures (TAPP) Worksheet, Kimley-Horn will determine the trip generation assumptions for the project, which will be used for our technical analyses. This Scope of Work does not assume the preparation of a Level of Service local circulation analysis. Should the City request this non-CEQA analysis, Kimley-Horn will provide a supplemental scope and fee to the City. Kimley-Horn will prepare a screening level VMT analysis using the North Orange County Collaborative VMT Traffic Study Screening Tool (NOCC+). No modeling by Kimley-Horn is assumed but can be prepared under a separate scope and fee if required.

## SECTION B

### Task 3 – Environmental Documentation - Initial Study/Mitigated Negative Declaration

#### Administrative Draft Initial Study and Mitigated Negative Declaration

Kimley-Horn will prepare an Administrative Draft Initial Study. Using the City's Environmental Checklist Form, each of the topics contained in the Environmental Checklist will be evaluated to document the nature and extent of any potential environmental consequences and the need for mitigation. Applicable mitigation identified in The Fullerton Plan will be incorporated and supplemented by additional measures, as needed. Many of the issue areas addressed in the Initial Study will result in no significant effects (i.e., "No Impact" or "Less than Significant Impact") due to the project's type, size, and location. The responses will consider the whole action involved with the proposed project.

#### Environmental Checklist Topics

The following describes the work effort proposed to assess the potential environmental effects relative to the topical issues.

**Aesthetics and Visual Resources.** The project site is occupied by a five-building office complex with surface parking. The Cedarwoods Business Park buildings are each two stories. The project site is generally bordered by warehouse, retail, and office uses. The Placentia Flood Control Basin is located north of East Orangethorpe Avenue and a mobile home park is located southeast of the intersection of Orangethorpe Avenue at Placentia Avenue in the City of Placentia. The changes in the site's visual character associated with 42-foot-tall warehouse will be evaluated based on project information provided by the Applicant including but not limited to renderings and elevations as well as our independent review of the project. As such, the warehouse's compatibility with respect to massing,

# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



height, and building materials with the surrounding area will be evaluated. Mitigation will be recommended, as needed, to reduce any potential aesthetic and lighting impacts.

**Agriculture and Forestry Resources.** The proposed project would not impact agricultural, forestry, or mineral resources. The project site is an existing business complex. The Fullerton Plan and the Farmland Mapping and Monitoring Program of the California Department of Conservation will be referenced to note that the site contains no Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Forestry Resources.

**Air Quality.** As noted in Section A, Kimley-Horn staff will prepare the air quality analysis which will be incorporated directly into the Initial Study. Modeling outputs will be included as an appendix to the Initial Study.

**Biological Resources.** The project site is developed with no natural resource features. Implementation of the proposed project remove ornamental landscaping found along the Orangethorpe Avenue frontage, adjacent to on-site office buildings, and in the surface parking areas including turf, shrubs, and trees. The project would remove several large trees; therefore, the project would be required to comply with the Migratory Bird Act.

**Cultural Resources.** Because of prior disturbance associated with site development, no significant impacts to historic or archaeological resources would be expected. The findings of the Cultural Resources Memorandum will be summarized in this section of the Initial Study.

**Energy.** As noted in Section A, Kimley-Horn staff will prepare the energy analysis which will be incorporated directly into the Initial Study. Modeling outputs will be included as an appendix to the Initial Study.

**Geology and Soils and Paleontological Resources.** The proposed project would include grading and excavation to prepare the site for construction. Kimley-Horn will use the Geotechnical Study provided by the Applicant to address the potential for impacts associated with seismic activity and site-specific soils/geotechnical conditions. Kimley-Horn will have a paleontological resources records search conducted by the Los Angeles County Museum, Vertebrate Paleontology Section. The findings will be addressed in the Initial Study.

**Greenhouse Gas (GHG) Emissions.** As noted in Section A, Kimley-Horn staff will prepare the GHG analysis which will be incorporated directly into the Initial Study. Modeling outputs will be included as an appendix to the Initial Study.

**Hazards and Hazardous Materials.** Kimley-Horn will use the Phase I Environmental Site Assessment to identify recognized environmental conditions located within the project site or at adjacent properties that could present material risk of harm to public health or to the environment. Potential effects to emergency routes will also be addressed.

**Hydrology and Water Quality.** The environmental document will use the Preliminary Water Quality Management Plan and Hydrology and Drainage Study provided by the Applicant to address the potential for impacts associated with surface water runoff and water quality. The studies will need to address pre- and post-development site drainage; available capacity of existing storm drain infrastructure and whether new or upgraded infrastructure is required; and drainage and water quality Best Management Practices (BMPs) that would be installed as part of the project for both construction and long-term operations.

**Land Use and Planning Programs.** Kimley-Horn will describe the existing on-site and surrounding land uses based on our site visit; review of aerial photographs; and information available in City land use plans and documentation. The proposed project requires a zone change on a portion of the site from C-M to MP-100-ES. With the rezone, the entirety of the site would be zoned MP-100. The project is consistent with the Industrial General Plan designation. Because the project is not regionally significant, a detailed discussion of regional planning programs is not required.

# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



The land use section will focus on direct land use impacts associated with physical changes to the project site and surrounding area resulting from project implementation. Land use incompatibility can occur where differences between nearby uses result in environmental conditions such that project-related impacts impede use of the existing land uses as they were intended. Kimley-Horn will evaluate the compatibility/appropriateness of the development with the surrounding land uses to determine the potential for environmental impacts.

**Mineral Resources.** The site does not contain known local or State-designated mineral resources or locally important mineral resource recovery sites. A citation from the Department of Conservation California Geological Survey will be provided in the Initial Study.

**Population and Housing.** Based on the significance criteria set forth in the CEQA checklist, the analysis will substantiate that the project would induce “substantial” unplanned growth or displace “substantial numbers” of people or housing. Because the proposed use is consistent with the existing land use designation and is currently developed with office and industrial business uses, non-residential development would have already been accounted for in The Fullerton Plan, and that future employment and indirect population growth as a result of the project is not considered unplanned.

**Public Services and Recreation: Fire and Police Protection, Schools, and Parks and Recreation.** Kimley-Horn will assess potential impacts to public services through coordination with the City and use of readily available information. An analysis of information provided by these departments will be incorporated into the Initial Study and mitigation will be provided, if necessary. The project site is bordered by urban development and within an existing public service area. Impacts are expected to be less than significant. Further, the proposed project would be subject to payment of developer impact fees to the Fullerton School District and impacts to school facilities would be less than significant.

**Transportation.** All threshold questions on the CEQA Environmental Checklist will be addressed. The results of the NOCC+ will be incorporated into the section to address VMT.

**Utilities and Service Systems: Water, Wastewater Treatment, Storm Water Drainage, Electrical Power, Natural Gas, Telecommunications Facilities, and Solid Waste.** Kimley-Horn will address potential impacts pursuant to the CEQA Checklist. Generation and use will be identified based on available wet and dry utilities information provided by the Applicant and available from the City. This Scope of Services assumes that the Applicant will provide sufficient information to evaluate on-site and off-site improvements associated infrastructure improvements. We will coordinate with the City to determine the adequacy of existing infrastructure to accommodate the proposed project. The project site, which is developed, is assumed to be connected to existing utility infrastructure. No significant impacts are expected. Energy consumption related to electricity and nature gas demand, the latter if applicable, will reference the findings evaluated in the Energy section.

### Revised Administrative Draft Initial Study and Mitigated Negative Declaration

Following review by the City of the Administrative Draft Initial Study, Kimley-Horn will respond to one reconciled set of comments. The revised document will be provided to the City in a version that shows all revisions in track-change for ease of review. If substantial new analysis is requested that has not been previously prepared/considered in the Initial Study and/or substantive changes to the Project Description are required to address comments from the City or Applicant, use of the contingency budget would be required.

Kimley-Horn will prepare the Printcheck IS/MND for distribution and public review. Because the project would not impact a resource for which a State agency is a trustee or responsible agency, nor is the project of regional significance, a 20-day public review period is assumed.



*Proposal for RFP 2025-1*

# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



### Distribution and Noticing

Kimley-Horn will prepare four printed copies of the IS/MND with technical appendices on a USB for use by the City. Kimley-Horn will also draft the Notice of Availability/Notice of Intent and be responsible for the distribution of the notice based on a City-provided mailing list. The notice will be distributed via certified mail to any responsible agencies and by regular mail to interested parties, community groups, and individuals. Per the RFP, the City will file the notice with the County Clerk-Recorder and upload documentation to the State Clearinghouse website. The City will be responsible for any site postings and/or submit the notice to the newspaper for publication.

### Responses to Comments

Kimley-Horn will prepare responses to relevant environmental comments received on the IS/MND during the public review period. A draft Responses to Comments Memorandum will be submitted to the City for review. This task assumes one reconciled set of comments from the City on the draft Responses to Comments Memorandum. Kimley-Horn will revise the Memorandum and resubmit in track-change for ease of review. This Scope of Work assumes 24 technical hours; additional effort because of the complexity or number of comments would be subject to use of the contingency budget.

### Mitigation Monitoring and Reporting Program

Kimley-Horn will prepare a Mitigation Monitoring and Reporting Program (MMRP) consistent with the City's standard format to identify appropriate monitoring steps/procedures and to provide a basis for monitoring such measures during and upon project implementation. If modifications are made during the public hearings that modify the conditions of approval/mitigation measures for the project, Kimley-Horn will revise the MMRP. However, substantial modifications are not assumed.

### Notice of Determination

Following the City's adoption of the IS/MND and approval of the project, Kimley-Horn will prepare the Notice of Determination (NOD). Per the RFP, the City will file the NOD with the County Clerk-Recorder and the State Clearinghouse. This Scope of Work includes the payment of County filing fees and California Department of Fish and Wildlife fees by the Applicant.

### Task 4 – Project Management, Meetings, and Hearings

Ms. Dana Privitt will serve as the Project Director responsible for supervision of the Kimley-Horn team and documentation review for compliance with CEQA requirements and guidelines and City CEQA procedures. Project management responsibilities include task scheduling and assignment, contract administration and accounting, and coordination and communications with the Client and City. Dana will maintain weekly communication to ensure compliance with the Scope of Work, budget, and schedule, and to disseminate project information in a timely manner. Ms. Privitt will participate in project meetings/conference calls, including the kickoff meeting, and four public hearings (preparation and attendance).





Proposal for RFP 2025-1

# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



### Assumptions and Deliverables

This Scope of Work assumes the baseline conditions, project description, and approach will not change after the completion of Task 1.

This scope accommodates revisions based on one *consolidated set* of comments.

The following information will be provided by the City and/or Project Applicant:

- Project Application
- Full Plan set
- Phase I Environmental Site Assessment
- Geotechnical Feasibility Study
- Hydrology and Drainage Study
- Preliminary Water Quality Management Plan (WQMP)
- Elevations and Renderings
- Construction phasing and grading/excavation/paving quantities
- Energy/water conservation measures and sustainable project features that will be incorporated into the design

#### Task 1 Project Initiation

- Participation in kick-off meeting (virtually or in person)
- Kick-off meeting agenda, meeting notes and action items
- Identification of project data needs
- Project Description (prior to the preparation of Kimley-Horn technical analyses and Initial Study (two rounds of review))
- SB 18 and AB 52 Native American tribal consultation letters

#### Task 2 – Technical Analyses

- Peer review of the following technical studies for CEQA compliance (one round of review of draft and revised draft studies and information)
  - Phase I Environmental Site Assessment
  - Geotechnical Feasibility Study
  - Hydrology and Drainage Study (City technical review)
  - Preliminary Water Quality Management Plan (WQMP) (City technical review)
- Technical analyses prepared by Kimley-Horn will be incorporated directly into the Initial Study. Modeling data will be provided as appendices. Preparation of stand-alone technical studies is not assumed in this Scope of Work.

#### Task 3 – Environmental Documentation

- Administrative Draft Initial Study (one round of review; one consolidated set of City comments)
- Revised Administrative Draft Initial Study (provided in track-change; one round of review; one consolidated set of City comments)
- Printcheck IS/MND (assumes no additional comments by City)
- Four print copies of IS/MND with appendices on USB flash drives; web ready version of the IS/MND and each appendix
- Notice of Availability/Notice of Intent (preparation and distribution based on City mailing list). The City file the notice with the County Clerk-Recorder and the State Clearinghouse and will be responsible for any site postings and/or notices to the newspaper for publication.
- Mitigation Monitoring and Reporting Program (two rounds of review; each based on one consolidated set of City comments)

# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES

- Draft Responses to Comments. Applicant's consultants are responsible for addressing comments on respective technical studies. Responses to Comments will be prepared as a Memorandum. This Scope of Work does not assume revisions to the Initial Study. (one round of review; one consolidated set of City comments)
- Revised Responses to Comments (one round of review; one consolidated set of City comments)
- Notice of Determination: Preparation by Kimley-Horn and filed by the City with County Clerk-Recorder and State Clearinghouse; Applicant responsible for payment of County and CDFW filing fees

### Task 4 – Project Management and Coordination, Meetings and Hearings

- Kickoff meeting
- Internal project team and coordination with City ongoing through duration of project
- Twice monthly conference calls with City staff
- Four public hearings

# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



### ATTACHMENT A: ESTIMATED PROJECT FEE

Task	Estimated Fee
<b>Task 1: Project Initiation</b>	
Project Initiation and Data Review	\$1,750
Project Description	\$3,500
SB 18 and AB 52 Letters	\$1,300
<b>Task 1 Total</b>	<b>\$6,550</b>
<b>Task 2: Technical Analyses</b>	
Peer Review: Geotechnical Report, PWQMP Report, Drainage Study, Phase I Environmental Site Assessment	\$6,000
Traffic: Trip Generation and VMT Screening	\$3,800
Air Quality	\$6,500
Cultural Resources Memorandum	\$4,000
Energy	\$4,250
Greenhouse Gas Emissions	\$5,250
Noise and Vibration	\$7,800
<b>Task 2 Total</b>	<b>\$37,600</b>
<b>Task 3: Environmental Documentation - Initial Study/Mitigated Negative Declaration</b>	
Administrative IS/MND	\$22,250
Revised Administrative Draft IS/MND	\$7,000
Proofcheck IS/MND, Distribution, Notice of Availability	\$3,500
Responses to Comments	\$5,800
MMRP	\$1,150
<b>Task 3 Total</b>	<b>\$39,700</b>
<b>Task 4 – Project Management, Coordination, and Public Hearings</b>	
Project Management and Meetings	\$6,400
4 Hearings	\$8,500
<b>Task 4 Total</b>	<b>\$14,900</b>
<b>Estimated Direct Expenses</b>	<b>\$500</b>
<b>Contingency (10%)</b>	<b>\$9,925</b>
<b>Total Fee Estimate</b>	<b>\$109,175</b>



Proposal for RFP 2025-1

# Orangethorpe Avenue Warehouse

CEQA CONSULTING SERVICES

The following fees are based on the fee schedule provided from the on-call CEQA Consulting Services RFP 4349 dated June 18, 2020, and are provided below:

Hourly Labor Rate Schedule		
	Classification	Rate
	Analyst	\$115 - \$155
	Professional	\$160 - \$200
	Senior Professional I	\$200 - \$275
	Senior Professional II	\$260 - \$325
	Senior Technical Support	\$120 - \$180
	Support Staff	\$80 - \$110
	Technical Support	\$95 - \$120



# Orangethorpe Avenue Warehouse

## CEQA CONSULTING SERVICES



### ATTACHMENT B: PROJECT SCHEDULE

Task	Timeframe: Estimated Weeks
<b>Task 1: Project Initiation and Kick-off Meeting</b>	
Notice to Proceed/Kick-off Meeting	Week 1
Data Review	Week 1
Project Description	Weeks 2-4
SB 18 and AB 52 Letters	Week 2
<b>Task 2: Technical Studies and Analysis<sup>1</sup></b>	
Peer Review	Weeks 1-3
Traffic: Trip Generation and VMT Screening	Week 2
Air Quality	Weeks 1-6
Energy	Weeks 1-6
Greenhouse Gas	Weeks 1-6
Noise and Vibration	Weeks 1-6
Cultural Resources	Weeks 2 – 4
<b>Task 3: Environmental Documentation - Initial Study/Mitigated Negative Declaration</b>	
Administrative Draft IS/MND	Weeks 2-8
City Review of Administrative Draft IS/MND	Weeks 9-10
Revised IS/MND	Weeks 11-12
City Review of Revised IS/MND	Weeks 13-14
Proofcheck IS/MND, Distribution and Public Noticing	Week 15
Public Review Period: 20 days	Weeks 16-18
Responses to Comments and MMRP	Weeks 19-21
<b>Task 4 – Project Management, Coordination, and Public Hearings</b>	
Project Management and Meetings	Throughout Project
Hearings	To be determined by City
<b>Notes:</b> <sup>1</sup> Schedule assumes all applicant prepared technical studies to be provided to Kimley-Horn at project kick-off. <sup>2</sup> Assumptions have been made for City review and will need to be validated by City staff. <sup>2</sup> Hearings will depend on noticing schedule and agenda/staff report submittals for commission and councils, subject to change	



## OTHER CONSIDERATIONS

---

### Warehouse Projects

Included below are representative warehouse projects for your consideration. If you would like additional information, please let us know and we would be happy to expand on the provided list.

- Locust Gateway Warehouse EIR, City of Rialto
- South El Monte Athletic Fields and Business Park (Warehouse) EIR, City of South El Monte
- 2222 Rosemead Avenue Warehouse IS/MND, City of South El Monte
- Jurupa Willow Warehouse IS/MND, City of Rialto
- West Coast Warehouse Addendum to the Airport Specific Plan EIR, City of Rialto
- 1100 Valencia Warehouse Class 2 Categorical Exemption, City of Tustin
- Slauson Warehouse Class 32 Categorical Exemption, City of Commerce
- Cherry Avenue Industrial Warehouse EIR, City of Long Beach
- Veterans Industrial Park 215 Specific Plan EIR, March Joint Powers Authority
- Locust Warehouse Addendum to the Airport Specific Plan EIR, City of Rialto
- Niagara Water Bottling Production and Distribution Facility Addendum to the Renaissance Specific Plan Final EIR, City of Rialto
- Southern California Edison Niagara Water Bottling Substation IS/MND, City of Rialto
- 234 West Hyde Park Boulevard Manufacturing/Warehouse Project IS/MND, City of Inglewood
- High-Cube Bloomington Warehouse IS/MND and Conditions of Approval Monitoring, San Bernardino County
- Logistics Center III Warehouse Addendum to the Renaissance Specific Plan Final EIR, City of Rialto
- Logistics Center IV Warehouse IS/MND, City of Rialto
- Logistics Center V Warehouse Addendum to the Renaissance Specific Plan Final EIR, City of Rialto
- Laurel Warehouse IS/MND, City of Colton
- Ellis Road Warehouse EIR, City of Perris
- Tujunga Avenue Warehouse Technical Studies, City of Los Angeles

### Projects in the City of Fullerton, include the following:

- 600 West Commonwealth Avenue Mixed-Use Development IS/MND
- The Pines at Sunrise Village Project IS/MND and Consistency Memorandums
- Nutwood Avenue Bicycle and Pedestrian Implementation Project, Civil Engineering/Roadway Design
- The Hub, Planning, Engineering, and Landscape Services
- Troy High School, Civil Engineering
- 458 East Lambert Road ADA Upgrades, Civil Engineering