



Agenda Report

Fullerton City Council

MEETING DATE: FEBRUARY 18, 2020

TO: CITY COUNCIL / SUCCESSOR AGENCY

SUBMITTED BY: KENNETH A. DOMER, CITY MANAGER

PREPARED BY: MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT
EDGARDO CALDERA, ASSISTANT PLANNER

SUBJECT: ENVIRONMENTAL CONSULTANT SERVICES FOR INDUSTRIAL DEVELOPMENT AT 2001 AND 2301 EAST ORANGETHORPE AVENUE

SUMMARY

Consideration of a Professional Services Agreement with T&B Planning, Inc. to provide environmental consulting services including the preparation of an Environmental Impact Report (EIR) for a proposed industrial development at 2001 and 2301 East Orangethorpe Avenue – Goodman Logistics Center Fullerton, LLC.

RECOMMENDATION

1. Authorize the City Manager or designee to execute a Professional Services Agreement with T&B Planning, Inc. for the preparation of an Environmental Impact Report for new industrial development on property located at 2001 and 2301 East Orangethorpe Avenue and make minor modifications as necessary.
2. Authorize the Director of Community and Economic Development to issue any necessary change orders.

PRIORITY POLICY STATEMENT

This item matches the following Priority Policy Statements:

- Infrastructure and City Assets
- Fiscal and Organizational Stability.

FISCAL IMPACT

All costs associated with the subject agreement for the preparation of the EIR will be paid for by the project applicant. City Council consideration of the Professional Services Agreement is required based on the cost of services to be provided.

DISCUSSION

On December 12, 2019 Goodman Logistics Center Fullerton, LLC submitted an application to demolish an existing manufacturing facility (Kimberly-Clark) and develop the site with four new buildings totaling 1,609,384 square feet for use as an industrial park including distribution and warehousing. The applicant is proposing to subdivide the approximately 73-acre site into four parcels with one building on each parcel. The project requires a variety of entitlements including a Zone Amendment, Major Site Plan, Tentative Parcel Map and Development Agreement. A preliminary environmental evaluation based on the size and scope of the project determined that it requires the preparation of an Environmental Impact Report including technical studies to evaluate the potential environmental impacts of the development.

A Request for Proposals (RFP) was released on December 23, 2019 for the preparation of an Environmental Impact Report. A total of eight proposals from environmental consulting firms were received in January 2020. The proposals were evaluated by an internal review team consisting of representatives from the Community and Economic Development Department. Evaluations were based on the qualifications of the firm and key personnel, recent experience providing the type of services requested, experience working with local government, timelines for completion and cost estimates.

Based on the results of the evaluation process, T&B Planning, Inc. is the recommended environmental consulting firm. T&B Planning, Inc. has extensive experience preparing environmental documents for similarly sized industrial developments in the region, including recent work in the City of Fullerton providing environmental review for the 987,000 square foot Beckman Business Center and 335,000 square foot industrial building at 4150 North Palm Avenue. The City has the primary responsibility for approving the project and is the lead agency for the environmental analysis. However, all costs associated with the preparation of the Environmental Impact Report will be paid by the project applicant through an escrow account with the City that will be used to pay the selected environmental consultant.

Attachments:

- Attachment 1 – Draft Professional Service Agreement with T&B Planning, Inc.
- Attachment 2 – Request for Proposals