

2020069007

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Amazon Distribution Center

Lead Agency: City of Cypress

Contact Person: Jeff Zwack

Mailing Address: 5275 Orange Avenue

Phone: (714) 229-6720

City: Cypress

Zip: 90630

County: Orange

Project Location: County: Orange

City/Nearest Community: Cypress

Cross Streets: Katella Avenue and Holder Street

Zip Code: 90630

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 4 " N / 118 ° 1 ' 16 " W Total Acres: 22.9

Assessor's Parcel No.: 224-261-04

Section: 27

Twp.: 4S

Range: 11W

Base:

Within 2 Miles: State Hwy #: I-405, SR-22

Waterways:

Airports: Los Alamitos JFTB

Railways:

Schools: See attachment

Document Type:

CEQA: [X] NOP

[] Draft EIR

NEPA: [] NOI

Other: [] Joint Document

[] Early Cons

[] Supplement/Subsequent EIR

[] EA

[] Final Document

[] Neg Dec

(Prior SCH No.)

[] Draft EIS

[] Other:

[] Mit Neg Dec

Other:

[] FONSI

JUN 05 2020

Local Action Type:

[] General Plan Update

[] Specific Plan

[] Rezone

[] Annexation

[] General Plan Amendment

[] Master Plan

[] Prezone

[] Redevelopment

[] General Plan Element

[] Planned Unit Development

[X] Use Permit

[] Coastal Permit

[] Community Plan

[X] Site Plan

[] Land Division (Subdivision, etc.)

[] Other:

Development Type:

[] Residential: Units _____ Acres _____

Acres _____

[X] Office: Sq.ft. 180,000

Acres _____

Employees _____

[] Transportation: Type _____

[] Commercial: Sq.ft. _____

Acres _____

Employees _____

[] Mining: Mineral _____

[X] Industrial: Sq.ft. 145,000

Acres _____

Employees _____

[] Power: Type _____ MW _____

[] Educational: _____

[] Waste Treatment: Type _____ MGD _____

[] Recreational: _____

[] Hazardous Waste: Type _____

[] Water Facilities: Type _____

MGD _____

[] Other: _____

Project Issues Discussed in Document:

[X] Aesthetic/Visual

[] Fiscal

[] Recreation/Parks

[] Vegetation

[] Agricultural Land

[X] Flood Plain/Flooding

[] Schools/Universities

[X] Water Quality

[X] Air Quality

[] Forest Land/Fire Hazard

[] Septic Systems

[X] Water Supply/Groundwater

[] Archeological/Historical

[X] Geologic/Seismic

[X] Sewer Capacity

[] Wetland/Riparian

[] Biological Resources

[X] Minerals

[X] Soil Erosion/Compaction/Grading

[] Growth Inducement

[] Coastal Zone

[X] Noise

[] Solid Waste

[X] Land Use

[X] Drainage/Absorption

[] Population/Housing Balance

[] Toxic/Hazardous

[X] Cumulative Effects

[] Economic/Jobs

[X] Public Services/Facilities

[X] Traffic/Circulation

[X] Other: Energy Use

Present Land Use/Zoning/General Plan Designation:

PC-2, Cypress Corporate Center/Specific Plan Area

Project Description: (please use a separate page if necessary)

See attached page

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>9</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 5, 2020 Ending Date July 6, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Duke Realty</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>200 Spectrum Center Drive, Suite 1600</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Ryan Bensley</u>	Phone: <u>(865) 776-1344</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative:  Date: 6/4/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment to Notice of Completion for the Amazon Distribution Center Project

Schools: Cerritos Elementary School, Hansen Elementary School, Carver Elementary School, Rancho Alamos High School, Saint Polycarp Catholic School, Frank Vessels Elementary School, Little School of the West, Del Sol School, Morris Elementary School, Cypress High School

Project Description: The proposed project is located on an approximately 22.9-acre site (project site) at the southwest corner of Katella Avenue and Holder Street at 6400-6450 Katella Avenue in the City of Cypress, California. In its existing setting, the project site is characterized by several buildings that were recently vacated by Mitsubishi Motors of America, a paved parking lot with existing light poles, and landscaping. The proposed project is the development of a "Last Mile" logistics facility for Amazon, Inc. on the project site, which is currently occupied by several existing buildings. Except for an existing 145,000-square-foot (sf) warehouse building on the southwest portion of the project site and an existing 180,000 sf office building along the northern portion of the project site, the remaining buildings on the project site would be demolished as part of the proposed project. The proposed project would expand the paved parking area on the project site and enhance the landscaping along Katella Avenue and Holder Street. The parking area would accommodate employees, delivery vans, and limited truck trailer offloading. Primary access would be via three driveways on Holder Street, with a fourth right-in/right-out driveway on Katella Avenue for employees.