

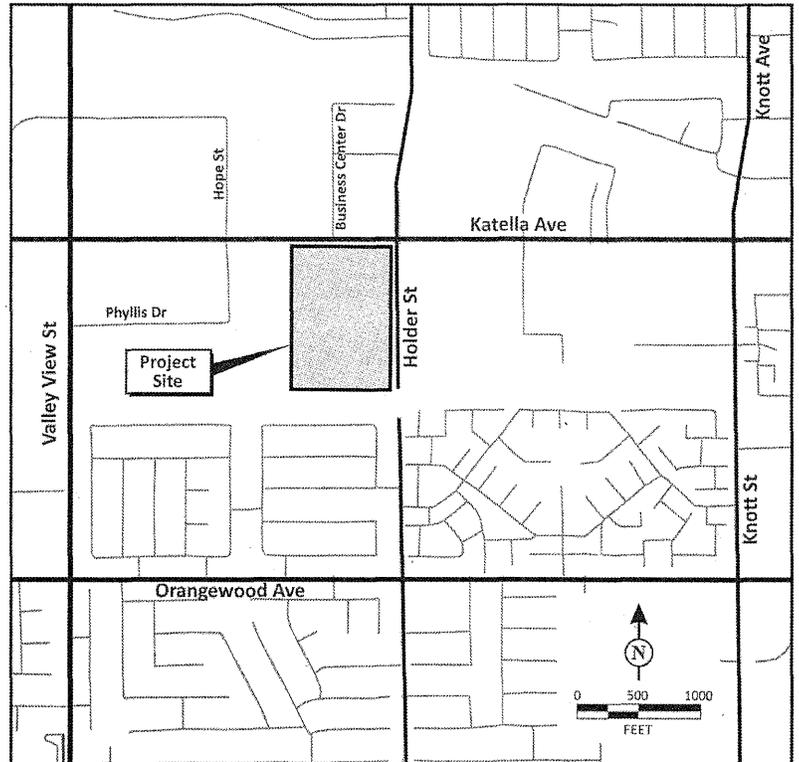
# PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

**Project:** Amazon Distribution Center

**Lead Agency:** City of Cypress

**Project Applicant:** Duke Realty

**PROJECT DESCRIPTION:** The City of Cypress (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential environmental impacts associated with the Amazon Distribution Center Project (proposed project). 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 project site is bounded on the north by Katella Avenue, on the west by office and warehouses, on the south by a flood control channel, and on the east by Holder Street.



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.

Required discretionary actions associated with the proposed project include the following: certification of the EIR; approval of a Conditional Use Permit; and approval of a Design Review Permit.

**POTENTIAL ENVIRONMENTAL IMPACTS:** The Draft EIR (DEIR) will examine potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis categories: Aesthetics, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (police and fire protection only), Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These categories reflect the probable environmental effects of the proposed project.

- **Aesthetics.** The proposed project would result in visual changes on the project site. The DEIR will analyze any visual impacts of the proposed project, and will include a consistency analysis with the City’s zoning, Specific Plan, and General Plan regulations governing scenic quality. Project-related impacts with respect to light and glare will also be analyzed in the DEIR.
- **Air Quality.** The construction and operation of the proposed project would cause the emission of certain air pollutants. Potential air quality impacts, including consistency with the current Air Quality Management Plan (AQMP), violation

of air quality standards, the increase of criteria pollutants, and the exposure of sensitive receptors to substantial pollutant concentrations will be analyzed further in the DEIR.

- **Energy.** The construction and operation of the proposed project would involve the use of energy. Project impacts to energy resources will be evaluated as part of the DEIR, analyzing short-term and long-term impacts of the project, as well as project consistency with State and local plans related to energy.
- **Geology and Soils.** The proposed project would involve grading and soil disturbance. Potential impacts associated with strong seismic ground shaking, seismic-related ground failure, soil erosion, unsuitable soils, and paleontological resources will be analyzed further in the DEIR.
- **Greenhouse Gas Emissions.** During construction of the project, equipment and vehicles would be used that would generate some greenhouse gases (GHG). In addition, the project's use of energy during long-term operations would contribute to the emission of GHGs. Potential GHG impacts will be analyzed further in the DEIR.
- **Hazards and Hazardous Materials.** Potential impacts related to the release of hazardous materials into the environment as a result of project construction and operation will be analyzed further in the DEIR.
- **Hydrology and Water Quality.** The proposed project would involve construction and operation activities on the project site. The DEIR will evaluate any potentially significant adverse project impacts related to waste discharge requirements and surface and groundwater water quality, on- or off-site erosion and siltation, changes in the rate or amount of surface runoff, and other hydrology and water quality concerns.
- **Land Use and Planning.** The proposed project includes warehouse storage uses that are identified as an allowable use in the Specific Plan. However, the proposed project requires a Conditional Use Permit. The project's potential conflicts with applicable land use plans, policies, or regulations, including the adopted traffic level of service (LOS) standards in the Circulation Element of the City's General Plan will be addressed in the DEIR.
- **Noise.** The construction and operation of the proposed would generate certain levels of noise. Potential impacts related to noise exceeding established thresholds and vibration and ground-borne noise impacts will be analyzed further in the DEIR.
- **Public Services.** The proposed project has the potential to bring additional residents and visitors to the City, which may increase the need for public services. Potentially adverse physical impacts associated with new or physically altered governmental facilities related to police and fire will be analyzed in the DEIR.
- **Transportation.** The project construction would generate construction traffic. The operation of the proposed Last Mile logistics facility would generate vehicle trips. The project's potential short- and long-term traffic impacts with respect to regional vehicle miles traveled (VMT) and the project's compliance with program plans, ordinances, and policies addressing the circulation system will be analyzed further in the DEIR.
- **Tribal Cultural Resources.** The proposed project would involve ground disturbance, which carries with it some potential for encountering tribal cultural resources. Information provided through tribal consultation will be incorporated in the DEIR analysis and will assist in identifying whether tribal cultural resources are present, and the significance of any potential impacts to such resources.
- **Utilities and Service Systems.** The proposed project would require utility and drainage system improvements. Potential impacts related to water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, water supply, and solid waste disposal will be evaluated in the DEIR.

The DEIR will also identify appropriate and feasible mitigation measures, if necessary, for each of the environmental impacts listed above. Although the proposed project is not anticipated to result in impacts related to Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Mineral Resources, Population and Housing, Public Services

(schools and parks), Recreation, and Wildfire, these topics will be briefly discussed in the DEIR. An Initial Study has not been prepared for the proposed project. The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; however, according to the California Department of Toxic Substances Control (DTSC), there is a completed leaking underground storage tank case on the site that has been closed. The DEIR will document that concerns related to hazardous materials have been remediated appropriately.

**PROJECT SCOPING PROCESS:** Circulation of this Notice of Preparation (NOP) starts a 30-day public review and comment period on the scope of the DEIR that begins on **June 5, 2020**, and ends on **July 6, 2020** at 5:00 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental analysis to be addressed in the DEIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the DEIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication and circulation of the DEIR.

**SCOPING MEETING:** Consistent with the Governor's Stay at Home order, the City will conduct a virtual Public Scoping Meeting in order to present the proposed project and the EIR process and provide direction to the public on comments. The City encourages and invites all interested parties to participate in the following public scoping meeting in order to learn more about the project and ask questions:

**Date/Time:** June 18, 2020, 7:00 – 8:00 p.m.

**Location:** Instructions for participating in the virtual meeting will be published 72 hours prior to the Public Scoping Meeting at the following location on the City's website:

<https://www.cypressca.org/government/departments/community-development/planning-division/development-information>

**Address Comments to:**  
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