

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 # 2020069007

Project Title: Amazon Facility (previously referred to as the Amazon Distribution Center in the NOP)

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: 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

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: _____

Development Type:

Residential: Units _____

Acres _____

Office: Sq.ft. 180,000

Acres _____

Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____

Acres _____

Employees _____

Mining: Mineral _____

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:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

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

Governor's Office of Planning & Research

AUG 28 2020

STATE CLEARINGHOUSE

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

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

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 12
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 9
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

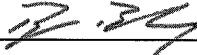
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 8
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

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

Starting Date August 28, 2020 Ending Date October 13, 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: 8/27/2020

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

Attachment to Notice of Completion for the Amazon Facility

Schools: Cerritos Elementary School, Hansen Elementary School, Carver Elementary School, Rancho Alamitos 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 22.3-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 150,000-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. Approximately 5,000 sf of second-floor office/mezzanine space in the existing warehouse would be removed. Although the existing warehouse building on the project site would be reoccupied, the office building would remain unoccupied in order to provide visual screening from Katella Avenue. The proposed project would expand the paved parking area on the project site and enhance the landscaping along Katella Avenue and Holder Street and adjacent to the southern property line. 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. The proposed project would also modify the westbound and eastbound left-turn pockets on Katella Avenue at Holder Street to provide additional left-turn storage.