



Notice of Availability of a Draft Environmental Impact Report for the Amazon Facility Project

Pursuant to Public Resources Code Sections 21091(a) and 21092(b) and California Environmental Quality Act (CEQA) Guidelines Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No. 2020069007) for the Amazon Facility project (proposed project) is available for public review during the public comment period (August 28, 2020, to October 13, 2020). The City of Cypress has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed project to discuss alternatives, and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts. The proposed project was originally identified as the “Amazon Distribution Center” in the Notice of Preparation that was circulated for public review in June 2020.

The proposed project would be 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. The proposed project would be the development of a “last mile” logistics facility for Amazon, Inc. on the project site, which is currently occupied by several existing buildings that were recently vacated by Mitsubishi Motors of America, a paved parking lot with existing light poles, and landscaping. 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 and would 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 existing driveways on Holder Street, with a new 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. The project site is not located on any of the lists of hazardous materials release sites enumerated under Section 65962.5 of the Government Code; 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 identifies potentially significant environmental effects generated by the proposed project in relation to the following categories: Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Public Services, and Tribal Cultural Resources. The DEIR includes proposed mitigation measures to ensure that the proposed project will not result in any significant, adverse effects on the environment. The proposed project does not result in any significant and unavoidable impacts.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DEIR during the public comment period (August 28, 2020, to October 13, 2020). This DEIR is available

on the City’s website for the proposed project: (<https://www.cypressca.org/government/departments/community-development/planning-division/development-information>). Additionally, a copy of the DEIR will be available for public review at the Cypress Civic Center by appointment only. Please contact Kirsten Graham at (714) 229-6748 to schedule an appointment. **Written comments on the DEIR must be submitted no later than 5:00 p.m., Tuesday October 13, 2020, to Jeff Zwack at the address below.**

ADDRESS COMMENTS TO:

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Please submit written comments by October 13, 2020

