



Notice of Intent to Adopt a Mitigated Negative Declaration for the 6400 Katella Warehouse Project

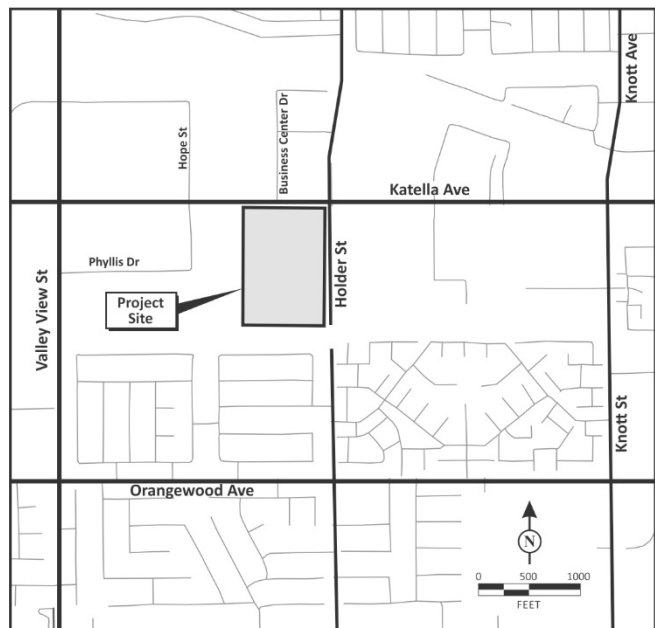
In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, the City of Cypress (City) is the Lead Agency for the 6400 Katella Warehouse Project (proposed project) located at the southwest corner of Katella Avenue and Holder Street at 6400-6450 Katella Avenue in the City of Cypress, California. Based on the Initial Study prepared for the proposed project, the City has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA and the *State CEQA Guidelines*. The City is distributing this Notice of Intent to Adopt (NOI) to agencies that have permit authority over the proposed project, interested groups, and organizations in accordance with CEQA.

Notice is hereby given that a Draft MND for the proposed project is available for public review during the public comment period (October 19, 2020, through November 18, 2020). The City has prepared the MND to analyze environmental impacts associated with implementation of the proposed project and to propose mitigation measures for identified potentially significant impacts that will eliminate or mitigate impacts to less than significant levels.

Lead Agency: City of Cypress

Project Title: 6400 Katella Warehouse Project

Project Location: The southwest corner of Katella Avenue and Holder Street at 6400-6450 Katella Avenue in the City of Cypress, California. The project site is not 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.



Project Description: Duke Realty (the Applicant/Developer) proposes to construct the proposed project on an approximately 22.3-acre site located at the southwest corner of Katella Avenue and Holder Street in the City of Cypress. The proposed project includes the development of two new warehouse buildings for a yet to be determined operator or operators on the project site, which is currently occupied by a 150,000-square-foot (sf) warehouse, a 180,000 sf corporate headquarters office building, and 70,000 sf of research and development buildings recently vacated by Mitsubishi Motors of America. The existing buildings would be demolished and replaced with two two-story warehouses: a north building (263,274 sf) and a south building (222,814 sf). The proposed project would provide parking for automobiles around the perimeter of the two buildings, parking for trucks between the two buildings, and 27 dock doors per building. In addition, landscaping would be provided along Katella Avenue and Holder Street. Each building also proposes two potential office spaces (7,500 sf for the north building and 5,750 sf for the south building).

MND: The MND examines the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the MND during the public comment period (October 19, 2020, through November 18, 2020). This MND 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 MND 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 MND must be submitted no later than 5:00 pm, Monday, November 18, 2020, to the address below.**

Address Comments to:

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