

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: 6400 Katella Warehouse

Lead Agency: City of Cypress Contact Person: Alicia Velasco
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:
[X] Mit Neg Dec Other:
Oct 16 2020

Governor's Office of Planning & Research

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:

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Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[X] Industrial: Sq.ft. 416,088 Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [] 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date October 19, 2020 Ending Date November 18, 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: Alicia Velasco Digitally signed by Alicia Velasco
Date: 2020.10.15 12:35:16 -07'00' Date: 10/15/2020

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

Attachment to Notice of Completion for the 6400 Katella Warehouse project

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 located at the southwest corner of Katella Avenue and Holder Street at 6400–6450 Katella Avenue 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).