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TYPE OR PRINT CLEARLY

Project Title

DJT4 Parcel Delivery Facility Project  
PUBLIC NOTICE

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): PUBLIC NOTICE

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OCT 30 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

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COUNTY CLERK-RECORDER ON October 30, 2024

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DEPUTY Roberto Uriostegui



# CITY OF BREA NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT for the DJT4 PARCEL DELIVERY FACILITY PROJECT

**Date:** October 30, 2024

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report for the DJT4 Parcel Delivery Facility Project (State Clearinghouse No. 2023070241)

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Parties

**Lead Agency:** City of Brea, Planning Division

**Project Applicant:** Ware Malcomb representing Amazon.com Services LLC. 10 Edelman, Irvine, CA 92618

**Project Title:** DJT4 Parcel Delivery Facility Project

**Review Period:** November 6, 2024, through January 6, 2025

NOTICE IS HEREBY GIVEN that the City of Brea has prepared a Draft Environmental Impact Report (DEIR) for the DJT4 Parcel Delivery Facility Project (State Clearinghouse No. 2023070241) to address the potential environmental effects associated with implementation of the DJT4 Parcel Delivery Facility. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Brea is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR.

**NOTICE OF AVAILABILITY:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for public review from **Wednesday, November 6, 2024, through Monday, January 6, 2025**. Responsible and trustee agencies, organizations, and interested members of the public are invited to comment on the information presented in this Draft EIR during the public review period.

The DEIR is available to be viewed online on the City's webpage at <https://www.ci.brea.ca.us/166/Projects-in-Process> and at the following locations during regular business hours, starting **Wednesday, November 6, 2024**:

Brea City Hall*	Brea Library	Brea Community Center
Brea Civic & Cultural Center 1 Civic Center Circle, 3 <sup>rd</sup> Floor Brea, CA 92821	Brea Civic & Cultural Center 1 Civic Center Circle, 1 <sup>st</sup> Floor Brea, CA 92821	695 Madison Way Brea, CA 92821

\* Brea City Hall is closed between December 24, 2024 and January 1, 2025 due to the holiday closure. However, Brea Library and Brea Community Center will be open during their regular business hours. Please check with each facility for their holiday hours\*

**WRITTEN COMMENTS:** The City asks that any person wishing to comment on the DEIR provide written comments by the end of the public review period at 5:00 p.m., **Monday, January 6, 2025**, addressed to Joanne Hwang, City Planner, City of Brea – Planning Division, at [joanneh@cityofbrea.net](mailto:joanneh@cityofbrea.net) or by U.S. mail to the Brea City Hall at the address above (Brea City Hall - 3rd Floor, 1 Civic Center Circle, Brea, CA 92821). Please include "DJT4 Parcel Delivery Facility Project" in the subject line.

714-990-7143

**PUBLIC MEETING:** The Planning Commission will receive an informational presentation on the proposed project and the DEIR at the next regularly scheduled meeting, which is on **Tuesday, November 12, 2024, at 6:00 p.m., at**

**Brea Civic & Cultural Center, Council Chambers (1 Civic Center Circle, Brea CA 92821).** Any agencies, organizations, and interested members of the public are invited to attend and provide comments on the proposed project and DEIR. Please note that this is an information-only/administrative item, and no action will be taken on the project at this meeting. Any future public hearing associated with the proposed project will be separately noticed, according to all applicable laws.

**PROJECT LOCATION:** The DJT4 Parcel Delivery Facility Project is located at 275 Valencia Avenue on Assessor Parcel Numbers 320-233-17, 320-301-11, and 320-301-12 (Project Site) in the City of Brea. The Project Site is bounded by Valencia Avenue to the east, Nasa Street to the south, Surveyor Avenue to the west, and adjacent industrial and office uses to the north. Primary regional access to the Project Site is provided via Imperial Highway/State Route 90 approximately 0.2 miles to the south of the Project Site and Carbon Canyon Road/State Route 142 approximately 0.4 miles to the north of the Project Site. Local access to the Project Site is provided via Valencia Avenue, Surveyor Avenue, E. Birch Street, Nasa Street, and Enterprise Street.


**PROJECT DESCRIPTION:** The DJT4 Parcel Delivery Facility Project would demolish the existing 637,503-square-foot office building and surface parking lot to construct a 181,500-square-foot parcel delivery facility, consisting of 163,350 square feet of warehouse and storage space and 18,150 square feet of ancillary office space, on an approximate 31.6-acre site. The proposed facility would be a single-story building with a maximum height of 56 feet (including architectural projects) and floor area ratio of approximately 0.14:1. The Project would provide 1,065 vehicle parking spaces (consisting of 304 automobile spaces, 757 delivery van spaces, and four [4] line-haul truck trailer spaces), 180 ancillary van loading spaces (90 loading spaces and 90 staging spaces), and 13 Utility Tractor Rig loading spaces to support facility operations. The proposed facility would be generally located in the center of the Project Site and flanked by loading areas and surrounded by vehicle parking. The Project building would be located entirely within the Light Industrial (M-1) zone, and surface parking and drive aisles would be located within the Light Industrial (M-1) and Mixed-Use II (MU-II) zoned portion of the Project Site. The following permits and approvals are proposed for the Project implementation:

- Pursuant to BCC Section 20.408.040, Plan Review No. 2022-09 for a new construction project in the M-1 and MU-II zones.
- Pursuant to BCC Section 18.36, Vesting Tentative Parcel Map No. 2022-193 for a proposed merger and subdivision on the Project Site.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, sign permits, and tree removal permits.

**ENVIRONMENTAL ISSUES:** Based on the analysis in the DEIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that implementation of the proposed Project would result in less-than-significant impacts with the incorporation of mitigation measures for the following impact areas: accidental release of hazardous materials; emission or handling of hazardous materials within 0.25-mile of a school during construction; and tribal cultural resources. The City determined that implementation of the proposed Project would not result in any significant and unavoidable impacts.

**HAZARDOUS SUBSTANCES OR WASTES SITE LISTING:** The Project is not located on a site included on a list of hazardous materials sites pursuant to California Government Code Section 65962.5, which identifies sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

Signature:



Joanne Hwang, AICP  
City of Brea