

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 # 2023070241

Project Title: DJT4 Parcel Delivery Facility Project

Lead Agency: City of Brea, Planning Division **Contact Person:** Joanne Hwang

Mailing Address: 1 Civic Center Circle, 3rd Floor **Phone:** 714-990-7674

City: Brea **Zip:** 92821 **County:** Orange County

Project Location: County: Orange County City/Nearest Community: City of Brea

Cross Streets: Valencia Ave and Nasa Street **Zip Code:** 92823

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 55 " N / 117 ° 51 ' 1 " W **Total Acres:** 31.6

Assessor's Parcel No.: 320-233-17, 320-301-11, 320-301-12 **Section:** 00 **Twp.:** 3 South **Range:** 9 West **Base:** San Bernardino

Within 2 Miles: State Hwy #: SR-57, SR-90, SR-142 **Waterways:** Carbon Canyon Creek

Airports: None **Railways:** None **Schools:** Brea Olinda HS, Country Hills ES, Olinda ES, Lakeview ES, Heights Christian Schools - Brea Campus

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: 163,350 square feet of merchandise warehouse space and 18,150 square feet of ancillary office space: approximately 800 employees |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | Energy, Greenhouse Gas Emissions, Tribal Cultural Resources |

Present Land Use/Zoning/General Plan Designation:

Present use: Office. Zoning: Light Industrial (M-1) and Mixed-Use II (MU-II). General Plan Designation: Light Industrial and Mixed Use II.

Project Description: (please use a separate page if necessary)

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, four line-haul truck trailer spaces), 180 ancillary van loading spaces (90 loading spaces, 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.

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.

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 checked="" 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 type="checkbox"/>	Fish & Game Region # _____	<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 November 6, 2024 Ending Date January 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>Ware Malcomb representing Amazon.com Services LLC</u>
Address: <u>3760 Kilroy Airport Way, Suite 270</u>	Address: <u>10 Edelman</u>
City/State/Zip: <u>Long Beach, CA 90806</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Pei-Ming Chou</u>	Phone: <u>949-660-9128</u>
Phone: <u>562-200-7178</u>	

Signature of Lead Agency Representative: Joanne Hwang Digitally signed by Joanne Hwang
Date: 2024.10.29 22:07:09 -0700 Date: 10/30/2024

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