ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000786
FILED
August 20, 2025
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

DJT4 PARCEL DELIVERY FACILITY PROJECT

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):

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON August 20, 2025
Posted for 30 **days**

DEPUTY 461

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Orange
Address: 601 N Ross Street
Santa Ana, CA 92701

From:
Public Agency: City of Brea, Planning Division
Address: Brea City Hall - 3rd Floor
1 Civic Center Circle, Brea, CA 92821
Contact: Jessica Newton, Senior Planner
Phone: (714) 990-7674; jessican@cityofbrea.gov

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023070241

Project Title: DJT4 Parcel Delivery Facility Project

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

Project Location (include county): 275 Valencia Avenue on Assessor Parcel Numbers 320-233-17, 320-301-11, and 320-301-12 in the City of Brea in Orange County

Project Description:

Please see attached page for the Project Description.

This is to advise that the City of Brea, Planning Division (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 8/19/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Brea City Hall - 3rd Floor, 1 Civic Center Circle, Brea, CA 92821

Signature (Public Agency): [signature] Title: ACM/CD DIRECTOR

Date: 8/19/2025 Date Received for filing at OPR: FILED

AUG 20 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [signature] DEPUTY

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

DJT4 Parcel Delivery Facility 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 50 feet, 4 inches (including architectural projections) 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 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 Brea City Code Section 20.408.040, Plan Review No. 2022-09 for a new construction project in the M-1 and MU-II zones;
- Pursuant to Brea City Code Section 18.36, Vesting Tentative Parcel Map No. 2022-193 for a proposed merger and subdivision on the Project Site; and
- 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.

The Planning Commission conducted a public hearing on May 13, 2025, and voted to adopt Resolution Nos. PC 2025-14, 2025-15, and 2025-16, which respectively certified the EIR, approved Plan Review No. 2022-09, and approved Vesting Tentative Parcel Map No. 2022-193. Subsequent to the Planning Commission's decision, the City received separate appeals from (in the order filed) David Maxey, Supporter Alliance for Environmental Responsibility (SAFER), and Californians Allied for a Responsible Economy (CARE CA); however, SAFER and CARE CA ultimately withdrew their appeals. On August 19, 2025, the City Council conducted a public hearing on the remaining appeal (David Maxey), and upheld the Planning Commission's certification of the EIR and approval of the Project.

FILED

AUG 20 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-05/15/2025-0353

202585000460

FILED

May 15, 2025
HUGH NGUYEN
CLERK - RECORDER

By _____
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

DJT4 PARCEL DELIVERY FACILITY PROJECT

Check Document being Filed:

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

FILED

AUG 20 2025

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 05/15/2025

Posted 05/15/2025 **Removed** _____

Returned to agency on _____

DEPUTY 483

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State of California – Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | Clear Form | Save

RECEIPT NUMBER:
30-05/15/2025-0353

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2023070241

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF BREA		05/15/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202505000460

PROJECT TITLE

DJT4 PARCEL DELIVERY FACILITY PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
WARE MALCOMB REPRESENTING AMAZON.COM SERVICES LLC		(714) 990-7674

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
10 EDELMAN	IRVINE	CA	92618

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$ 4,123.50	$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 4,173.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Kalei Do Deputy Clerk

FILED

AUG 20 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [signature] DEPUTY

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER: 30 — 08/20/2025 — 0616

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2023070241

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF BREA		08/20/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202585000786

PROJECT TITLE

DJT4 PARCEL DELIVERY FACILITY PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
WARE MALCOMB REPRESENTING AMAZON.COM SERVICES LLC		(714)990-7674

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
10 EDELMAN	IRVINE	CA	92618

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☑ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X SLuna	SARAH LUNA, DEPUTY CLERK

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)