



Notice of Intent to Adopt a Mitigated Negative Declaration for the 5665 Plaza Drive 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 5665 Plaza Drive Project (proposed project) located north of the intersection of Plaza Drive and Douglas Drive 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 of April 2, 2024 through May 1, 2024. 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: 5665 Plaza Drive Project

Project Location: North of the intersection of Plaza Drive and Douglas Drive at 5665 Plaza Drive 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.

Project Description: The Applicant/Developer proposes to construct the proposed project on an approximately 8.53-acre site located at 5665 Plaza Drive in the City of Cypress. The



proposed project includes the demolition of the existing 150,626 sf five-story office building on the project site and the construction of a new 191,394 sf light industrial building with 181,061 sf of warehouse space and 10,333 sf of office space. The maximum height of the new light industrial building would be approximately 51 feet, 6 inches to the top of the parapet wall. The proposed project would provide 25 loading docks on the west side of the proposed building. The proposed project would relocate the existing driveway locations. The new westernmost driveway would be the primary truck access point and path to the truck loading docks on the proposed building's west side. Additionally, the proposed project would include amendments to the McDonnell Center Specific Plan to allow light industrial uses within the eastern portion of Planning Area 1, and an increase in the maximum allowable square footage of Planning Area 1.

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 (April 2, 2024 through May 1, 2024). This MND is available on the City's website for the proposed project: <https://www.cypressca.org/departments/community-development/information-on-notable-projects/goodman-commerce-center-expansion>. Additionally, a copy of the MND will be available for public review at the Cypress Civic Center by appointment only. Please contact Kori Sanders at (714) 229-6720 to schedule an appointment. **Written comments on the MND must be submitted no later than 5:00 pm, May 1, 2024, to the address below.**

Address Comments to:

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