



PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

Project: 5665 Plaza Drive

Lead Agency: City of Cypress

Project Applicant: Goodman

PROJECT DESCRIPTION: The City of Cypress (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential environmental impacts associated with the 5665 Plaza Drive Project (proposed project). The proposed project would be located on an approximately 8.53-acre site (project site) at 5665 Plaza Drive in the City of Cypress, California. Currently, the project site is developed with a 150,626-square-foot, five-story office building, a surface parking lot, and ornamental landscaping. The project site is bounded by industrial and office uses to the north, Plaza Drive to the south, the approved Goodman Commerce Center Project (approved in April 2023) to the east, and industrial and office uses to the west.



The proposed project includes the demolition of an existing 150,626-square-foot, five-story office building and the construction of a new 191,394-square-foot light industrial building. The proposed building would include 181,061 square feet of warehouse space and 10,333 square feet of office space. The maximum height of the proposed building would be approximately 51 feet, 6 inches, to the top of the parapet. The proposed project would include a truck loading area with 25 dock-high loading doors on the west side of the proposed building. The project site is currently accessible from two driveways along Plaza Drive. 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. The eastern driveway would be a shared driveway with the parcel to the east. The proposed project would include parking stalls throughout the project site's perimeter, new water and sewer lines connecting with existing water and sewer mains within Plaza Drive, new stormwater infrastructure, and new ornamental landscaping.

Required discretionary actions associated with the proposed project include the following: certification of the EIR; a Specific Plan Amendment 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 of the McDonnell Specific Plan; a lot line adjustment to move the project site's eastern property line approximately 20 feet east; and a Site plan approval.

POTENTIAL ENVIRONMENTAL IMPACTS: The Draft EIR (DEIR) will examine potential environmental impacts generated by the proposed project in relation to the following environmental factors: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Noise, Transportation, and Tribal Cultural Resources. The DEIR will also discuss project alternatives that may reduce or avoid any significant adverse impacts resulting from the proposed project. An Initial Study has been prepared for the proposed project, to evaluate the potential environmental impacts of the proposed project (the Initial Study will be included as an appendix to the DEIR). The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PROJECT SCOPING PROCESS: Pursuant to California Code of Regulations, Title 14, Section 15082(b), circulation of this Notice of Preparation (NOP) starts a 30-day public review and comment period on the scope of the DEIR that begins on **May 7, 2024**, and ends on **June 5, 2024**, at 5:00 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental analysis to be addressed in the DEIR. Responsible and trustee agencies should provide comments and input related to the agencies'

respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the DEIR. **Comments must be submitted no later than 5:00 p.m. on June 5, 2024.** The City of Cypress will accept verbal comments during the scoping meeting only and written comments during the remainder of the scoping period. Please submit written comments to the address below. Comments not submitted to the City of Cypress at the scoping meeting, or the address below will not be considered in preparation of the DEIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication and circulation of the DEIR.

SCOPING MEETING: The City will conduct a Public Scoping Meeting in order to present the proposed project, the environmental process, and to receive public comments. The City invites interested parties to the following public scoping meeting in order to learn more about the project, ask questions, and submit comments:

Date/Time: May 28, 2024, 2:00 p.m.-2:30 p.m.

Location: This meeting will be held virtually. Please access the meeting via Microsoft Teams:

<https://teams.microsoft.com/l/meetup-join/>

Meeting ID: 211 769 618 992

Passcode: rtHS8q

Or call in at +1 469-998-7975

Phone Conference ID: 838 250 793

Address Comments to:

City of Cypress:
Attn: Alicia Velasco, Planning Director
City of Cypress
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