

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 # 2024040017

Project Title: 5665 Plaza Drive Project

Lead Agency: City of Cypress Contact Person: Alicia Velasco, Planning Director
 Mailing Address: 5275 Orange Avenue Phone: (714) 229-6720
 City: Cypress Zip: 90630 County: Orange

Project Location: County: Orange City/Nearest Community: City of Cypress
 Cross Streets: Plaza Drive/McDonnell Zip Code: 90630

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 19.75 " N / 118 ° 02 ' 4.19 " W Total Acres: 8.53

Assessor's Parcel No.: 241-101-25 Section: 21/28 Twp.: 4 S Range: 11 W Base: SB

Within 2 Miles: State Hwy #: I-605 Waterways: Coyote Creek
 Airports: JFTB Los Alamitos Railways: n/a Schools: See attachment

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Specific Plan Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 191,394 Acres _____ Employees 91
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: McDonnell Specific Plan Zoning: Planned Community Zone PC-3

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

See attached page

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	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 12	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	_____ Other: _____
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date August 12, 2024 Ending Date September 27, 2024

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc. Applicant: Goodman
Address: 3210 El Camino Real, Suite 100 Address: 18201 Von Karman Avenue, Suite 1170
City/State/Zip: Irvine, CA 92602 City/State/Zip: Irvine, CA 92612
Contact: Ryan Bensley Phone: 949-407-0118
Phone: (949) 553-0666

Signature of Lead Agency Representative: _____ Date: 08/07/2024

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2024/08/07 16:02:18 -0700

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

Attachment to Notice of Completion for 5565 Plaza Drive

Schools: Frank Vessels Elementary School, Morris Elementary School, Cypress High School, Saint Irenaeus Catholic School, Holder Elementary School, Orangeview Junior High School, Hansen Elementary School, Cerritos Elementary School, Patton Elementary School, Enders Elementary School, Montessori Greenhouse School, Los Alamitos Elementary School, McAuliffe Middle School, Grace Christian School, Margaret Landell Elementary School, Arnold Elementary School

Project Description:

Goodman (the Applicant) 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 demolition of the existing five-story office building on the project site and the construction of a new light industrial building totaling approximately 191,394 sf in size. The project site is currently developed with an approximately 150,626 sf, five-story, office building and surface parking lot. The existing building would be demolished and replaced with a new warehouse building including 181,061 sf of warehouse space and 10,333 sf of office space. The building would be one-story and a maximum of approximately 51 feet, 6 inches to the top of the parapet. The proposed building would include a truck loading area with 25 dock-high loading doors on the west side of the building and the installation of new westernmost driveway. The project also includes associated site improvements such as landscaping, surface parking, and utility improvements. Additionally, the proposed project would include a Specific Plan Amendment to the McDonnell Center Specific Plan to allow light industrial uses in the eastern portion of Planning Area 1, and removal of the maximum developable area requirement; a lot line adjustment to move the project site's eastern property line approximately 20 feet east; and site plan approval.