



Notice of Availability of a Draft Environmental Impact Report for the 5665 Plaza Drive Project

Pursuant to Public Resources Code Sections 21091(a) and 21092(b) and California Environmental Quality Act (CEQA) Guidelines Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No. 2024040017) for the 5665 Plaza Drive Project (proposed project) is available for public review during the public comment period (August 12, 2024, to September 27, 2024). The City of Cypress has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed project to discuss alternatives, and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts. The Notice of Preparation for the proposed project was circulated for public review from May 7, 2024, to June 5, 2024.

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, industrial uses to the west, Plaza Drive to the south, and Goodman Commerce Center Project to the east. The Goodman Commerce Center Project, approved in April 2023, was under construction at the time of the preparation of this EIR.

The proposed project includes the demolition of an existing 150,626-square-foot five-story office building on the project site and the construction of a new 191,394-square-foot light industrial building with 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 wall. 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.

The DEIR identifies potentially significant environmental effects generated by the proposed project in relation to the following categories: 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/Mitigated Negative Declaration (IS/MND) was previously prepared for the proposed project to evaluate the potential environmental impacts of the proposed project. However, based on comments received from the public, the City decided that an EIR would be prepared to evaluate the potentially significant environmental effects of the proposed project and related actions. The Initial Study for this proposed project 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. The proposed project would not result in any significant and unavoidable impacts.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DEIR during the public comment period (August 12, 2024, to September 27, 2024). This DEIR 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-5665-plaza-drive>)

Additionally, a copy of the DEIR will be available for public review at the Cypress Civic Center at the Planning Department's public counter. **Written comments on the DEIR must be submitted no later than 5:00 p.m., Friday September 27, 2024, to Alicia Velasco at the address below.**



Address Comments to:
City of Cypress:
Attn: Alicia Velasco, Planning Director
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