



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



* \$ R 0 0 1 5 2 9 1 1 3 4 \$ *
202485001070 3:03 pm 12/10/24
135 SC1A Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

5665 Plaza Drive 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

DEC 10 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON <u>December 10, 2024</u>
Posted <u>December 10, 2024</u> Removed _____
Returned to agency on _____
DEPUTY <u>Robert Uriostegui</u>

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.


FILED

DEC 10 2024

Notice of Determination

Appendix D

To: HUGH NGUYEN, CLERK-RECORDER

Office of Planning and Research BY:  From: Public Agency: City of Cypress
 U.S. Mail: Street Address: 1400 Tenth St., Rm 113 Address: 5275 Orange Avenue
 P.O. Box 3044 Sacramento, CA 95814 Cypress, CA 90630
 Sacramento, CA 95812-3044 Sacramento, CA 95814 Contact: Alicia Velasco
 Phone: (714) 229-6720

County Clerk
 County of: Orange Lead Agency (if different from above):
 Address: 601 N. Ross St. Same as above
Santa Ana, CA 92701 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): 2024040017

Project Title: 5665 Plaza Drive Project

Project Applicant: Goodman North America Management 3333 Michelson, Suite 1050 Irvine, CA 92612

Project Location (include county): 5665 Plaza Drive, City of Cypress, Orange County

Project Description:

Goodman (Project Applicant) proposes to construct a new light industrial project on an approximately 8.53-acre site located at 5665 Plaza Drive in the City of Cypress. The project involves demolishing an existing five-story, 150,626-square-foot office building and surface parking lot and replacing them with a one-story, approximately 191,394-square-foot warehouse building, including 10,333 square feet of office space, with a maximum height of approximately 51 feet, 6 inches to the top of the parapet. The proposed building would feature a truck loading area with 25 dock-high loading doors on the west side and a new westernmost driveway, along with associated site improvements such as landscaping, surface parking, and utility upgrades. The project includes a Specific Plan Amendment to the McDonnell Center Specific Plan to allow light industrial uses in the eastern portion of Planning Area 1 and the 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.

This is to advise that the City of Cypress has approved the above
 Lead Agency or Responsible Agency)

described project on December 9, 2024 and has made the following determinations regarding the
(date)

described project. (This NOD applies to the 2nd reading of the ordinance).

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:

City of Cypress, Planning Division, 5275 Orange Avenue, Cypress, CA

Signature (Public Agency):  FOR Title: Planning Director

Date: 12/4/2024 Date Received for filing at OPR: _____



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-11119|2024-1006

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



4101.25

* S R 0 0 1 5 2 5 9 4 0 6 S *

202485001020 12:08 pm 11/19/24

477 VitIdx Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

TYPE OR PRINT CLEARLY

Project Title

5665 PLAZA DRIVE 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

NOV 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY: C.H DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON November 19, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

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: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[] County Clerk
County of: Orange
Address: 601 N. Ross St.
Santa Ana, CA 92701

From:
Public Agency: City of Cypress
Address: 5275 Orange Avenue
Cypress, CA 90630
Contact: Alicia Velasco
Phone: (714) 229-6720

Lead Agency (if different from above):
Same as 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): 2024040017

Project Title: 5665 Plaza Drive Project

Project Applicant: Goodman North America Management 3333 Michelson, Suite 1050 Irvine, CA 92612

Project Location (include county): 5665 Plaza Drive, City of Cypress, Orange County

Project Description:

Goodman (Project Applicant) proposes to construct a new light industrial project on an approximately 8.53-acre site located at 5665 Plaza Drive in the City of Cypress. The project involves demolishing an existing five-story, 150,626-square-foot office building and surface parking lot and replacing them with a one-story, approximately 191,394-square-foot warehouse building, including 10,333 square feet of office space, with a maximum height of approximately 51 feet, 6 inches to the top of the parapet. The proposed building would feature a truck loading area with 25 dock-high loading doors on the west side and a new westernmost driveway, along with associated site improvements such as landscaping, surface parking, and utility upgrades. The project includes a Specific Plan Amendment to the McDonnell Center Specific Plan to allow light industrial uses in the eastern portion of Planning Area 1 and the 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.

This is to advise that the City of Cypress has approved the above ([] Lead Agency or [] Responsible Agency)

FILED

described project on November 18, 2024 and has made the following determinations the above (date) regarding

NOV 19 2024

HUGH NGUYEN, CLERK-RECORDER

BY: C.H DEPUTY

- 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:

City of Cypress, Planning Division, 5275 Orange Avenue, Cypress, CA

Signature (Public Agency): Alicia Velasco 2024.11.19 10:19:47.08'00' Title: Planning Director

Date: 11/19/2024 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 11/19/2024 — 1006
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2024040017

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CYPRESS	LEAD AGENCY EMAIL	DATE 11/19/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 20248500	

PROJECT TITLE

5665 PLAZA DRIVE PROJECT

PROJECT APPLICANT NAME GOODMAN NORTH AMERICAN MANANGEMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 229-6720
PROJECT APPLICANT ADDRESS 333 MICHELSON, SUITE 1050	CITY IRVINE	STATE CA
		ZIP CODE 92612

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ 4,051.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ 0.00 |
|
 | | |
| <input type="checkbox"/> Exempt from fee | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | |

- | | | |
|---|----------|----------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ 50.00 |
| <input type="checkbox"/> Other | | \$ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 4,101.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

CARINA HERRERA, DEPUTY