Notice of Intent to Adopt a Negative Declaration for the Cypress Business Parks Modernization and Integration 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 Cypress Business Parks Specific Plan Modernization and Integration Project (proposed project). Based on the Initial Study prepared for the proposed project, the City has prepared a Draft Negative Declaration (ND) pursuant to CEQA and the *State CEQA Guidelines*. The City is distributing this Notice of Intent to Adopt a Negative Declaration (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 ND for the proposed project is available for public review during the public comment period (March 14, 2025, through April 2, 2025). The City has prepared the ND to analyze environmental impacts associated with implementation of the proposed project.

Lead Agency: City of Cypress

Project Title: Cypress Business Parks Modernization and Integration Project

Project Location: As seen in the map below, the proposed Specific Plan Area is generally bounded by West Cerritos Avenue to the north, Stanton Storm Channel to the south, Knott Avenue to the east, and Lexington Drive to the west in the City of Cypress, California. The proposed Specific Plan Area is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Project Description: The City of Cypress is proposing the Cypress Business Parks Modernization and Integration Project to consolidate and modernize five existing Specific Plans into a single comprehensive Specific Plan for the Cypress Business Parks. Covering approximately 439 acres in

southern Cypress, the project integrates the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan and Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, and the Cypress Business and Professional Center Specific Plan (including Amendment 19-1). The project aims to streamline land use regulations, update development standards (e.g., landscaping, signage, and lighting), modernize land use definitions, and improve project approval processes. While most land uses will remain unchanged, a small portion of the Specific Plan area will be amended to allow for high-density residential development (up to 60 dwelling units per acre) to support the City's Regional Housing Needs Assessment as required in the 2021-2029 Housing Element. The project requires approvals for a General Plan Amendment, Zoning Ordinance Amendment, and Specific Plan Amendment. If adopted, the Cypress Business Park Specific Plan will serve as the governing document for all future development within the area.

Negative Declaration: The ND 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 ND during the public comment period (March 14, 2025, through April 2, 2025). This ND is available on the City's website for the proposed project: (http://www.cypressca.org/departments/community-development/information-on-notable-projects/business-parks-specific-plan-modernization-and-integration-project). Additionally, a copy of the ND will be available for public review at the Cypress City Hall by appointment only. Please contact Christopher Wong at (714) 229-6753 or cwong@cypressca.org to schedule an appointment. **Written comments on the ND must be submitted no later than 5:00 pm on April 2, 2025 to the address below.**

Address Comments to:

Alicia Velasco, Planning Director
City of Cypress, Planning Division
5275 Orange Avenue
Cypress, California 90630
Email: avelasco@cypressca.org