



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202585000386

FILED

April 29, 2025

HUGH NOUYEN  
CLERK - RECORDER

By MG  
Deputy clerk

30-04/29/2025-0303

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

CYPRESS BUSINESS PARKS MODERNIZATION AND INTEGRATION  
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 IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 04/29/2025

Posted 04/29/2025 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 428

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: [x] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[x] County Clerk
County of: Orange
Address: 601 N. Ross Street, 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): 2025030615

FILED

Project Title: Cypress Business Parks Modernization and Integration Project

Project Applicant: City of Cypress

APR 29 2025

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

Project Description:

HUGH NGUYEN, CLERK-RECORDER

Please Refer to the attached page.

BY: MG DEPUTY

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

described project on April 28, 2025 and has made the following determinations regarding the above described project.

- 1. The project 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 not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings 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: https://www.cypressca.org/departments/community-development/information-on-notable-projects/business-parks-specific-plan-modernization-and-integration-project

Signature (Public Agency): Alicia Velasco 2025.04.28 11:03:33 -07'00' Title: Planning Director

Date: April 28, 2025 Date Received for filing at OPR:

**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 2 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.

**FILED**

**APR 29 2025**

**HUGH NGUYEN, CLERK-RECORDER**

BY: MG DEPUTY



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



## CEQA Filing Fee No Effect Determination

**Applicant Name and Address:**

Alicia Velasco  
5275 Orange Avenue  
Cypress, CA 90630  
[avelasco@cypressca.org](mailto:avelasco@cypressca.org)

**FILED**

APR 29 2025

**CEQA Lead Agency:** City of Cypress

HUGH NGUYEN, CLERK-RECORDER

**Project Title:** Business Park Modernization and Integration Project

BY: MS DEPUTY

**CEQA Document Type:** Negative Declaration

**State Clearinghouse Number/local agency ID number:** 2025030615

**Project Location:** The Cypress Business Park Specific Plan area is located in the southern portion of the City of Cypress, in northwestern Orange County, California. The Specific Plan encompasses approximately 439 acres of developed land within the City's existing business park. The project area is generally bounded by Cerritos Avenue to the north, Katella Avenue to the south, Knott Avenue to the east, and Lexington Drive to the west. For a visual depiction of the Cypress Business Park Specific Plan area, refer to Figure 2-1, Specific Plan Area, in the Initial Study/Negative Declaration prepared for the project.

**Brief Project Description:** The City of Cypress is proposing the Cypress Business Park Modernization and Integration Project to consolidate and modernize five existing Specific Plans into a single comprehensive Specific Plan for the Cypress Business Park. 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.

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any

Alicia Velasco  
City of Cypress  
April 25, 2025  
Page 2 of 2

way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

DocuSigned by:  
*Jennifer Turner*  
G3D449ECB7C14DE...  
Approved by: \_\_\_\_\_ Date: 4/25/2025  
Signature  
Jennifer Turner, Senior Environmental Scientist  
(Supervisory)  
Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial  
**FILED**  
APR 29 2025

HUGH NGUYEN, CLERK-RECORDER  
BY: MG DEPUTY



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
 30 — 04/29/2025 — 0303  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2025030615**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF CYPRESS</b>	LEAD AGENCY EMAIL	DATE <b>04/29/2025</b>
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER <b>202585000386</b>

PROJECT TITLE

**CYPRESS BUSINESS PARKS MODERNIZATION AND INTEGRATION PROJECT**

PROJECT APPLICANT NAME <b>CITY OF CYPRESS</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(714)229-6720</b>
PROJECT APPLICANT ADDRESS <b>5275 ORANGE AVENUE</b>	CITY <b>CYPRESS</b>	STATE <b>CA</b>
		ZIP CODE <b>90630</b>

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,123.50 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,968.75 | \$ | 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,401.75 | \$ | 0.00  |
| <br>  |            |    |       |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |       |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |       |
| <input checked="" type="checkbox"/> CDFW No Effect Determination (attach)                                   |            |    |       |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |       |
| <hr/>   |            |    |       |
| <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** \$ 50.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>MELISSA GOMEZ, DEPUTY CLERK</b>
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