

Notice of Determination

Appendix D

To:

☒ 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

☒ 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)

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

FILED

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 Title: Planning Director

2024.11.19
10:19:47 -08'00'

Date: 11/19/2024

Date Received for filing at OPR: _____



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-1111912024-1006

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



4101.25

* \$ R 0 0 1 5 2 5 9 4 0 6 \$ *

202485001020 12:08 pm 11/19/24

477 Vitlndx 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.



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:

☒ Environmental Impact Report (EIR)	\$4,051.25	\$ 4,051.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ 0.00
 ☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
 ☐ Water Right Application or Petition Fee (State Water Resources Control Board only)		
	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 50.00
☐ Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other	TOTAL RECEIVED	\$ 4,101.25
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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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