



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-05/14/2025 - 0342

202585000447

FILED

May 14, 2025

HUGH NGUYEN

CLERK - RECORDER

By: *Valei SO*
Deputy clerk

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 05/14/2025**

Posted 05/14/2025 Removed _____

Returned to agency on _____

DEPUTY 483

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 – 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

CEQA Lead Agency: City of Cypress

Project Title: Business Park Modernization and Integration Project

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

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Conserving California's Wildlife Since 1870

MAY 14 2025

HUGH NGUYEN, CLERK-RECORDER

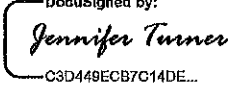
BY:  DEPUTY

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:

 Approved by: _____ Date: 4/25/2025
 C3D449ECB7C14DE...
 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

MAY 14 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  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 — 05/14/2025 — 0342
 STATE CLEARINGHOUSE NUMBER (If applicable)
2025030615

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CYPRESS	LEAD AGENCY EMAIL	DATE 05/14/2025
COUNTY/STATE AGENCY OF FILING Orange <input type="button" value="v"/>	DOCUMENT NUMBER 202585000447	

PROJECT TITLE
CYPRESS BUSINESS PARKS MODERNIZATION AND INTEGRATION PROJECT

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

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____ 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** \$ _____ **50.00**

SIGNATURE X KALCI DO	AGENCY OF FILING PRINTED NAME AND TITLE KALCI DO, DEPUTY CLERK
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