



Notice of Intent to Adopt a Mitigated Negative Declaration for the Goodman Commerce Center 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 Goodman Commerce Center Project (proposed project) located north of the intersection of Plaza Drive and McDonnell Drive at 5757 Plaza Drive in the City of Cypress, California. Based on the Initial Study prepared for the proposed project, the City has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA and the *State CEQA Guidelines*. The City is distributing this Notice of Intent to Adopt (NOI) to agencies that have permit authority over the proposed project, interested groups, and organizations in accordance with CEQA.

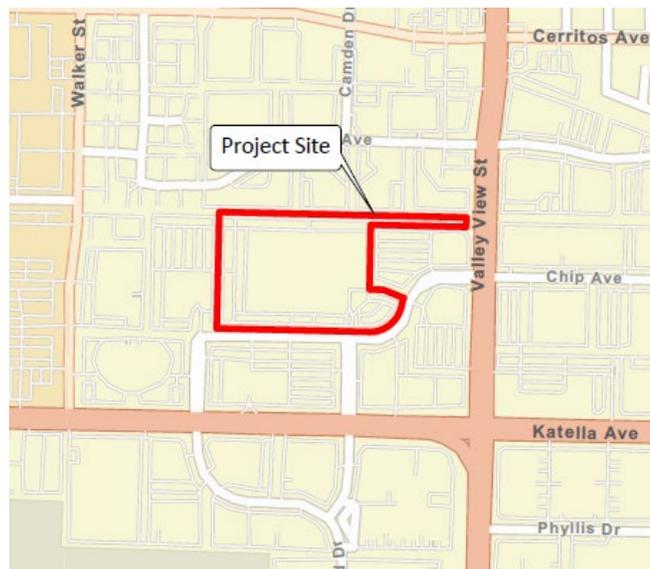
Notice is hereby given that a Draft MND for the proposed project is available for public review during the public comment period (February 6, 2023, through February 27, 2023). The City has prepared the MND to analyze environmental impacts associated with implementation of the proposed project and to propose mitigation measures for identified potentially significant impacts that will eliminate or mitigate impacts to less than significant levels.

Lead Agency: City of Cypress

Project Title: Goodman Commerce Center Project

Project Location: North of the intersection of Plaza Drive and McDonnell Drive at 5757 Plaza Drive in the City of Cypress, California. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Project Description: Goodman (the Applicant/Developer) proposes to construct the proposed project on an approximately 18.6-acre site located at 5757 Plaza Drive in the City of Cypress. The proposed project includes demolition of the existing building on the project site and the construction of two new warehouse buildings totaling approximately 390,268 square feet in size. The project site is currently developed with an approximately 336,643-square-foot two-story warehouse and office building. The existing building would be demolished and replaced with two new warehouse buildings: Building 1, which would be located on the eastern half of the project site and would be approximately 204,909 square feet in size, and Building 2, which would be located on the western half of the site and approximately 185,359 square feet in size. Both warehouses would include 10,000 square feet of office space that would be evenly split between the first and second floors. Both buildings would be two stories and a maximum of approximately 47 feet, 6 inches in height. Each building would include 25 loading docks that would face the interior of the project site. The proposed project would also include the installation of a sidewalk along the Plaza Drive frontage.



MND: The MND 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 MND during the public comment period (February 6, 2023, through February 27, 2023). This MND is available on the City's website for the proposed project: (<https://www.cypressca.org/departments/community-development/planning-division/development-information>). Additionally, a copy of the MND will be available for public review at the Cypress Civic Center by appointment only. Please contact Kirsten Graham at (714) 229-6748 to schedule an appointment. **Written comments on the MND must be submitted no later than 5:00 pm, Monday, February 27, 2023, to the address below.**

Address Comments to:

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