

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025060042

Project Title: Cypress Grove Residential Project

Lead Agency: City of Tustin

Contact Person: Jorge Maldonado

Mailing Address: 300 Centennial Way

Phone: (714) 573-3174

City: Tustin

Zip: 92780

County: Orange

Project Location: County: Orange

City/Nearest Community: Tustin

Cross Streets: Prospect Avenue, 17th Street

Zip Code: 92780

Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ' 30 " N / 117 ° 49 ' 14 " W Total Acres: 8.5

Assessor's Parcel No.: 401-401-12, -13, -14, -15, -16, and -17

Section: _____

Twp.: 5S

Range: 9W

Base: _____

Within 2 Miles: State Hwy #: SR-55, SR-22, I-5

Waterways: _____

Airports: _____

Railways: Metrolink Inland Empire-OC Line

Schools: See attachment

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☒ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 145 Acres 8.5☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Land Use: Planned Community Commercial/Business (PCCB); Zoning: Planned Community Business Park (PC BUS PARK)

Project Description: (please use a separate page if necessary)

The Applicant for the Cypress Grove Project proposes the demolition of an existing office complex (Tustin Financial Plaza) and redevelopment with a 145-unit, for-sale residential condominium community. The Project would require a Zone Change from Planned Community Business Park (PC BUS PARK) to Planned Community Residential (PC RES) (ZC-2025-0001), approval of a Vesting Tentative (Condo) Tract Map (VTTM) (SUB-2025-0001), and Design Review (DR-2025-0004).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>12</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: _____
☐ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/15/2025

Ending Date 9/29/25

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions

Address: 3333 Michelson Drive, Suite 500

City/State/Zip: Irvine, CA 92612

Contact: Konnie Dobrev

Phone: (949) 794-1180

Applicant: City of Tustin

Address: 300 Centennial Way

City/State/Zip: Tustin, CA 92780

Phone: 714-573-3174

Signature of Lead Agency Representative: _____

Jorge Maldonado

Date: 8/11/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Cypress Grove Residential Project

Attachment to Notice of Completion & Environmental Document Transmittal

Within 2 Miles – Schools:

Schools within 2 Miles: Loma Vista Elementary School, Hewes Middle School, Guin Foss Elementary School, Fairmont North Tustin Middle School, Barbara Benson Elementary School, Columbus Tustin Middle School, Helen Estock Elementary School, Calvary Christian School, John Muir Fundamental Elementary School