ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001222
FILED
December 17, 2025
HUGH NGUYEN
CLERK - RECORDER
By _____
Deputy clerk

30 - 12/17/2025 - 0976

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 GROVE RESIDENTIAL 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 December 17, 2025
Posted for 30 **days**

DEPUTY MELISSA GOMEZ

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.

FILED

DEC 17 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

Print Form

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 Street
Santa Ana, CA 92701

From:
Public Agency: City of Tustin
Address: 300 Centennial Way,
Tustin, CA, 92780
Contact: Jorge Maldonado
Phone: 714-573-3174

Lead Agency (if different from 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): 2025060042

Project Title: Cypress Grove Residential Project

Project Applicant: KB Tustin Plaza, LLC, 2500 Sandhill Road, Suite 320, Menlo Park, CA 94025

Project Location (include county): 17772,17782,17822,17852,17862 17th Street,Tustin,CA, 92780 (Orange County)

Project Description:

The Project includes demolition of 5 office buildings (Tustin Financial Plaza) and the development of a 145-unit, for-sale residential community. This NOD is filed for the second reading and adoption of Ordinance No. 1573 for the approval of a Zone Change from Planned Community Business Park to Planned Community Residential (ZC-2025-0001) in the City of Tustin. On December 2, 2025, the City Council approved a Vesting Tentative (Condo) Tract Map (VTTM) 19390 (SUB-2025-0001) and Design Review (DR-2025-0004) and held the first reading by title only, of Ordinance No. 1573. An NOD was filed for VTTM 19390 (SUB-2025-0001) and Design Review (DR-2025-0004) on December 4, 2025.

This is to advise that the City of Tustin (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 12-16-2025 (date) and has made the following determinations regarding the above described project.

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:
https://www.tustinca.org/1080/Current-Projects

Signature (Public Agency): _____ Title: Community Development Director

Date: 12/16/2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011