

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 #

Project Title: North Tustin Street Residential Project

Lead Agency: City of Orange

Contact Person: Monique Schwartz

Mailing Address: 300 East Chapman Avenue

Phone: 714-744-7224

City: Orange

Zip: 92866

County: Orange

Project Location: County: Orange City/Nearest Community: Orange

Cross Streets: North Tustin Street and East Helm Avenue

Zip Code: 92865

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 40.8 " N / 117 ° 50 ' 0.27 " W Total Acres: 4.23

Assessor's Parcel No.: 372-64231

Section: 0

Twp.: 4S

Range: 9W

Base: San Bernardino

Within 2 Miles: State Hwy #: SR-55

Waterways: Santa Ana River

Airports: none

Railways: none

Schools: St. Paul's Lutheran School and Prima Academy

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 71 Acres 4.23☐ 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:**

Vacant commercial use/Limited Business Tustin Redevelopment Project Area (C-TR)/General Commercial (GC)

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

A request to allow for the demolition of all site improvements to redevelop an existing 4.23-acre commercial site with 71, three-story single family small lot homes (58 paired and 13 detached), open space recreation area, guest parking, and related site improvements. The unit mix includes three- and four-bedroom floor plans ranging from approximately 2,008 to 2,117 square feet, and the incorporation of roof decks with a maximum building height of 35 feet. No roof decks are proposed along the northern and southern boundaries, adjacent to existing single-story condominiums and mobile homes. To allow for small lot subdivision residential development, the Project proposes a General Plan Amendment to change the land use designation from General Commercial (GC)

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 # _____	☐ 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 February 5, 2026 Ending Date February 25, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>RE Consulting</u>	Applicant: <u>Melia Homes</u>
Address: <u>5742 Calle Polvorosa</u>	Address: <u>9860 Irvine Center Drive</u>
City/State/Zip: <u>San Clemente, CA 92673</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Renee Escario</u>	Phone: <u>949-759-4367</u>
Phone: <u>949-346-4633</u>	

Signature of Lead Agency Representative:  Date: 1-29-26

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

PROJECT DESCRIPTION:

A request to allow for the demolition of all site improvements to redevelop an existing 4.23-acre commercial site with 71, three-story single family small lot homes (58 paired and 13 detached), open space recreation area, guest parking, and related site improvements. The unit mix includes three- and four-bedroom floor plans ranging from approximately 2,008 to 2,117 square feet, and the incorporation of roof decks with a maximum building height of 35 feet. No roof decks are proposed along the northern and southern boundaries, adjacent to existing single-story condominiums and mobile homes. To allow for small lot subdivision residential development, the Project proposes a General Plan Amendment to change the land use designation from General Commercial (GC) to Medium Density Residential (MDR), a Zone Change to change the zoning designation from Limited Business Tustin Redevelopment Project Area (C-TR) to Residential Multiple Family (R-3), and application of Small Lot Subdivision Development Standards (Orange Municipal Code Section 17.14.270).