



**HUGH NGUYEN**  
CLERK - RECORDER

BIRTH AND DEATH RECORDS  
FICTITIOUS BUSINESS NAMES  
MARRIAGE LICENSES/RECORDS  
NOTARY REGISTRATION  
ORANGE COUNTY ARCHIVES  
PASSPORTS  
PROPERTY RECORDS

May 27, 2026

CITY OF ORANGE  
300 E CHAPMAN AVE  
ORANGE, CA 92866

Office of the ORANGE COUNTY CLERK-RECORDER  
**Memorandum**

SUBJECT: EIR NOTICE OF DETERMINATION / NEG DEC

The attached notice was received, filed and a copy was posted on 5/27/2026

**It remained posted for 30 (thirty) days.**

HUGH NGUYEN  
CLERK - RECORDER  
In and for the County of ORANGE

By: 516 - Deputy

**Public Resource Code 21092.3**

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county \*\*\* in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

**Public Resource Code 21152**

All notices filed pursuant to this section shall be available for public inspection, and shall be posted \*\*\* **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

\*\*\* Thereafter, the clerk shall return the notice to the local lead agency \*\*\* within a notation of the period it was posted. The local lead agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by \*\*\*

NORTH COUNTY BRANCH OFFICE  
WELLS FARGO BUILDING  
222 S. HARBOR BLVD., STE 110  
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY  
COUNTY ADMINISTRATIONSOUTH  
601 N. ROSS STREET  
SANTA ANA, CALIFORNIA 92701

OLD ORANGE COUNTY  
COURTHOUSE  
211 W. SANTA ANA BLVD. ROOM 201  
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE  
LAGUNA HILLS CIVIC CENTER  
24031 EL TORO ROAD, SUITE 150  
LAGUNA HILLS, CALIFORNIA 92653



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-05/27/2026-0451

202685000629

**FILED**

May 27, 2026

HUGH NGUYEN  
CLERK - RECORDER

By Andy  
Deputy clerk

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

NORTH TUSTIN STREET 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 05/27/2026**

Posted 05/27/2026 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 516

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.

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Orange
Address: 300 East Chapman Avenue
Orange, CA 92866
Contact: Monique Schwartz, Principal Planner
Phone: 714-744-7224

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): 2026020142

Project Title: North Tustin Street Residential Project

Project Applicant: Melia Homes, 9860 Irvine Center Drive, Irvine, CA 92618, 9497594367

Project Location (include county): 2375 N. Tustin Street, Orange, Orange County, CA 92865

Project Description:
See Attached.

FILED

MAY 27 2026

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY
has approved the above

This is to advise that the City of Orange
(Lead Agency or Responsible Agency)

described project on May 26, 2026 and has made the following determinations regarding the above
described project.

- 1. The project [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] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was] adopted for this project.
5. A statement of Overriding Considerations [was not] adopted for this project.
6. Findings [were] 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:

300 East Chapman Avenue, Orange CA 92866 or https://www.cityoforange.org

Signature (Public Agency): [Signature] Title: Principal Planner

Date: 5-26-26 Date Received for filing at OPR:





State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

**Print**      **Start Over**      **Save**

RECEIPT NUMBER:  
 30-05/27/2026-0451  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2026020142

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF ORANGE	LEAD AGENCY EMAIL	DATE 05/27/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000629	
PROJECT TITLE  NORTH TUSTIN STREET RESIDENTIAL PROJECT		

PROJECT APPLICANT NAME MELIA HOMES	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 759-4367
PROJECT APPLICANT ADDRESS 9860 IRVINE CENTER DRIVE	CITY IRVINE	STATE CA
		ZIP CODE 92618

PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)      \$ 4,227.50
- Mitigated/Negative Declaration (MND)(ND)      \$ 3,043.75      3,043.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,437.25
  
- 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
- County documentary handling fee      \$ 50.00      50.00
- Other      \$

**PAYMENT METHOD:**

Cash     
  Credit     
  Check     
  Other

TOTAL RECEIVED      \$      3,093.75

SIGNATURE  <b>X</b> <i>Andy</i>	AGENCY OF FILING PRINTED NAME AND TITLE  Xiaoxi Zhou    Deputy Clerk
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Orange County  
Clerk-Recorder  
Hugh Nguyen  
601 N. Ross Street  
Santa Ana, CA 92701  
(714) 834-2500

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Receipt No.: RPT20260000158138

Finalization No.: 20260000156890

Cashier: 516

Register: SOUTHCOUNTY3A

Date/Time: 05/27/2026 09:42 AM

Item	Title	Count
1	Z03	1

EIR: Negative Declaration

Document ID	Amount
Doc# 202685000629	\$3,093.7

Time Recorded 09:42 AM

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Total Amount Due: \$3,093.75

Total Paid

Check Tendered: \$3,093.75

#2018

Amount Due: \$0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  
[www.ocrecorder.com](http://www.ocrecorder.com)

