



NOTICE OF PREPARATION AND SCOPING MEETING

DATE: May 28, 2025

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Cypress Grove Residential Project in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

PUBLIC REVIEW: **May 30, 2025, to June 30, 2025**

The Applicant for the Cypress Grove Residential Project (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 (VTM) (SUB-2025-0001), and Design Review (DR-2025-0004).

The City of Tustin (City), as lead agency, intends to prepare an Environmental Impact Report (EIR), pursuant to the requirements of the California Environmental Quality Act (CEQA) for the proposed Project. We request your review and comments as to the scope and content of the proposed EIR, as summarized in the Initial Study, available via:

- City's website at <https://www.tustinca.org/1080/Current-Projects>;
- City of Tustin Community Development Department, 300 Centennial Way, Tustin, CA 92780; and
- Orange County Library – Tustin Branch, 345 E. Main Street, Tustin, CA 92780.

AGENCIES: The City requests your review of the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR prepared by the City when considering any permits that your agency must issue, or other approval for the Project.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with implementation of the proposed Project.

PROJECT TITLE: Cypress Grove Residential Project (ZC-2025-0001, SUB-2025-0001, and DR-2025-0004)

PROJECT LOCATION: As shown in Figure 1, *Vicinity Map*, the Project site is in northwestern Tustin, bordered to the west by Prospect Avenue, to the north by 17th Street, to the east by single-family residential uses followed by Howland Way, and to the south by single-family residential uses followed by Arbolada Way. Tustin is situated in the central part of Orange County and is surrounded by the City of Irvine to the east and south, City of Santa Ana to the west, City of Orange and unincorporated Orange County to the north. The Project site borders the unincorporated Orange County community of North Tustin along its eastern and southern property lines.

The Project site is approximately 8.5 acres and consists of Assessor Parcel Numbers (APNs) 401-401-12, -13, -14, -15, -16, and -17.

DESCRIPTION: The Project site (Tustin Financial Plaza) is occupied by an existing business park developed with approximately 193,000 square feet (SF) of office space across five buildings. The Project



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would redevelop the entire site into a 145-unit for-sale residential condominium community, consisting of 62 single-family detached cluster units and 83 single-family attached townhomes for an average net density of 17.06 dwelling units per acre (du/ac). The Project would eliminate the two existing driveways along 17th Street and relocate the Prospect Avenue driveway. Additionally, the Project would include an internal access drive aisle, a recreational common space area, new bicycle facilities, stormwater drainage improvements, and utility connections to accommodate the proposed residences.

The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB). The Project would be consistent with the PCCB land use designation, which provides opportunities for residential use in addition to a variety of miscellaneous retail, professional office, and service-oriented business activities. The Project site has a zoning designation of Planned Community Business Park (PC BUS PARK). The Project would require a Zone Change (ZC) from PC BUS PARK to Planned Community Residential (PC RES) to allow the residential development.

In addition to a Zone Change (ZC), the Project would require approval of a Vesting Tentative (Condo) Tract Map (SUB) to subdivide the Project site and Design Review (DR) approval of the site plans.

POTENTIAL ENVIRONMENTAL EFFECTS: This Initial Study analyzes potential impacts of the proposed residential development and related infrastructure improvements. An EIR will be prepared to evaluate the Project's potentially significant environmental impacts.

As determined by the Initial Study, the topic areas to be further analyzed and discussed in the EIR are Air Quality, Cultural Resources (Historic only), Noise, Tribal Cultural Resources, and Mandatory Findings of Significance.

PUBLIC REVIEW PERIOD: The City has determined to make this Notice of Preparation (NOP) and Initial Study available for public review and comment, pursuant to California Code of Regulations, Title 14, Section 15082(b). Please provide any comments by **June 30, 2025, at 5:00 p.m.** to the contact person listed below.

RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your responses and comments to: Jorge Maldonado, Senior Planner; Phone: (714) 573-3174; E-mail: jmaldonado@tustinca.org; Mailing Address: City of Tustin, Community Development Department, Attn: Jorge Maldonado, 300 Centennial Way, Tustin, CA 92780; Website: <http://www.tustinca.org>.

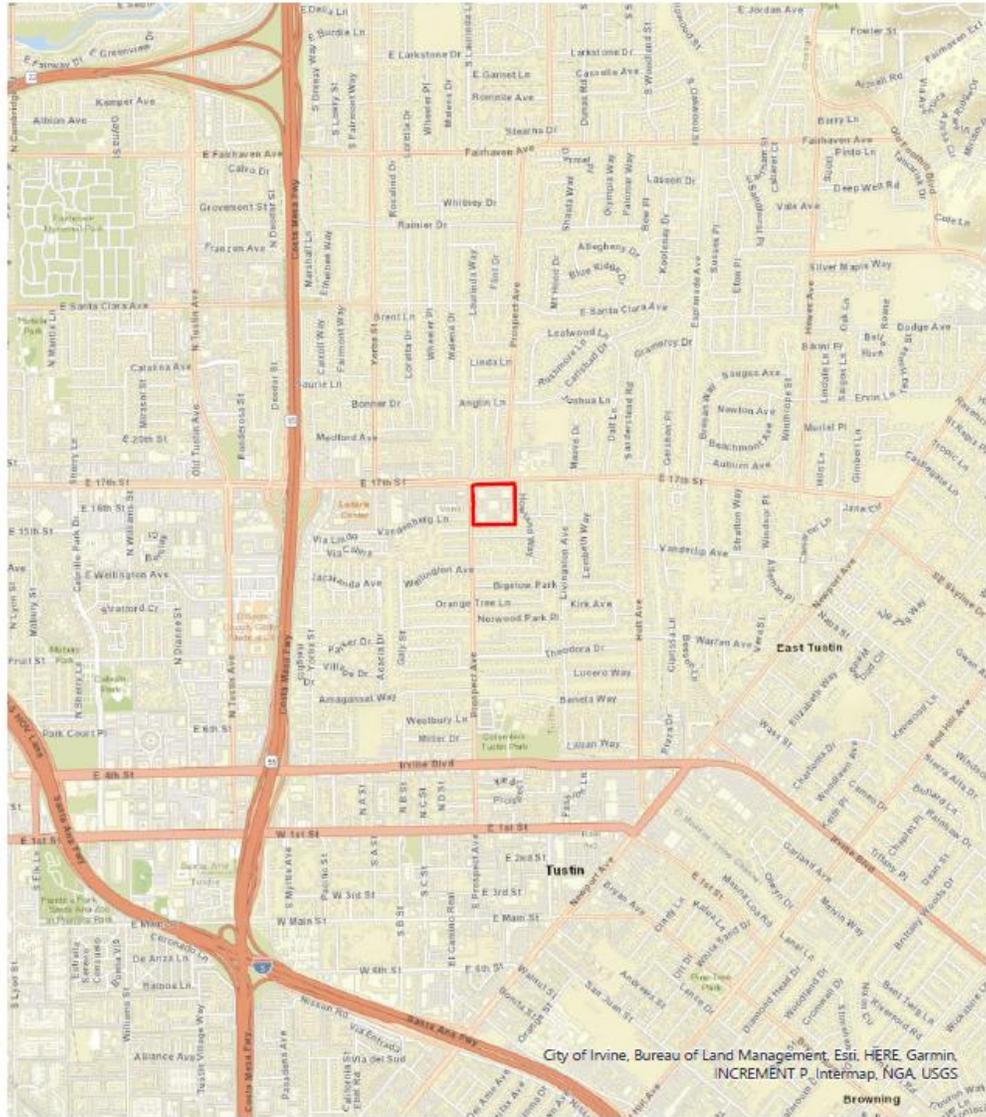
SCOPING MEETING: One scoping meeting will be held to receive comments on the proposed scope and content of the Cypress Grove Residential Project Draft Environmental Impact Report (DEIR). You are invited to attend and present environmental information that you believe should be addressed in the DEIR. The meeting is scheduled for:

Date: Monday, June 16, 2025
Time: 5:00 p.m.
Place: Orange County Library – Tustin Branch
345 E. Main Street
Tustin, CA 92780

DOCUMENT AVAILABILITY: The Initial Study is available for public review during regular business hours at the City's website, Community Development Department, and Tustin Library as listed above.

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Figure 1 - Vicinity Map



Legend

Project Site

0 0.5 1 Miles

