



# NOTICE OF AVAILABILITY

**DATE:** August 15, 2025

**TO:** Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report in Compliance with Title 14, Section 15087(a) of the California Code of Regulations Prepared for the Cypress Grove Residential Project

## NOTICE IS HEREBY GIVEN:

Pursuant to Public Resources Code Sections 21091 and 21092, and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087, notice is hereby given that a Draft Environmental Impact Report (DEIR) (State Clearinghouse No. 2025060042) for the Cypress Grove Residential Project (Project), is available for public review during the public comment period **August 15, 2025**, through **September 29, 2025**. The City of Tustin, as lead agency, has prepared the DEIR to analyze environmental impacts associated with implementation of the Project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

**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 would redevelop the entire site with a new residential development providing a total of 145 for-sale residential units. The residential units would consist of 62 single-family detached cluster units and 83 single-family attached townhome units, which would result in an average net density of 17.06 dwelling units per acre (du/ac) across the Project site. The Project would also include the reconstruction of one driveway entrance from Prospect Avenue, an internal access drive aisle, as well as the closure of two existing driveways on 17th Street. Additionally, one recreational common space area would be developed for resident use and onsite stormwater and utility improvements would be implemented to accommodate the proposed development.

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 authorizes and accommodates residential uses in addition to a variety of retail, professional office, and service-oriented business activities. The Project site has a zoning designation of Planned Community with a current utilization as Business Park (PC BUS PARK). The Project includes a Zone Change to Planned



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Community with residential utilization (PC RES), which would include adoption of development standards for the proposed residential development consistent with the underlying PCCB land use designation. In addition, the Project would require approval of a Vesting Tentative (Condo) Tract Map (VTTM) to subdivide the Project site appropriately and Design Review approval of the site and building plans.

**ENVIRONMENTAL DETERMINATION:** The City of Tustin has completed a DEIR for the Cypress Grove Residential Project, and for all the related actions, including the Zone Change from PC BUS PARK to PC RES (ZC-2025-0001), approval of a VTTM (SUB-2025-0001), and Design Review (DR-2025-0004). The DEIR analyzed impacts to four environmental topical areas: Air Quality, Cultural Resources, Noise, and Tribal Cultural Resources. Mitigation measures have been adopted for Air Quality, Cultural Resources, and Tribal Cultural Resources. The DEIR found significant and unavoidable impacts related to Cultural Resources. The lead agency has further determined pursuant to the Initial Study process that the Project would not result in a significant or potentially significant impact to all other topic areas.

In addition, the Project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5

**PUBLIC REVIEW PERIOD:** This DEIR is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087(a) for 45-days. The comment period for the DEIR begins **August 15, 2025** and ends **September 29, 2025**. Please provide any comments by **Monday, September 29, 2025, at 5:00 p.m.** to the contact person listed below. It is currently anticipated that the City of Tustin Planning Commission will conduct a public hearing for the proposed Project and Draft EIR in October 2025 and that the City Council will conduct a public hearing for the proposed Project and Draft EIR in November 2025. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

**RESPONSES AND COMMENTS:** Please indicate a contact person for your agency or organization and send your responses and comments to:

**Contact:** Jorge Maldonado, Senior Planner;

**Phone:** (714) 573-3174; E-mail: [jmaldonado@tustinca.org](mailto:jmaldonado@tustinca.org);

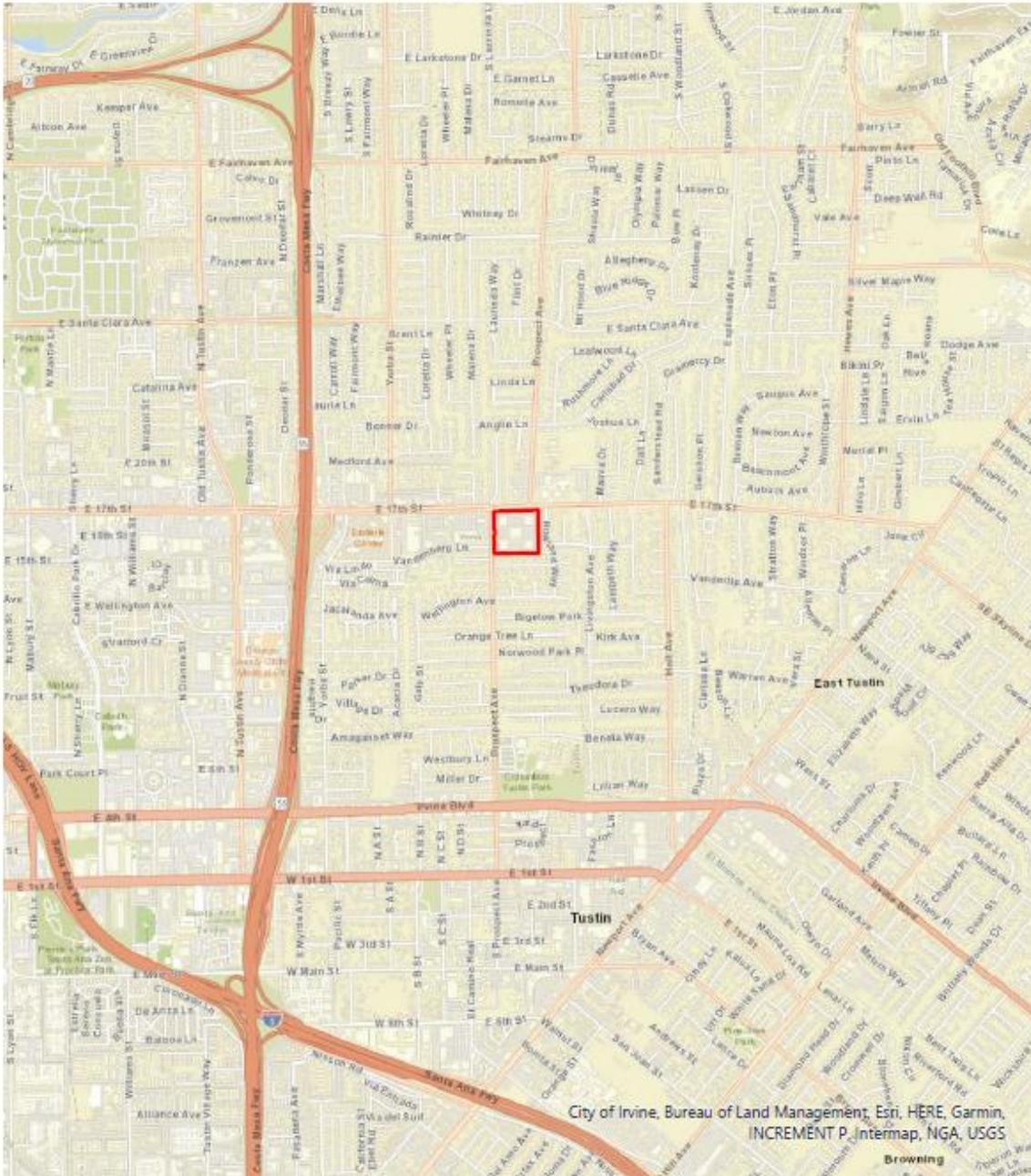
**Mailing Address:** City of Tustin, Community Development Department,  
Attn: Jorge Maldonado, 300 Centennial Way, Tustin, CA 92780;

**Website:** <http://www.tustinca.org>.

**DOCUMENT AVAILABILITY:** The DEIR is available for public review during regular business hours at the City of Tustin Community Development Department listed above and the Tustin Library, 345 E. Main Street, Tustin. The DEIR can be viewed on the City of Tustin website at the following address (URL): <https://www.tustinca.org/1080/Current-Projects>.

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**Figure 1 - Vicinity Map**



**Legend**

 Project Site

0 0.5 1 Miles

