

## Form A

## Notice of Completion and Environmental Document Transmittal

SCH #

For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**Project Title:** Tustin Unified School District Education Center Project

Lead Agency: Tustin Unified School District

Contact Person: Tom Rizzuti, Director, Facilities and Planning

Street Address: 300 S. C Street

Telephone: (714) 730-7515

City: Tustin

Zip Code: 92780

County: Orange

**Project Location:** County: Orange

City/Nearest Community: Tustin

Cross Streets: Legacy Road and Valencia Avenue

Zip Code: 92782

Lat. / Long.: 33°42'39" N, 117°49'13" W

Total Acres: Approx. 8.51 acres

Assessor's Parcel No. 430-391-76 Section: 23 Twp: 5S Range: 9W Base: San Bernardino Base

Within 2 Miles: State Hwy #: SR 55, 261 Waterways: None

Airports: None Railways: None

Schools: Legacy Magnet Academy, Heritage Elementary School, The Goddard School of Tustin, Sycamore Magnet Academy, WR Nelson Elementary School, College Park Elementary School

**Document Type:****CEQA:** ☐ NOP☐ Draft EIR**NEPA:** ☐ NOI**Other:** ☐ 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 Acres☐ Water Facilities: Type MGD☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☐ Commercial: Sq.ft. Acres Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type MW☒ Educational: Approx. 145,838 sq. ft.☐ Waste Treatment: Type MGD☐ Recreational:☐ Hazardous Waste: Type**Total Acres** (approximate): 8.51 acres☐ 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☒ Wildlife☐ Coastal Zone☒ Noise☒ Solid Waste☐ Growth Inducing☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Land Use☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Cumulative Effects☒ Other: Energy, GHG**Present Land Use/Zoning/General Plan Designation:**

Land Use: Zoning: General Plan: Tustin Legacy Specific Plan; Zoning: Mixed-Use Urban

**Project Description:**

The proposed project would include developing a new Education Center and outdoor event space on the northeast portion of an 8.51-acre site, using approximately 5.25 acres, while the remaining 3.26 acres on the southwest side would remain vacant with no planned development. The project includes a single-story, modern-designed Education Center of about 44,945 square feet and approximately 27 feet in height. The building would house offices and support spaces for a range of District functions, including educational services, special education, student services, personnel, accounting, purchasing, payroll, and nutrition services, and

would also serve as a training and educational support center for District staff. Outdoor patios, ornamental landscaping, and pedestrian walkways would surround the building, connecting gathering areas across the site and to adjacent public sidewalks.

In addition to the Education Center, the project would include an outdoor event center located east of the building near Valencia Avenue and Legacy Road. This space would feature an outdoor auditorium with a shaded stage and concrete block seating, designed for District trainings, professional development, and community events under the Civic Center Act. The site would also provide both public and secured parking. A public parking lot south of the building along Legacy Road would include 148 stalls, while a secured staff parking lot north of the building along Valencia Avenue would include 108 stalls, landscaped medians, EV-capable and EV-charging spaces, and a solar canopy. The site would connect to existing public utilities, with utility lines stubbed toward the vacant portion of the property for potential future use.

The Education Center would accommodate approximately 110 employees relocated from existing District facilities, with regular operations occurring Monday through Friday from 7:30 a.m. to 4:30 p.m. The existing District office at 300 South C Street would close, though it would remain under District ownership, while other support center uses would continue at their current location. Board meetings and study sessions would occur monthly during evening hours, and the training center would accommodate up to 65 people. The outdoor event space would primarily support District activities, with up to five formal events per month and no weekend or after-hours use. Construction is planned as a single phase from September 2026 through January 2028.

## Form A, continued

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#### Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

|                                                                         |                                                                                             |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                                    |
| <input type="checkbox"/> Boating and Waterways, Department of           | <input checked="" type="checkbox"/> Office of Public School Construction                    |
| <input type="checkbox"/> California Highway Patrol                      | <input checked="" type="checkbox"/> Parks and Recreation                                    |
| <input checked="" type="checkbox"/> Caltrans District # 12              | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Public Utilities Commission                                        |
| <input type="checkbox"/> Caltrans Planning (Headquarters)               | <input type="checkbox"/> Reclamation Board                                                  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input checked="" type="checkbox"/> Regional WQCB # 8                                       |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> Resources Agency                                                   |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> S.F. Bay Conservation and Development Commission                   |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> San Joaquin River Conservancy                                      |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> Santa Monica Mountains Conservancy                                 |
| <input checked="" type="checkbox"/> Education, Department of            | <input type="checkbox"/> State Lands Commission                                             |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Clean Water Grants                                          |
| <input checked="" type="checkbox"/> Fish and Game Region # 5            | <input type="checkbox"/> SWRCB: Water Quality                                               |
| <input type="checkbox"/> Food and Agriculture, Department of            | <input type="checkbox"/> SWRCB: Water Rights                                                |
| <input type="checkbox"/> Forestry and Fire Protection                   | <input type="checkbox"/> Tahoe Regional Planning Agency                                     |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                 |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> Housing and Community Development              | Other: _____                                                                                |
| <input type="checkbox"/> Integrated Waste Management Board              | Other: _____                                                                                |
| <input checked="" type="checkbox"/> Native American Heritage Commission | Other: _____                                                                                |
| <input type="checkbox"/> Office of Emergency Services                   | Other: _____                                                                                |

#### Local Public Review Period (to be filled in by lead agency):

Starting Date: January 22, 2026

Ending Date: February 21, 2026

#### Lead Agency (complete if applicable):

Consulting Firm: PlaceWorks

Address: 3 MacArthur Place, Suite 1100

City/State/Zip: Santa Ana, California 92707

Contact: Mariana Zimmermann, Associate Principal

#### Applicant:

Name: Tustin Unified School District

Address: 300 S. C Street

City/State/Zip: Tustin, California 92780

Telephone: 714.730.7515

Telephone: 714.966.9220

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**Signature of Lead Agency Representative**

Mariana Z

Date: 1/22/2026  
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Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.