

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".

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

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

Starting Date: January 20, 2026

Ending Date: February 18, 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

Signature of Lead Agency Representative

Mariana Z

Date: 1/20/2026

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.