Tustin Unified School District
A Legacy of Excellence in Education
300 South C Street, Tustin, CA 92780-3695 • (714) 730-7301 • FAX (714) 731-5399 • www.tustin.k12.ca.us

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

Lead Agency: Tustin Unified School District

Review Period: January 22, 2026 to February 21, 2026 (30 days)

NOTICE IS HEREBY GIVEN that Tustin Unified School District (District) has prepared an Initial Study (IS)/Mitigated Negative Declaration (MND) for the Tustin Unified School District Education Center Project (project) to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the District is the lead agency for the project. The purpose of this notice is to 1) serve as a Notice of Intent (NOI) to adopt an IS/MND and 2) advise and solicit comments regarding the content of the IS/MND.

PUBLIC REVIEW AND COMMENT: The District invites you to comment on the IS/MND. The IS/MND will be available for a 30-day public review from **January 22, 2026, to February 21, 2026.** We ask that any person wishing to comment on the IS/MND provide written comments by the end of the public review period at 5:00 p.m., **February 21, 2026.**

Copies of the IS/MND are available for review at the following locations:

Tustin Unified School District
300 S. C Street
Tustin, California 92780

The document can also be accessed online at:
https://www.tustin.k12.ca.us/departments/business-services/maintenance-operations-facilities/public-notices

You may send comments by email or mail to the addresses below:

Tustin Unified School District
Tom Rizzuti, Director, Facilities and Planning
300 S. C Street, Tustin, California 92780
trizzuti@tustin.k12.ca.us

PROJECT LOCATION: The project site is approximately 8.51 acres and is located at the west corner of the intersection of Legacy Road and Valencia Avenue (Assessor's Parcel Number [APN] 430-391-76) in the City of Tustin, Orange County. The Tustin Legacy Specific Plan area and the project site were historically developed with a Marine Corps Air Station (MCAS). The project site is surrounded by vacant land and residential uses to the north; a decommissioned MCAS Tustin blimp hangar (which burned down in December 2023) and MCAS buildings to the west; vacant lands, a construction site, and the Legacy Magnet Academy to the south; and commercial uses to the east. See Figure 1, *Regional Location*, and Figure 2, *Aerial Photograph*.

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PROJECT DESCRIPTION: The District is proposing to build a new education center and an outdoor event space with parking infrastructure and landscaping on the northeast side of the project site (approximately 5.25 acres of the 8.51-acre project site). The southwestern side of the project site (approximately 3.26 acres) would remain vacant. No known or planned development is proposed for the vacant area.

The proposed project includes construction of a single-story, approximately 44,945-square-foot Education Center located in the northeast part of the site, with a height of about 27 feet. The building would contain offices and support spaces for various 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. The Education Center would be designed in a modern architectural style, the building would feature materials such as phenolic wood, metal paneling, stone accents, and clear glass, along with outdoor patios on three sides. Ornamental landscaping would be provided throughout the site, while the southwest portion of the site would remain undeveloped. See Figure 3, *Conceptual Site Plan*, and Figure 4, *Proposed Building Elevations*.

The proposed project would also include the construction of an outdoor event center for District-held events and trainings and community events. The outdoor event center would be in the eastern part of the project site, near the corner of Valencia Avenue and Legacy Road and east of the Education Center. The outdoor event center would include an outdoor auditorium with a shaded stage near the northeast corner of the project site. Concrete block benches for seating would fan out from the stage to the southwest.

The proposed project would provide both public and secured parking areas for visitors and staff. A public parking lot south of the Education Center along Legacy Road would include 148 parking stalls, with 25 EV-capable and 6 EV-charging spaces, landscaped medians, and a pick-up/drop-off area, and would be accessed by two driveways. A secured staff-only parking lot north of the Education Center along Valencia Avenue would provide 108 parking stalls, also with 25 EV-capable and 6 EV-charging spaces, landscaped medians, a solar canopy, and controlled access via a gated driveway.

The north side of the project site would be landscaped throughout and would include outdoor gathering spaces and pedestrian walkways. Landscaping would include trees, shrubs, other ornamental plants, raised garden beds, and bioswales. The outdoor gathering spaces (in addition to the outdoor event center) would include a pedestrian plaza with a canopy solar structure to the east of the proposed building, two shaded seating areas (one to the west and one to the south of the proposed building), and two smaller, unshaded seating areas to the north of the proposed building. The proposed project would connect to existing utilities in the public rights-of-way including sewer, water, gas, and power. The proposed project would be contracted to Ware Disposal, Inc. for solid waste disposal services.

The proposed Education Center would employ approximately 110 staff members, all of whom would be relocated from existing District facilities, with no new employees generated, and would operate Monday through Friday from 7:30 a.m. to 4:30 p.m. The existing District office on South C Street would be closed and retained by the District with no future plans, while other operations at the educational support center would continue. The facility would include a board room for up to 125 people, with meetings typically held one evening per month, and a training center accommodating up to 65 people. An outdoor event space would serve as an accessory

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gathering area for staff and professional development, with limited formal events, potential community use under the Civic Center Act, and occasional amplified sound, but would not include weekend or after-hours events.

The construction of the proposed project would occur in one phase and would start during September of 2026 and end in January 2028. Construction activities would include site preparation, grading, construction, and utility trenching. Construction activities and staging would be on-site. Additionally, construction activities would comply with the City of Tustin's noise ordinance, which allows construction between 7:00 am and 6:00 pm, Monday through Friday, and from 9:00 am to 5:00 pm on Saturdays but prohibits it on Sundays and City-observed federal holidays (Tustin Ord. No. 828, Sec. 1).

The discretionary actions and approvals required for project implementation are 1) the adoption of the MND, 2) the adoption of the Mitigation Monitoring and Reporting Program, and 3) project approval by the District.

ENVIRONMENTAL DETERMINATION: The District has prepared an IS to determine the proposed project's potential impact on the environment. The District has determined that the proposed project may have significant impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources, but by implementing the identified mitigation measures, the proposed project's impacts would be reduced to less-than-significant levels. Accordingly, the District intends to adopt an IS/MND.

Applicant: Tustin Unified School District
Lead Agency: Tustin Unified School District
Consulting Firm: PlaceWorks

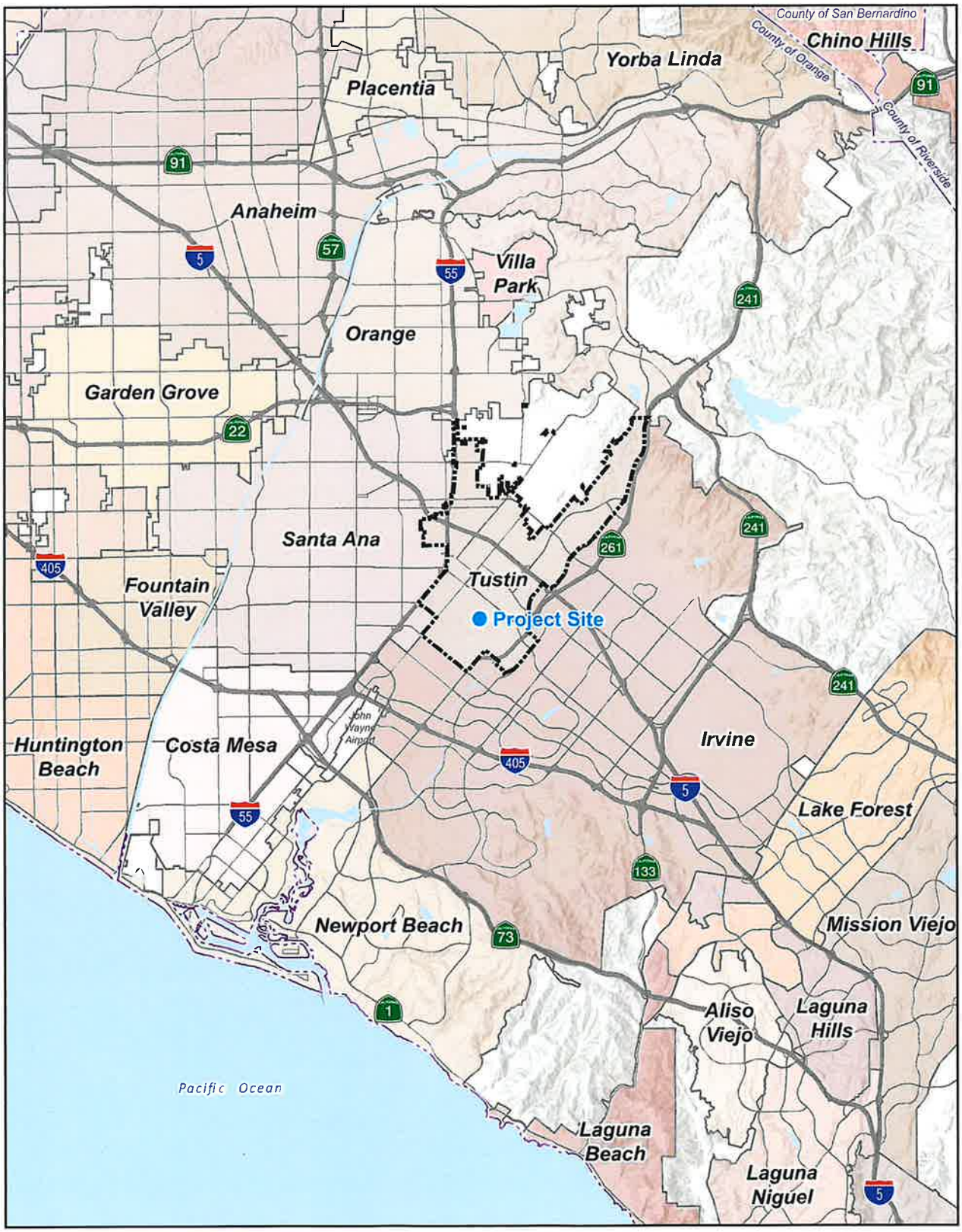
Date: January 22, 2026

Signature: Tom Rizzuti

Tom Rizzuti, Director, Facilities and Planning
Tustin Unified School District

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Figure 1 - Regional Location



City of Tustin Boundary

Note: Unincorporated county areas are shown in white.
Source: Generated using ArcMap 2025.

0 3
Scale (Miles)

Figure 2 - Aerial Photograph



Source: Nearmap 2025.

Figure 3 - Conceptual Site Plan



Source: Ruhnau Clarke Architects 2025.

Figure 4 - Proposed Building Elevations



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

0 20
Scale (Feet)

Source: Ruhnau Clarke Architects 2024.