



*Notice of Public Hearing for Top Tennis Academy Project @ ATEP
Certification and Approval of CEQA Environmental Initial
Study/Addendum, Site Plan, and Ground Lease*

NOTICE IS HEREBY GIVEN that the Board of Trustees of the South Orange County Community College District ("SOCCCD" or "District") will hold a Public Hearing at the SOCCCD Ronald Reagan Board of Trustees Room, Room 145 – Health Sciences/District Offices Building, 28000 Marguerite Parkway, Mission Viejo, CA 92692 on **August 31, 2026, at or around 6:30 PM**, to consider the subject project described below.

From: Ann-Marie Gabel, Vice Chancellor, SOCCCD agabel@socccd.edu
(949)582-4664 SOCCCD, 28000 Marguerite Parkway 3rd Floor, Mission Viejo, CA 92692

Project Title: Top Tennis Academy Project @ Advanced Technology & Education Park (ATEP)

Project Description: The purpose of the hearing is to consider certification and approval of an EIR Addendum for the Top Tennis Academy project @ ATEP (Project) and approval of the site plan, design documents and ground lease, as well as submission of the site plan and design approval to the City of Tustin. The Project consists of construction and operation of a tennis academy on an approximately 11.06-acre site that would include a three-story academy and learning center; 15 tennis courts; 20 pickleball courts; a four-story building comprised of student housing over a parking structure; two one-story ancillary buildings; three on-site parking lots; and landscaping. The Project would install on-site utility systems that would connect to the existing utility infrastructure adjacent to the site within College Drive, Valencia Avenue, and Armstrong Avenue.

The Project is consistent with the MCAS Tustin Specific Plan, renamed the "Tustin Legacy Specific Plan" in 2017. The City of Tustin and the Department of the Navy (Navy) prepared, in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act, the Final Joint Program Environmental Impact Statement/Environmental Impact Report (FEIS/EIR) for the Disposal and Reuse of Marine Corps Air Station (MCAS) Tustin, dated October 1996, as amended by the Errata dated September 1998. On January 16, 2001 (Resolution No. 00-90), the City adopted the Mitigation Monitoring and Reporting Program for the FEIS/EIR. On March 3, 2001, the Navy issued a Record of Decision approving the FEIS/EIR (2001 FEIS/EIR, SCH No. 1994071005) and the Specific Plan. The Project is within the scope of the 2001 FEIS/EIR, as amended and supplemented, and the 2001 FEIS/EIR, as amended and supplemented, adequately describes the activity for the purposes of CEQA. An addendum to the FEIS/EIR was prepared to analyze the Project and the Addendum concludes that a subsequent or supplemental EIR is not warranted for the Project.

Project Location: The Project site is located at the southwest corner of the intersection of Valencia Avenue and Armstrong Avenue and includes areas to the east and west of the ATEP Circle. The parcel south and southwest of the Project site is developed with the ATEP IDEA building, the Saddleback @ ATEP Culinary Arts and Auto Tech Buildings, and the Goddard School. The parcel to the west of the Project site is developed with a SOCCCD parking lot. Areas to the north, across Valencia Avenue, are developed with the Veterans Sports Park, which consists of a skate park, pickleball courts, tennis courts, and basketball courts. Areas to the northeast, across Valencia Avenue, are developed with residences. Areas to the east, across Armstrong Avenue, are developed with remnants of Tustin north hangar (Hangar 28). Areas to the southeast consist of undeveloped land that is planned for ATEP uses.

Those wishing to comment on the Project may either appear in person at the public hearing or submit written comments, which must be received by the District prior to the hearing. Written comments should be sent to 28000 Marguerite Parkway, 3rd Floor, Mission Viejo, CA 92692. Attention: Secretary of the Board of Trustees. If you challenge the District Board's action on the Project or CEQA document or related matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the District prior to or at the public hearing. Furthermore, you must exhaust any administrative remedies prior to commencing a court challenge to the District Board's actions.

FURTHER INFORMATION may be obtained by contacting the District at (949) 582-4664. All materials are available for review at the District's offices at 28000 Marguerite Parkway, 3rd Floor, Mission Viejo, CA 92692 and online at the District's website, www.socccd.edu.

Posted on: August 19, 2026.