



NOTICE OF DETERMINATION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Orange County Clerk-Recorder
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

FROM: South Orange County Community College District
28000 Marguerite Parkway
Mission Viejo, CA, 92692

Ann-Marie Gabel, Vice Chancellor, Business Services
South Orange Community College District
Phone: 949-582-4664

Subject: Filing of Notice of Determination in compliance with Section 21152 or the Public Resources Code

Project Title: The Goddard School Project

State Clearinghouse Number: Addendum to the Tustin Legacy Specific Plan Final EIS/EIR (SCH #1994071005)

Project Location: Victory Boulevard and Innovation Drive

City: Tustin **County:** Orange

Project Description:

The 14,400 square foot educational preschool building would include a foyer, 15 classrooms, one crib room, two offices, one conference room, restrooms, a kitchen area, a staff room, laundry, and storage. In addition, the school area would include three outside play areas that would be 2,899 square feet, 3,473 square feet, and 4,595 square feet in size and contain shaded play structures, equipment, and covered porch areas.

The school building structure would be one-story and have varying roof heights with a maximum height of 28 feet. The main entry of the building would be on the south side of the building, towards Innovation Drive and the Project parking lot. The exterior would exhibit a contemporary design with a combination of 10-12-foot-high aluminum and glass windows and doors, stucco walls with cement and plaster panels, painted steel columns, and awnings.

Access to the site would be provided by a 30-foot-wide driveway from Innovation Drive adjacent to the south of the Project site. Innovation Drive is an ATEP planned roadway that is currently partially developed. The Project would construct approximately 140 feet of Innovation Drive from the end of the existing pavement to the Project driveway. The parking lot would include a minimum of 48 parking spaces; two of which would be handicapped spaces and three of which would be Vanpool/Electric Vehicle parking spaces, per CalGreen requirements.

Landscaping. The existing chained link fence surrounding the site would be removed and the Project site would be bound by a 6-foot-high black vertical rail fence. Landscaped areas would include 15.2 percent of the Project site (0.25 acre) and would be installed around the school building, parking area, and on the perimeter of the Project site. The landscape setbacks along the pedestrian walkway/fire lane adjacent to the west of the site would be a minimum of 9-feet 10-inches wide and the landscape setbacks to the south of the site along Innovation Drive would be a minimum of 15-feet 6-inches wide and the landscaping would be subject to the ATEP design guidelines. The landscape plan for the Project includes 8 parking lot trees, 17 street trees, and a variety of shrubs and ground covers.

Utilities. The Project would install onsite utility infrastructure that would connect to the existing infrastructure located adjacent to the site in either the pedestrian walkway/fire lane that is adjacent to the west of the site or Innovation Drive that is adjacent to the south of the site. This includes installation of 6-inch water line on the site that would connect to the existing Irvine Ranch Water District 10-inch water line in Innovation Drive, and installation of a 6-inch sewer line on the site that would connect to the existing 8-inch sewer line in Innovation Drive. For fire service provision, the Project includes installation of a fire hydrant and a 6-inch fire water line in the southern portion of the site that would connect to the existing 10-inch water line in Innovation Drive. The Project would also connect to the existing Southern California Edison (SCE) electrical easement that is within the pedestrian walkway/fire lane that is adjacent to the west of the site. The Project was designed to meet California Title 24 and CalGreen standards and includes installation of solar panels on the roof of the building, which is estimated to generate approximately 15% of the electricity needs of the Project.


Stormwater Drainage. The Project would install onsite curb and gutter systems that would direct stormwater runoff away from the building and outdoor use areas, and into catch basins that would flow through 8 and 12-inch storm drain lines to bioretention basins on the site.

Roof runoff would be conveyed to underground downspout connections and into a bioretention basin. Once treated, the stormwater would be conveyed to a 12-inch storm drain line in the southern portion of the site that would connect to the existing 36-inch storm drain line in the pedestrian walkway/fire lane that is adjacent to the west of the site.

This is to advise that the South Orange County Community College District, as the Lead Agency for the Project, approved the Addendum for the above-described Project on July 25, 2022, and has made the following determinations regarding the above-described Project:

1.	<input type="checkbox"/>	The Project will have a significant effect on the environment.
	<input checked="" type="checkbox"/>	The Project will NOT have a significant effect on the environment
2.	<input type="checkbox"/>	An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the South Orange County Community College District.
	<input type="checkbox"/>	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the South Orange County Community College District.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the South Orange County Community College District.
	<input checked="" type="checkbox"/>	An Addendum to the Tustin Legacy Specific Plan Final EIS/EIR (SCH #1994071005) was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the South Orange County Community College District.
3.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the Project.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the Project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

This is to certify that the Addendum and the record of Project approval, are available at: South Orange County Community College District offices at Saddleback College, Health Sciences/District Offices Building, 28000 Marguerite Parkway, Mission Viejo, CA 92692.

 7/25/22 Vice Chancellor Business Services
 Signature: Date: Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.