



## COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

### NOTICE OF DETERMINATION

Fee Exempt per Govt. Code Section 6103

Project Title: The Saddleback @ ATEP Project, Culinary Arts (Building A) and Auto Tech (Building B) (Design Review 2022-0017)

State Clearing House No.: 2011071005

Type of Document: Addendum to the 2011 Facilities Master Plan Final EIR (SCH #2011071005)

Project Location (including County): The Project is located in the City of Tustin, County of Orange and within the boundaries of the Tustin Legacy Specific Plan. The Project site is west of Armstrong Avenue, south of Valencia Avenue, east of Red Hill Avenue, and north of Warner Avenue.

Name and Address of Person or Agency Carrying Out Project: South Orange County Community College District  
28000 Marguerite Parkway, Mission Viejo, CA 92692

Lead Agency Contact Person: Ann-Marie Gabel, Vice Chancellor, Business Services Phone Number: (949) 582-4664

Project Description: The Project consists of construction and operation of two (2) new community college facilities to include a one-story 20,940 square foot Culinary Arts building (Building A) and a one-story 36,700 square foot Automotive Technology building (Building B). This project is located at 1634 Valencia Avenue, at Saddleback College at Advanced Technology & Education Park (ATEP) campus within the Tustin Legacy Specific Plan. The Building A facility would include a teaching restaurant, culinary hub, an outdoor lab, offices for faculty, staff and support, an outdoor eating area, and support ancillary spaces. Building B would include an auto tech hub, five (5) automotive technology laboratories, offices for faculty, staff and support, an outdoor yard, and support ancillary spaces.

This is to advise that the City of Tustin (Lead Agency Responsible Agency) has approved the above described project on August 26, 2022, and has made the following determinations regarding the project:

1. The project {will will not} have a significant effect on the environment.
2.  An EIR was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 An Addendum was prepared for this project pursuant to the provisions of CEQA
3. Mitigation measures {were were not} made a condition of project approval.
4. A Statement of Overriding Consideration { was  was not} adopted for this project.
5. Findings {were were not} made pursuant to the provisions of CEQA.

This is to certify that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. All documentation pertaining to this determination, including the subject EIR and its Addendum, are available to the general public at: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, California 92780.

Date 08/30/2022

  
Justina L. Willkom, Community Development Director

POSTED

MAY 27 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: ly DEPUTY

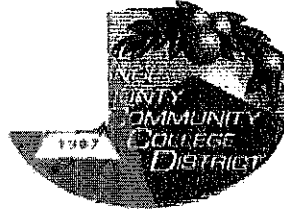


NO FEE

202285000470 2:32 pm 05/27/22

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Lead agency and applicant

NOTICE OF DETERMINATION

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

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

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

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

FILED

Project Title: The Saddleback @ ATEP Project, Culinary Arts Building A and Auto Tech Building B  
State Clearinghouse Number: Addendum to the 2011 Facilities Master Plan Final EIR (SCH #2011071005)

MAY 27 2022

Project Location: 1634 Valencia Avenue  
City: Tustin County: Orange

HUGH NGUYEN, CLERK-RECORDER

BY: ly DEPUTY

Project Description:

The Project consists of construction and operation of two buildings at ATEP for Saddleback College (Culinary Arts Building A and Auto Tech Building B). The Project site consists of 3.08 acres within the 61.4-acre ATEP site that is planned to be developed with up to 1,087,970 square feet of education-oriented and general office use building space and is located within PA 1 (a 128.3-acre portion of Neighborhood A) of the Tustin Legacy Specific Plan.

Culinary Arts (Building A)

The Building A structure would be a maximum of 31 feet 0 inches in height, with a gross floor area of 20,940 square feet and a building footprint of 19,160 square feet. The Building A facility would include:

- A Flex/Prep Lab (2,046 square feet)
- A Kitchen/Production Lab (1,811 square feet)
- Teaching Restaurant (1,920 square feet)
- Culinary Hub (1,748 square feet)
- Skills Lab (2,032 square feet)
- Bakery Lab (1,996 square feet)
- Two Offices (118 and 335 square feet)
- Outdoor Culinary Lab (2,800 square feet)
- Outdoor Eating Area (310 square feet)
- Support and ancillary spaces (e.g., walk-in refrigerator and freezer, restrooms, utility rooms and storage)

Auto Tech (Building B)

The Building B structure would also be a maximum of 31 feet 9 inches in height and would have a gross floor area of 36,700 square feet and a footprint of 32,750 square feet. No outdoor vehicle service or operations would occur. The Building B facility would include:

- A High Bay Lab (10,989 square feet)
- Outdoor Yard (18,660 square feet)
- Four Mobility Labs (1,118 to 1,162 square feet)
- Two Demo Labs (1,621 and 1,632 square feet)
- An Auto Tech Hub (1,752 square feet)
- An Engine Lab (1,958 square feet)
- An Engine Storage Room (1,011 square feet)
- Tool Storage Room (1,147 square feet)
- A Tool Shop (490 square feet)
- A Dry Room (130 square feet)
- A Cleaning Bay (328 square feet)
- Three Offices (147 square feet, 152 square feet, and 344 square feet)
- A Work Room (192 square feet)
- Support and ancillary spaces (e.g., restrooms, utility rooms, compressor room and storage)

A pedestrian walkway would connect the buildings entrances, cross College Drive, to the existing parking lot. The exterior of the buildings would have a contemporary design with full height aluminum and glass windows, concrete panels, cut stone facing and awnings. Landscaped areas would be installed pursuant to the ATEP design guidelines and be located around the buildings, within the outdoor use areas, and along the perimeter of the Project site.

The Project would install onsite utility infrastructure that would connect to the existing infrastructure located adjacent to the site in either Lansdowne Road or College Drive. This includes installation of 6-inch water and sewer lines on the site that would connect to the existing Irvine Ranch Water District 8-inch domestic water and sewer lines and installation of irrigation systems with a 3-inch line that would connect to the existing Irvine Ranch Water District 4-inch recycled water line.

The Project would install onsite curb and gutter systems that would direct stormwater runoff away from the proposed buildings and outdoor use areas and into bioretention basins within the proposed landscaped areas. Roof runoff would be conveyed to underground downspout connections and into a bioretention basin. The site would be split into four Drainage Management Areas (DMAs), each of which would have a bioretention basin. Once treated, the stormwater would be conveyed to the existing 36-inch storm drain in Lansdowne Road. The Project was designed to meet LEED Gold Equivalency and would meet or exceed all California Title 24 and AIGren standards. The Project includes installation of solar panels on the rooftops of the buildings, which is estimated to generate approximately 33% of the electricity needs of the Project.

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 May 23, 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 2011 Facilities Master Plans Final EIR (SCH #2011071005) 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.

Signature: *Kedhaman* Date: 5/26/22 Title: Executive Director, Facilities Planning  
 County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

**FILED**

MAY 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

**POSTED**

MAY 27 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

POSTED

JUN 27 2012

By: TS TOM DALY, CLERK-RECORDER DEPUTY

FILED

JUN 27 2012

By: TS TOM DALY, CLERK-RECORDER DEPUTY

Recorded in Official Records, Orange County  
Tom Daly, County Recorder



2969.00

\* \$ R 0 0 0 4 9 2 6 6 5 4 \$ \*

201285000658 2:40 pm 06/27/12

230 SC1 Z02

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(for County Clerk use)

Notice of Determination

To:  Office of Planning and Research  
U.S. Mail:  
P.O. Box 3044  
Sacramento, CA 95812-3044

Street Address:  
1400 Tenth St., Rm. 113  
Sacramento, CA 95814

County Clerk, County of Orange  
South County Branch Office, Laguna Hills Civic Center  
24031 El Toro Road, Suite 150  
Laguna Hills, CA 92653

FILED

MAY 27 2012

HUGH NGUYEN, CLERK-RECORDER

BY: HN DEPUTY

POSTED

MAY 27 2012

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HN DEPUTY

From (Lead Agency/Applicant and Contact Person):

South Orange County Community College District  
28000 Marguerite Parkway  
Mission Viejo, CA 92692  
Debra L. Fitzsimons, Vice Chancellor  
(949) 582-4663

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: South Orange County Community College District Saddleback College and Irvine Valley College 2011 Facilities Master Plans

State Clearinghouse Number: 2011071005

Project Location – Specific: 28000 Marguerite Parkway, Mission Viejo 92691 (Saddleback College); 5500 Irvine Center Drive, Irvine 92618 (Irvine Valley College); 15445 Lansdowne Road, Tustin 92780 (Advanced Technology & Education Park) – County of Orange

Description of Project:

The 2011 Saddleback College and Irvine Valley College Facilities Master Plans (FMPs) describe the needed buildings, infrastructure, vehicular and pedestrian circulation improvements, and proposed sequencing schedules required for construction and operation of instructional and support facilities through the year 2031. The 2011 FMPs also provide extensive guidance with regard to water and energy efficiency technologies and conservation practices, construction/demolition (C&D) and solid waste recycling, renewable energy standards, stormwater pollutant reduction, and overall sustainable design and building practices.

This is to advise that the South Orange County Community College District ( Lead Agency  Responsible Agency) approved the above-described project on June 25, 2012, and has made the following determinations regarding the above-described project:

- 1. The project  will  will not have a significant effect on the environment.



State of California—The Resources Agency  
DEPARTMENT OF FISH AND GAME  
2012 ENVIRONMENTAL FILING FEE CASH RECEIPT



RECEIPT # \_\_\_\_\_  
STATE CLEARING HOUSE # (if applicable)  
2011071005

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY South Orange County Community College District (SOCCCD)		DATE 06/26/2012	
COUNTY/STATE AGENCY OF FILING Orange County, CA		DOCUMENT NUMBER	
PROJECT TITLE SOCCCD Saddleback College and Irvine Valley College 2011 Facilities Master Plans			
PROJECT APPLICANT NAME SOCCCD/Debra L. Fitzsimons, Vice Chancellor/ Jeremy Krout, RGP Planning & Development Services (CEQA Consultant)		PHONE NUMBER (949) 582-4663	
PROJECT APPLICANT ADDRESS 28000 Marguerite Parkway	CITY Mission Viejo	STATE CA	ZIP CODE 92691
PROJECT APPLICANT (Check appropriate box): <input type="checkbox"/> Local Public Agency <input checked="" type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$2,918.00	\$	2,918.00
<input type="checkbox"/> Negative Declaration (ND) (MND)	\$2,101.50	\$	0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$950.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$992.50	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

Cash     Credit     Check     Other \_\_\_\_\_

TOTAL RECEIVED: \$ 2,969.00

SIGNATURE X	TITLE District CEQA Consultant
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POSTED

MAY 27 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

FILED

MAY 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY: ORIGINAL - PROJECT APPLICANT

COPY - DP/BASS

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FB 730.5a (Rev. 12/11)

FILED  
MAR 23 2021  
ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: \_\_\_\_\_

POSTED  
MAR 25 2021  
ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: \_\_\_\_\_ DEPUTY

Orange County  
Clerk/Recorder's Office  
Tom Daly

630N Broadway Bldg. 12 Suite  
101  
Santa Ana, CA, 92701

County

Finalization: 20120000163085  
6/27/12 2:40 pm  
230 SCL

Item	Title	Count
1	Z02	1
Fish & Game: Env Impact Report		
Document ID		Amount
Doc# 201225000656		2969.00
Time Recorded 2:40 pm		

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Total	2969.00
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Payment Type	Amount
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Check tendered	2919.00
# 11951	

Check tendered	50.00
# 11950	

Amount Due	0.00
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THANK YOU  
PLEASE RETAIN THIS RECEIPT  
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