



Community Development Department

Remembering what connects us.

September 27, 2022

Governor's Office of Planning and Research (OPR)
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

To OPR/State Clearinghouse:

The City of Tustin, as a Responsible Agency, issued a CEQA determination for the Addendum to the 1994 MCAS Tustin EIR/EIS (SCH # 1994071005) for the Saddleback at ATEP project - Culinary Arts (Building A) and Auto Tech (Building B) [Project]. The City made an error on the original Notice of Determination (NOD) by referencing the incorrect primary EIR and State Clearinghouse (SCH) number (incorrect SCH #2011071005). The following changes have been made to the revised NOD for the Project, Addendum to the 1994 MCAS Tustin EIR/EIS.

- Y Reference to the correct SCH#: 1994071005; and
- Y Reference to the correct Document Type: Addendum to the 1994 MCAS Tustin EIR/EIS.

Please withdraw the original NOD submitted by the City and posted on SCH/CEQAnet, and re-post with revised NOD signed on September 15, 2022 for this Project.

Regards,

A handwritten signature in black ink that reads "Leila M. Carver".

Leila Carver
Senior Planner Consultant

Enclosed: Revised NOD and attachments

Cc: Raymond Barragan, Principal Planner
Erica Demkowicz, Senior Planner



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.: 1994071005

Type of Document: Addendum to the Tustin Legacy EIR (1994071005)

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 15 SEPT 2022

Signature of Justina L. Willkom, Community Development Director, with handwritten name FOR JUSTINA L. WILLKOM

FILED

AUG 02 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

AUG 02 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
DEPUTY



FILED

JUL 20 2017

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: Y.V. DEPUTY

Hugh Nguyen, Clerk-Recorder



NO FE

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COMMUNITY DEVELOPMENT DEPARTMENT
300 Centennial Way, Tustin, CA 92780
(714) 573-3100

NOTICE OF DETERMINATION

Fee Exempt per Govt. Code Section 6103

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

From: (Public Agency) (Lead Agency)
City of Tustin
300 Centennial Way, Tustin, CA 92780

County Clerk
County of Orange Applicant: Same as above
P.O. Box 238
Santa Ana, CA 92702

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

General Plan Amendment 2015-02, Specific Plan Amendment 2015-01 and final Supplemental EIR
Project Title

1994071006 / 94071005 Justina Wilkom, Asst. Director 714.573.3115
State Clearinghouse Number Contact Person Area Code/Telephone/Extension
(If submitted to Clearinghouse)

Project area consists of 1,606 acres in Tustin (1,511 acres) and Irvine (95 acres) at former MCAS Tustin in the County of Orange. The major roadways that border the site are Red Hill Avenue on the west, Edinger Avenue on the north, Harvard Avenue on the east, and Barranca Parkway on the south. Jamboree Road transects the site and provides access to the State Route 261 (SR-261) which is a toll road.

Project Location:
The Modified Project includes the Tustin Legacy Specific Plan Amendment (SPA; 2015-001) and General Plan Amendment (GPA; 2015-002). The Specific Plan Amendment calls for a range of residential product types as well as education, commercial, commercial/business, entertainment/recreation, and park land uses. Proposed land use designations include: Mixed-Use Transit, Mixed-Use Urban, Commercial, Commercial/Business, Residential, Park, Linear Park Overlay, Transitional/Emergency Housing, Recreation/Entertainment Core, Education Village, and Public Street Right-of-Way. The GPA would include minor text amendments to ensure consistency with the proposed SPA. Bulldozer would encompass 6,813 residential units and 9,532,419 nonresidential square feet— 2,212 more residential units and 1,755,306 fewer square feet than the Adopted Specific Plan.

Project Description:
This is to advise that the City of Tustin has approved the above described
 Lead Agency or Responsible Agency

BY: project on July 18, 2017 and has made the following determinations regarding the above described project:
(Date)

1. The project will will not] have a significant effect on the environment.
2. A Supplemental Environmental Impact Report 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.
3. Mitigation measures were were not] made a condition of the approval of the project.

30-2017-0756

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HUGH NGUYEN, CLERK-RECORDER

Y.V.

- 4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5. A Statement of Overriding Considerations [was was not] adopted for this project.
- 6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Supplemental EIR with comments and responses and the record of project approval is available to the General Public at:

City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780

Date received for filing and posting at OPR: July 20, 2017

Elizabeth A. Buisark 7/19/17
 Signature (Public Agency) Title

FILED

JUL 20 2017

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: Y.V. DEPUTY

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AUG 02 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

JUL 20 2017

HUGH NGUYEN, CLERK-RECORDER

BY: Y.V. DEPUTY

FILED

AUG 02 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

| |
|--|
| RECEIPT NUMBER: 30-2017 0756 |
| STATE CLEARINGHOUSE NUMBER (if applicable) 1994071005 /94071005 |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|--|---------------------------|
| LEAD AGENCY CITY OF TUSTIN | LEAD AGENCY EMAIL | DATE 07/20/2017 |
| COUNTY/STATE AGENCY OF FILING Orange | DOCUMENT NUMBER 201785000772 | |

PROJECT TITLE
GENERAL PLAN AMENDMENT 2015-02, SPECIFIC PLAN AMENDMENT 2015-01 AND FINAL SUPPLEMENTAL EIR

| | | |
|--|-------------------------|---------------------------------------|
| PROJECT APPLICANT NAME CITY OF TUSTIN | PROJECT APPLICANT EMAIL | PHONE NUMBER (714) 573-3115 |
| PROJECT APPLICANT ADDRESS 300 CENTENNIAL WAY | CITY TUSTIN | STATE CA |
| | | ZIP CODE 92780 |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

| | | | |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,078.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,216.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,046.50 | \$ | 0.00 |

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

| | | | |
|---|----------|----|------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$860.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | 0.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 0.00

| | |
|-----------------------------------|---|
| SIGNATURE <i>X [Signature]</i> | AGENCY OF FILING PRINTED NAME AND TITLE YARA VALDOVINOS, DEPUTY CLERK |
|-----------------------------------|---|

FILED

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AUG 02 2022

AUG 02 2022

ORANGE COUNTY CLERK/RECORDER DEPARTMENT

ORANGE COUNTY CLERK/RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

BY: *[Signature]* DEPUTY

FILED

AUG 02 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

AUG 02 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

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

County

Finalization: 20170000252599
7/20/17 11:29 am
344 304

| Item | Title | Count |
|--------------|---|---------|
| 1 | Z02 | 1 |
| | Fish & Game; Environmental Impact Report | |
| | Document ID | Amount |
| | DOC# 201785000772 | 3128.25 |
| | Time Recorded 11:29 am | |
| Total | | 0.00 |
| Payment Type | | Amount |
| | NO FEE | 3128.25 |
| | Amount Due | 0.00 |

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com