



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 Saddleback @ ATEP Project, Culinary Arts Building A and Auto Tech Building B
State Clearinghouse Number: Addendum to the Tustin Legacy Specific Plan Final EIS/EIR (SCH #1994071005)

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

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 9 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.

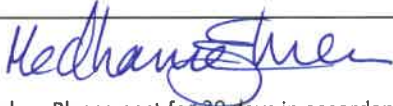
The Project would install onsite utility infrastructure that would connect to the existing infrastructure located adjacent to the site in either Lansdowne Road or College Drive. This includes installation of 6-inch water and sewer lines on the site that would connect to the existing Irvine Ranch Water 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 Algren 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:  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.