Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder

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Office of Planning and Research

Orange County Clerk-Recorder

County Administration South Building

Sacramento, CA 95814

601 N. Ross Street

Santa Ana, CA 92701

1400 Tenth Street, Room 121



### FILED

FEB 2 8 2023

ORANGE COUNTY CLERK-RECORDER DEPARTM	MEN	DEPART	RECORDER	CLERK	COUNTY	ORANGE
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DEPUTY

NOTICE OF DETERMINATION

Applicantan 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: Advantech North America Campus @ ATEP Project

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

Project Location: Southeast Intersection of Red Hill Avenue and Victory Road

City: Tustin County: Orange

#### Project Description:

The Project consists of construction and operation of two new buildings on the approximately 10-acre site that would include a 6-story 108,942 square foot headquarters office building that includes a 2nd floor reserved for educational partnering uses and floors 3-6 for an approximately 74,396 square foot research and design (R&D) area; and an additional 2-story 78,837 square foot warehouse facility that would be used for storage, light manufacturing, repairing, and packaging non-hazardous industrial computer related products. The Project also includes parking for 377 vehicles, including 46 clean air/vanpool/EV spaces, 38 EV charging station spaces, and 8 accessible spaces. In addition, 20 bicycle racks would be installed on the site near the building entrances.

Advantech, the Project Sponsor, would be a tenant of the ATEP campus and required to support educational opportunities varying in activity categories, as outlined in a proposed ground lease between SOCCCD and Advantech. Categories of activity include educational support to landlord/programs, such as sponsorship of college events and/or scholarships, and educational support to landlord students, such as hiring of students. The Project Sponsor would be required to meet the Effective Standards.

Headquarters Office Building. The proposed 6-story headquarters building structure would be 99 feet 6-inches in height and include a lobby, reception area, offices, conference rooms, storage space, an auditorium, a showroom, lab space, pantry, restrooms, and a patio. The main entry of the building would be on the west side, towards Red Hill Avenue and parking is proposed on the north and south sides of the building.

Warehouse Building. The proposed 2-story 78,837 square foot warehouse building would contain 46,967 square feet of warehousing area, 8,014 square feet of Return Merchandise Authorization (RMA) area, 15,842 square feet of office space, and 8,014 square feet of cafeteria space. The 2-story structure would be 41 feet in height and have 2 roll-up drive through loading dock doors and 8 dock height loading docks along the east side of the building. Eight-foot-high screening walls are proposed on both the north and south sides of the proposed truck court/loading dock area, and a 4-foot-high wall on top of a 4-foot-high berm (for a total screening of 8-feet in height) would be located along the east side of the truck court/loading dock area. The truck court/loading dock area would be gated with a vehicular/pedestrian gate on the north side, and truck entrance and exit gates located on the east side. The main entry of the warehouse building would be on the west side of the building, towards the proposed headquarters building, where sidewalks within the courtyard at the warehouse building entrance would lead to either parking areas or the proposed headquarters building. A courtyard with sidewalks and an overhead shade would be located between the proposed headquarters building and the proposed warehouse building, which would facilitate employee access and circulation between both buildings. The Project also includes two sports courts for employees to use, which would be located within the southeastern portion of the site.

Access and Circulation. Vehicular access to the site would be provided by a driveway from Red Hill Avenue that would provide both left and right ingress and egress; and by a driveway from Victory Road that would provide right-in and right-out access to the site.

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Landscaping. The Project includes 111,966 square feet (25.7 percent of the site) of landscaping that would be installed around the building, parking areas, along the truck court screening walls and berm, around the detention basins, at the proposed site driveways, and along the perimeter of the site. The landscaping includes 24-inch through 72-inch box trees, various one through 15-gallon shrubs, lawn and decomposed granite ground covers, and would be subject to the ATEP design guidelines.

Utilities. The Project would install a 6-inch water line that would connect to the existing Irvine Ranch Water District 10-inch water lines in Victory Road and the common ATEP access road; and install a 6-inch sewer line on the site that would connect to the existing 8-inch sewer lines in Victory Road and the common ATEP access road. The Project would also connect to the existing Southern California Edison (SCE) electrical infrastructure that is within both the Red Hill Avenue and Victory Road rights-of-way. The Project was designed to meet California Title 24 and CalGreen standards and includes installation of solar panels on the roofs of both proposed buildings, which is estimated to generate approximately 40% of the electricity needs of the Project (or generate approximately 500,000 Kwh per year).

Stormwater Drainage. The Project would install a curb, gutter, and detention basin system that would filter and infiltrate runoff into site soils. Any discharges from the detention basins would be conveyed to the existing storm drain lines in Red Hill Avenue or Victory Road.

Finding: This is to advise that the South Orange County Community College District, as the Lead Agency for the	20	15	TF	
This is to advise that the South Orange County Community College District, as the Lead Agency for the $^{\circ}$ l	Project,	appro	ved the A	iddendun
for the above-described Project on February 27, 2023, and has made the following determinations regard	ding the	above	e-describe	d Project

1.	П	The Project will have a significant effect on the environment.		FEB 2 8 20	123	
11.20	ш		ORANGE	COUNTY CLERK-RECOR	RDER DEPARTME	INT
	$\boxtimes$	The Project will NOT have a significant effect on the environment	BY:	De	DEPU	ΤY
2.		An Environmental Impact Report was prepared and certified for this Project purs the independent judgment of the South Orange County Community College Dist	suant to th	e provisions of CEQA	and reflects	
		A Negative Declaration was prepared for this Project pursuant to the provisions judgment of the South Orange County Community College District.	of CEQA a	nd reflects the indep	endent	
		A Mitigated Negative Declaration was prepared for this Project pursuant to the independent judgment of the South Orange County Community College District.	provisions	of CEQA and reflects	the	
2000000	$\boxtimes$	An Addendum to the Tustin Legacy Specific Plan Final EIS/EIR (SCH #1994071005 the provisions of CEQA and reflects the independent judgment of the South Ora	5) was prep nge Count	pared for this Project y Community College	pursuant to District.	
3.	$\boxtimes$	Mitigation measures were made a condition of the approval of the Project.				
		Mitigation measures were NOT made a condition of the approval of the Project.				
4.	$\boxtimes$	A Mitigation Monitoring or Reporting Plan was adopted for this Project.		FIL	ED	
-		A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.				
5.		A Statement of Overriding Considerations was adopted for this project.		FEB 28	3 2023	
	$\boxtimes$	A Statement of Overriding Considerations was NOT adopted for this project	OR/	NGE COUNTY CLERK-R	ECORDER DEPA	RTME
6.	$\boxtimes$	Findings were made pursuant to the provisions of CEQA.	BY	- 2		EPUT
		Findings were NOT made pursuant to the provisions of CEQA.	. Him			

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.

A . To . o CO	2/28/23	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.

201785000772 11:29 am 07/20/17

344 304 Z02



ORANGE COUNTY CLERK-RECORDER DEPARTMENT

#### COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

NO FE

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GE COUNT	TY CLERK-RECORDER DE	PARTMENT			⊠ Fee Exempt p	er Govt. Code Sectio	n 6103
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	$\boxtimes$	County Clerk County of	Orange	Applican	t: Same as above		
Q		P.O. Box 238	Orange	Applican	. Same as above		2
3		Santa Ana, Ca	A 92702	<del></del>		-	Ž
35+0-4-102-0			ation in compliance with			A FIR	JUL 2 0 2017
5	Project Title					a Lin	
~	1994071005 / 94	071005	Justina Willkom, A	Asst. Director	7	14.573.3115	
Ż	State Clearingho (If submitted to Cle		Contact Pe	erson	Area Code	Telephone/Extension	
	Orange. The maj Avenue on the ea	or roadways that ast, and Barranca (SR-261) which is	es in Tustin (1,511 acre border the site are Red Parkway on the south. s a toll road.	Hill Avenue on	the west, Edinger A	enue on the north, Ha	rvard
	The Modified Pro		Tustin Legacy Specific		nt (SPA; 2015-001) ange of residential p		<b>=</b> 17)

Project Description: has approved the above described This is to advise that the City of Tustin (

 Lead Agency or 
 Responsible Agency) July 18, 2017 and has made the following determinations regarding the above described orbject: project on (Date) FEB

The project [ \( \subseteq \) will \( \subseteq \) will not ] have a significant effect on the environment. 1.

1,755,306 fewer square feet than the Adopted Specific Plan.

- A Supplemental Environmental Impact Report was prepared for this project pursuant to the 2. provisions of CEQA.
  - A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures [ were were not ] made a condition of the approval of the project.

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

<ul> <li>4. A mitigation reporting or monitoring plan [ ⋈</li> <li>5. A Statement of Overriding Considerations [</li> <li>6. Findings [ ⋈were □were not ] made pursu</li> </ul>	☑ was ☐ was not ] adopted for this project.
This is to certify that the final Supplemental EIR with available to the General Public at:	comments and responses and the record of project approval is
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 Buisacle Signature (Public Agency)	7/19/17 Title
*	
	POSTED
FILED  JUL 2 0 2017  ORANGE COUNTY CLERK-RECOADER DEPARTMENT BY: 1.V. DEPUTY	FEB 2 8 2023  ORANGE COUNTY CLERK-RECORDER DEPARTMENT BY:
POSTED	FILED
JUL 2 0 2017  HUGH NGUYEN, CLERK-RECORDER  BY:	FEB 2 8 2023  ORANGE COUNTY CLERK-RECORDER DEPARTMENT  BY:



#### State of California - Department of Fish and Wildlife

SISTER 2017 ENVIRONMENTAL FILING F		T				
DFW 753,5a (Rev. 01/01/17) Previously D	0FG 753.5a					
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LEAD AGENCY	LEAD AGENCY EMAIL			DATE	2 5 5	
CITY OF TUSTIN				07/20/20	17	
COUNTY/STATE AGENCY OF FILING	<u> </u>			DOCUMENT	NUMBER	
Orange				2017850	00772	
PROJECT TITLE						
GENERAL PLAN AMENDMENT 2015-02, SPECIFIC P	LAN AMENDMENT 201	15-01 AN	ID FIN	IAL SUPPLE	EMENTAL E	EIR
PROJECT APPLICANT NAME	PROJECT APPLICANT E	MAIL		PHONE NUM	BER	
CITY OF TUSTIN				(714) 573	-3115	
PROJECT APPLICANT ADDRESS	CITY	STAT	E	ZIP CODE		
300 CENTENNIAL WAY	TUSTIN	CA		92780		
PROJECT APPLICANT (Check appropriate box)	0.000	,				-
✓ Local Public Agency School District	Other Special District		State A	gency	Private E	ntity
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Fee previously paid (attach previously issued cash receipt co	ov)				Ÿ.	
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☐ Water Right Application or Petition Fee (State Water Resourc	es Control Board only)	\$850.00	\$			0.00
☐ County documentary handling fee	a 1 a a		\$			0.00
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FILED

FEB 28 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

FEB 2 8 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

YARA VALDOVINOS, DEPUTY CLERK

## POSTED

FEB 28 2023

# FILED

FEB 2 8 2023

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BY: 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 ZO2 1
Fish & Game: Environmental
Impact Report
Document ID Amount

DOC# 201785000772 3128.25
Time Recorded 11:29 am

Total 0.00 Payment Type Amount

A 17 TC TC

NO FEE 3128.25 Amount Due 0.00

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LEAD AGENCY SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT	LEADAGENCY EMAIL			02/28/2	<b>023</b>	
COUNTY/STATE AGENCY OF FILING				DOCUMENT		
Orange				202385		
PROJECT TITLE						
ADVANTECH NORTH AMERICA CAM	PUS @ ATEP P	ROJEC	т			
PROJECT APPLICANT NAME	PROJECT APPLICANT E	MAIL		PHONE NUM		
SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT				(949)582	4664	
PROJECT APPLICANT ADDRESS	CITY	STATE		ZIP CODE		
28000 MARGUERITE PARKWAY	MISSION VIE	JO CA		92692		
PROJECT APPLICANT (Check appropriate box)		de la			V224-1237.	
Local Public Agency School District	Other Special District	☐ St	tate Aç	gency	Private E	ntity
CHECK APPLICABLE FEES:						
Environmental Impact Report (EIR)		\$3,839.25	\$			0.00
☐ Mitigated/Negative Declaration (MND)(ND)		\$2,764.00				0.00
☐ Certified Regulatory Program (CRP) document - payment due	directly to CDFW	\$1,203.25	\$			0.00
Exempt from fee						
☐ Notice of Exemption (attach)						
CDFW No Effect Determination (attach)	©A					
☑ Fee previously paid (attach previously issued cash receipt cop	· · · · · · · · · · · · · · · · · · ·					
☐ Water Right Application or Petition Fee (State Water Resource	es Control Board only)	\$850.00	\$			0.00
County documentary handling fee			\$			0.00
☐ Other			\$			
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