



HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
28000 MARGUERITE PKWY
MISSION VIEJO, CA 92692

Office of the Orange County Clerk-Recorder Memorandum

SUBJECT: NOTICE OF DETERMINATION - EIR - PRIOR FILING

The attached notice was received, filed and a copy was posted on 05/27/2022

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Jack, Mary

Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



NO FEE

202285000470 2:32 pm 05/27/22

249 82A Z01

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



POSTED

MAY 27 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Lead agency and applicant

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 2011 Facilities Master Plan Final EIR (SCH #2011071005)

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.

FILED

MAY 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

30-05/27/2022-0463


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.

FILED

MAY 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

POSTED

MAY 27 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

POSTED

JUN 27 2012

By TS TOM DALY, CLERK-RECORDER

DEPUTY

FILED

JUN 27 2012

By TS TOM DALY, CLERK-RECORDER

DEPUTY

BY

(for County Clerk use)

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

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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 2022

HUGH NGUYEN, CLERK-RECORDER

BY: HN DEPUTY

POSTED

MAY 27 2022

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.

2. ☒ An 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.
4. A mitigation reporting or monitoring program ☒ 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 document with comments and responses and record of project approval is available to the general public at the SOCCCD's offices at Saddleback College, Health Sciences/District Offices Building, 28000 Marguerite Parkway, Mission Viejo, CA or by calling (949) 582-4999.

Signature (Public Agency): Debra L. Fitzsimons Title: Vice Chancellor
Debra L. Fitzsimons 6/26/12

Date: June 26, 2012 Date Received for filing at OPR: _____

POSTED
JUN 27 2012

TOM DALY, CLERK-RECORDER
By: PS DEPUTY

FILED
JUN 27 2012

TOM DALY, CLERK-RECORDER
By: PS DEPUTY

FILED

MAY 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY: Hugh Nguyen DEPUTY

POSTED

MAY 27 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY



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

PRINT

CLEAR

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)	\$2,919.00	\$	2,919.00
<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)	\$850.00	\$	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:

<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Other	TOTAL RECEIVED	\$	2,969.00
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SIGNATURE

X

TITLE

District CEQA Consultant

POSTED

MAY 27 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

FILED

MAY 27 2022

HUGH NGUYEN, CLERK-RECORDER

BY: ORIGINAL - PROJECT APPLICANT

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG753.5a (Rev. 12/11)

FILED
MAR 25 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:

POSTED
MAR 25 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

POSTED

MAY 27 2022

ORANGE COUNTY CLERK-RECORDERS DEPARTMENT

BY _____ DEPUTY

FILED

MAY 27 2022

HUGH NUYEN CLERK-RECORDERS

BY _____ DEPUTY



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 05/27/2022 — 0463

STATE CLEARINGHOUSE NUMBER (If applicable)

2011071005

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT

LEAD AGENCY EMAIL

DATE

05/27/2022

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202285000470

PROJECT TITLE

THE SADDLEBACK @ ATEP PROJECT, CULINARY ARTS BUILDING A AND AUTO TECH BUILDING B

PROJECT APPLICANT NAME

SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)582-4664

PROJECT APPLICANT ADDRESS

28000 MARGUERITE PARKWAY

CITY

STATE

ZIP CODE

MISSION VIEJO CA

92692

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☒ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,539.25 \$ 0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00 \$ 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)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00 \$ 0.00

☐ County documentary handling fee

\$ 0.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☐ Other

TOTAL RECEIVED \$ 0.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO