



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0612612025-0476

202585000614
FILED
JUNE 26, 2025
HUGH NGUYEN
CLERK - RECORDER
By Kew Do
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

INSPIRE 2035

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 28, 2025
Posted for 30 days
DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.6.

FILED

JUN 26 2025



South
Orange
County
Community
College District

HUGH NGUYEN, CLERK-RECORDER

BY: VO DEPUTY

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

~~Applicant~~
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 of the Public Resources Code

Project Title: Inspire 2035

State Clearinghouse Number: Addendum to 2011 Facilities Master Plans Final EIR (SCH #2011071005)

Project Location: 28000 Marguerite Parkway and 5500 Irvine Center Drive
City: Mission Viejo and Irvine County: Orange

Project Description:

Previous Projects

2011 Facilities Master Plans. The 2011 FMPs for Saddleback College and Irvine Valley College were adopted to serve as a "blueprint for future development" of the campuses from 2011 through the year 2031 planning horizon. The 2011 FMPs construction and renovation projects included an increase in the capacities of campus facilities in order to meet the projected growth in student enrollments and faculty. The resulting 20-year growth projections were translated into assignable square feet (ASF) and programmed for in the 2011 FMPs planning horizon through 2031.

2020 Facilities Master Plan. To provide updated facilities plans for changing student and faculty needs, the District prepared the 2020 FMP for the Irvine Valley College and Saddleback College campuses that included the same geographical areas that were planned for disturbance by the 2011 FMPs. The 2020 FMP was based on student enrollment forecasts that are developed by the California Community Colleges Chancellor's Office (CCCCO), which projected lower enrollment in the year 2030 for each campus that is less than what was anticipated in the 2011 FMPs. The 2011 FMPs anticipated an enrollment of 26,353 at Irvine Valley College and an enrollment of 40,668 at Saddleback College in 2030. The 2020 FMP identified 7,820 fewer enrollments at Irvine Valley College, and 8,354 fewer enrollments at Saddleback College in 2030 than anticipated by the 2011 FMPs.

Proposed Project

To provide updated facilities plans for changing student and faculty needs, the District has prepared Inspire 2035 to plan that includes the same geographical areas that were previously evaluated for campus facilities by the 2011 FMPs and Final FMP EIR and largely includes completion of projects that were included in the 2011 FMPs and 2020 FMP and the enhancement of campus facilities.

IRVINE VALLEY COLLEGE

Several of the facilities that were identified in the 2011 FMPs and 2020 FMP for the Irvine Valley College main campus are currently under construction. In addition, a large majority of the Irvine Valley College facility projects that are listed in Inspire 2035 are the continuation of existing projects and plans, as detailed below.

Student Services and Student Union Buildings and Open Space Quad. Consistent with the 2020 FMP, the Inspire 2035 indicates a new Student Services building would be developed and the quad to the southwest of the new Student Services building would be redeveloped with outdoor seating, dining, and areas for activities. Consistent with the 2020 FMP, the Inspire 2035 indicates a new Student Union building would be developed to the south of the open space quad. The Student Services and Student Union buildings would total approximately 77,099 GSF and 52,492 ASF.

Instructional Building -- A Quad. Consistent with the 2020 FMP, the Inspire 2035 includes removal of improvements and development of a new Instructional Building A that would be 37,989 GSF and a provision of renovated courtyard areas and pedestrian paths.

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PE100 Building. Consistent with the 2011 FMP and the 2020 FMP, the existing aged PE100 building (Health Fitness Complex) would be demolished and a new PE100 building would be developed. The new building would provide 14,878 GSF and 12,042 ASF.

Wellness Court. Consistent with the 2020 FMP, the Inspire 2035 includes a new Wellness Court in between buildings PE100 and PE200 to support outdoor instruction and recreation activities. A continuation of the City of Irvine Community Trail would cross the northern portion of the area. On the east side of the new PE100 building, one existing tennis court would be removed, and four new pickle ball courts would be developed.

Student Housing. Inspire 2035 includes student housing on a 3.4-acre site, which was previously evaluated in the 2023 Addendum to the 2011 Facilities Master Plan EIR. The 3.4-acre site identified for student housing was planned for a parking garage in the 2011 FMP. The student-housing buildings included up to four buildings that would be three-to-four stories in height and surrounded by outdoor recreation and open space courtyard areas.

SAC Building Renovation. Consistent with the 2020 FMP, the Inspire 2035 includes renovation of the Student Activities Center building to provide 12,361 GSF and 9,885 ASF. A pedestrian pathway from the renovated building would provide a connection to the new Student Services building and center of campus.

B200 Building Improvements – Classrooms/Offices. Consistent with the 2020 FMP, the Inspire 2035 includes improvements to the B200 building (Mathematics and Physical Sciences) for renovation of the general classrooms and offices. The renovated building would provide 34,131 GSF and 20,749 ASF.

B300 Building Renovation. Consistent with the 2020 FMP, the Inspire 2035 includes B300 building renovations for Science and Math instructional program needs. The renovation would be 28,330 GSF and 18,383 ASF and include classrooms, labs, offices, and study/collaboration spaces.

PE200 Building Renovation. Consistent with the 2020 FMP, the Inspire 2035 includes a comprehensive renovation for the PE200 building (Hart Gymnasium) to address building deficiencies and include space for campus janitorial services. The renovated building would be 26,577 GSF and 21,617 ASF.

M&O Complex. Consistent with the 2020 FMP, the Inspire 2035 includes improvements for the M&O Complex including removal of the temporary buildings and replacement with permanent structures. The renovated building space would provide 8,228 GSF and 5,287 ASF.

Fine Arts Promenade. Consistent with the 2011 FMP and the 2020 FMP, direction to renovate the existing campus pedestrian pathways between the Fine Arts Plaza and PE Plaza, an outdoor area through the center of campus would be developed to provide large outdoor areas for "working" spaces with defined areas for sculpting, drawing, and painting. Additionally, areas would be developed for outdoor meditation and collaborative study.

Parking Lots and Solar Canopies. Consistent with the 2020 FMP, the Inspire 2035 includes parking lot improvements, solar photovoltaic (PV) canopies, and EV charging.

New Inspire 2035 Projects

The Inspire 2035 plan for Irvine Valley College includes three new small accessory structures that were not previously included in FMPs, which are detailed below.

Fine Arts Promenade Coffee Structure. The Inspire 2035 includes a 500 square-foot coffee structure to be developed in the Fine Arts Promenade that would be integrated into a custom canopy covering. The canopy would accommodate up to 50 patrons.

Performing Arts Yard. The Inspire 2035 includes reconfiguration of the Performing Arts Yard loading dock area with a new 1,800 square foot structure to provide a workable back of house to support the Performing Arts Center and improve walkways and roadways to facilitate the movement, storage, delivery, and loading of larger sets.

Baseball Team Room

The Inspire 2035 includes a team room for the baseball team at IVC that would be approximately 2,000 square feet and located adjacent to the north side of the existing baseball field.

SADDLEBACK COLLEGE

Several of the facilities that were identified in the 2011 FMPs and 2020 FMP for Saddleback College are currently under construction, including the Science and Math Complex (now known as the Math and Computer Science Building). In addition, a large majority of the Saddleback College facility projects that are listed in Inspire 2035 are the continuation of existing projects and plans. The Inspire 2035 projects for the Saddleback College campus are described below.

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Inspire 2035
Notice of Determination

College Center Reconstruction. This improvement was previously identified as the Student Union project in the 2020 FMP as a replacement project with a corresponding parking structure. This improvement, as included in Inspire 2035, would modernize and expand the existing College Center building to enhance its functionality and safety and would not include a new parking structure. This project includes comprehensive interior remodeling, seismic, plumbing, and electrical upgrades, installation of new fixtures, and a refreshed exterior with an expanded entrance. The building would accommodate key departments, including executive and administrative offices, extended learning programs, student government and student development offices, economic workforce and development, a student health and wellness center, inclusion center, basic needs center, bookstore, faculty center. Additionally, the cafeteria would be moved to the first floor for improved accessibility.

Fine Arts Complex Replacement. The 2011 FMP included renovation of the Fine Arts building complex. Consistent with the 2020 FMP, Inspire 2035 includes construction of a new Fine Arts complex to replace the existing to correct building deficiencies and support current and projected program needs. The new complex would have 61,858 GSF and 40,783 ASF and would improve all instructional spaces, faculty offices, both theaters, and all support spaces. A new drop-off is proposed to improve access to this area of campus.

Wellness Center and Volleyball. Consistent with the 2020 FMP a new Wellness Center would be developed. The new building would be 25,000 GSF and 11,209 ASF and would be developed to integrate into the sloped site and tie into outdoor open space areas. The upper level of the building would open to a new Wellness Court that would support active and passive wellness activities and facilitate pedestrian movement. The lower level would open to a terrace that would overlook the proposed sand volleyball courts to the north. This would replace PE600.

PE Complex Replacement. Consistent with the 2011 FMP and the 2020 FMP, the Inspire 2035 includes construction of a new Fitness and Wellness Center next to the stadium, the 2020 FMP includes replacement of the existing PE complex. Buildings PE100, PE200, PE300, PE400, and PE500 would be demolished and a new Physical Education Complex would be constructed. The new complex would have 55,900 GSF and 40,141 ASF and would provide state-of-the-art facilities to support physical education programs.

Student Housing. As detailed in the 2020 FMP, new student housing would be developed in an area that was planned for surface level parking by the 2011 FMP. The new student-housing buildings would be three to four stories in height, which is consistent with the existing buildings on campus, and would be surrounded by outdoor recreation and open space courtyard areas. The existing surface parking lots would provide student-housing parking.

TAS Renovation. Inspire 2035, includes renovating (or possibly replacing) the Technology/Applied Science (TAS) building to address building deficiencies and to be repurposed for campus police and information technology. The building would have 36,601 GSF and 23,608 ASF.

M&O Grounds and Transportation. Consistent with the 2020 FMP, the Inspire 2035, includes relocating the existing programs in the M1 and M2 buildings to the ATEP facility and the buildings would be renovated for use for grounds and transportation services. The M1 and M2 buildings would provide a consolidated service area of the campus to support deliveries and storage of materials, equipment, and vehicles.

Parking Lot Solar Canopies and EV Chargers. Consistent with the 2020 FMP, the Inspire 2035, includes installation of solar canopies throughout campus in designated parking lots. In addition, consistent with updated California Energy Code requirements, Level 2 and Level 3 EV chargers would be installed in all parking lots containing solar canopies.

New Inspire 2035 Projects

The Inspire 2035 plan for Saddleback College includes improvements to the campus energy systems, two new small accessory structures, replacement of one structure, and improvements to the baseball field that were not previously included in FMPs, which are detailed below.

Central Plant Renovation. Inspire 2035 includes renovation of the existing Central Plant Building, decommissioning the co-generation system, replacement of the existing equipment (chillers, cooling towers, pumps, boilers), upgrading associated infrastructure, adding two Thermal Energy Storage (TES) tanks (One for the chilled water [940K gallons tank 65'w x 42'h cast-in place concrete] and one for the hot water loop [78K gallons 21'w x 36'h steel]), and de-coupling the swimming pool. The new systems would provide additional campus resiliency and redundancy and would maximize the benefit of the planned solar and 12kV infrastructure upgrades. The proposed systems would support the energy and sustainability goal of striving to reduce greenhouse gas emissions to 75% by 2030.

Battery Energy Storage System. To support the solar canopies, a battery energy storage system would be installed in Parking Lot 4 adjacent to the Central Plant as part of the Solar Canopies Project. The system would provide backup power, provide redundancy to the electrical grid, and reduce electrical costs.

Saddleback Coffee Structure. The Inspire 2035 includes a 2,000 square foot coffee structure that would be located to the south of the existing Tennis Center Complex and west of the proposed Student Housing location.

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Saddleback Baseball Field. Inspire 2035 includes changing the grass baseball field to turf, removing and replacing dugouts, adding a small restroom structure, adding a retaining wall to address slope issue adjacent to left field, and replacement of netting.

Saddleback Horticulture/Biology Greenhouse. Inspire 2035 includes replacing the existing horticulture building at the same footprint, adding a restroom structure, and 1,000 square foot greenhouse for biology.

ATEP

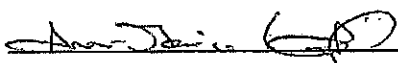
Under Inspire 2035, no specific development is proposed on the ATEP campus. The Inspire 2035 notes that approximately 11.17-acres of land within ATEP is under negotiation for lease with Top Tennis Management and 27.4-acres is in negotiation with Victory AI Academy. However, no additional specific development is currently proposed. Therefore, no new construction or operations is considered for ATEP within the Addendum. Any future proposed development within the ATEP area would be evaluated to identify its consistency with the Tustin Legacy Development Framework and the buildout as detailed in the FEIS/EIR.

DETERMINATIONS

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 June 23, 2025 as part of a certified submittal to the California Community Colleges Chancellor's Office and the Department of Finance (DOF) for approval of the preliminary plans and release of the working drawings funds for the Inspire 2035 Project, 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.



6/26/2025

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.

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JUN 26 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

30 — 06/29/2021 — 0491

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 06/29/2021
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202185000508	

PROJECT TITLE

2020 FACILITIES MASTER PLAN

PROJECT APPLICANT NAME SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT	PROJECT APPLICANT EMAIL		PHONE NUMBER (949) 582-4664
PROJECT APPLICANT ADDRESS 28000 MARGUERITE PARKWAY	CITY MISSION VIEJO	STATE CA	ZIP CODE 92692

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)	\$3,445.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	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)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X / Nadia Al Obaidi

AGENCY OF FILING PRINTED NAME AND TITLE

NADIA AL OBAIDI, DEPUTY CLERK

FILED

JUN 26 2025

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY