



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-0910112026-0741

202685001005

**FILED**

September 1, 2026

HUGH NGUYEN

CLERK - RECORDER

By *[Signature]*  
Deputy clerk

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

**TYPE OR PRINT CLEARLY**

**Project Title**

TOP TENNIS ACADEMY @ ATEP PROJECT

**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** September 1, 2026

**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 753.5.



## 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 of the Public Resources Code

**Project Title:** Top Tennis Academy @ ATEP Project

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

**Applicant:** Top Tennis Land Holdings, LLC

16872 Millikan Avenue Irvine, CA 92606

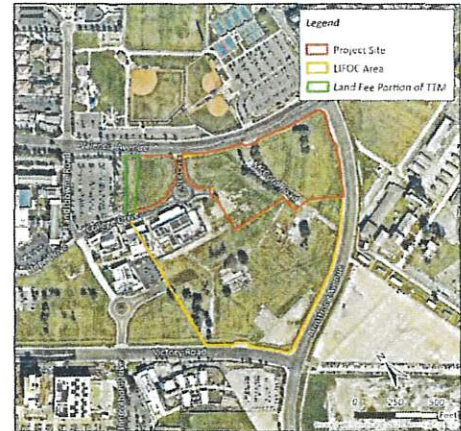
**Project Location:** Southwest corner of the intersection of Valencia Avenue and Armstrong Avenue

**City:** Tustin **County:** Orange

### Project Description:

The Project consists of construction and operation of a tennis academy on the approximately 11.06-acre site that would include a three- story, 28,270 square foot (SF) academy and learning center; 15 tennis courts totaling 108,600 SF, 20 pickleball courts totaling 36,150 SF; a four-story building totaling 139,784 SF, consisting of 62,358 SF of 76-bed student housing over a 77,426 SF parking structure; two one-story ancillary buildings totaling 3,064 SF; three on-site parking lots; and landscaping. The Project would install on-site utility systems that would connect to the existing utility infrastructure adjacent to the site within College Drive, Valencia Avenue, and Armstrong Avenue.

Top Tennis Land Holdings, LLC, 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 Top Tennis Land Holdings, LLC. 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.



### Finding:

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 August 31, 2026, 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.                       |

FILED

SEP 01 2026

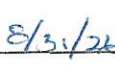
HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Top Tennis Academy @ ATEP Project  
Notice of Determination

|                                        |                                                                                                                                                                                                                                              |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 Tustin Legacy Specific Plan Final EIS/EIR (SCH #1994071005) 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: Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

FILED

SEP 01 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



State of California - Department of Fish and Wildlife

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 09/01/2026 — 0741

STATE CLEARINGHOUSE NUMBER (If applicable)

1994071005

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY

SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT

LEAD AGENCY EMAIL

DATE

09/01/2026

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202685001005

PROJECT TITLE

**TOP TENNIS ACADEMY @ ATEP PROJECT**

PROJECT APPLICANT NAME

TOP TENNIS LAND HOLDINGS, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 582-4664

PROJECT APPLICANT ADDRESS

16872 MILLIKAN AVENUE

CITY

IRVINE

STATE

CA

ZIP CODE

92606

**PROJECT APPLICANT** (Check appropriate box)☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$4,227.50

\$ 0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$ 0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$ 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

\$ 50.00

☐ Other

\$

**PAYMENT METHOD:**☐ Cash☐ Credit☒ Check☐ Other**TOTAL RECEIVED**

\$ 50.00

SIGNATURE

**X** *Kalci DO*

AGENCY OF FILING PRINTED NAME AND TITLE

KALCI DO, DEPUTY CLERK