

FILED

FEB 28 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: De DEPUTY



NO FEE



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202385000159 2:35 pm 02/28/23
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0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

NOTICE OF DETERMINATION

Applicant and Lead Agency

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: South Orange County Community College District
28000 Marguerite Parkway
Mission Viejo, CA, 92692

Orange County Clerk-Recorder
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

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.

POSTED

FEB 28 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: AC DEPUTY

30-02/28/2023-0152

FILED

JUL 20 2017

Hugh Nguyen, Clerk-Recorder



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201785000772 11:29 am 07/20/17

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: YV. DEPUTY

COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

POSTED

NOTICE OF DETERMINATION

FEB 28 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Fee Exempt per Govt. Code Section 6103

BY: To: De DEPUTY
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) (Lead Agency)
City of Tustin
300 Centennial Way, Tustin, CA 92780

County Clerk
County of Orange Applicant: Same as above
P.O. Box 238
Santa Ana, CA 92702

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

General Plan Amendment 2015-02, Specific Plan Amendment 2015-01 and final Supplemental EIR
Project Title

1994071005 / 94071005 Justina Willkom, Asst. Director 714.573.3115
State Clearinghouse Number Contact Person Area Code/Telephone/Extension
(If submitted to Clearinghouse)

Project area consists of 1,606 acres in Tustin (1,511 acres) and Irvine (95 acres) at former MCAS Tustin in the County of Orange. The major roadways that border the site are Red Hill Avenue on the west, Edinger Avenue on the north, Harvard Avenue on the east, and Barranca Parkway on the south. Jamboree Road transects the site and provides access to the State Route 261 (SR-261) which is a toll road.

Project Location:

The Modified Project includes the Tustin Legacy Specific Plan Amendment (SPA; 2015-001) and General Plan Amendment (GPA; 2015-002). The Specific Plan Amendment calls for a range of residential product types as well as education, commercial, commercial/business, entertainment/recreation, and park land uses. Proposed land use designations include: Mixed-Use Transit, Mixed-Use Urban, Commercial, Commercial/Business, Residential, Park, Linear Park Overlay, Transitional/Emergency Housing, Recreation/Entertainment Core, Education Village, and Public Street Right-of-Way. The GPA would include minor text amendments to ensure consistency with the proposed SPA. Buildout would encompass 6,813 residential units and 9,532,419 nonresidential square feet— 2,212 more residential units and 1,755,306 fewer square feet than the Adopted Specific Plan.

Project Description:

This is to advise that the City of Tustin has approved the above described
 Lead Agency or Responsible Agency

project on July 18, 2017 and has made the following determinations regarding the above described project.
(Date)

1. The project [will will not] have a significant effect on the environment.
2. A Supplemental 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.

30-2017-0756

POSTED

JUL 20 2017

HUGH NGUYEN, CLERK-RECORDER

FILED

FEB 28 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a



RECEIPT NUMBER:
 30-2017 0756
 STATE CLEARINGHOUSE NUMBER (if applicable)
 1994071005 /94071005

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF TUSTIN	LEAD AGENCY EMAIL	DATE 07/20/2017
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201785000772	

PROJECT TITLE
GENERAL PLAN AMENDMENT 2015-02, SPECIFIC PLAN AMENDMENT 2015-01 AND FINAL SUPPLEMENTAL EIR

PROJECT APPLICANT NAME CITY OF TUSTIN	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 573-3115
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PROJECT APPLICANT ADDRESS 300 CENTENNIAL WAY	CITY TUSTIN	STATE CA	ZIP CODE 92780
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,078.25 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,216.25 \$ _____ 0.00
- Certified Regulatory Program document (CRP) \$1,046.50 \$ _____ 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 YARA VALDOVINOS, DEPUTY CLERK
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POSTED

FEB 28 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

FILED

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BY: DEPUTY

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BY: DC DEPUTY

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: De 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	202 Fish & Game: Environmental Impact Report	1
	Document ID	Amount

DOC# 201785000772	3128.25
Time Recorded 11:29 am	

Total	0.00
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Payment Type	Amount
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NO FEE	3128.25
Amount Due	0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
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www.ocrecorder.com



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 30 — 02/28/2023 — 0152
 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 02/28/2023
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 202385000159

PROJECT TITLE

ADVANTECH NORTH AMERICA CAMPUS @ ATEP PROJECT

PROJECT APPLICANT NAME SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949)5824664
PROJECT APPLICANT ADDRESS 28000 MARGUERITE PARKWAY	CITY STATE MISSION VIEJO 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) | \$3,839.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 0.00 |
| <input type="checkbox"/> 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)

- | | | | |
|---|----------|----|------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | 0.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 0.00

SIGNATURE X Dulce Cuevas	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, DULCE CUEVAS
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