

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[] County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:
Public Agency: City of Costa Mesa
Address: 77 Fair Drive
Costa Mesa, CA 92626
Contact: Minoo Ashabi, Principal Planner
Phone: 714-754-5245

Lead Agency (if different from above):
Address:
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
Contact:
BY: DEPUT

FILED

JUL 22 2021

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2019050014

POSTED

Project Title: One Metro West

Project Applicant: Brent Stoll, Rose Equities

JUL 22 2021

Project Location (include county): 1683 Sunflower Avenue, Costa Mesa, County of Orange

Project Description:

BY: DEPUT

The Project is a mixed-use development and consists of the following uses: 1,057 residential dwelling units, 6,000 square feet (sq. ft.) of retail, 25,000 sq. ft. of office, and 1.5-acres of open space. On June 15, 2021, the City approved General Plan Amendment GP-20-01, Master Plan PA-19-19, and TTM No. 19015, and required future submittal of a Tree Removal Permit and Public Art Plan. On July 20, 2021, the City adopted Rezone R-20-01, Specific Plan SP-20-01, and Development Agreement DA-20-02.

This is to advise that the City of Costa Mesa has approved the above ([] Lead Agency or [] Responsible Agency)

described project on July 20, 2021 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 plan [] 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 EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/environmental-

Signature (Public Agency): Title: Dev. Services Director

Date: 7/21/21 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



* \$ R 0 0 1 3 0 1 7 2 2 2 \$ *
202185000574 2:28 pm 07/22/21
135 11A Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

30-07/22/2021-0550

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000402544
7/22/21 2:28 pm
135 11A

Item	Title	Count
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1	Z01	1
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EIR: Exempt or Previously Paid

Document ID	Amount
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DOC# 202185000574	50.00
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Time Recorded 2:28 pm

Total	50.00
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Payment Type	Amount
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Credit Card tendered # 097865	50.00
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Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com





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 **StartOver** **Save**

RECEIPT NUMBER:
 30 — 07/22/2021 — 0555
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2019050014

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA	LEAD AGENCY EMAIL	DATE 07/22/2021
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202185000574	

PROJECT TITLE
ONE METRO WEST

PROJECT APPLICANT NAME BRENT STOLL, ROSE EQUITIES	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 754-5245
PROJECT APPLICANT ADDRESS 1683 SUNFLOWER AVENUE	CITY COSTA MESA	STATE CA
		ZIP CODE 92626

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	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
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ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Hugh Nguyen, Clerk-Recorder



3495.25

202185000469 3:42 pm 06/16/21

410 SC4A Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

ONE METRO WEST

FILED

JUL 22 2021

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):

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: CF DEPUTY

POSTED

JUL 22 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: CF DEPUTY

POSTED

JUN 16 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: JN DEPUTY

FILED

JUN 16 2021

HUGH NGUYEN, CLERK-RECORDER

BY: JN DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 16, 2021

Posted June 16, 2021 Removed _____

Returned to agency on _____

DEPUTY JOHN NGUYEN

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

Appendix D

To:

Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public Agency: City of Costa Mesa
 Address: 77 Fair Drive, 2nd Floor
Costa Mesa, CA 92626
 Contact: Minoo Ashabi, Principal Planner
 Phone: 714-754-5245

County Clerk
 County of: Orange
 Address: 24031 El Toro Road, Suite 150
Laguna Hills, CA 92653

Lead Agency (if different from above): _____
 Address: _____
 Contact: _____
 Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2019050014

Project Title: One Metro West

Project Applicant: Brent Stoll, Rose Equities

Project Location (include county): 1683 Sunflower Avenue, Costa Mesa, County of Orange

Project Description:

The Project is a mixed-use development and consists of residential, retail, office, and recreational uses. The Project proposes 1,057 dwelling units, 25,000 square feet (sq. ft.) of office, 6,000 sq. ft. of retail, and 1.5-acres of open space. On June 15, 2021, the City introduced Rezone R-20-01, Specific Plan SP-20-01, and DA-20-02, and approved General Plan Amendment GP-20-01, Master Plan PA-19-19, and TTM No. 19015, and required future submittal of a Tree Removal Permit and Public Art Plan. On July 20, 2021, the City will consider adopting Rezone R-20-01, Specific Plan SP-20-01, and DA-20-02.

This is to advise that the City of Costa Mesa has approved the above
 Lead Agency or Responsible Agency

described project on June 15, 2021 and has made the following determinations regarding the above
 (date)
 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.
- BY: 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 plan 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 EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/environmental-notice-and-reports>
 and at the City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92626.

Signature (Public Agency): [Signature] Title: Director of Dev. Svcs

Date: 6/16/21 Date Received for filing at OPR: _____

JUN 16 2021
 HUGH NGUYEN, CLERK-RECORDER
 JUN 16 2021
 POSTED
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT



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

RECEIPT NUMBER:
 30 — 06/16/2021 — 0457
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2019050014

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA	LEAD AGENCY EMAIL	DATE 06/16/2021
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202185000469	

PROJECT TITLE
ONE METRO WEST

PROJECT APPLICANT NAME BRENT STOLL, ROSE EQUITIES	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 754-5245
PROJECT APPLICANT ADDRESS 1683 SUNFLOWER AVENUE	CITY COSTA MESA	STATE CA
		ZIP CODE 92626

PROJECT APPLICANT (Check appropriate box)

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

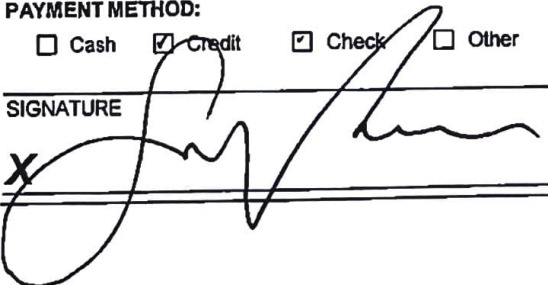
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	<u>3,445.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,495.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, SANDRA VALENCIA LOPEZ
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Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000337133
6/16/21 3:42 pm
410 SC4A

Item	Title	Count
1	Z02	1
EIR: Environmental Impact Report		
Document ID		Amount
DOC# 202185000469		3495.25
Time Recorded 3:42 pm		

Total 3495.25

Payment Type Amount

Check tendered 3393.25

8314

Credit Card tendered 102.00

03696A

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT