



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



50.00

\* \$ R 0 0 1 4 9 7 9 6 4 5 \$ \*

202485000486 3:09 pm 06/05/24

381 SC3A Z01

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

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**

JUN 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON June 5, 2024

Posted for 30 days

DEPUTY DV

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.

FILED

JUN 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

## Notice of Determination

TO: ■ Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

■ County Clerk  
County of Orange  
601 N. Ross Street  
Santa Ana, CA 92701

FROM: City of Costa Mesa  
Planning Division  
77 Fair Drive,  
Costa Mesa, CA 92626

Lead Agency (if different from above): Same  
Address: Same  
Contact: Bill Rodrigues, AICP  
Planning & Sustainable Dev. Manager  
Phone: (714) 754-5153

**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:** Costa Mesa Sunflower, LLC; c/o: Brent Stoll, Rose Equities, 8383 Wilshire Blvd. Suite 632 Beverly Hills, CA 90211

**Project Location (include county):** 1683 Sunflower Avenue, Costa Mesa, CA 92626, Orange County.

**Project Description:** On June 4, 2024, the City Council took actions to (i) adopt Resolution 2024-XX amending certain conditions of approval of Resolution 2021-55 regarding the artwork on Building A along the I-405 Freeway; and introduced for first reading: (ii) Ordinance No. 2024-XX approving Development Agreement 20-02 modifying payment of impact fees and community benefits and clarifying the Agreement's effective date; (iii) Ordinance No. 2024-XX approving Rezone 20-01; and (iv) Ordinance No. 2024-XX approving Specific Plan 20-01. In connection with such actions, the City Council determined that the proposed amendments are in substantial conformance with the Final EIR originally certified by the City Council on May 4, 2021, and that no further environmental review under CEQA is required pursuant to CEQA Guideline section 15162.

This is to advise that the City of Costa Mesa (■ Lead Agency □ Responsible Agency) has approved the above-described project on June 4, 2024, 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
■ Another document type was prepared for this project pursuant to the provisions of CEQA. No further environmental review under CEQA is required pursuant to CEQA Guidelines Section 15162.
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, is available to the General Public at: City of Costa Mesa, Planning Division, 77 Fair Drive, Costa Mesa, California 92626.

Signature (Public Agency): 

Title:

PLANNING & SUSTAINABLE  
DEVELOPMENT MANAGER

Date: June 5, 2024

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

Revised 2011

**FILED**

JUN 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY: 

DEPUTY

Hugh Nguyen  
Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

County

Finalization: 20240000151801  
6/5/24 3:09 pm  
381 SC3A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202485000486		50.00
Time Recorded 3:09 pm		

Total 50.00

Payment Type	Amount
Credit Card tendered	50.00
# 08984C	

Amount Due 0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)



# 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: CF DEPU  
 Phone: \_\_\_\_\_

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: CF DE

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  
(date)  
described project.

- The project  will  will not] have a significant effect on the environment.
- 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.
- Mitigation measures  were  were not] made a condition of the approval of the project.
- A mitigation reporting or monitoring plan  was  was not] adopted for this project.
- A statement of Overriding Considerations  was  was not] adopted for this project.
- 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): [Signature] Title: Dev. Svcs. Director

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

BY: \_\_\_\_\_  
HUGH NGUYEN, CLERK-RECORDER  
DEPUTY

JUN 05 2024

FILED

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

30-07/22/2021-0555

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
1	201	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202185000574		50.00
Time Recorded 2:28 pm		

Total 50.00

Payment Type Amount

Credit Card tendered 50.00  
# 097865

Amount Due 0.00

**FILED**

JUN 05 2024

HUGH NGUYEN / CLERK-RECORDER

BY: \_\_\_\_\_

DEPUTY

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://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** **Save**

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

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

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

PROJECT TITLE

**ONE METRO WEST**

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

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  |
| <br>  |            |    |       |
| <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   | \$ | 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 <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, CLAUDIA FRANCO</b>
---	--

**FILED**

**JUN 05 2024**

**HUGH NGUYEN, CLERK-RECORDER**

BY:  DEPUTY



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET



3495.25

\* \$ R 0 0 1 2 9 1 5 6 6 4 \$ \*  
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

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Check Document being Filed:

BY: CF DEPUTY

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

POSTED

JUL 22 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: CF DEPUTY

POSTED

JUN 16 2021

FILED

JUN 16 2021

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: JN DEPUTY

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

FILED

JUN 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
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 described project on June 15, 2021 and has made the following determinations regarding the above described project.

(date)

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures were made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan was adopted for this project.
6. A statement of Overriding Considerations was adopted for this project.
7. Findings were 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.costamesa.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:

FILED

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

JUN 05 2024

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

JUN 16 2021

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

JUN

COPIED

JUN 16 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT



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	202	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

BY   
HUGH NGUYEN, CLERK-RECORDER  
DEPUTY

JUN 05 2024

FILED

THANK YOU  
PLEASE RETAIN THIS RECEIPT