

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

County

Finalization: 20220000416454
12/22/22 9:27 am
414 CRVIT01A

Item	Title	Count
1	Z03	1
EIR: Negative Declaration		
Document ID		Amount
DOC# 202285001186		2598.00
Time Recorded 9:27 am		

Total 2598.00

Payment Type	Amount
--------------	--------

Check tendered	2598.00
# 20101	

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com





ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



2598.00

* \$ R 0 0 1 4 1 2 2 9 4 8 \$ *

202285001186 9:27 am 12/22/22

414 CRVIT01A Z03
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

PARKWEST 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):

POSTED

DEC 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED

DEC 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

011-202-22-110
30-12-22-2022-22-A-03

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON December 22, 2022

Posted December 22, 2022 Removed _____

Returned to agency on _____

DEPUTY SANDRA VALENCIA LOPEZ

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
Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
County of: Orange
Address: County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Fullerton
303 W. Commonwealth Avenue
Fullerton, CA 92632

Contact: Bradley J. Misner, AICP, Contract Planner
Phone: (714) 738-6884

Lead Agency (if different from above):
Address:

Contact:
Phone:

FILED

DEC 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2022100251

Project Title: Parkwest Project

Craig G. Hostert, Westpark Investments, LLC, 3156 East La Palma Avenue, Suite J,
Anaheim, CA 92806 and Johnny Lu, TA Partners, LLC, 16800 Aston Street, Suite 275,

Project Applicant: Irvine, CA 92606

The project site is comprised of three parcels: two parcels are located to the south of East Santa Fe Avenue, and third parcel is at the northeast corner of South Pomona Avenue and East Santa Fe Avenue in the City of Fullerton,

Project Location (include county): Orange County, CA.

Project Description:

The project proposes to: 1) construct 140 residential units (i.e., 97 one-bedroom apartments, 10 two-bedroom apartments, 33 studios), 124-room hotel, 3,570 square feet of retail, 3,570 square foot restaurant, and 412 parking stalls (i.e., 138 City parking, 150 residential parking, and 124 hotel and retail parking) in Site 1 at the southeast corner of South Pomona Avenue and East Santa Fe Avenue; 2) demolish the existing parking structure including the private parking lot at the northeast corner of South Pomona Avenue and East Santa Fe Avenue and construct 146 residential units (i.e., 80 one-bedroom apartments, 10 two-bedroom apartments, and 56 studios) and 248 residential parking stalls; 3) provide amenities in both sites; and 4) reconfigure the surface parking lot in front of the Train Depot to provide better flow and parking.

This is to advise that the City of Fullerton has approved the above (X Lead Agency or Responsible Agency)

described project on 12/20/2022 and has made the following determinations regarding the above (date)

described project.

- 1. The project [] will [X] 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.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] were [] were not made pursuant to the provisions of CEQA.

POSTED

DEC 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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

Revised 2011

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Fullerton City Hall, 303 West Commonwealth Avenue, Fullerton, CA 92832

Signature (Public Agency): Bradley J. Ma Title: Contract Planner

Date: 12/20/2022 Date Received for filing at OPR: _____

POSTED

DEC 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

FILED

DEC 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY