



HUGH NGUYEN
CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

CITY OF FULLERTON
303 W. COMMONWEALTH AVE
FULLERTON, CA 92832

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - NEG. DEC. - PRIOR FILING

The attached notice was received, filed and a copy was posted on 06/26/2023

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Trang Pham Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

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
Address: Fullerton, CA 92632

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

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): 2022100251

Project Title: Parkwest Project

Project Applicant: 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, 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, Orange County, CA.

Project Description:

The project proposes to: Construct 141 residential units, 116 hotel rooms, 3,570 square foot restaurant, and 379 parking stalls (i.e., 165 City parking, 123 residential parking, and 91 hotel) and 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 project. (date)

- 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.

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): [Signature] Title: Planning Manager

Date: 6/22/23 Date Received for filing at OPR:

POSTED

JUN 26 2023

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

ORANGE COUNTY CLERK-RECORDER DEPARTMENT Revised 2011

BY: [Signature] DEPUTY

FILED

JUN 26 2023

HUGH NGUYEN, CLERK-RECORDER





ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



NO FEE

* \$ R 0 0 1 4 4 2 3 0 2 1 \$ *
202385000549 9:22 am 06/26/23
444 NC-4 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

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): Notice of Determination

POSTED

JUN 26 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: tp DEPUTY

FILED

JUN 26 2023

HUGH NGUYEN, CLERK-RECORDER

BY: tp DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 26, 2023
Posted June 26, 2023 Removed _____
Returned to agency on _____
DEPUTY Trang Pham

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.