



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 06/20/2024 — 0534

STATE CLEARINGHOUSE NUMBER (If applicable)

2019050014

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA	LEAD AGENCY EMAIL	DATE 06/20/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000542	

PROJECT TITLE

ONE METRO WEST

PROJECT APPLICANT NAME COSTA MESA SUNFLOWER, LLC; C/O: BRENT STOLL	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)754-5153
PROJECT APPLICANT ADDRESS 8383 WILSHIRE BLVD. SUITE 632	CITY BEVERLY HILLS	STATE CA
	ZIP CODE 90211	

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)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	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 \$ 50.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

CARINA HERRERA, DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0612012024-0534

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



50.00

* \$ R 0 0 1 5 0 0 3 5 9 0 \$ *

202485000542 10:54 am 06/20/24

477 VitIdx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 20, 2024
Posted for 30 days
DEPUTY CARINA HERRERA

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

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

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

FILED

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

JUN 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: C.H. DEPUTY

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 18, 2024, the City Council took actions to: 1) Find that the proposed amendments are in substantial conformance with the Final Environmental Impact Report (EIR) for the One Metro West project (State Clearinghouse No. 2019050014), including a mitigation monitoring program and statement of overriding considerations, which was certified by the City Council on May 4, 2021, and that no further environmental review under CEQA is required pursuant to CEQA Guidelines Section 15162; 2) Give second reading to and adopt, by title only: (i) Ordinance No. 2024-05 approving Development Agreement 20-02, modifying payment of impact fees and community benefits funding from one year to five years and clarifying the Agreement's effective date; (ii) Ordinance No. 2024-06 approving Rezone 20-01; (iii) Ordinance No. 2024-07 approving Specific Plan 20-01.

This is to advise that the City of Costa Mesa (■ Lead Agency □ Responsible Agency) has approved the above-described project on June 18, 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 19, 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 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____

C.H

DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



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

JUN 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H.

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

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

FILED

JUN 20 2024

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

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

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

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

FILED

JUN 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H.

DEPUTY

FILED

JUN 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. 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



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
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Payment Type	Amount
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Credit Card tendered	50.00
# 097865	

Amount Due	0.00
------------	------

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com



FILED

JUN 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

JUN 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



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

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	\$	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

☐ 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 \$ 50.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO

FILED

JUN 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

JUN 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

HUGH NGUYEN, CLERK-RECORDER
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

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

FILED

JUN 20 2024

FILED

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

JUN 16 2021

POSTED

JUN 16 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: JN DEPUTY

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

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 E 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.
3. ☐ 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-notices-and-reports>

and at the City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92626.

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

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 16 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

JUN 16 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

C.H.

JUN 20 2024

FILED



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 — 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

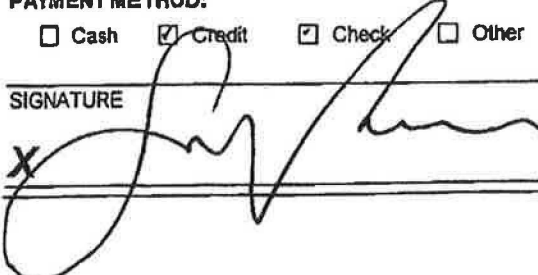
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	3,445.25
<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
<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)			
<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 \$ 3,495.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, SANDRA VALENCIA LOPEZ
--	---

FILED

JUN 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED

JUN 05 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000337135
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

THANK YOU
PLEASE RETAIN THIS RECEIPT

FILED

JUN 20 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
C.H. DEPUTY

FILED

JUN 05 2024

HUGH NGUYEN CLERK-RECORDER
BY [Signature] DEPUTY