

30-06/01/2026-465




ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202685000650

**FILED**

June 1, 2026

HUGH NGUYEN  
CLERK - RECORDER

By   
Deputy clerk

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 MODIFIED 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):

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON June 1, 2026**

Posted for 30 days

**DEPUTY** 135

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:

[x] 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

[x] 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: Victor Mendez, Senior Planner
Phone: 714.754.5276

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 - Modified Project

Project Applicant: Rose Equities, 8383 Wilshire Blvd., Suite 632, Beverly Hills, CA 90211, Brent Stoll, 512-567-6784; Garden Communities, 9110 Judicial Dr., San Diego, CA 92122, Anne Marie Kane, 858-864-2248

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

The Modified Project proposes to replace the previously approved 25,000-square foot "creative office building" with a 42,000-square foot "resident office and amenity building and leasing office" building to allow for flexible co-working space and added site amenities for residents. See next page for full description.

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

described project on May 29, 2026 and has made the following determinations regarding the above (date) described project.

- 1. The project [x] will [ ] will not] have a significant effect on the environment.
2. [x] 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 [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 [x] was [ ] 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 EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: City of Costa Mesa Economic & Development Services Department, located at 77 Fair Drive, Costa Mesa, CA, 92626, and online at: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notice-and-reports.

Signature (Public Agency): Victor Mendez Title: Senior Planner

Date: 05/29/2026 Date Received for filing at OPR:

FILED JUN 01 2026 HUGH NGUYEN, CLERK-RECORDER DEPUTY





2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print Startover Save

RECEIPT NUMBER: 30 — 06/01/2026 — 465
STATE CLEARINGHOUSE NUMBER (if applicable) 2019050014

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA
LEAD AGENCY EMAIL
DATE 06/01/2026
COUNTY/STATE AGENCY OF FILING Orange
DOCUMENT NUMBER 202685000650

PROJECT TITLE

ONE METRO WEST MODIFIED PROJECT

PROJECT APPLICANT NAME ROSE EQUITIES
PROJECT APPLICANT EMAIL
PHONE NUMBER (512) 567 6784
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:

- Environmental Impact Report (EIR) \$4,227.50 \$ 0.00
Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ 0.00
Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ 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 [Handwritten Signature]
AGENCY OF FILING PRINTED NAME AND TITLE
ROBERTO URIOSTEGUI, DEPUTY CLERK

Orange County  
Clerk-Recorder  
Hugh Nguyen  
601 N. Ross Street  
Santa Ana, CA 92701  
(714) 834-2500

Receipt No.: RPT20260000164416

Finalization No.: 20260000163142

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 06/01/2026 03:46 PM

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
Doc# 202685000650		\$50.00
Time Recorded 03:46 PM		

Total Amount Due: \$50.00

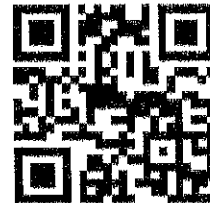
Total Paid

Credit Card Tendered: \$50.00

#827942

Amount Due: \$0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS  
[www.ocrecorder.com](http://www.ocrecorder.com)





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 5C4A 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

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 01 2026

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] 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: Mino Ashabi, Principal Planner  
 Phone: 714-754-6245

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 16, 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.
- 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. Servs

Date: 6/16/21 Date Received for filing at OPR: \_\_\_\_\_

JUN 16 2021

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

POSTED

JUN 16 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

FILED

JUN 01 2021

HUGH NGUYEN, CLERK-RECORDER DEPUTY

