



# NOTICE OF AVILABILITY

## HIVE LIVE ENVIRONMENTAL IMPACT REPORT

**Date:** January 21, 2025

**To:** Reviewing Agencies and Other Interested Parties

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report (Draft EIR)

**Project Title:** Hive Live  
State Clearinghouse No. 2024060115

**Notice is hereby given**, pursuant to Public Resources Code Section 21092 and the State California Environmental Quality Act Guidelines (CEQA Guidelines) (Title 14 of the California Code of Regulations, Section 15087), that the City of Costa Mesa (City) has completed the Draft Environmental Impact Report (Draft EIR) for the Hive Live (project) described below, and that the Draft EIR is available for public review.

**Comment Period:** Agencies, organizations, and the public must submit comments in response to this notice within the **45-day public review period beginning January 21, 2025, and ending at 5:00 p.m. on March 6, 2025.**

City staff will respond to all comments received on the Draft EIR. All comments must be submitted in writing via mail or email to:

Attn: Hive Live Draft EIR  
Chris Yeager, Senior Planner  
City of Costa Mesa  
Economic & Development Services Department  
77 Fair Drive  
Costa Mesa, CA 92626  
[CHRISTOPHER.YEAGER@costamesaca.gov](mailto:CHRISTOPHER.YEAGER@costamesaca.gov)

All parties that submit written comments or are otherwise on the notification list and have submitted their names and mailing addresses will be notified of the availability of the Final EIR. If you wish to be placed on the notification list, have any questions, or need additional information, please contact the person identified above via mail or email.

**Document Availability:** Copies of the Draft EIR, along with documents referenced in the Draft EIR, are available during the 45-day public review period at the following locations:

1. City of Costa Mesa Economic & Development Services Department, located at 77 Fair Drive, 2nd Floor, Costa Mesa, CA 92626

**See reverse side**

2. City of Costa Mesa website: <https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports>.
3. Mesa Verde Library, 2969 Mesa Verde Drive, Costa Mesa, CA 92626
4. Costa Mesa/Donald Dungan Library, 1855 Park Avenue, Costa Mesa, CA 92627

**Project Location:** The approximately 14.25-acre project site is located at 3333 Susan Street, Costa Mesa, 92626. The site is specifically bound by Sunflower Avenue to the north, Susan Street to the east, South Coast Drive to the south, and a public trail (the “Rail Trail”), a pump station (operated by Mesa Water District), and Anduril Industries to the west. The project site is currently developed with the 182,520-square foot Hive Creative Office Campus with three existing two-story office buildings (in the northern portion) and the Los Angeles Chargers practice field (in the southern portion).

**Project Description:** The project proposes to demolish the existing Hive Creative Office Campus and the Los Angeles Chargers practice field and construct a new multi-phased master-planned residential community (“Hive Live”). The project proposes three multi-family residential structures with up to 1,050 dwelling units (rental/apartment units), 3,692 square feet of retail uses, and 335,958 square feet of open space (i.e., publicly accessible open space area, private common open space, and private balconies). The project requires approval of a General Plan Amendment, Zoning Amendment, Specific Plan Amendment, Tentative Parcel Map, Master Plan, Development Agreement, and Density Bonus Agreement.

**Significant Environmental Effects:** The proposed project would result in potential environmental impacts for the following environmental topic areas, which were further analyzed in the Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The project site is not listed as a hazardous site pursuant to Government Code Section 65962.5.

**Public Hearings:** Consideration of the proposed project including the Environmental Impact Report by the City of Costa Mesa Planning Commission will be scheduled later this spring. A separate public notice will be provided to notify the public of the hearing dates.