

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024060115

Project Title: Hive Live

Lead Agency: City of Costa Mesa

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Project Location:

Costa Mesa
City

Orange
County

Project Description (Proposed actions, location, and/or consequences).

The project proposes to demolish the existing 182,520-square foot 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft Environmental Impact Report (Draft EIR) identified the following potentially significant impacts:

- Air Quality (construction impacts to sensitive receptors);
- Biological Resources (nesting migratory birds);
- Cultural Resources (archaeological resources);
- Geology and Soils (paleontological resources);
- Hazards and Hazardous Materials (emergency response/construction traffic);
- Public Services (police services);
- Transportation (vehicle miles traveled [VMT]); and
- Tribal Cultural Resources (tribal cultural resources).

Implementation of Mitigation Measures AQ-1, BIO-1, CUL-1, GEO-1 and GEO-2, HAZ-1, PS-1, TRA-1, and TCR-1 would reduce construction-related impacts as well as operational VMT impacts to less than significant levels. Project implementation would not result in any significant unavoidable impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Prior to preparation of the Draft EIR, a Notice of Preparation (NOP) was distributed for comment, which extended from June 6, 2024 to July 5, 2024. A public scoping meeting was conducted by the City of Costa Mesa on June 17, 2024 at the Norma Hertzog Community Center, 1845 Park Avenue, Costa Mesa, California 92627. Comment letters received are provided in Draft EIR Appendix B, *NOP Comments*. Concerns raised include: aesthetic and lighting impacts, air quality and health risk, biological resources, cultural and archeological resource concerns, energy usage, geology and soils, greenhouse gas emissions, hazardous materials in the area, hydrology/water quality and flooding, plan consistency, noise, population and housing, public services, recreation, traffic/circulation and access, tribal cultural resources, water supply and infrastructure facilities, cumulative concerns, irreversible and irretrievable commitment of resources, growth-inducing effects, and consideration of project alternatives.

Provide a list of the responsible or trustee agencies for the project.

Responsible and Trustee Agencies and other entities that may use the Draft EIR in their decision-making process or for informational purposes include the following, among others:

- Orange County Flood Control District;
- Santa Ana Regional Water Quality Control Board;
- Southern California Edison;
- Costa Mesa Sanitary District; and
- Orange County Airport Land Use Commission.