



OFFICIAL PUBLIC NOTICE

Notice of Intent to Adopt a Mitigated Negative Declaration

DATE: April 1, 2025

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State *CEQA Guidelines*, the City of Costa Mesa hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Victoria Place Project is available for review and comment.

PROJECT TITLE: Victoria Place Project

PROJECT LOCATION: The proposed Victoria Place Project (project) site is approximately 1.77 acres and is located at 220, 222, 234, and 236 Victoria Street (Assessor's Parcel Numbers [APNs] 419-111-19 through -21) in the southern portion of the City of Costa Mesa, California.

LEAD AGENCY: Victor Mendez, Senior Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92626

PROJECT APPLICANT: Tony Weeda, WMC LLC, 1024 Bayside Drive, Suite 109, Newport Beach, CA 92629

PROJECT DESCRIPTION: The project proposes to develop a 40-unit residential common interest development community comprising of 18 duplexes and four detached units fronting Victoria Place. The 76,923-square foot lot area (or approximately 1.77 acres) would be developed with 18 duplexes, or 36 units, with a square footage of 2,751 square feet per unit (which includes 425-square feet of space available for a home office on the ground floor). The project would also construct four detached units. The four detached, situated along Victoria Place, would have a square footage of 2,751-square feet per unit (which includes 427 square feet of space available for a home office on the ground floor). Proposed utility connections, landscaping improvements, and circulation improvements would also be installed. Proposed City entitlements include General Plan Amendment (PGPA-24-0001), a Zoning Code Amendment, Tentative Tract Map (TTM No. 19351), and a Master Plan. It is noted that the project site is not listed pursuant to Government Resources Code Section 65962.5.

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that the proposed project would require a MND. The MND was completed in accordance with the State *CEQA Guidelines* for the purpose of implementing the California Environmental Quality Act (CEQA). The MND is based on the finding that, by implementing the identified mitigation measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by the Initial Study (IS)/MND prepared by the City.

PUBLIC COMMENT PERIOD: The City of Costa Mesa (City) invites interested parties to submit specific, environmental comments in writing regarding the IS/MND. The public comment period begins on **April 1, 2025** and ends on **April 30, 2025**. Written comments regarding the IS/MND must be submitted to the Planning Division prior to **5:00 p.m. on April 30, 2025**. Please send your written comments to the City staff contact identified below and include your name, address, and contact information in your correspondence.

LEAD AGENCY:
City of Costa Mesa
Economic and Development Department
77 Fair Drive
Costa Mesa, CA 92626

CONTACT:
Victor Mendez, Senior Planner
victor.mendez@costamesaca.gov
(714) 754-5276

PUBLIC HEARING: A public hearing will be held before the Costa Mesa Planning Commission on June 9, 2025, at 6:00 p.m. in the City Council Chambers at 77 Fair Drive, Costa Mesa.

AVAILABILITY:

Copies of the Initial Study, the proposed MND, and supporting materials are available for public review at the following locations (and online at <https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notice-and-reports>):

City of Costa Mesa

Economic and Development Department
77 Fair Drive
Costa Mesa, CA 92626

Mesa Verde Library

Attn: Head Librarian
2969 Mesa Verde Drive
Costa Mesa, CA 92626

Costa Mesa/Donald Dungan

Attn: Head Librarian
1855 Park Avenue
Costa Mesa, CA 92627