



OFFICIAL PUBLIC NOTICE

Notice of Intent to Adopt a Mitigated Negative Declaration

DATE: May 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 Bear Street Residential Project is available for review and comment.

PROJECT TITLE: Bear Street Residential Project

PROJECT LOCATION: The proposed Bear Street Residential Project (project) site is approximately 6.12 acres and is located at 3150 Bear Street in the City of Costa Mesa (Assessor's Parcel Numbers [APNs] 141-521-48 and -49) in the northern portion of the City of Costa Mesa, California.

LEAD AGENCY: Chris Yeager, Senior Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92626

PROJECT APPLICANT: Johanna Crooker, MLC Holdings, LLC, 5 Peters Canyon Road, Suite 310, Irvine, CA 92606

PROJECT DESCRIPTION:

MLC Holdings, LLC. (applicant) proposes to develop a new residential infill community consisting of 142 for-sale townhomes ranging in size from approximately 1,060 to 2,218 comprising 2-story detached condominiums and larger 4-story stacked flats. The proposed project would provide private roadways and parking, pedestrian walkways, common space and amenity areas throughout the project site, landscaping, and a recreational amenity area, including approximately 93,500 square feet of open space. The project applicant proposes to deed restrict 5 percent of the units as very low affordable homes (up to seven homes). Pursuant to the State Density Bonus Law, the proposed project would be allowed a 20 percent increase in density.

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that the proposed project would require an 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 **May 1, 2025** and ends on **May 31, 2025**. Written comments regarding the IS/MND must be submitted to the Planning Division prior to **5:00 p.m. on May 31, 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:

Chris Yeager, Senior Planner
Christopher.yeager@costamesaca.gov
(714) 754-4883

PUBLIC HEARING: A public hearing will be scheduled before the Costa Mesa Planning Commission in the City Council Chambers at 77 Fair Drive, Costa Mesa. A subsequent notice will be provided.

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