

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 #: _____

Project Title: Bear Street Residential Project

Lead Agency: City of Costa Mesa

Contact Name: Chris Yeager, Senior Planner

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Project Location: Costa Mesa

City

Orange

County

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

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.

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

MM BIO-1a: Requires nesting bird pre-construction surveys for special-status birds and other migratory birds within the construction area.

MM BIO1b: Requires a qualified Biologist to establish a buffer around active avian nests using flagging tape or other barrier if an active nest is located during pre-construction surveys.

MM CUL-1: Requires a qualified Archaeologist ensure cultural resources mitigation measures are followed for the proposed project.

MM TCR-1: Requires the applicant to formally retain a Native American monitor from the Native American tribe that is culturally and ancestrally affiliated with the Project location.

MM GEO-1: Requires the implementation of recommendations provided in the Geotechnical Exploration prepared for the project.

MM GEO-2: States that in the event that fossils or fossil-bearing deposits are discovered during construction, activities shall be diverted at least 15 feet away from the discovery until a qualified Paleontologist is brought on-site to assess the find for possible salvage. If the applicant determines that avoidance is not feasible, the qualified Paleontologist shall prepare an excavation plan.

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

N/A

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

N/A