ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000755
FILED
August 07, 2025
HUGH NGUYEN
CLERK - RECORDER
By Deputy clerk

30-08/07/2025-0593

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

**TYPE OR PRINT CLEARLY**

**Project Title**

BEAR STREET RESIDENTIAL PROJECT

**Check Document being Filed:**

- [ ] Environmental Impact Report (EIR)
- [x] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [ ] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON** 08/07/2025
**Posted** 08/07/2025 **Removed** _____
**Returned to agency on** _____
**DEPUTY** 333

**Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.**

Print Form

# Notice of Determination

**Appendix D**

**To:**

☐ Office of Planning and Research

*U.S. Mail:* P.O. Box 3044, Sacramento, CA 95812-3044

*Street Address:* 1400 Tenth St., Rm 113, Sacramento, CA 95814

☐ County Clerk
County of: _____
Address: _____

**From:**

Public Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa, CA 92626
Contact: Chris Yeager, Senior Planner
Phone: (714) 754-5000

Lead Agency (if different from above):
_____
Address: _____
Contact: _____
Phone: _____

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): 2025050135

Project Title: Bear Street Residential Project

Project Applicant: MLC Holdings, LLC. 5 Peters Canyon Road, Irvine CA 92606 (949) 233-4910

Project Location (include county): Costa Mesa, Orange County

Project Description:

MLC Holdings, LLC. proposes to develop 142 for-sale townhomes on an infill site. The proposed project would provide private roadways and parking, pedestrian walkways, common space and amenity areas, landscaping, and a recreational amenity area, including approximately 93,500 SF of open space. 5 percent of the units as very low affordable homes (up to 7 homes). Pursuant to the State Density Bonus Law, the proposed project would be allowed a 20 percent increase in density.

This is to advise that the City Council (■ Lead Agency or ☐ Responsible Agency) has approved the above described project on 8/5/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ■ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ■ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [■ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [■ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ■ was not] adopted for this project.
6. Findings [■ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/

Signature (Public Agency): _____ Title: Senior Planner

Date: 8/5/2025 Date Received for filing at OPR: _____

FILED
AUG 07 2025
HUGH NGUYEN, CLERK-RECORDER
BY: ID DEPUTY

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011