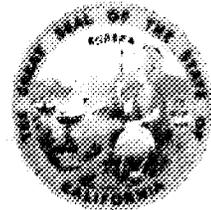


**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**



To: X  
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

X  
County Clerk  
County of Orange  
P. O. Box 22013  
Santa Ana, CA 92702

From:  
City of Costa Mesa  
Development Services  
77 Fair Drive  
Costa Mesa, CA 92626

Date: March 25, 2015

TO: Interested Agencies, Organizations, and Individuals

**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 Negative Declaration (ND) for the 13-unit residential development project by Pinnacle Residential at 2880 Mesa Verde Drive East is available for review and comment.

**PROJECT TITLE:** Pinnacle Residential Project (Rezone R-14-05, Planning Application No. PA-14-48, and Tentative Tract Map T-17824).

**PROJECT LOCATION:** 2880 Mesa Verde Drive East in the City of Costa Mesa, on the east side of Mesa Verde Drive East, approximately 0.2 miles north of the intersection of Adams Avenue and Mesa Verde Drive East, County Assessor's Parcel Number 139-313-08. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The proposed project involves the following: (1) Adoption of an Initial Study/Negative Declaration; (2) Rezone of a 2-acre site from I&R (Institutional and Recreational) to PDR-LD (Planned Development Residential – Low Density) (8 dwelling units per acre maximum allowed); (3) Master Plan for the development of an 13-unit, two-story, small lot, residential development (6.5 dwelling units per acre proposed). The Master Plan includes a Variance from perimeter open space (20 feet required; 3 feet on Mesa Verde Drive East for perimeter wall and 13 feet on Andros Street for the development proposed) and Administrative Adjustment from perimeter open space requirement for residential structures (20 feet required, 13 feet proposed on Andros Street); and (4) Tentative Tract Map T-17824 for subdivision of property for homeownership. The Project consists of the development of 13 single-family, detached residences with a density of 6.5 dwelling units per acre. The project will provide 26 garage/covered parking spaces and 33 open parking spaces, for a total of 59 spaces (4 spaces per residential unit, and 7 guest spaces). Vehicle access to 10 of the units will be provided from a private street from Mesa Verde Drive East, and individual driveways are proposed for the 3 units facing Andros Street. No deviations from the City's Residential Design Guidelines are requested.

**PROJECT IMPACTS:** The Initial Study/ND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/ND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements.

**PUBLIC REVIEW PERIOD: Begins: March 27, 2015      Ends: April 25, 2015**  
**PUBLIC HEARING:** A public hearing will be held before the Costa Mesa Planning Commission on **April 27, 2015**, at 6 p.m. in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

The Initial Study/Negative Declaration is being circulated for public review and comment for a period of 30 days. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, or faxed to the following address:

Mel Lee, AICP, Senior Planner  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

Phone: (714) 754-5611  
FAX: (714) 754-4856

mel.lee@costamesaca.gov

**LOCATION WHERE DOCUMENT CAN BE REVIEWED:** The Initial Study, Draft ND and supporting documents are available for review and comment during normal business hours at the following locations: (a) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA, (b) Mesa Verde Library, 2969 Mesa Verde Drive, East, (c) Costa Mesa/Donald Dungan Library, 1855 Park Avenue.

**POSTED**

Date: 3/25/15

Mel Lee  
Mel Lee, Senior Planner, City of Costa Mesa

MAR 25 2015

HUGH NGUYEN, CLERK RECORDER

BY: RD DEPU