

## NOTICE OF INTENT TO ADOPT A MITIGATED 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: January 22, 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 Mitigated Negative Declaration (MND) for the Ganahl Lumber Costa Mesa Relocation Project is available for review and comment.

**PROJECT TITLE:** Ganahl Lumber Costa Mesa Relocation Project (Planning Application No. PA-14-40).

**PROJECT LOCATION:** 1100 South Bristol Street in the City of Costa Mesa on the south side of the juncture of State Route 55 (SR-55) and State Route 73 (SR-73). The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The proposed project involves the development of a 6.6 acre vacant lot to accommodate the relocation of the Costa Mesa Ganahl Lumber store to a site owned by the County of Orange and leased to Ganahl Lumber. The development proposal includes the following: (1) Construction of a 65,263 square foot building materials retail store with administrative offices (Main Building A) at a maximum height of 41 feet as measured to the highest point of the proposed elevator equipment structure for the Ganahl Lumber Company; (2) A proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling 40,925 square feet (sf); (3) Provision of a total of 286 parking spaces on the project site; 108 parking stalls would be provided on the roof of the retail building; and 178 at-grade parking stalls would be provided throughout the project site; (4) Solar photovoltaic panels would be installed on the roof of the retail building at maximum height of 34 feet. (5) Freestanding monument signage at a height of 25 feet. The existing Costa Mesa Ganahl Lumber store is located on an adjacent property to the east and would be closed once the new store is completed. Required discretionary approvals from the City of Costa Mesa include: Development Review and Conditional Use Permit; Variance from front setback requirement (20-foot setback required; 10-foot setback proposed); Variances from maximum building height for the solar canopy, elevator overrun, B-Shed, and roofdeck parking; and Planned Signing Program.

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

**PUBLIC REVIEW PERIOD: Begins:** January 23, 2015

**Ends:** February 22, 2015

**PUBLIC HEARING:** A public hearing will be held before the Costa Mesa Planning Commission on February 23, 2015, at 6 p.m. in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

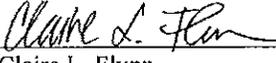
The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 30 days. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action 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:

Claire Flynn, Asst. Development Services Director  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

Phone: (714) 754-5278  
FAX: (714) 754-4856  
claire.flynn@costamesaca.gov

**LOCATION WHERE DOCUMENT CAN BE REVIEWED:** The Initial Study, Draft MND 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.

January 19, 2015  
Date

  
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Claire L. Flynn  
Assistant Development Services Director  
City of Costa Mesa