

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: September 2, 2016

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 a General Plan Amendment and Rezone for a 2-acre property by Pinnacle Residential at 2850 Mesa Verde Drive East is available for review and comment.

PROJECT TITLE: General Plan Amendment GP-16-05 and Rezone R-16-05.

PROJECT LOCATION: 2850 Mesa Verde Drive East in the City of Costa Mesa, County of Orange, on the east side of Mesa Verde Drive East, approximately 280 feet north of the intersection of Adams Avenue and Mesa Verde Drive East, County Assessor's Parcel Number 139-313-09. 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/Mitigated Negative Declaration; (2) General Plan Amendment to change the land use designation of a 2-acre site from GC (General Commercial) to LDR (Low Density Residential); (2) Rezone of a 2-acre site from C1 (Local Business District) to R-1 [Low Density Residential - eight (8) dwelling units per acre maximum density allowed]. The General Plan Amendment and Rezone is to accommodate an 11-unit, two-story, single family residential development which will be submitted to the City for a separate public hearing at a future date.

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 Code requirements.

PUBLIC REVIEW PERIOD: Begins: September 6, 2016 Ends: September 26, 2016

PUBLIC HEARING: A public hearing will be held before the Costa Mesa Planning Commission on **Monday, September 26, 2016, at 6:00 p.m.** in the City Council Chambers at Costa Mesa City Hall at 77 Fair Drive, Costa Mesa, California.

The Initial Study/Negative Declaration is being circulated for public review and comment for a period of 20 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. The document can also be viewed at <http://www.costamesaca.gov>.

9/1/16

Date:

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

POSTED

SEP 02 2016

HUGH NGUYEN, CLERK-RECORDER

BY: HS DEPUTY