

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: May 13, 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 Mitigated Negative Declaration (MND) for the 744-unit Mini-Storage Facility and 5,000 square foot Food Court Building development project at 375 Bristol Street is available for review and comment.

PROJECT TITLE: Planning Application PA-15-30 - Bristol Mini-Storage Facility (744 units) and Food Court Building (5,000 sq. ft.).

PROJECT LOCATION: The project site is located in the eastern portion of the City of Costa Mesa, in Orange County. The site is approximately one mile east of State Route (SR) 55 and immediately south of SR-73. Specifically, the site is located at the southern end of Bristol Street west of Campus Drive where the road splits into a frontage road along SR-73 at 375 Bristol Street.

PROJECT DESCRIPTION: The proposed project involves the following: (1) Adoption of an Initial Study/Mitigated Negative Declaration; (2) and the Rezone of a 3.2-acre site from PDC (Planned Development Commercial) to C2 (General Business District). The proposal involves demolition of the existing automotive strip mall and the development of a two-story, 774-unit Mini-Storage Facility and 5,000 square foot Food Court Building. No code deviations are requested.

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 of approval and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5

PUBLIC HEARING: A public hearing will be held before the Costa Mesa Planning Commission on **MONDAY, JUNE 13TH, 2016, AT 6:00 P.M.** in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa.

PUBLIC REVIEW PERIOD: BEGINS: MAY 14, 2016 ENDS: JUNE 12, 2016

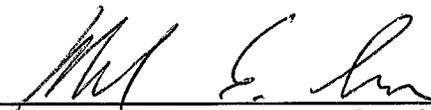
The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 30 days. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action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

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 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.

Date: 5/13/16


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

POSTED

MAY 13 2016

HUGH NGUYEN, CLERK-RECORDER

BY: NA DEPUTY