



## OFFICIAL PUBLIC NOTICE

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Date:** June 21, 2019

**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 a Conditional Use Permit for the Fletcher Jones Audi Automotive Dealership (Proposed Project) is available for review and comment.

**PROJECT TITLE:** Fletcher Jones Audi Automotive Dealership (Planning Application - 19-10)

**PROJECT LOCATION:** The project site is at 1275 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 project site is occupied by the former Ganahl Lumber facility consisting of a 55,540-square-foot (SF) building/shed area comprised of a 35,650 SF building materials retail store, a 1,637 SF will call storage shed, a 15,905 SF storage shed, a 2,348 SF mill shed.

The project site is not on a list compiled pursuant to Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The proposed project involves demolition of the former Ganahl Lumber retail building and construction and operation of a 50,971-square-foot (SF) automotive center, including a ground-up two-story (33,807 SF first floor and 17,164 SF second floor) sales and service center for Fletcher Jones Audi Automotive Dealership. The proposed project would be located on a 4.896-acre site zoned C-2 (General Business District). Discretionary approvals by the City of Costa Mesa would include: Conditional Use Permit (CUP) for an automobile dealership and a variance for building height from 30 feet (required) to 44 feet (proposed).

**PROJECT IMPACTS:** Potentially significant impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources were identified in the Initial Study. All impacts would be reduced to a less-than-significant level with the incorporation of mitigation measures, standard conditions of approval, and code compliance.

**PUBLIC REVIEW PERIOD:** In compliance with CEQA, the City has established a 20-day public review period beginning June 25, 2019 and ending July 15, 2019.

Any person may submit written comments regarding the Initial Study/Mitigated Negative Declaration 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.

Written comments must be received by mail, email, or fax by 5:00 p.m. on July 15, 2019 at the following address:

Mel Lee, AICP, Senior Planner  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

FAX: (714) 754-4856

[mel.lee@costamesaca.gov](mailto:mel.lee@costamesaca.gov)

**PUBLIC HEARING:** A public hearing will be held before the Costa Mesa Planning Commission on Monday, August 12, 2019 at 6:00 p.m. in the City Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

**LOCATION WHERE DOCUMENT CAN BE REVIEWED:** The Initial Study, Draft MND and supporting documents are available for public 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 Dugan Library, 1855 Park Avenue. The document can also be viewed at: <http://www.costamesaca.gov> under Environmental Notices and Reports.

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