



OFFICIAL PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Date: February 13, 2017

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 Lions Park Projects is available for review and comment.

PROJECT TITLE: Lions Park Projects (Master Plan PA-16-71)

PROJECT LOCATION: The Proposed Project is located at Lions Park, 570 West 18th Street, 1845 and 1855 Park Avenue, Costa Mesa, California 92627.

PROJECT DESCRIPTION: The Proposed Project includes three individual projects to be completed in two successive construction phases (Phase 1 and Phase 2). The three projects include:

1. Improvements to Lions Park and new signage, including building signs and directional/wayfinding signs (Phase 1);
2. Demolition of the existing Neighborhood Community Center (NCC) and construction of a new library building and café (Phase 1); and
3. Renovation of the existing Donald Dungan Library building to be repurposed as the new Neighborhood Community Center (NCC) (Phase 2).

Phase 1

The improvements to Lions Park include the demolition of the existing NCC, construction of a new snack and beverage service kiosk, a new surface parking lot, and off-site street improvements to Park and Anaheim Avenues.

The existing NCC would be demolished to make room for the new library and to increase park open space by approximately one acre. The new snack and beverage service kiosk would measure approximately 890 square feet (SF) and would serve the park and all facilities in the park. The new surface parking lot would be located in front of the Costa Mesa Historical Society Building and provide approximately 20 new parking spaces. This new parking lot would be accessed from Anaheim Avenue.

Off-site street improvements include improvements to Park and Anaheim Avenues. Improvements are detailed below:

- Park Avenue improvements include new sidewalks, entrance driveway, curb and gutter, parkway landscaping, street trees, street furnishings, and approximately 29 new parking spaces. These improvements would affect approximately 580 linear feet (LF) of street frontage and 17,430 SF in area.
- Anaheim Avenue improvements include new sidewalk, entrance driveway, curb and gutter, parkway landscaping, and street trees. These improvements would affect approximately 145 LF of street frontage and 2,350 SF in area.

Phase 1 of the Proposed Project also includes the construction of a new two-story 22,860 SF library to be built just south of the existing NCC building. The first floor would include a multipurpose room, market place, circulation workroom, meeting room, Friends of the Library workroom, staff workroom, restrooms, children's library, and early childhood area. The second floor would include a staff workroom, staff lounge, staff restrooms, two study rooms, public restrooms, adult collections, and a teen room. The new library would be designed to achieve a U.S. Green Building Council (USGBC) Leadership in Energy & Environmental Design (LEED) rating of Gold.

Phase 2

Phase 2 of the Proposed Project includes the renovation of the existing 8,740 SF Donald Dungan Library to be repurposed as the new NCC. The renovation includes minor floor area expansion totaling approximately 600 SF to include a new catering kitchen, new exterior glazing and entrance doors, new mechanical equipment, electrical panels, new lighting, and audio visual/information technology equipment and infrastructure. The renovation also includes a new walled loading/delivery area to serve the facility, site landscaping immediately surrounding the building, and a new slurry coat finish and restriping of the Park Avenue surface parking lot located at the front of the building. The renovated building would be designed to achieve a USGBC LEED rating of Silver.

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.

HAZARDOUS WASTE SITES: Pursuant to Section 15072(g)(5) of the Guidelines for California Environmental Quality Act, the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration.

PUBLIC REVIEW PERIOD: Begins: February 13, 2017 **Ends:** March 4, 2017

PUBLIC HEARING: A public hearing will be held before a Special Joint Planning Commission/City Council meeting on March 28, 2017, at 6:00 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 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	Phone: (714) 754-5611
City of Costa Mesa	Fax: (714) 754-4856
77 Fair Drive	Email: mel.lee@costamesaca.gov
Costa Mesa, CA 92626	

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The Initial Study, Draft MND and supporting documents are available for review and comment on the City website at <http://www.costamesaca.gov/index.aspx?page=151> and during normal business hours at the following locations: (a) City of Costa Mesa, 2nd floor, Planning Department 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.

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