



CITY OF LA QUINTA

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Application: ENVIRONMENTAL ASSESSMENT 2017-0009

Project Location: SOUTHWEST CORNER OF LA QUINTA DRIVE AND AUTO CENTER DRIVE
APN 600-340-048

Project Description:

The proposed project includes a Development Agreement, General Plan Amendment (GPA 2017-0001), a Zone Change (ZC 2017-0001), a Specific Plan Amendment (SPA 2017-0003), a Tentative Tract Map (37193, TTM 2017-0007), and a Site Development Permit (SDP 2017-0012) to allow the development of 131 detached condominium units and a 125 room hotel on a 22 acre site.

The project site is currently designated General Commercial under the City's General Plan. The Development Agreement is proposed to assure that the financial shortfall to the General Fund associated with residential development is offset by an annual payment until the commercial component of the project proceeds. GPA 2017-0001 will amend the land use designation to Medium High Density Residential (MHDR) on 19.2 acres of the 22 acre site.

ZC 2017-0001 would amend the zoning district from Regional Commercial (CR) to Medium Density Residential (RM) on 19.2 acres of the 22 acre site.

SPA 2017-0003 will allow for a mixed-use development consisting of commercial and residential uses for Planning Area II of the Centre at La Quinta Specific Plan.

TTM 2017-0007 will subdivide the project site for condominium purposes into three smaller numbered parcels and a 1.74-acre lettered parcel for an existing retention basin. SDP 2017-0012 is required for approval of the landscape design, architectural design, and site plan for the proposed 131 residential units.

No potentially significant effects on the environment are anticipated as a result of the proposed project; therefore, a Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act. The Initial Study/Environmental Assessment and all documents referenced therein may be viewed by the public Monday through Thursday 7:30 a.m. to 5:30 p.m., and Friday 8:00 a.m. until 5:00 p.m., at the Design and Development Department, La Quinta City Hall, 78495 Calle Tampico, La Quinta, California.

Comment Period: The public is invited to comment on the draft Mitigated Negative Declaration during the public review period beginning on April 2, 2018 and ending on April 23, 2018. Please provide any comments to Nicole Sauviat Criste, Consulting Planner, either by mail to the above address or by email at ncriste@la-quinta.org.

Public Hearings: A public hearing before the Planning Commission is tentatively scheduled for April 24, 2018. Please contact the Design and Development Department to confirm the date.

PUBLISH ONCE ON MARCH 30, 2018