



# CITY OF LA QUINTA

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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**Application:** ENVIRONMENTAL ASSESSMENT 2018-0001  
SPECIFIC PLAN 2018-0001  
SITE DEVELOPMENT PERMIT 2018-0001

**Project Location:** SOUTHWEST CORNER OF FRED WARING DRIVE AND JEFFERSON STREET  
APN 604-521-010, 604-521-012 AND 604-521-013

**Project Description:**

The Applicant is proposing a Jefferson Square Specific Plan Amendment that would result in the rehabilitation of the existing Fresh and Easy store building (Parcels 3 and 5) to an indoor organic food and beverage market with dine-in facilities, and the construction of a three-story hotel building of 68,021 square feet and retail shops totaling 8,849 square feet in the southern portion of the site. The hotel will include 160 rooms, as well as associated facilities, including a bar, restaurant, and retail shops. A Site Development Permit is also proposed for approval of the landscaping and architectural design of the hotel and retail components of the project.

**Findings/Determination:**

The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City proposes to adopt a Mitigated Negative Declaration (MND) for this project.

**Comment Period:** The public is invited to comment on the draft Mitigated Negative Declaration during the public review period beginning on August 16, 2018 and ending on September 5, 2018. 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. Please provide any comments to Cheri Flores, Senior Planner, either by mail to the above address or by email at [clflores@la-quinta.org](mailto:clflores@la-quinta.org).

**Public Hearings:** A public hearing before the Planning Commission is tentatively scheduled for September 25, 2018. Please contact the Design and Development Department to confirm the date.