



CITY OF LA QUINTA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Application: ENVIRONMENTAL ASSESSMENT 2018-0005
SPECIFIC PLAN 2018-0002 (SP 2008-085, AMD 1)
SITE DEVELOPMENT PERMIT 2018-0007

Project Location: SOUTH SIDE OF HIGHWAY 111, APPROX. 300 FEET EAST OF DUNE
PALMS ROAD
APN 600-020-053

Project Description:

The Applicant is proposing a Highway 111 and Dune Palms Specific Plan Amendment that would allow for commercial and/or mixed use (commercial and residential) development on the northern 10± acre portion of the Specific Plan area that was originally intended for auto retail. The amendment also revises commercial development standards for gross floor area and maximum height within the first 150 feet from Highway 111 right of way. A Site Development Permit is also proposed for approval of the landscaping and architectural design of a 4-story, 108-room hotel on 3 acres of the site.

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 January 2, 2019 and ending on January 22, 2019. 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 Carlos Flores, Associate Planner, either by mail to the above address or by email at cflores@laquintaca.gov.

Public Hearings: A public hearing before the Planning Commission is tentatively scheduled for January 22, 2018. Please contact the Design and Development Department to confirm the date.