



CITY OF LA QUINTA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Application: Specific Plan 2022-0002 (Amendment to SP2002-062), Site Development Permit 2022-0015, Tentative Tract Map 2022-0003 (38604)

Location: The Project site is located at the southwest corner of Jefferson Street and Fred Waring Drive. The Project site encompasses Assessor's Parcel No. 604-521-013 and 604-521-014.

Project Title: Jefferson Square Specific Plan Amendment

Project Description: The project applicant is proposing Specific Plan Amendment (SPA) No. 3 to allow commercial retail (Option 1) or mixed-use development (Option 2) within the Specific Plan area. SPA No. 3 divides the Specific Plan area into two Planning Areas (PA1 and PA2). PA1 is the northern portion of the site that is currently developed with commercial retail, and PA2 is the southern portion of the site that is currently undeveloped. Option 1 would allow PA1 and PA2 to remain commercial retail, and Option 2 would allow the development of up to 95 residential units within PA2. Concurrently, the project applicant seeks approval of a Site Development Permit (SDP) 2022-0015 and Tentative Tract Map (TTM) No. 38604. SDP 2022-0015 proposes an 89-unit multifamily project in PA2, and TTM No. 38604 proposes to subdivide the PA2 site into three lots.

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 hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

Public Review Period: A 20-day public review period for the Draft Mitigated Negative Declaration will commence on May 9, 2024, and end on May 29, 2024, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received within the public review period. You may contact the project Planner, Nicole Criste at (760) 341-4800 with questions and send written comments by email to ConsultingPlanner@LaQuintaCA.gov or by mail to 78495 Calle Tampico, La Quinta CA 92253. The Mitigated Negative Declaration and Initial Study are available for review on the City's website at <https://www.laquintaca.gov/our-city/city-departments/design-and-development/planning-division/public-hearing-notices>.

Public Hearings: A public hearing for this project is tentatively scheduled before the Planning Commission for June 25, 2024. The City Council hearing date has not been scheduled. A separate public notice will be posted pursuant to the City's public noticing requirements once a public hearing date is confirmed.
