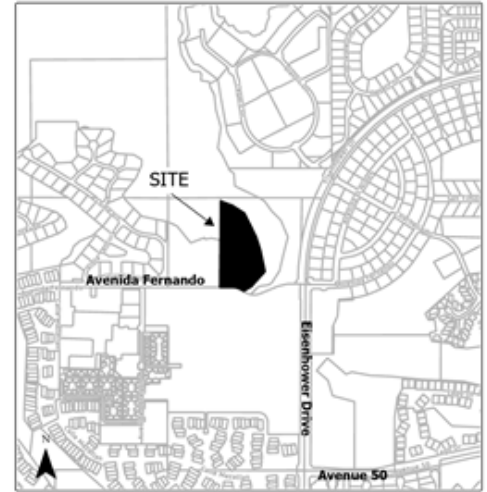


CITY OF LA QUINTA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Application: Conditional Use Permit 2022-0004
Site Development Permit 2022-0005
Environmental Assessment 2022-0006

Location: The Project site is located at 77600 Avenida Fernando in the City of La Quinta (City), in Riverside County, California. The Project site encompasses APN 658-170-010 and a portion of APN 658-170-003. The existing property occupies APN 658-170-011.



Project Title: Austin Residence Project

Project Description: The proposed Project involves residential development improvements to the site at 77600 Avenida Fernando in the City. The Project site is designated Open Space under the City's land use designation. The proposed Project includes a private tennis court located at the northwest corner of the site and a spa located on the central eastern portion of the site, just east of the existing pool. The Applicant also proposes associated site improvements, which include landscaping, utility infrastructure, a seating area, a boulder water spring, and two lawns – one containing a water feature and a fire feature. Retention basins would be constructed to collect and store storm runoff generated during the 100-year design storm per City drainage ordinance requirements.

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.

Comment Period: A 20-day public review period for the Draft Initial Study/Mitigated Negative Declaration (IS/MND) will commence at 8:00 a.m. on February 2, 2023 and end on February 22, 2023 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the IS/MND must be received at the above address within the public review period. In addition, you may email comments to the following address: cflores@laquintaca.gov. Copies of the IS/MND are available for review upon request of the project planner, Cheri Flores at cflores@laquintaca.gov.

Public Hearings: This matter has been set for public hearing before the Planning Commission on February 28, 2023. Please contact Planning Manager, Cheri Flores for further information at cflores@laquintaca.gov or (760) 777-7067.