

# CITY OF LA QUINTA

## NOTICE OF INTENT TO ADOPT

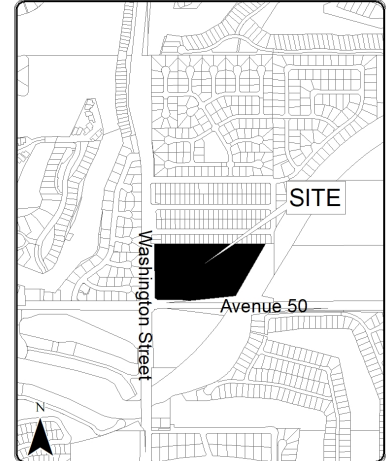
### A MITIGATED NEGATIVE DECLARATION

**Application:** Environmental Assessment 2022-0001  
General Plan Amendment 2022-0002  
Zone Change 2022-0002  
Specific Plan 2022-0001 (SP 2004-071, Amendment 2)  
Site Development Permit 2022-0001

**Location:** The Project site is located at Northeast corner of Washington Street and Avenue 50 in the City of La Quinta (City), in Riverside County, California. The Project site encompasses APN 646-070-016

**Project Title:** Troutdale Residences

**Project Description:** The proposed Project involves a 284 unit apartment project in the City. The Project site is designated High Density Residential under the City's land use designation. The proposed Project includes a 284 unit apartment project, complete with 2 and 3 story buildings that will house 1-2 bedroom units. The Applicant also proposes associated site improvements, which include landscaping, utility infrastructure, a clubhouse, garages, carports, pool, and community spaces. 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 March 3, 2023 and end on March 23, 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](mailto:cflores@laquintaca.gov). Copies of the IS/MND are available for review upon request of the project planner, Carlos Flores at [cflores@laquintaca.gov](mailto:cflores@laquintaca.gov), or at <https://www.laquintaca.gov/our-city/city-departments/design-and-development/planning-division/public-hearing-notice>.

**Public Hearings:** This matter has been set for public hearing before the Planning Commission on March 28, 2023. Please contact Senior Planner, Carlos Flores for further information at [cflores@laquintaca.gov](mailto:cflores@laquintaca.gov) or (760) 777-7069.