

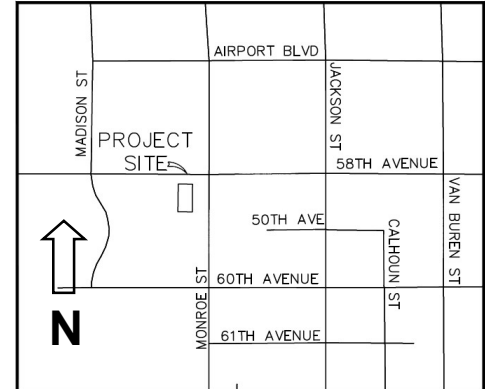


CITY OF LA QUINTA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Application: Environmental Assessment 2021-0006
General Plan Amendment 2021-0001
Zone Change 2021-0001
Tentative Tract Map 2021-0004
Conditional Use Permit 2021-0002

Location: The Project site is located south of Avenue 58 between Madison Street and Monroe Street in the City of La Quinta (City), in Riverside County, California. The Project site encompasses APNs 764-180-002 and 764-180-003.



VICINITY MAP

N.T.S

Project Title: La Villetta at Avenue 58

Project Description: The proposed project involves approval of a General Plan Amendment from Low Density up to 4 dwelling units per acre to Medium/High Density up to 12 dwelling units per acre, Zone Change from Low Density Residential to Medium High Density Residential, Tentative Tract Map and Conditional Use Permit for Planned Unit Development to allow for the development of 80 single-family homes on approximately 9.7 gross acres. The Applicant also proposes associated site improvements, which include landscaping, utility infrastructure, a clubhouse, pool, and community spaces.

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 June 2, 2023 and end on June 22, 2023 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Written comments on the IS/MND must be received at the above address within the public review period. You may email comments to Siji Fernandez, Associate Planner at SFernandez@LaQuintaCA.gov. Copies of the IS/MND are available for review upon request 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 June 13, 2023. Please contact Associate Planner, Sijifredo Fernandez for further information at SFernandez@LaQuintaCA.gov or (760) 777 - 7086.

PUBLISH ONCE ON JUNE 2, 2023

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