

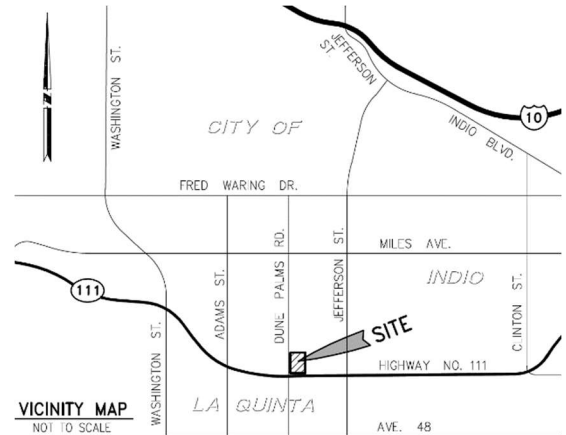


CITY OF LA QUINTA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Application: Tentative Parcel Map 2023-0001; Environmental Assessment 2023-0001; Minor Use Permit 2023-0001; Minor Adjustment 2023-0001; and Site Development Permit 2023-0003

Location: The Project site is located at the northeast corner of Highway 111 and Dune Palms Road in the City of La Quinta (City), in Riverside County, California. The Project site encompasses Assessor's Parcel No. 600-030-018.



Project Title: Dune Palms Mixed Use Project

Project Description: The Project proposes the development of an approximately 9.4-acre site in La Quinta, California. The Project proposes 4.3 acres of commercial development and 5.1 acres of residential development. The residential portion will be comprised of approximately 180 units and will be developed by a third party. The commercial component of the development will consist of a drive-through quick serve restaurant (QSR) and a car wash. The commercial component is expected to be developed first, while the residential component will be developed at a later date.

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 July 13, 2023 and end on August 2, 2023 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, Cheri Flores at (760) 777- 7067 with questions and send written comments by email to CLFlores@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 for August 8, 2023. A separate public notice will be posted pursuant to the City's public noticing requirements once a public hearing date is confirmed.