



# CITY OF LA QUINTA

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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NOTICE IS HEREBY GIVEN to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of La Quinta is circulating an Initial Study/Mitigated Negative Declaration for public comment.

**Application:** Zone Change 2024-0002, Zoning Ordinance Amendment 2024-0002, Specific Plan 2022-0002, Environmental Assessment 2024-0002

**Location:** Approximately 2 miles along Highway 111 between Washington Street on the west, Jefferson Street on the east, the Whitewater Wash on the north, and Avenue 48 on the south.

**Project Title:** Highway 111 Corridor Specific Plan and Development Code

**Project Description:** The City of La Quinta (City) is developing a Highway 111 Corridor Specific Plan and Development Code to transform the area into a vibrant mixed-use corridor. The two-mile stretch of businesses, mainly retail, generates 75% of the City's sales tax. The plan aims to guide infrastructure, business, and housing development, creating a unified space for shopping, living, working, and recreation, accessible by Highway 111, the Coachella Valley Link, and other multi-use paths. The Development Code establishes standards for expansion, including location-specific guidelines and use permissions. The Specific Plan's population estimates are part of the City's General Plan and will replace previous specific plans for the area. Focused on public connectivity, mixed-use development, and active transportation, it envisions a more accessible, urban Highway 111 Corridor combining commercial, residential, and recreational spaces to boost economic growth and quality of life.

**Findings/Determination:** The City has conducted an environmental review of the above-described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act. The project, as mitigated, will not have a significant effect on the environment, and as such, a Mitigated Negative Declaration will be recommended for adoption by the City.

**Public Review Period:** A 30-day public review period for the Draft Mitigated Negative Declaration will commence on May 19, 2025, and end on June 19, 2025, 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](mailto: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 [www.laquintaca.gov/111corridor](http://www.laquintaca.gov/111corridor).

**Public Hearings:** A public hearing for this project is tentatively scheduled before the Planning Commission for June 24, 2025. 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.

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