Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Highway 111 Corridor Specific Plan and Development Code

Lead Agency: City of La Quinta — Contact Person: Cheri Flores
Mailing Address: 78495 Calle Tampico — Phone: 760-777-7067
City: La Quinta — Zip: 92253 — County: Riverside

Project Location: County: Riverside — City/Nearest Community: City of la Quinta
Cross Streets: Washington Street and Highway 111; Jefferson Street and Highway 111 — Zip Code: 92253
Longitude/Latitude (degrees, minutes and seconds): ____ ° ____ ' ____ " N / ____ ° ____ ' ____ " W Total Acres: Approx. 500
Assessor's Parcel No.: NA - Specific Plan for Highway 111 Corridor — Section: 19;30;29;28 — Twp.: 5 South — Range: 7 East — Base: San Bernardio
Within 2 Miles: State Hwy #: 111 — Waterways: Whitewater River
Airports: Bermuda Dunes Airport — Railways: Union Pacific - City of Indio — Schools: La Quinta High School, Amelia Earhart Elementary; John

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ Other: ____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other: ____

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☒ Recreational: Pocket Parks, Public Gathering Spaces
☐ Water Facilities: Type ____ MGD ____
☒ Transportation: Type Active Transportation
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: ~~Mixed-Use Development~~

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☒ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities
☒ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☒ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☒ Other: Cultural & Tribal Resources

Present Land Use/Zoning/General Plan Designation:

Land Use/Zoning: Regional Commercial; Community Commercial; Commercial Park; Major Community Facilities; Medium Density Residential. General Plan Des: General Commercial; Medium High Density Residential; Major Community Facilities

Project Description: *(please use a separate page if necessary)*

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 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 8	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	____	Regional WQCB # ____
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
S	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
S	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 6	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	S	Other: Southern California Air Quality Management District
____	Housing & Community Development	____	Other:
____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 05/19/2025 Ending Date 06/19/2025

Lead Agency (Complete if applicable):

Consulting Firm: GHD
Address: 320 Goddard, Ste #200
City/State/Zip: Irvine, CA 92618
Contact: Nicole Greenberg, Senior Environmental Planner
Phone: 949-585-5213

Applicant: City of La Quinta Planning Department
Address: 78495 Calle Tampico
City/State/Zip: La Quinta, CA 92253
Phone: 760-777-7067

Signature of Lead Agency Representative: _____ **Date:** 5/19/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.