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: Avenue 50 Improvement Project from Jefferson Street to Botella Place

Lead Agency: City of Indio | Contact Person: Juan Raya
Mailing Address: 100 Civic Center Mall | Phone: (760) 541-4225
City: Indio | Zip: 92201 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: City of Indio and City of La Quinta
Cross Streets: Avenue 50, Jefferson Street, Botella Place | Zip Code: 92201
Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ′ 07.29 ″ N / 116 ° 14 ′ 30.84 ″ W Total Acres: approx. 38
Assessor's Parcel No.: See attached | Section: See attached | Twp.: See attached | Range: See attached | Base: SBBM
Within 2 Miles: State Hwy #: 111 | Waterways: Coachella Canal
Airports: N/A | Railways: N/A | Schools: See attached

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

☒ Transportation: Type Existing roadway improvement
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

See attachment.

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

See attachment.

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

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

Starting Date 10/22/2025 Ending Date 11/20/2025

Lead Agency (Complete if applicable):

Consulting Firm: Albert A Webb Associates
Address: 3788 McCray Street
City/State/Zip: Riverside, CA 92506
Contact: Eliza Laws
Phone: (951) 686-1070

Applicant: City of Indio Public Works Department
Address: 100 Civic Center Mall
City/State/Zip: Indio, CA 92201
Phone: (760) 541-4225

Signature of Lead Agency Representative: _____ **Date:** October 17, 2025

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

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL ATTACHMENT (Avenue 50 Improvement Project from Jefferson Street to Botella Place)

Assessor Parcel Numbers
Right-Of-Way (ROW), 602-090-001, 602-090-002, 616-270-014, 616-280-006, 616-280-009, 616-300-019, 616-300-020, 616-300-025, 616-300-026, 616-300-027, 777-010-001, 777-010-002, 779-010-001, 779-010-002, 779-020-006, 779-060-005, 779-060-006, 779-060-007, 779-060-008, 779-060-012, 779-060-016, 779-060-017, 779-060-018

Section
02-04, 33-35

Township
6 South ,5 South

Range
7 East

Schools
- Harry S Truman Elementary School, 78870 Avenue 50, La Quinta, CA 92253
- Mountain Vista Elementary School, 49750 Hjorth Street, Indio, CA 92201
- Cahuilla Desert Academy, 82489 52nd Avenue, Coachella, CA 92236
- Coral Mountain Academy, 51375 Van Buren Street, Coachella, CA 92236

Present Land Use/ Zoning/ General Plan Designation

Present Land Use: Existing roadway, sidewalk, residential units, commercial buildings, golf courses, festival grounds, and vacant lots.

Zoning:

City of Indio: Right-of-Way, Neighborhood Center (NC), Specific Plan/Project Master Plan (SP/PMP), Suburban Neighborhood-8 (SN-8), Mobile Home (MH), Desert Estates Transition-3 (DET-3), Desert Estates-1 (DE-1), and Parks and Open Space (OS)

City of La Quinta: Right-of-Way, Neighborhood Commercial with Equestrian Overlay, Low Density Residential with Equestrian Overlay, Low Density Residential, Golf Course, Very Low Density Residential with Equestrian Overlay, and Floodplain.

General Plan Designation:

City of Indio: Right-of-Way, Neighborhood Center (NC), Suburban Neighborhood High (SN), Desert Estates Transition (DET), Parks and Open Space (OS), Neighborhood Center (NC), and Festival District (FD)

City of La Quinta: Right-of-Way, General Commercial, Low Density Residential, Open Space – Natural, and Open Space – Recreation

Project Description

The City of Indio proposes to improve a portion of Avenue 50 from Jefferson Street to Botella Place to its ultimate Indio General Plan configuration as well as construct drainage improvements consistent with Indio's Master Drainage Plan (MDP). The southern portion of Avenue 50 between Jefferson Street and Madison Street (approximately a mile) is within the City of La Quinta while the remaining roadway portions are within Indio. The proposed roadway improvements in La Quinta are consistent with the La Qunita General Plan configuration.

Existing conditions generally include a three-lane roadway and incomplete segments of sidewalks or trails. Proposed improvements generally include widening Avenue 50 from one travel lane to two travel lanes in each direction, closing gaps in existing sidewalks and trails, and constructing a Class IV bike lane, curb and gutter, and drainage improvements per the Indio MDP. New streetlights are proposed in Indio. No landscaping is proposed.

The Project will provide storm drain lines at varying lengths that are currently not provided by the existing roadway. The storm drain lines function as underground retention/infiltration basins for the street subareas. Each storm drain line is a 60-inch diameter perforated high-density polyethylene (HDPE) pipe embedded in a trench filled with clean washed stones (gravel), located under the median or sidewalk/parkway on both sides of Avenue 50. Catch basins with local depressions are placed at the low points of the street and at the downstream end of each storm drain pipe to collect and convey the street flow to the underground pipe for storage and infiltration. The proposed facilities, with regular maintenance, will convey flows safely to the underground retention and ground infiltration with the additional benefit of groundwater recharging, in accordance with the requirements of the Indio MDP.

Some areas proposed for improvements require right-of-way (ROW) acquisition and storm drain easements; these areas are on Avenue 50 in both Indio and La Quinta. Project construction will also require temporary construction easements extending up to 10 feet outside of street ROW for properties adjacent to the Project site. Project construction would last approximately 18 months.

The Project site is not located on a site listed under Government Code Section 65962.5.