



GEM of the DESERT

CITY OF LA QUINTA NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT
TRAVERTINE SPECIFIC PLAN AMENDMENT
SCH# 2018011023

In accordance with the California Environmental Quality Act (CEQA), the City of La Quinta (City), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed Travertine Specific Plan Amendment Project ("Project") (SCH# 2018011023). This notice briefly describes the Project and its location, lists the Project's significant effects on the environment, which are addressed in detail in the Draft EIR, states where the Draft EIR and all documents that are referenced in the Draft EIR are available for public review, and provides the timeframe for submitting comments on the Draft EIR. Please note that comments must be submitted in writing according to the directions provided below.

Project Location: The Project site encompasses an area of approximately 855 acres in the southeastern portion of the City of La Quinta, bounded by Coral Mountain on the northwest, Avenue 60 to the north, and U.S. Bureau of Reclamation dike No. 4 on the east. The Project is located in Section 33, Township 6 South, Range 7 East, and Sections 3 through 5 in Township 7 South, Range 7 East, San Bernardino Base Line and Meridian, Martinez Mountain and Valerie 7.5-minute quadrangles; and at Latitude 33° 35' 53" N Longitude 116° 15' 33" W (approximate geographic center of the property).



Off-site utility infrastructure that would be needed to serve the Project at full buildout (an Imperial Irrigation District substation and Coachella Valley Water District water wells) is proposed to be located east and northeast of the Project property, generally between Avenue 58 on the north, Avenue 62 on the south, Calhoun Street on the east, and Almonte Drive and Monroe Street on the west.

Project Description:

The Project would amend the adopted Travertine Specific Plan to provide for the development of a mix of uses including up to 1,200 dwelling units of varying residential product types and two community parks (east and west) on 378.8 acres; a 38.3-acre resort/spa facility with a 45,000-square-foot boutique hotel with a 175-seat restaurant, 97,500 square feet of resort villas, and 8,700 square feet of spa and wellness center; a 46.2-acre resort/golf facility with a 5,500-square-foot golf academy, a 1,000-square-foot clubhouse, and 10,000-square-foot banquet restaurant (500-seat capacity). The Project also proposes on-site and off-site drainage infrastructure, and recreational open space consisting of a 5-mile public trail system, staging areas, gathering areas, and passive and

active spaces on approximately 55.9 acres. Natural open space land uses are proposed on approximately 301.2 acres on the southern portion of the Project property for conservation and preservation purposes.

General public access to the Project would be provided by a southerly extension of Jefferson Street and a westerly extension of Avenue 62. These roadways will extend into the Project site and create a spine roadway that will provide access to the neighborhood communities. An emergency vehicle access road will be provided along the unimproved portion of Madison Street.

At full buildout, Project utility demand would be offset by a new electrical substation and up to five Coachella Valley Water District (CVWD) wells.

The Project proponent is seeking the following entitlements from the City of La Quinta: General Plan Amendment (GPA 2017-0002), Zone Change (ZC 2017-0002), Specific Plan Amendment (SP 2017-0004), Tentative Tract Map (TTM 2017-0008), and Development Agreement (DA 2021-0001).

Significant Effects Discussed in the Draft EIR: The Draft EIR concludes that the Project will result in less than significant environmental impacts to the following resource areas: Agricultural Resources and Forestry Resources, Energy, Land Use and Planning, Population and Housing, Recreation, and Wildfire Risk. The Draft EIR concludes that the Project may result in potentially significant but mitigable, impacts to the following resource areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities. The Draft EIR further concludes that the Project may result in potentially significant and unavoidable impacts to the following resource areas: Greenhouse Gasses and Transportation (vehicle miles traveled).

This Draft EIR is available for a 45-day public review period beginning on **October 27, 2023 and ending on December 11, 2023**. The Draft EIR and all documents that are referenced in the Draft EIR are available for public review at the La Quinta City Hall, located at 78-495 Calle Tampico, La Quinta, CA 92253. In addition, an electronic version of the Draft EIR is available on the City's website at <https://www.laquintaca.gov/travertine>.

Comments on the Draft EIR may be provided in writing by December 11, 2023 to: Cheri Flores, Planning Manager, City of La Quinta, 78-495 Calle Tampico, La Quinta, CA 92253, or cflores@laquintaca.gov. Please note "Travertine SPA DEIR" in the subject line. Please include your name, address, and other contact information in your submission. Further information about the proposed Project are available at <https://www.laquintaca.gov/travertine>.