

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[X] County Clerk
County of: Riverside
Address: 4080 Lemon Street 1st Floor
Riverside, CA 92501

From:

Public Agency: City of La Quinta
Address: 78495 Calle Tampico
La Quinta, CA 92253
Contact: Nicole Sauviat Criste
Phone: 760-777-7000

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021020310

Project Title: Club at Coral Mountain (previously Coral Mountain Resort)

Project Applicant: CM Wave Development, LLC

Project Location (include county): Avenue 58 and Madison Street, La Quinta, Riverside County, CA

Project Description:

The Club at Coral Mountain project proposes a commercial corner on 7.7 acres allowing up to 60,000 square feet of retail, an 18-hole golf course on 187.5 acres, and up to 750 residential units on 191.8 acres. This NOD is being filed only for the Ordinances for the Zone Change and Development whose 2nd reading occurred at the regularly scheduled City Council meeting of March 19, 2024.

This is to advise that the City of La Quinta has approved the above (X Lead Agency or Responsible Agency)

described project on March 19, 2024 and has made the following determinations regarding the above described project.

- 1. The project [X will] [ ] will not] have a significant effect on the environment.
2. [X An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X were] [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X was] [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [X was] [ ] was not] adopted for this project.
6. Findings [X were] [ ] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

78495 Calle Tampico, La Quinta, CA 92253

Signature (Public Agency): [Signature] Title: Consulting Planner
Date: 3/20/24 Date Received for filing at OPR:



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 24-61638**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$4,101.25
	# Pages	2
	Document #	E-202400268
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$4,051.25
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$4,101.25</b>
Tender (On Account)		\$4,101.25
Account#	CEQATNPR	
Account Name	CEQATNPR - TERRA NOVA PLANNING & RESEARCH, INC.	
Balance	\$9,882.00	



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-61638
STATE CLEARINGHOUSE NUMBER (if applicable) 2021020310

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LA QUINTA	LEAD AGENCY EMAIL CONSULTINGPLANNER@LAQUINTA.CA.GOV	DATE 03/06/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400268	
PROJECT TITLE CLUB AT CORAL MOUNTAIN (PREVIOUSLY CORAL MOUNTAIN RESORT)		

PROJECT APPLICANT NAME CM WAVE DEVELOPMENT, LLC	PROJECT APPLICANT EMAIL GSIMON@MERIWETHERCO.COM	PHONE NUMBER (970) 596-6642
PROJECT APPLICANT ADDRESS 2235 BROADWAY,	CITY BOULDER	STATE CO
		ZIP CODE 80302

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	\$4,051.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED \$ 4,101.25

SIGNATURE <b>X</b> <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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Lead Agency: CITY OF LA QUINTA  
ATTN: Nicole Sauviat Criste  
Address: 78495 CALLE TAMPICO  
LA QUINTA, CA 92253

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202400268  
03/06/2024 01:26 PM Fee: \$ 4101.25  
Page 1 of 2

Removed: By: Deputy  


Project Title

CLUB AT CORAL MOUNTAIN (PREVIOUSLY CORAL MOUNTAIN RESORT)

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes

SCH 2021020310

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Project Applicant: CM Wave Development, LLC

Project Location (include county): Avenue 58 and Madison Street, La Quinta, Riverside County, CA

Project Description:
The Club at Coral Mountain project proposes a commercial corner on 7.7 acres allowing up to 60,000 square feet of retail, an 18-hole golf course on 187.5 acres, and up to 750 residential units on 191.8 acres. The Project is consistent with the existing Low Density Residential, General Commercial, and Open Space (Recreation) land use designations that currently exist on the project site. The Project was analyzed as Alternative 2 in the Coral Mountain Resort EIR.

This is to advise that the City of La Quinta has approved the above ( [ ] Lead Agency or [ ] Responsible Agency )

described project on: 03/05/2024 and has made the following determinations regarding the above (date) described project.

- 1. The project [ ] will [ ] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ ] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [ ] was not adopted for this project.
6. Findings [ ] were [ ] were not made pursuant to the provisions of CEQA.

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City of La Quinta, 78495 Calle Tampico, La Quinta, CA 92253

Signature (Public Agency): [Signature] Title: Consulting Planner

Date: 03/06/2024 Date Received for filing at OPR: