Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

☒ County Clerk
County of: Riverside
Address: _____

From:
Public Agency: City of La Quinta
Address: 78495 Calle Tampico
La Quinta, CA 92254
Contact: Nicole Sauviat Criste, Consulting Planner

Phone: 760-341-4800

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: Tentative Tract Map 2025-0001, Site Development Permits 2025-0001 & 2025-0002

Project Applicant: CM Wave Development LLC

Project Location (include county): Southwest corner of Avenue 58 and Madison Street

Project Description:

The proposed project includes the subdivision of the site's 384 acres into 204 residential lots, lots for golf course, and ancillary lots for streets and other facilities (TTM 2025-0001); the site and landscaping plans for the golf course and perimeter landscaping (SDP 2025-0001); and the site, landscaping and building plans for the sales center (SDP 2025-0002). These projects are all consistent with Specific Plan 2003-067, Amendment 5, which were analyzed in the Coral Mountain EIR (SCH #2021020310), certified by the City Council by Resolution 2024-007 on March 5, 2024. The City analyzed TTM 2025-0001, SDP 2025-0001 and SDP 2025-0002 under the requirements of CEQA Guidelines 15162, and determined that conditions had not changed, that the three applications would not result in any new significant impact not previously analyzed, and that no new information that was not known at the time of preparation of the EIR has been provided. As a result, the Planning Commission, in its approval of the three applications, determined that no additional review was required. The City Council sustained that decision on appeal on December 16, 2025.

This is to advise that the City of La Quinta has approved the above
(☒ Lead Agency or ☐ Responsible Agency)
described project on December 16, 2025 and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have any new or substantially more severe significant effects on the environment.
2. ☒ An Environmental Impact Report was previously prepared for this project pursuant to the provisions of CEQA.
   - ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
   - ☐ An Addendum to a Negative Declaration was prepared 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] previously adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] previously adopted for this project.
6. Findings [☒ 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 92254

Signature (Public Agency): _____ Title: Consulting Planner

Date: December 19, 2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011