

**Notice of Determination**

**Appendix D**

**To:**

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

**From:**

Public Agency: City of Palm Desert  
Address: 73510 Fred Waring Drive  
Palm Desert, CA 92260  
Contact: Sijifredo Fernandez  
Phone: 760-776-6434

County Clerk

County of: Riverside  
Address: 4080 Lemon Street  
Riverside, CA 92501

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): 2022120165

Project Title: Portola Springs Residential Development Project

Project Applicant: Blue Fern West, LLC 18300 Redmond Way, Suite 120 Redmond, WA 98052  
(Name and Address)

Project Applicant Contact: Kim Molina, President, Pacific Land Consultants  
(Name/Title)  
714.782.4271 kim.molina@pacificlandpro.com  
(Phone) (Email)

Project Location (include county): Palm Desert, Riverside County

**Project Description:**

The Project involves the creation of a 156-lot single-family residential development, and associated improvements. The Project would also construct stormwater retention infrastructure, including three retention basins, and would include utility connections, landscaping and open space, and internal roadways. A total of 2.73 acres of common open space is proposed throughout the Project site, including a larger 0.29-acre recreation area at the center of the Project site.

This is to advise that the City of Palm Desert has approved the above  
( Lead Agency or  Responsible Agency)

described project on May 28, 2026 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.

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:

City of Palm Desert, 73510 Fred Waring Drive, Palm Desert, CA 92260

Signature (Public Agency): carlos flores Digitally signed by carlos flores Date: 2026.05.29 08:08:26 -07'00' Title: Deputy Director of Development Services

Date: May 28, 2026 Date Received for filing at OPR: \_\_\_\_\_

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