

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Palm Desert
73510 Fred Waring Drive
Palm Desert, CA 92260

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

(Address)

Project Title: Portola Springs Residential Development Project

Project Applicant: Blue Fern West, LLC

Project Location - Specific:

SWC of Frank Sinatra Drive and Portola Avenue, APN: 620-400-030 and 620-400-031

Project Location - City: Palm Desert Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

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.

Name of Public Agency Approving Project: City of Palm Desert

Name of Person or Agency Carrying Out Project: Kim Molina, Blue Fern West, LLC

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: Sec. 15183 (Projects Consistent w/ Community Plan or Zoning)

Reasons why project is exempt:

The project is statutorily exempt pursuant to CEQA Guidelines Section 15183. The project is consistent with the land use that the City of Palm Desert 2016 General Plan Update (GPU) assigned to the project site, as well as the site's zoning designation and density limits. Additionally, the project would not result in impacts that are peculiar or more severe than those disclosed in the City's GPU Environmental Impact Report (SCH No. 2015081020), which was certified on November 10, 2016.

Lead Agency

Contact Person: Carlos Flores, AICP Area Code/Telephone/Extension: 760.776.6478

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: carlos flores Digitally signed by carlos flores
Date: 2026.05.29 08:07:44 -07'00' Date: May 28, 2026 Title: Deputy Director of Development Services

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR: _____

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.