Print Form

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: 4080 Lemon St
Riverside, CA 92501

From:
Public Agency: City of Palm Desert
Address: 73510 Fred Waring Drive
Palm Desert, CA 92260
Contact: Carlos Flores
Phone: 760-776-6478

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): 2025091375

Project Title: Catavina Residential Development Project

Project Applicant: Blue Fern West, LLC

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

Project Description:
The proposed project includes the development of 546 single-family single- and two-story residences, onsite circulation, utility infrastructure, stormwater improvements, and open space areas. In the northwest portion of the project site, the project would develop 100 single-family units on 5,000-square foot lots. The northeast portion of the site would be developed with 255 six-pack clustered single-family units, on lots ranging from 1,976 to 2,288 square feet. The central portion of the project site would be developed with 88 single-family homes on 3,000-square foot lots. The southern portion of the site would be developed with 103 single- family units on 4,050-square foot lots. Approximately 15.4 acres of common open space would be distributed throughout the project site. Three retention basins totaling 2.5 acres are proposed.

This is to advise that the City of Palm Desert (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 11/18/25 (date) and has made the following determinations regarding the above 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): _____ Title: Dep. Director of Dev. Services

Date: 11/18/25 Date Received for filing at OPR: _____

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

Revised 2011