

Notice of Exemption

Appendix E

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 St
Riverside, CA 92501

(Address)

Project Title: Catavina Residential Development Project

Project Applicant: Blue Fern West, LLC

Project Location - Specific:
Southwest corner of Frank Sinatra Drive and Portola Avenue, APN 620-170-009

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

Description of Nature, Purpose and Beneficiaries of Project:
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 lots 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.

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:
[X] 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: Rosie Lua Area Code/Telephone/Extension: 760-776-6480

- 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: [Signature] Date: 2/12/2026 Title: Director of Dev. 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.

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600113
02/17/2026 10:56 AM Fee: \$ 50.00
Page 1 of 1

Revised 2011

Removed: By: Deputy





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

Receipt: 26-45439

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	1
	Document #	E-202600113
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (Tyler Payments Charge)		\$50.00
Tyler Payments Item Id	SST3673S1727	
Tyler Payments Confirmation Number	16186880	
Tyler Payments Id	cb4346b5-44d3-4aa9-94f0-112eade805a4	



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 26-45439
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2025091375

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PALM DESERT	LEAD AGENCY EMAIL RLUA@PALMDESERT.GOV	DATE 02/17/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600113

PROJECT TITLE
 CATAVINA RESIDENTIAL DEVELOPMENT PROJECT

PROJECT APPLICANT NAME BLUE FERN WEST, LLC	PROJECT APPLICANT EMAIL KIM.MOLINA@PACIFICLANDPRO.COM	PHONE NUMBER (714) 782-4271
PROJECT APPLICANT ADDRESS 2168 DICKINSON DRIVE,	CITY CARLSBAD	STATE CA
		ZIP CODE 92008

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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