

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

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 has approved the above
 (Lead Agency or Responsible Agency)

described project on 02/12/26 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):  Title: Director of Dev. Services

Date: 02/12/26 Date Received for filing at OPR: _____



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

Receipt: 26-46783

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600119
	Filing Type	5
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
Total		\$50.00
Tender (Tyler Payments Charge)		\$50.00
Tyler Payments Item Id	SST3673S2253	
Tyler Payments Confirmation Number	16438026	
Tyler Payments Id	640460c3-d370-4279-aa1e-ba72709647a6	



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: 26-46783
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 02/18/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202600119	

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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Adrienne Ribac
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Lead Agency: CITY OF PALM DESERT
ATTN: CARLOS FLORES
Address: 73510 FRED WARING DRIVE
PALM DESERT CA 92260

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600119
02/18/2026 09:50 AM Fee: \$ 50.00
Page 1 of 2

Removed: _____ By: _____ Deputy


Project Title

CATAVINA RESIDENTIAL DEVELOPMENT PROJECT

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes

SCH 2025091375