



**CITY OF PALM DESERT**  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**  
Catavina Residential Development Project  
Case No. PP25-0003

**LEAD AGENCY:** City of Palm Desert  
73510 Fred Waring Drive  
Palm Desert, CA 92260

**CONTACT PERSON:** Carlos Flores, Deputy Director of Development Services  
Planning Division  
(760) 776-6478

**PROJECT TITLE:** Catavina Residential Development Project

**PROJECT LOCATION:** South of Frank Sinatra Drive and west of Portola Avenue in the City of Palm Desert located in Riverside County.  
Assessor Parcel Number (APN) 620-170-009

**PROJECT DESCRIPTION:** The applicant proposes 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.

**FINDINGS/DETERMINATION:** The City has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration. The Palm Desert Planning Commission will consider the proposed project and the proposed Initial Study and Mitigated Negative Declaration (IS/MND) along with the Mitigation Monitoring and Reporting Program (MMRP) at the public hearing. In addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

**PUBLIC REVIEW PERIOD:** The IS/MND is being circulated for a review period pursuant to State law from October 1, 2025 to October 20, 2025. All comments on the IS/MND must be submitted in writing to the address above and received no later than 5:00 PM on October 20, 2025. In addition, you may email comments to the following address: [cflores@palmdesert.gov](mailto:cflores@palmdesert.gov). Copies of the IS/MND are available for review at the above address and on the City's website at <https://www.palmdesert.gov/departments/planning/projects>.

**PUBLIC MEETING:** This matter has been tentatively set for public hearing before the Planning Commission on November 4, 2025, at 6:00 p.m. in the Council Chamber at 73510 Fred Waring Drive, Palm Desert, CA 92260.