

## Notice of Determination

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**To:**

Office of Planning and Research  
[CEQA Submit](#)

**From:**

Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764  
Contact: Enola Fulgencio  
Email: [Enola.Fulgencio@wildlife.ca.gov](mailto:Enola.Fulgencio@wildlife.ca.gov)  
Phone: (909) 544-2520



Lead Agency  
City of Lake Elsinore  
130 S. Main Street  
Lake Elsinore, CA 92530  
Contact: Carole K. Donahoe  
Phone: (951) 674-3124 x287

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code section 21108

**State Clearinghouse Number:** 2006071012

**Project Title:** Tuscany Valley Crest (Lake or Streambed Alteration Agreement No. 1600-2018-0163-R6)

**Project Location (Lake Elsinore):** The project is located within several unnamed tributaries to Lake Elsinore. The main project site is immediately southwest of the Little Valley Road and Greenwald Avenue intersection and the sewer line site begins immediately north of the Marcelli Road and Little Valley Road intersection and ends approximately 615 feet east of the Steele Valley Road and Riverside Street intersection. The main project site is in the City of Lake Elsinore, County of Riverside, State of California; Latitude 33.7034111°, Longitude -117.2957639°; Assessors Parcel Numbers 349-240-006, 349-240-034, 349-240-038, 349-240-043, 349-240-044, 349-240-045, 349-240-046, 349-240-047, 349-240-054, 349-240-055, 349-240-056, 349-240-072, 349-240-075, 349-380-024, and 349-380-025. The sewer line is in the County of Riverside, State of California, Latitude 33.7072361°, Longitude -117.2984639°; Assessors Parcel Number 349-420-003.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (1600-2018-0163-R6), pursuant to Fish and Game Code section 1602, the project Applicant, SPT-AREP III Tuscany Associates, LLC as represented by Brian Rupp.

The project is limited to the construction of Tract No. 25475 and Tract No. 33725, which includes a total of 338 single-family residences on 97.40 acres. Tract 25475 consists of 131 residences, four water quality basins, and improvements to Little Valley Road and Marcelli Road, as well as construction of utilities and internal streets. Tract 33725 consists of 207 residences, five water quality basins, a storm drain easement/pedestrian paseo, open space lots, on-site recreational areas, as well as improvements to Greenwald Avenue, Little Valley Road, and construction of Scenic Crest Drive, utilities, internal streets, and an off-site sewer line.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on March 21, 2025 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the **Mitigated Negative Declaration** prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations was not adopted by CDFW for this project.
6. Findings were not made by CDFW pursuant to California Code of Regulations section 15091.

**Notice of Determination**

The Mitigated Negative Declaration prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:  
*Kim Freeburn*  
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Signature: \_\_\_\_\_ Date: 3/25/2025

Kim Freeburn, Environmental Program Manager

Date Received for filing at OPR: \_\_\_\_\_