

## 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: Michael Tovar  
Email: Michael.Tovar@Wildlife.ca.gov  
Phone: (760) 920-8022



Lead Agency  
Riverside County Board of Supervisors  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside CA 92502-1409  
Contact: Dionne Harris  
Phone: (951) 955-6836

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

**State Clearinghouse Number:** 2018121040

**Project Title:** Triada Development Project, Streambed Alteration Agreement No. EPIMS-RIV-40125-R6

**Project Location (Riverside County):** The Triada Development Project (Project) is located south of Nuevo Road, east of Pico Avenue, west of Menifee Road, and north of San Jacinto Avenue, in the community of Nuevo, within unincorporated Riverside County, State of California; Latitude 33.793104°N and Longitude -117.160158 °W; U.S. Geological Survey (USGS) Perris 7.5-minute quadrangle in Township 4 South, Range 3 West. The Project is located within Assessor's Parcel Numbers 309-060-001 and 309-060-004.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement (EPIMS-RIV-40125-R6), pursuant to Fish and Game Code section 1602, for the Project Applicant, LGI Homes - California, LLC as represented by Kenneth Benson.

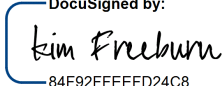
The proposed Project is limited to 1) the grading and fill of two unnamed tributaries that connect to the San Jacinto River for the construction and development of 73 single family residential detached lots on approximately 18.36 acres of the 23.23-acre Project site; 2) the construction of one new box culvert crossing and modifications to an existing culvert outlet along Central Avenue and within NWW-2; 3) the installation of a new catch basin at the current culvert outlet along Porter Street; 4) the modification of the existing culvert road crossing at the southwest corner of Menifee Road and Central Avenue; 5) the grading and reconstruction of an earthen-lined channel utilizing one spillway from the detention basin on the northwest corner and one 18-inch reinforced concrete box (RCP) outlet from a water quality basin near the northeast corner of the Project site; 7) application of a native seed mix and/or installation of container plantings of native species; 8) the construction of new culvert road crossing will be constructed to connect the new Palomar Road to Central Avenue; 9) the installation of an 11-foot wide by 1.5-foot high reinforced concrete box culvert measuring approximately 68 feet long; 10) the installation of one transition structure, measuring approximately 15 feet long and consisting of a 3.5-foot high headwall with a 1.5-foot high opening placed upstream of the new RCB while the RCB outlet will consist of approximately 4-foot tall wing walls; 11) the construction of one water quality basin and one detention basin with an associated forebay; 12) the construction of an approximately 11-foot wide concrete-lined trapezoidal channel with a 5-foot wide channel bottom; 13) the installation of new 4-inch concrete transitional channel/pads south of the intersection of Central Avenue and Pico Avenue; 14) the removal of two existing culverts crossing under Central Avenue just east of Pico Road (a 38-inch by 24-inch corrugated elliptical pipe and a 24-inch by 14-inch corrugated elliptical pipe); and 15) their replacement by an 11-foot by 1.5-foot RCB culvert measuring 43.85 feet long.

This is to advise that CDFW, acting as a Responsible Agency, approved the Project described above on October 1, 2024, and has made the following determinations regarding the Project pursuant to California Code of Regulations section 15096, subdivision (i):

**Notice of Determination**

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.

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.

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Signature: \_\_\_\_\_ Date: 10/1/2024  
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Kim Freeburn, Environmental Program Manager

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