

## 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  
City of Lake Elsinore  
130 S. Main Street  
Lake Elsinore CA 92530  
Contact: Damaris Abraham  
Phone: (951) 674-3124 Ext. 913

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

**State Clearinghouse Number:** 2006051073

**Project Title:** Canyon Hills Estates Specific Plan Project, Streambed Alteration Agreement No. EPIMS-RIV-55222-R6

**Project Location (Riverside County):** The Canyon Hills Estates Specific Plan (Project) is located at unnamed tributaries to Cottonwood Creek, in the County of Riverside County, State of California; Latitude 33.65501, Longitude -117.24572. The approximate 76.71-acre property is located just south of Cottonwood Canyon Road and the Cedar Mesa Drive intersection within the City of Lake Elsinore (Exhibit 1). The Project site is located within USGS Romoland Sections 12 and 13, Township 6 South, and Range 4 West. The Project is located within Assessor's Parcel Number [APN] 365-220-026.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement (EPIMS-RIV-55222-R6), pursuant to Fish and Game Code section 1602, for the Project Applicant Tri Pointe Homes as represented by Denise Williams.

The proposed Project is limited to 1) the grade and fill of the approximate 41-acre construction area to construct new residential lots; 2) the removal of earth, rock, and vegetation; 3) the development of 2.75 acres of the approximately 5.82 acres park across Cottonwood Canyon Road through grade and fill, and 4) restoration of unauthorized impacts within Cottonwood Creek.

This is to advise that CDFW, acting as a Responsible Agency, approved the Project described 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 environmental impact report 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** made by CDFW pursuant to California Code of Regulations section 15091.

**Notice of Determination**

The Final EIR 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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4/4/2025

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Kim Freeburn, Environmental Program Manager

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