

Notice of Determination

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: Katrina Rehrer
Email: Katrina.Rehrer@wildlife.ca.gov



Lead Agency
City of Menifee
29844 Haun Road
Menifee, CA 92586
Contact: Ryan Fowler
Email: rfowler@cityofmenifee.us

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

State Clearinghouse Number: 2022030233

Project Title: Menifee Valley Specific Plan Project (Lake or Streambed Alteration Agreement No. EPIMS-RIV-36172-R6)

Project Location (Riverside County): The Project is located south of California State Route 74 (CA-74), east of Menifee Road, north of Matthews Road, and west of Briggs Road in the City of Menifee, in Riverside County, State of California; Latitude 33.739778 and Longitude -117.148818; Sections 13 and 24, Township 5 South, Range 3 West U.S. Geological Survey (USGS) Romoland, 7.5-minute topographic quadrangle. The Project is located within Assessor's Parcel Numbers (APN) 331-260-005, 331-260-006, 331-260-007, 331-260-008, 331-260-009, 331-260-012, 331-270-005, 331-300-007, 331-300-013, 333-170-006, 333-170-011, 333-170-012, 333-170-013, 331-280-005, 331-290-004, 331-300-002, 331-300-004, and 331-300-005.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-RIV-36172-R6), pursuant to Fish and Game Code section 1602, the Project Applicant, Minor Ranch LLC.

The Project is limited to impacts associated with the unnamed tributaries to San Jacinto River from the grading and fill associated with proposed development on the 733.5-acre site to construct up to 1,718 housing units, an elementary school site, a sports park, greenbelts, a park with preserved open space, a civic node/public facilities site, and a commercial business park. Additional off-site infrastructure improvements include roadway improvements and subsurface utility line installations and connections along Briggs Road, Menifee Road, and California State Route 74 (CA-74).

The Project will permanently impact 2.53 acres of streambed, bank, and channel. To compensate for the permanent impacts, acquisition of no less than 3.8-acres of Re-establishment or Rehabilitation credits through Riverpark Mitigation Bank, or other CDFW- approved mitigation bank within Western Riverside County, will be completed.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on July 5, 2024, 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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Signature: _____ Date: 7/5/2024

Kim Freeburn, Environmental Program Manager

Date Received for filing at OPR: _____