

## Notice of Determination

---

**To:**

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

**From:**

Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd C-220  
Ontario, CA 91764  
Contact: Katrina Rehrer  
Email: [Katrina.rehrer@wildlife.ca.gov](mailto:Katrina.rehrer@wildlife.ca.gov)



**Lead Agency**

City of Lake Elsinore  
130 S. Main Street  
Lake Elsinore, CA 92530  
Contact: Damaris Abraham  
Email: [dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)

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

**State Clearinghouse Number:** 2022090133

**Project Title:** Evergreen Commercial Development Project (Lake or Streambed Alteration Agreement No. EPIMS-RIV-39821-R6)

**Project Location (Riverside County):** The Project is located northwest of 3rd Street, east/northeast of Cambern Avenue, south/southeast of Central Avenue, and southwest of Conard Avenue in the City of Lake Elsinore, Riverside County, State of California; Latitude 33.695287 ° N and Longitude -117.332599°W; U.S. Geological Survey (USGS) Lake Elsinore 7.5-minute quadrangle in Section 31, Township 5 South, Range 4 West. The Project is located within Assessor's Parcel Number 377-020-014.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-RIV-39821-R6), pursuant to Fish and Game Code section 1602, the Project Applicant, Evergreen Devco, Inc.

The Project will consist of impacts from the grading and fill of an unnamed tributary to the Lake Elsinore Outlet Channel from the grading and fill of 0.52 acres of streambed habitat for the development of the following structures: 43,050 square foot (SF) grocery store and 184 parking spaces on 3.59 acres; and a 3,000 SF quick-service restaurant building, 52 parking spaces, and two (2) monument signs on 1.03 acres.

The Project will permanently impact 0.52 acres of streambed, bank, and channel. The permanent impacts to stream bed, bank, and channel, will be mitigated through the acquisition of no less than either: a) 0.78-acres of re-establishment credits, b) 0.52 acres of re-establishment and 0.52 acres of rehabilitation credits, c) 1.56-acres of rehabilitation stream habitat credits through Riverpark Mitigation Bank, OR 2.08 acres of preservation credits at the Barry Jones Wetland Mitigation Bank, or other CDFW- approved mitigation bank within Western Riverside County.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on April 23, 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 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*

Date: 4/23/2024

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

84F92FFEEFD24C8...

Kim Freeburn, Environmental Program Manager

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