

Notice of Determination

To:

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

From:

Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Ste C-220
Ontario, CA 91764
Contact: Katrina Rehrer
Email: Katrina.rehrer@wildlife.ca.gov
Phone: (909) 260-1998



Lead Agency

Riverside County
4080 Lemon Street P.O. Box 1409
Riverside, CA 92502
Contact: Dave Alvarez
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Phone: (951) 955-1417

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

State Clearinghouse Number: 2017049011

Project Title: Box Springs TTM 33410 Project (Lake or Streambed Alteration Agreement No. EPIMS-RIV-32317-R6)

Project Location (County of Riverside): The Box Springs TTM 33410 Project (Project) is located on an unnamed tributary to the Santa Ana River, east of Pigeon Pass Road, south of Highgrove Pass Road, in the communities of Highgrove and Box Springs Mountain, in unincorporated Riverside County, State of California; Latitude 34.004919° N, Longitude -117.287317° W. Sections 10 and 15, Township 2 South, Range 4 West, U.S. Geological Survey (USGS) San Bernardino South, 7.5-minute topographic quadrangle map, San Bernardino Meridian.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement number EPIMS-RIV-32317-R6, pursuant to section 1602 of the Fish and Game Code to the Project Applicants, Pulte Group, Inc. (Permittee), as represented by Matthew Matson.

The Project is limited to the construction of 138 single-family residential lots, a 2.1-acre park, paved entrance road, improvements to Pigeon Pass Road, trails, and associated infrastructure on a 45.6-acre site. The proposed development would direct flows from the onsite ephemeral drainages to new storm drain systems that would flow generally north through the property.

The Streambed Alteration Agreement is being issued regarding the Project's impacts to fish and wildlife resources subject to Fish and Game Code section 1600 et seq. and associated compensatory mitigation requirements. The Project will temporary impact 0.27 acres and permanently impact 0.60 acres of fish and wildlife resources pursuant to Fish and Game Code section 1600 et seq. To compensate for temporary impacts to 0.27 acres and permanent impacts to 0.60 acres of fish and wildlife resources subject to Fish and Game Code section 1600 et seq., the Project Applicant shall purchase no less than 1.20-acres of Re-habilitation credits through Riverpark Mitigation Bank within Western Riverside County, or conduct restoration, and perpetual conservation and management of a "Mitigation Site", containing no less than 1.20 acres of in-kind streambed and stream associated habitat immediately following the completion of Project activities.

This is to advise that CDFW, acting as a Responsible Agency, approved the Project described above on January 12, 2023 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.

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- 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.

DocuSigned by:

Signature: _____ Date: 1/12/2023
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Kim Freeburn, Environmental Program Manager

Date Received for filing at OPR: _____