

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



Lead Agency
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409
Contact: Russell Brady
Phone: (951) 955-3025

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

State Clearinghouse Number: 1991082004

Project Title: TTM 36467 San Pedro Farms Project, Streambed Alteration Agreement No. EPIMS-RIV-57561-R6

Project Location (Riverside County): The TTM 36467 San Pedro Farms (Project) is located at unincorporated western Riverside County, approximately 2 miles southwest of the community of Winchester and approximately 2 miles east of the City of Menifee, State of California; Latitude 33.67483, Longitude -117.11540 (Exhibit 1A). The Site is located at the intersection of Holland Road and Leon Road and is depicted on the United States (U.S.) Geologic Survey (USGS) 7.5-Minute Series Winchester Quadrangle Township 6 South, Range 2 West, Section 5. The Project is located within Assessor's Parcel Number 466-350-018.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement (EPIMS-RIV-57561-R6), pursuant to Fish and Game Code section 1602, for the Project Applicant KB Home Cal Management Services, LLC or as represented by Mel Mercado.

The proposed Project is limited to 1) the grade and fill of the approximate 154.16-acre construction area to build a total of 506 residential units, including 396 single family and 110 multi-family units, commercial convenience on 3.6 acres, a school site on 4.2 acres, parks on 21.4 acres, and open space on 20.8 acres; 2) vegetation hauled away to an approved landfill or buried onsite; and 3) the fill of two isolated water features, an agricultural ditch and a roadside ditch.

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):

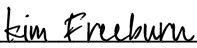
1. The Project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code 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

Signature:

Kim Freeburn, Environmental Program Manager _____

DocuSigned by:

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Date: 11/12/2025 _____

Date Received for filing at OPR: _____