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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

To:
Office of Land Use and Climate Innovation
CEQA Submit

NOTICE OF EXEMPTION

Project Title: Watersedge Mitigation Bank (Notification of Lake or Streambed Alteration, No. EPIMS-RIV-60151-R6)

Project Location (Riverside County): The project is located at Lake Elsinore, in the County of Riverside, State of California; Latitude 33.66145, Longitude -117.32266; Assessor's Parcel Number [APN] 373-330-001, south of Lakeshore Drive, west of Lakepoint Park, east of Lucerne Street, and north of the inlet channel to Lake Elsinore.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement EPIMS Notification No. EPIMS RIV-60151-R6, pursuant to Section 1602 of the Fish and Game Code to Watersedge Elsinore Associates, LLC.

The project is limited to the re-establishment, establishment, and rehabilitation of alkali vernal meadow, riparian scrub, vernal pool, and coastal sage scrub habitats.

Public Agency Approving Project: CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

Person or Public Agency Carrying Out Project:
Sonia Chin
Watersedge Elsinore Associates, LLC
858-379-1715
schin@ranchcapital.com
3830 Valley Center Drive, Suite 705 PMB 381
San Diego, CA 92130

Exempt Status:

☐ Statutory Exemption.

☒ Categorical Exemption. Type – Class 4; California Code of Regulations, title 14, section 15304; Minor Alterations to Land

NOTICE OF EXEMPTION
EPIMS-RIV-60151-R6
August 26, 2025

Reasons why project is exempt: The project consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The project does not include the removal of healthy, mature, or scenic trees and proposed improvements are limited to micro grading to restore natural habitats.

CDFW Contact Person: Marina Barton (Senior Environmental Scientist (Specialist)), marina.barton@wildlife.ca.gov

Signature: DocuSigned by: Kim Freeburn 84F92FFEEFD24C8... *Date:* 8/26/2025

Kim Freeburn, Environmental Program Manager

Date received for filing at LCI: