

## Notice of Determination

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

**From:**  
Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C2-220  
Ontario, CA 91764  
Contact: Breanna Machuca  
Email: [breanna.machuca@wildlife.ca.gov](mailto:breanna.machuca@wildlife.ca.gov)  
Phone: (760) 636-3487



Lead Agency  
**City of Wildomar**  
**23873 Clinton Keith Road, Suite 201**  
**Wildomar, CA 92595**  
Contact: Matthew Bassi  
Email: [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org)  
Phone: (951) 677-7751

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

**State Clearinghouse Number:** 2012031064

**Project Title:** Oak Creek Canyon Development Project (Lake or Streambed Alteration Agreement No. EPIMS-RIV-24789-R6)

**Project Location (Riverside County):** The Oak Creek Canyon Development project (Project) is approximately 2.5 miles east/northeast of Interstate 15 (I-15) Bundy Canyon Road exit, in the City of Wildomar, County of Riverside, State of California; Latitude 33.638889, Longitude -117.231944; Assessor's Parcel Numbers 367-110-007 362-070-001, 362-070-003, 362-070-006, 362-070-010, 362-070-013, 362-070-018, 362-070-021, 362-070-023, 362-070-024, 362-080-004, 362-080-007, 362-080-008, 362-080-009, and portions of 362-080-005, 362-090-009, and 362-090-015.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-RIV-24789-R6), pursuant to Fish and Game Code section 1602, to the project Applicant, Ambient Pacific OCC, LLC as represented by Don Mitchell.

The Project proposes to impact streams as part of an overall development of 275 residential lots with associated stream drainage channels, retention basins, and other infrastructure on approximately 81 acres of a 144-acre parcel. Impacts to eight ephemeral stream drainages (Drainages A and B, as well as Tributaries A1, A1.1, A2, B1, and B3) and one intermittent stream, Cottonwood Canyon Creek, referred to as Drainage C will be impacted due to the construction of the Project. Drainage A will not be captured in any conveyance structures but will be impacted due to fuel modification. Drainage B will be impacted due to fuel modification and the stream will be collected with a headwall with riprap into a culvert system that extends to the outfall location with a headwall and riprap. Tributary B-1, will be impacted due to fuel modification and the stream will be collected using a headwall with riprap then conveyed in a pipe to the outfall location for Drainage Tributary B-2, will be captured with a riprap spillway which conveys into an earthen channel where it is collected with a headwall and culvert and conveyed in a pipe to the outfall location for Drainage B. Tributary B-3 will be filled during the construction of the Project. Drainage B and tributaries B1, B2, and B3 will be filled downstream from the collection points. A concrete apron will be constructed at Drainage C, and Drainage C will be captured into a box culvert crossing at Bundy Canyon Road and will outfall through a headwall and a riprap pad (Exhibit 1C). Impacts to the stream habitat will be from fuel modification zones and the concrete apron, box culvert, headwall, and riprap pad. Stream riparian habitat will be impacted due to thinning of vegetation under the oak tree canopies for fuel modification and trail improvements adjacent to Drainage C.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on July 28, 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 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.

**Notice of Determination**

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- 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.

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: 7/31/2023

Kim Freeburn, Environmental Program Manager

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