

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: Enola Fulgencio
Email: enola.fulgencio@wildlife.ca.gov



Lead Agency
City of Murrieta
One Town Square
Murrieta, CA 92562
Contact: Jarrett Ramaiya
Email: jramaiya@murrietaCA.gov
Phone: (951) 461-6069

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

State Clearinghouse Number: 2010111084

Project Title: Discovery Village Development Project (Streambed Alteration Agreement No. EPIMS-RIV-33007-R6)

Project Location (Riverside): The Discovery Village (Project) is located at an unnamed tributary leading to Warm Springs Creek, north of Baker road, east of Whitewood Road, south of Rabbit Road, and west of Antelope Road and Interstate 215, in the City of Murrieta, County of Riverside, State of California and is located at Latitude 33.610997 and Longitude -117.166921 within Section 35 of Township 6 South and Range 3 West of the U.S. Geological Survey (USGS) 7.5" quadrangle map Murrieta, California.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-RIV-33007-R6), pursuant to Fish and Game Code section 1602, to the project Applicant, Discovery Village LLC as represented by Stephan Elieff.

The Project is limited to the grading and filling of one unnamed tributary to Warm Springs Creek, Drainage A (Exhibit 1C). Tributary A-1 is also included on site and is to remain undisturbed. The Project will construct a residential and commercial/industrial project which consists of a large lot Tentative Tract Map (TTM) No. 38228 (eight individual parcels), and associated grading and infrastructure installation. Permanent impacts are associated with stream and riparian vegetation, including impacts to saltbush scrub habitat surrounding areas of Drainage A, closest to Whitewood Rd. The project also includes off-site improvements to proposed Warm Springs Road from the Project's northern boundary to Baxter Road. The roadway will be approximately 100-footwide right-of-way.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on May 10, 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 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.

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.

Notice of Determination

DocuSigned by:

Kim Freeburn

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Signature: _____

Date: 5/10/2024

Kim Freeburn, Environmental Program Manager

Date Received for filing at OPR: _____