

## 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., Ste C-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  
23837 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:** 2013111063

**Project Title:** Rancon Medical and Education Center Project (Lake or Streambed Alteration Agreement No. (EPIMS-RIV-38704-R6))

**Project Location (County of Riverside):** The Rancon Medical and Education Center Project (Project), formerly known as the Wildomar Commerce Center, is located southwest of the intersection of Clinton Keith Road and Elizabeth Lane, east of Interstate 15 and west of Interstate 215, in the City of Wildomar, County of Riverside, State of California; Latitude 33.597627 and Longitude -117.228150. The Project is in U.S. Geological Survey 7.5' Murrieta topographic quadrangle map, Section 6, Township 7 South, Range 3 West: Assessor's Parcel Number 380-520-001, 380-520-002, 380-520-003, 380-520-004, 380-520-005, 380-520-006, 380-520-007, 380-520-008, 380-250-055, 380-250-052, 380-250-053, 380-250-054.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-RIV-38704-R6), pursuant to Fish and Game Code section 1602, the project Applicant, Wildomar One, LLC as represented by Aaren Kisner.

The Project is limited to the fill of three unnamed tributaries to Murrieta Creek due to the development of a master planned business park, which will be developed in two phases. Phase I consists of three industrial buildings and the on-site storm drain systems are designed as underground chambers adjacent to the buildings. The Phase I development anticipates all perimeter street widening and parkway improvements for Clinton Keith Road to the north, Elizabeth Lane to the east, Bunny Trail to the south and Yamas Drive to the west. The project involves the impact of Drainages D1, D1T1, and D2.

This project is limited to the activities described within this Project description and does not include any future work impacting Fish and Game code section 1602 resources.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on January 12, 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 **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:  
*Kim Freeburn*  
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Signature: \_\_\_\_\_ Date: 1/12/2024

Kim Freeburn, Environmental Program Manager

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