

Notice of Determination

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: Katrina Rehrer
Email: Katrina.rehrer@wildlife.ca.gov
Phone: (909) 260-1998



Lead Agency

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
Contact: Matthew Bassi
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Phone: (951) 677-7751

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

State Clearinghouse Number: 2014021022

Project Title: Westpark Promenade Mixed-Use Project (Lake or Streambed Alteration Agreement No. EPIMS-RIV-29276-R6)

Project Location (County of Riverside): The Westpark Promenade Mixed-Use Project (Project) is located on unnamed tributaries to Murrieta Creek, north of Clinton Keith Road, east of Interstate 15, and west of George Avenue in the City of Wildomar, in the County of Riverside, State of California; Latitude 33.59993 ° N, Longitude - 117.24630° W. Section 36, Township 6 South, Range 4 West, U.S. Geological Survey (USGS) map Murrieta, San Bernardino Meridian.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement number EPIMS-RIV-29276-R6, pursuant to section 1602 of the Fish and Game Code to the Project Applicants, CWR 191 Westpark Management, LLC. (Permittee), as represented by Richard Schroeder.

The Project is limited to the impacts to unnamed tributaries to Murrieta Creek from grading the approximately 27.6-acre Project site for proposed commercial infrastructure, residential townhomes, and supporting development such as streets, sidewalks, surface parking, alleys, utility lines, wastewater treatment facility, and sewage. The Project activities include the grading and fill of three unnamed drainage channels and the installation of 18-inch to 48-inch diameter storm drains to convey flows through the Project site.

The Streambed Alteration Agreement is being issued regarding the Project's impacts to fish and wildlife resources subject to Fish and Game Code section 1600 et seq. and associated compensatory mitigation requirements. The Project will permanently impact a total of 0.33 acres of fish and wildlife resources pursuant to Fish and Game Code section 1600 et seq. To compensate for permanent impacts to 0.33 acres of fish and wildlife resources subject to Fish and Game Code section 1600 et seq., the Project Applicant shall purchase no less than 0.66-acres of Rehabilitation credits and 0.33 acres of Re-establishment credits through a CDFW-approved mitigation bank within the Santa Margarita River or adjacent watershed with the approval of CDFW.

This is to advise that CDFW, acting as a Responsible Agency, approved the Project described above on February 21, 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 **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.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.

Notice of Determination

- 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:

Signature: _____ Date: 2/21/2023
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Kim Freeburn, Environmental Program Manager

Date Received for filing at OPR: _____