



# CITY OF WILDOMAR

## NOTICE OF DETERMINATION

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**TO BE SENT TO:**

- ☒ County of Riverside County Clerk  
2724 Gateway Drive  
Riverside, CA 92507
- ☒ Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**FROM THE LEAD AGENCY:**

City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
951-677-7751  
Contact Person: Matthew Bassi, Community  
Development Director

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

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**PROJECT CASE NO:** PA No. 22-0225

**PROJECT TITLE:** Wildomar Commerce Center Project (Rancon Project PA 12-0053)

**PROJECT APPLICANT/SPONSOR:** Bryan Bentrott, Summit Development

**PROJECT LOCATION:** Southwest Corner of Elizabeth Lane and Clinton Keith Road

**APN(s):** 380-250-052, -053, -054, -055, -056, -057


**PROJECT DESCRIPTION:** The Applicant is proposing to subdivide a 26.8-acre site into seven parcels for the future business park, industrial, and service commercial uses.

**This is to advise that the Planning Commission of the City of Wildomar acting as the Lead Agency has approved PA No. 22-0225 at a public hearing held on May 3, 2023, and has made the following determinations regarding the proposed project:**

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

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**This is to certify that the environmental review documents, public comments, etc. for the abovementioned project are available to the general public for review at the City of Wildomar located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA. during normal business hours (8 am – 5 pm) Monday through Thursday (Closed Fridays).**

  
Matthew C. Bassi,  
Community Development Director

05/04/2023

Date



# CITY OF WILDOMAR

## NOTICE OF DETERMINATION

FILED  
RIVERSIDE COUNTY

OCT 02 2014

LARRY W. WARD, CLERK

### TO BE SENT TO:

☒ County of Riverside County Clerk  
P.O. Box 12004  
Riverside, CA 92502  
  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

COUNTY CLERK  
Neg Declaration/Nic Determination  
Filed per P.R.C. 21152  
POSTED

OCT 02 2014

Removed: \_\_\_\_\_  
By: \_\_\_\_\_ Dept.  
County of Riverside, State of California

### FROM THE LEAD AGENCY:

City of Wildomar  
23873 Clinton Keith Road, Suite 201  
Wildomar, CA 92595  
951-677-7751  
Contact Person: Matthew Bassi, Planning Director

By B. Kennemer B. Kennemer  
Deputy

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

<b>STATE CLEARINGHOUSE NUMBER:</b>	<b>22013111063</b>
<b>PROJECT CASE NAME / NUMBER:</b>	Rancon Medical Office/Retail Project (Parcel Map No. 36492 and Plot Plan No. 12-0053)
<b>PROJECT TITLE:</b>	Rancon Medical Office/Retail Project
<b>PROJECT APPLICANT/SPONSOR:</b>	Mr. Frank Igo, The Rancon Group, 41391 Kalmia St. #200, Murrieta, CA 92562
<b>PROJECT LOCATION:</b>	The proposed project site is located at the southwest corner of Elizabeth Lane and Clinton Keith Road, in the City Wildomar, CA.
<b>APN(s):</b>	380-250-022
<b>PROJECT DESCRIPTION:</b>	The Applicant has proposed Parcel Map No. 36492 to subdivide one (1) existing parcel, totaling approximately 29.40 acres (gross)/25.99 acres (net), into thirteen (13) parcels for commercial, industrial, and open space purposes, and Plot Plan No. 12-0053 for the development of 96,240 square feet of medical, office and retail uses. Ultimate development of the proposed Project will result in 294,900 square feet of business park uses, 42,420 square feet of general offices, 31,420 square feet of medical and dental offices, 19,400 square feet of commercial retail uses and a 3,000 square foot drive-through fast food restaurant. The project also includes the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP) in compliance with CEQA Guidelines.

This is to advise that the Planning Commission of the City of Wildomar, acting as Lead Agency, has approved the above described project on October 1, 2014 and has made the following determinations regarding the above described project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, MMRP and the record of project approval for the above-mentioned project are available to the general public at Wildomar City Hall located at 23873 Clinton Keith Road, Suite 201, Wildomar, CA, during regular business hours, Monday – Thursday (8 am to 5 pm).

Matthew C. Bassi  
Matthew C. Bassi, Planning Director

10/2/14  
Date

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

**Receipt #: 201400634**

**State Clearinghouse # (if applicable):** \_\_\_\_\_

*Lead Agency:* CITY OF WILDOMAR *Date:* 10/02/2014

*County Agency of Filing:* Riverside *Document No:* 201400634

*Project Title:* RANCON MEDICAL OFFICE/RETAIL PROJECT

*Project Applicant Name:* MR. FRANK IGO, THE RANCON GROUP *Phone Number:* 951-677-7714

*Project Applicant Address:* 41391 KALMIA ST., #200 MURRIETA, CA 92562

*Project Applicant:* Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☒ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☒ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

2181.25

\$50.00

**Total Received** 2231.25

*Signature and title of person receiving payment:* \_\_\_\_\_

*B. Kennemer*

*Notes:*