

Notice of Determination

To: Office of Planning and Research
U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

From: Public Agency: California Department of Fish and Wildlife (CDFW)
Address: 3883 Ruffin Road
San Diego, CA 92123
Contact: Kelly Fisher
Phone: 858-636-3160

Street Address:
1400 Tenth Street, Room 113
Sacramento, CA 95814

Lead Agency (if different from above):
Name: City of San Diego, Dev. Svcs. Dept.
Address: 1222 First Avenue, MS 501
San Diego, CA 92101
Contact: Sara Osborn
Phone: 619-446-5381

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

State Clearinghouse Number: (if submitted to State Clearinghouse): 2018041032

Project Title: The Junipers

Project Applicant: Carmel Land, LLC

Project Location (include county): The project is located within the bed, channel, and bank of an unnamed tributary to Chicarita Creek, tributary to Penasquitos Creek that runs through the former Carmel Highland Golf Course, south of Andorra Way, west of Interstate 15, north of Carmel Mountain Road, and east of Penasquitos Drive, in the City of San Diego, County of San Diego.

Project Description: CDFW is intending to execute a Streambed Alteration Agreement pursuant to Section 1602 of the Fish and Game Code (#1600-2019-0015-R5) to the project applicant, Carmel Land, LLC. The project entails redevelopment of the former Carmel Highland Golf Course and adjacent tennis courts with up to 536 age-qualified (55+) residences, including 455 multi-family attached and detached market rate residences and 81 senior affordable multi-family residential units, as well as a public park, private open space/parks, hydromodification/detention basins, and internal streets. The existing stream channel that conveys flows from the adjoining residential neighborhood will be realigned and re-established. The upstream portion of the stream will be conveyed through an approximately 588-foot-long underground pipe, then flow into a soft-bottomed channel that will be realigned, widened, and planted with native vegetation.

This is to advise that the CDFW acting as a (Lead Agency / Responsible Agency) approved the above described project on 1/31/2022 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 (EIR) was prepared for this project pursuant to CEQA.

- 3. Mitigation measures [were / were not] made a condition of CDFW's approval of the project.
- 4. A mitigation reporting or monitoring plan [was / was not] adopted by CDFW for this project.
- 5. A Statement of Overriding Considerations [was / was not] adopted by CDFW for this project.
- 6. Findings [were / were not] made by CDFW pursuant to the provisions of CEQA.
- 7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 (check one):
 - Payment is submitted with this notice.
 - A copy of a receipt showing prior payment is on file with the CDFW.

This is to certify that the final EIR with comments, responses, and record of project approval is available to the General Public at the office location listed above for the Lead Agency. CDFW's record of decision is available at the CDFW office above.

Signature (Public Agency): DocuSigned by:
David Mayer
D700B4520375400... _____ Date: 1/31/2022

David Mayer
Environmental Program Manager

Date Received for Filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.