

Notice of Determination

To:
Office of Planning and Research
[CEQA Submit](#)

From:
Department of Fish and Wildlife
South Coast Region 5
3883 Ruffin Rd.
San Diego, CA 92123
Contact: Riley Scott,
Email: Riley.Scott@wildlife.ca.gov
Phone: (858) 761-8020



Lead Agency
City of Chula Vista
Planning Department
276 Fourth Avenue
Chula Vista, CA 91910
Contact: Steve Power
Phone: (619) 409-5864

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

State Clearinghouse Number: 2016041080

Project Title: Otay Ranch Village Four SPA Plan (Streambed Alteration Agreement No. EPIMS-SDO-50394-R5)

Project Location (San Diego County): The Otay Ranch Village Four SPA Plan Project (Project) is located within the bed, banks, and channels of unnamed ephemeral drainages tributary to Otay River via Wolf Canyon within the City of Chula Vista, County of San Diego, State of California; Latitude 32.599160, Longitude -116.985747; Assessor's Parcel Number 644-060-24-00.


Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement (EPIMS-SDO-50394-R5), pursuant to Fish and Game Code section 1602, to the project Applicant, Otay Valley Quarry, LLC, as represented by Conrad Moller.

The project involves the development of residential housing and associated infrastructure within the Village Four Development Area, including construction of 350 housing units, a community purpose, replacing a culvert, filling two streams, installation of storm drain, sewer line, and two bridge crossings and both on-site and off-site mitigation activities.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on March 3, 2025 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.

DocuSigned by:  3/10/2025
Signature: _____ **Date:** _____
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 Victoria Tang, Environmental Program Manager

Date Received for filing at OPR: _____