

Notice of Determination

To:
Office of Planning and Research

CEQA Submit

From:
Department of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
Contact: Kelly Fisher
Email: Kelly.Fisher@wildlife.ca.gov
Phone: (858) 354-5083



Lead Agency
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910
Contact: Glen Laube
Phone: (619) 476-2329

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

State Clearinghouse Number: 2013071077

Project Title: Village Eight East Project (Streambed Alteration Agreement No. EPIMS-SDO-27599-R5)

Project Location (San Diego County): The Village Eight East Project (Project) is located within the ephemeral drainages occurring on the development site, west of Interstate 125, south of Rock Mountain Road, and north of the Otay River; at an existing stormwater outfall south of the development site and along the north floodplain of the Otay River; and at the mitigation site within the Otay River west of the development site and east of Lower Otay Lake, in the City of Chula Vista, County of San Diego, State of California; Latitude 32.599140, Longitude - 116.967937; Assessor's Parcel Numbers (APN) 644-070-21-00, 646-010-08-00, and 644-090-04-00.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement EPIMS-SDO-27599-R5, pursuant to Fish and Game Code section 1602, issued to the project Applicant, HomeFed Otay Land II, LLC. The overall Village Eight East Sectional Planning Area consists of approximately 575.3 acres, of which 253.6 acres are Preserve lands and 321.7 acres are designated for development. Village Eight East will create a pedestrian-oriented urban village containing 3,560 homes on approximately 306.1 acres. A total of 943 single-family dwelling units, 2,117 multi-family dwelling units, and 440 Mixed-Use Residential units are included in Village Eight East, generating a total population of approximately 11,534. A water quality basin will be located in the southeast corner of the site adjacent to the Otay River. Activities associated with construction of Village Eight East Project consist of the filling of stream channels during the mass grading of the Village Eight East development site, installation of riprap at the end of an existing outfall, and construction of the Village Eight East Mitigation Site.

Notice of Determination

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on 11/30/2023 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 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:
Signature: Heather A. Pert *Date:* 11/30/2023
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 Heather A. Pert, Acting Environmental Program Manager

Date Received for filing at OPR: _____