

Notice of Determination

To: Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth Street, Room 113

Sacramento, CA 95814

From:

CA Regional Water Quality Control Board,
San Diego Region (San Diego Water Board)

2375 Northside Drive, Suite 100

San Diego, CA 92108

Contact: Lisa Honma

Phone: 619-521-3367

Lead Agency (if different from above):

City of Chula Vista

276 Fourth Avenue

Chula Vista, CA 91910

Contact: Glen Laube

Phone: 619-476-2329

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): 2013071077

Project Title: Otay Ranch Village Eight East Project

Project Applicant: HomeFed, Otay Land II, LLC

Project Location (include county):The Project is located within the City of Chula Vista, San Diego County, California south of 1925 Magdalena Ave, Chula Vista, CA 91913, west of State Route (SR) 125, and north of Otay River. The Project's approximate center readings are latitude 32.599140, longitude -116.967937.

Project Description: The San Diego Water Board issued a Clean Water Act section 401 water quality certification (Order No. R9-2023-0219) to the Project Applicant to develop a "village-core" mixed-use development on a 575.3-acre site that consists of 943 single-family dwelling units, 2,117 multi-family dwelling units, and 440 mixed-use residential units on 9.5 acres that also includes 20,000 square feet of commercial/retail uses, a 2.6-acre common purpose facility site, a 10.8-acre elementary school site, a 7.3-acre neighborhood park, and roads and infrastructure for the community. Additionally, the Project includes 253.6 acres of preserved open space, 31.1 acres of manufactured slopes and basins, a 51.5-acre community park site, and 22.6-acre active recreation area located south of the village, within the Otay River Valley. The project will also involve installation of a storm drain outfall that will discharge to the Otay River and a utility access road and pedestrian trail connection to the Otay Valley Regional Park trail system through an off-site facilities corridor south of the Project site. Unavoidable permanent loss of stream channel and wetland waters of the State of California will be mitigated at a permittee-responsible mitigation site downstream of and contiguous with other existing compensatory mitigation sites within the Otay River.

This is to advise that the San Diego Water Board, a responsible agency, has approved the above-described project on December 14, 2023, and has made the following determinations regarding the above-described project.

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the San Diego Water Board's approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted by the San Diego Water Board for this project.
6. Findings were made by the San Diego Water Board pursuant to the provisions of CEQA.

The record associated with the San Diego Water Board's decision is available at 2375 Northside Drive, Ste. 100, San Diego CA 92108, ph. 619-521-1990 (Electronic File No./PIN 884187).

Signature (Public Agency) of David W. Gibson, Executive Officer:

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resource Code.
Reference Sections 210000-21174, Public Resource Code.