

Notice of Determination

To: /X/ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Chula Vista
Development Services Department
276 Fourth Avenue
Chula Vista, CA 91910

/X/ County Clerk
County of San Diego
1600 Pacific Highway
Room 260
San Diego, CA 92101

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

Project Title: IS21-0004 / Otay Trails & Mitigation Bank Expansion Project Mitigated Negative Declaration

Project Applicant: HomeFed Otay Land II, LLC, Bob Penner, 1903 Wright Place, Suite 220, Carlsbad, CA 92008

State Clearinghouse Number: 2022040069

Lead Agency Contact Person and Phone Number: Dai Hoang, Senior Planner, (619) 585-5694

Project Location: The proposed Otay Trails & Mitigation Bank Expansion Project (Project) is within five parcels in the Otay River Valley. The project site encompasses approximately 233.36 acres within five parcels located in the City of Chula Vista in southwestern San Diego County, California, and encompasses the floodplain area immediately downstream of Savage Dam and Lower Otay Reservoir.

The proposed Project would occur within the upper portion of the Lower Otay River watershed, approximately 1.2 miles downstream from Savage Dam. It is generally south and west of the Lower Otay Reservoir and surrounded by open space largely within the Multiple Species Conservation Program ("MSCP") preserve system managed in partnership by the City of Chula Vista, the City of San Diego, and the County of San Diego. The project encompasses within Assessor's Parcel Numbers 6440900400, 6440800900, 6440900300, 6440802100, and 6460100500.

Project Description: The proposed Project, which has not been approved, involves the expansion of the 2016 Restoration Project mitigation bank component (Original Mitigation Bank) and the creation, modification, and formalization of trails within the entire proposed project limits. The Mitigation Bank expansion is proposed to be located on land owned by HomeFed and the City of Chula Vista and includes enhancement, rehabilitation, and re-establishment of hydrological processes, vegetation communities, and wildlife habitats associated with the Lower Otay River watershed that will be self-sustaining and can adjust to dynamic natural processes. The proposed project would also construct and enhance trails, re-establish primary and secondary flow channels, low and high floodplains, and native transitional habitat, as well as remove nonnative invasive species and restore native vegetation. This will serve to improve hydrologic conditions, significantly reduce upstream invasive species seed sources, preserve connectivity between adjacent areas of preserved land and natural habitats, and preserve wildlife movement corridors, and would result in a net gain in functions and services following restoration activities.

The proposed project would provide mitigation opportunities to offset impacts on waters of the U.S. and state, including wetlands, and impacts to vegetation and habitat communities within the California Department of Fish and Wildlife ("CDFW") jurisdiction, within a designated service area, currently proposed to include the Otay River watershed, Tijuana watershed, and portions of the San Diego River watershed.

This is to advise that the City of Chula Vista's Director of Development Services, as the Lead Agency, has approved and adopted the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the above-described proposed project on **May 1, 2024** and has made the following determinations regarding the Mitigated Negative Declaration for the above-described proposed project:

1. The proposed project, if approved, will not have a significant effect on the environment given implementation of required mitigation measures identified in the Mitigated Negative Declaration.
2. A Mitigated Negative Declaration was adopted for this proposed project pursuant to the provisions of the CEQA.
3. Mitigation measures will be made a condition of the approval of this proposed project, if approved.
4. A Mitigation reporting or monitoring plan was approved and adopted for this proposed project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that all Environmental Documents and record for the proposed project and approval of the Mitigated Negative Declaration is available to the General Public at:

City of Chula Vista
Development Services Department
276 Fourth Avenue, Building B
Chula Vista, CA 91910


Signature (Public Agency)

05/01/2024
Date

DIRECTOR OF DEVELOPMENT
SERVICES
Title