

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: Andrew Aitken
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Lead Agency
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910
Contact: Desmond Corley
Phone: 619-691-5110

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

State Clearinghouse Number: 2022060260

Project Title: Nakano Project (Streambed Alteration Agreement No. EPIMS-SDO-47179-R5)

Project Location (San Diego County): The approximately 23.77-acre project parcel is east of Interstate 805 (I-805), northwest of the 450 block of Denney Road and south of the Otay River in the City of Chula Vista, in San Diego County (assessor parcel number [APN] 624-071-0200). The project site is located at the southern edge of the City of Chula Vista, bordered by the City of San Diego on the other three sides (west, south, and east).

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement EPIMS-SDO-47179-R5, pursuant to Fish and Game Code section 1602, to the project applicant, Tri Pointe Homes IE-SC, Inc.

The project is limited to the development of the 23.77-acre Project site with 221 multifamily dwelling units, trail and park access, two biofiltration basins, a modular wetland unit with detention vault, and an upgraded storm drain. Project activities will create two roads across the drainage. Vegetation will be removed and the drainage will be graded at their respective locations in order to install the reinforced concrete pipe and concrete box culvert. The Project will permanently impact 0.40 acre of riparian habitat. The applicant will compensate through the restoration, acquisition, and perpetual conservation and management of a "Mitigation Site", or several mitigation sites, containing no less than 1.20 acres of stream and stream-associated habitat within Spring Canyon.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on 10/2/2025 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.

Signature: Glen Lubcke Date: 10/2/2025
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Glen M. Lubcke, Environmental Program Manager

Date Received for filing at OPR: _____