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Notice of Determination

To:
Office of Land Use and Climate Innovation
CEQA Submit

From:
Department of Fish and Wildlife
North Central Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670
Samantha Morford
(916) 880-8324

Lead Agency
Calaveras County
891 Mt. Ranch Road.
San Andreas, CA 95249
Robert Sellman
(209) 754-6394
rsellman@co.calaveras.ca.us

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

State Clearinghouse Number: 2007032085

Project Title: North Vista Plaza (California Endangered Species Act Incidental Take Permit No. 2081-2023-038-R2 (ITP))

Project Location: The Project is located in the census-designated town of Valley Springs, in Calaveras County, California. The Project is located approximately 1,000 feet north of State Route 26 and approximately 1.75 miles south of the State Route 12 and State Route 26 intersection. The approximate center of the Project Area is at Latitude 38.173488, and Longitude -120.843605 (WGS 84 datum, decimal degrees).

Project Description: The California Department of Fish and Wildlife (CDFW) has executed California Endangered Species Act ITP No. 2081-2023-038-R2, pursuant to Section 2081 of the Fish and Game Code to the project Applicant, LGI Homes – California, LLC.

The Project includes the development of 45.89 acres of undeveloped land into a residential development. The Project plan includes up to 167 lots, including 156 residential lots, two (2) onsite detention basins, two (2) offsite detention basins, seven (7) landscaped areas, two (2) recreation areas, and private streets.

The Project will result in impacts to 36.26 acres of California tiger salamander (*Ambystoma californiense*) habitat; the Project will permanently remove 36.26 acres of California tiger salamander habitat. The project is expected to result in incidental take of California tiger salamander, which is/are designated as a threatened species under the California Endangered Species Act. The ITP referenced above as issued by CDFW authorizes incidental take of species listed under CESA that may occur as a result of Project implementation.

This is to advise that CDFW, acting as a Responsible Agency, issued the above-described California Endangered Species Act Incidental Take Permit on the date signed below and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

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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 Mitigated Negative Declaration 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 Public Resources Code § 21081(a).
7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 was made by a copy of a receipt showing prior payment was submitted to CDFW.

The Mitigated Negative Declaration prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of issuance of the above California Endangered Species Act ITP as Responsible Agency is available at CDFW's regional office.

DocuSigned by:
Morgan Kilgour
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Signature: _____ *Date:* 10/2/2025

Morgan Kilgour, Regional Manager