



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, California 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



September 12, 2019

Jimmy Ayala
Pardee Homes
13400 Sabre Springs Parkway, Suite #200
San Diego, California 92128

Dear Mr. Ayala:

**Final Streambed Alteration Agreement, Notification No. 1600-2013-0195-R5,
Meadowood Specific Plan Area**

Enclosed is the final Streambed Alteration Agreement (Agreement) for the Meadowood Specific Plan Area (Project). Before the California Department of Fish and Wildlife (CDFW) may issue an Agreement, it must comply with the California Environmental Quality Act (CEQA). In this case, CDFW acting as a responsible agency filed a Notice of Determination (NOD) within five working days of signing the Agreement. The NOD was based on information contained in the final Environmental Impact Report prepared by the lead agency.

Under CEQA, the filing of an NOD triggers a 30-day statute of limitations period during which an interested party may challenge the filing agency's approval of the Project. You may begin the Project before the statute of limitations expires if you have obtained all necessary local, state, and federal permits or other authorizations. However, if you elect to do so, it will be at your own risk.

If you have any questions regarding this letter, please contact Kevin Hupf, Senior Environmental Scientist (Specialist) at (858) 467-4223 or by email at kevin.hupf@wildlife.ca.gov.

Sincerely,

Gail K. Sevens
Environmental Program Manager

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
AGREEMENT REGARDING PROPOSED STREAM OR LAKE ALTERATION
NUMBER 1600-2013-0195-R5

CEQA FINDINGS

INTRODUCTION:

The California Environmental Quality Act ("CEQA"; Public Resources Code §21000, *et seq.*), and the State CEQA Guidelines ("Guidelines"; 14 Cal. Code Regs. 15000, *et seq.*) require that prior to reaching a decision on a project, a Responsible Agency must consider the environmental effects of the project as shown in the Environmental Impact Report prepared by the Lead Agency.

As the Lead Agency, the County of San Diego adopted the Final Environmental Impact Report for the Meadowood Specific Plan Area (SCH No. 2004051028) and caused a Notice of Determination (NOD) to be filed on January 11, 2012.

The California Department of Fish and Wildlife (CDFW) is issuing an Agreement regarding the Stream or Lake Alteration to the project applicant, Pardee Homes. The project includes filling portions of three tributaries to Horse Ranch Creek within the project area to allow the construction of a multi-use development and associated infrastructure. Off-site impacts to Horse Ranch Creek adjacent to the property boundaries include road improvements to 'Street R'. The project will permanently impact 2.56 acres of stream bed, bank, channel, and associated riparian/wetland vegetation. Compensatory mitigation for permanent impacts will include a deduction of 5.0 Southern Cottonwood-Willow Riparian Forest Re-establishment Credits from the CDFW-approved Brook Forest Mitigation Bank.

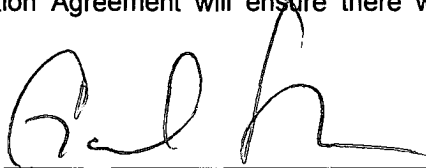
The CDFW is a Responsible Agency under CEQA for the purpose of approving the Streambed Alteration Agreement necessitated by the Lead Agency's project. As a CEQA Responsible Agency, CDFW is required by Guidelines §15096 to review the environmental document certified by the Lead Agency approving the project and to make certain findings concerning the project's potential to cause significant, adverse environmental effects. However, when considering alternatives and mitigation measures approved by the Lead Agency, a Responsible Agency is more limited than the Lead Agency. CDFW has responsibility for mitigating or avoiding only the direct or indirect environmental effects of the streambed alteration agreement that it approves.

FINDING: CDFW has considered the Mitigated Neg. Dec. adopted by the Lead Agency. CDFW has independently concluded that the Streambed Alteration Agreement should be issued under the terms and conditions specified therein. CDFW finds that with the mitigation measures incorporated into the Streambed Alteration Agreement, there will be no significant effects from the project.

FINDING: CDFW has considered the EIR adopted by the Lead Agency. CDFW has independently concluded that the Streambed Alteration Agreement should be issued under the terms and conditions specified therein. CDFW finds that changes have been incorporated into the project that will avoid or substantially lessen the significant environmental effect as identified in the final EIR. In particular, CDFW finds that the measures incorporated into the Streambed Alteration Agreement will ensure there will be no significant effects from project.

The Project is Approved.

DATE: 9/12/19



Gail K. Sevens
Environmental Program Manager
South Coast Region
California Department of Fish and Wildlife

Notice of Determination

To:
Office of Planning and Research
For U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth Street
Sacramento, CA 95814

From:
Department of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
Contact: Kevin Hupf
Phone: (858) 636-3160

Lead Agency:
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123
Contact: Lori Spar
Phone: (858) 694-8838

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

State Clearinghouse Number: 2004051028

Project Title: Meadowood Specific Plan Area (Lake or Streambed Alteration Agreement No. 1600-2013-0195-R5)

Project Location: The project is located in the County of San Diego; Latitude 33.33925, Longitude -117.14999; Section 36, Township 9 south, Range 3 west, and Section 1, Township 10 south, Range 3 west, U.S. Geological Survey 7.5-minute map Bonsall quadrangle, San Bernardino meridian.

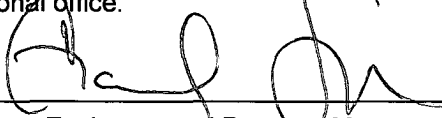
Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement number 1600-2013-0195-R5, pursuant to section 1602 of the Fish and Game Code to the project Applicant, Pardee Homes.

The project includes filling portions of three tributaries to Horse Ranch Creek within the project area to allow the construction of a multi-use development and associated infrastructure. Off-site impacts to Horse Ranch Creek adjacent to the property boundaries include road improvements to 'Street R'. The project will permanently impact 2.56 acres of stream bed, bank, channel, and associated riparian/wetland vegetation. Compensatory mitigation for permanent impacts will include a deduction of 5.0 Southern Cottonwood-Willow Riparian Forest Re-establishment Credits from the CDFW-approved Brook Forest Mitigation Bank.

This is to advise that CDFW, acting as a Responsible Agency, approved the above described project on 09/12/2019 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will / 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. An environmental impact report / A negative declaration] was prepared by the lead agency for the original project.
3. Mitigation measures were / were not made a condition of CDFW's approval of the project.
4. A mitigation reporting or monitoring plan was / was not adopted by CDFW for this project.
5. A statement of overriding considerations was / was not adopted by CDFW for this project.
6. Findings were / were not made by CDFW pursuant to California Code of Regulations section 15091.

The final environmental impact report 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  **Date:** 9/12/19
Gail K. Sevrens, Environmental Program Manager

Governor's Office of Planning & Research

SEP 12 2019

Date Received for filing at OPR: _____

STATE CLEARINGHOUSE