

## Notice of Determination

---

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

**From:** Public Agency: California Department of Fish and Wildlife (CDFW)  
Address: 3883 Ruffin Road  
San Diego, CA 92123  
Contact: Kelly Fisher  
Phone: 858-636-3160

Street Address: 1400 Tenth Street, Room 113  
Sacramento, CA 95814

**Lead Agency (if different from above):**  
Name: City of Escondido Planning Division  
Address: 201 N. Broadway  
Escondido, CA 92025  
Contact: Bill Martin  
Phone: 760-839-4557

**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): 2017011060

**Project Title:** Villages – Escondido Country Club

**Project Applicant:** NUWI Country Club, LLC

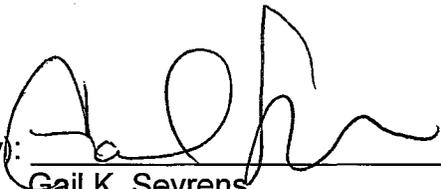
**Project Location (include county):** The project is located within the bed, channel, and bank of San Marcos Creek and tributaries thereto where they run through the former Escondido Country Club Golf Course located at 1400 Country Club Lane, in the City of Escondido, County of San Diego, State of California.

**Project Description:** CDFW is intending to execute a Lake and Streambed Alteration Agreement pursuant to Section 1602 of the Fish and Game Code (#1600-2018-0067-R5) to the project applicant, NUWI Country Club, LLC. The project proposes grading and filling existing channels and flow paths in order to accommodate construction of 380 residential units, approximately 48.9 acres permanent open space with active greenbelts, 3.5 acres of parks, 4 miles of walking trails, and recreational, social, and community amenities in a Village Center. The project also includes excavation of drainage corridors that will support native wetland and riparian habitat within project open space areas. The replacement channels are sized to contain 100-year flows within the banks and will be in roughly the same alignment as the existing channels and flow paths. The grading for the constructed channels will occur concurrently with grading for the proposed development area. Enhancement activities will occur within the southern drainage located to the south of Country Club Lane and west of Nutmeg Street. The southern drainage is currently dominated by non-native species including eucalyptus, giant reed, Peruvian pepper tree, and Mexican fan palm.

This is to advise that the CDFW acting as a ( Lead Agency /  Responsible Agency) approved the above described project on August 22, 2019 and has made the following determinations regarding the above described project:

1. The project [ will /  will not] have a significant effect on the environment.
2.  An Environmental Impact Report (EIR) was prepared for this project pursuant to CEQA.
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 the provisions of CEQA.
7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 (check one):
  - Payment is submitted with this notice.
  - A copy of a receipt showing prior payment is on file with the CDFW.

This is to certify that the final EIR with comments, responses, and record of project approval is available to the General Public at the office location listed above for the Lead Agency. CDFW's record of decision is available at the CDFW office above.

Signature (Public Agency):  Date: 8/22/19  
 Gail K. Sevens  
 Environmental Program Manager

Governor's Office of Planning & Research

**AUG 23 2019**

Date Received for Filing at OPR: \_\_\_\_\_

**STATE CLEARINGHOUSE**

Authority cited: Sections 21083, Public Resources Code.  
 Reference Section 21000-21174, Public Resources Code.