

Notice of Determination

To: Office of Planning and Research U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044 Street Address: 1400 Tenth Street, Room 113 Sacramento, CA 95814	From: Public Agency: Department of Fish and Wildlife (CDFW) Address: 3883 Ruffin Road San Diego, CA 92123 Contact: Jennifer Turner Phone: 858-636-3160 Lead Agency (if different from above): Name: Orange County Address: 300 N. Flower Street Santa Ana, CA 92703-4048 Contact: Kevin Canning Phone: 714-667-1632
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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): 2015111063

Project Title: Lyon Estate Subdivision EIR #624

Project Applicant: Bill H. Lyon

Project Location (include county): The project is located on 63.32 acres of the overall William Lyon Estate located in the unincorporated community of Coto de Caza, Orange County, California, Section 35 of Township 6 South, Range 7 West, of the U.S. Geological Survey (USGS) 7.5" quadrangle map Cañada Gobernadora (dated 1968 and photo revised in 1988). The project site is bordered by Coto de Caza Drive to the east, open space and residential development to the south, open space to the west, and the remainder of the Lyon Estate to the north.

Project Description:

CDFW is intending to execute a Lake and Streambed Alteration Agreement pursuant to Section 1602 of the Fish and Game Code (#1600-2020-0064-R5) to the project applicant, Bill H. Lyon. The project proposes to impact 0.85 acres of streambed/lake, including 0.83 acres of permanent impact to riparian habitat and 0.02 acres of temporary impact to riparian habitat and mitigate through the creation of 1.53 acres of coast live oak riparian forest, of 0.016 acre of southern cattail emergent wetland, and 0.14 acre of streambed vegetated with transitional elderberry scrub/mulefat scrub riparian habitat. On-site preservation of 0.01 acres of CDFW-jurisdictional coastal sage scrub as part of 13.60 acres of coastal sage scrub.

This is to advise that the CDFW acting as a (Lead Agency / Responsible Agency) approved the above described project on 12/28/20 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.

DocuSigned by:
David Mayer
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Signature (Public Agency): _____

Title: David Mayer
Environmental Program Manager

Date: 12/28/20

Date Received for Filing at OPR: _____

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