

## Notice of Determination

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**To:**

Office of Planning and Research  
[CEQA Submit](#)

**From:**

Department of Fish and Wildlife  
South Coast Region 5  
3883 Ruffin Road  
San Diego, CA 92123  
Contact: Jennifer Blackhall  
Email: [R5LakeandStreambed@wildlife.ca.gov](mailto:R5LakeandStreambed@wildlife.ca.gov)  
Phone: (858) 467-4201



Lead Agency  
County of Orange  
601 N. Ross Street  
Contact: Channary Leng  
Email: [Channary.Leng@ocpw.ocgov.com](mailto:Channary.Leng@ocpw.ocgov.com)  
Phone: (714) 667-8849

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

**State Clearinghouse Number:** 2010061063

**Project Title:** Coto Meadows, LLC (Streambed Alteration Agreement No. EPIMS-ORA-21950-R5)

**Project Location (Orange County):** The Coto Meadows, LLC project (Project) is located at two unnamed tributaries to San Juan Creek, in the County of Orange, State of California; latitude 33.3532, longitude -117.3427. The Project site is located east of Vista del Verde, south of San Miguel, and north of Cantamar Avenue in the Coto de Caza area.

**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement (EPIMS-ORA-21950-R5), pursuant to Fish and Game Code section 1602, to the project Applicant, Khalid al Athel.

The Project is limited to the partial filling of two unnamed drainages (Drainage 1, Drainage 3) in order to create graded pads for a future single-family housing development. Equipment will enter the Project site from Van Gogh Way on the west side of the site where a path to the lot will be graded in order to establish a new road (Oak Tree Drive). Once the road is created, the lot will be graded and Drainage 1 will be partially filled to create the graded pad off of Oak Tree Drive. Grading will occur from Oak Tree Drive south to establish Lemonberry Drive, Drainage 3 will be partially filled, and then the remaining residential lots will be graded and established. A low-flow drainage and native riparian habitat will be established southeast of the Project site as mitigation, and a 101.01-acre conservation easement will be established in accordance with the Streambed Alteration Agreement and the Biological Opinion issued by the U.S. Fish and Wildlife Service (OR-18B0304-18F1462).

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on February 21, 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.

## **Notice of Determination**

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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.

DocuSigned by:  
Signature: Heather A. Pert Date: 2/21/2025  
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Heather A. Pert, Environmental Program Manager

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