

## Notice of Determination

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

**From:**  
Department of Fish and Wildlife  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
Email: Andrew.Aitken@wildlife.ca.gov  
Phone: (562) 525-9688



Lead Agency  
City of Palmdale  
38250 Sierra Highway  
Palmdale, CA 93550  
Contact: Jasmine Alvarado  
Assistant Planner  
Phone: (661) 267-5287

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

**State Clearinghouse Number:** 2003051102

**Project Title:** Tentative Tract Map No. 53430 (Streambed Alteration Agreement No. EPIMS-LAN-16449-R5)

**Project Location (Los Angeles County):** The Tentative Tract Map No. 53430 Project (Project) is located within The Country Estates private community in the City of Diamond Bar, Los Angeles County. Regionally, the Project site is approximately one mile to the east of State Route 57. Locally, the Project site is located directly south of Rocky Trail Road, and west of Horizon Lane. Using decimal degrees, the center point within the Project boundary corresponds to 33.972153° N and -117.822355° W decimal degrees.

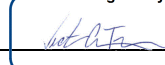
**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement (EPIMS-LAN-16449-R5), pursuant to Fish and Game Code section 1602, to the Project Applicant, Grand Hills Development LLC, as represented by Qianhan Chen.

The Project is to develop 48 single-family custom residential lots on the 80-acre Project site, with the extension of Alamo Heights Drive into the site, construction of an internal private roadway system including Street "A" and Street "B" and the extension of public (water, wastewater, drainage, electric, gas, cable and telephone) into the site. This Project will permanently impact 4.20 acres of streams at the Project site consisting of coast live oak riparian forest, southern California walnut woodland, arroyo willow thickets (*Salix* spp.), and cattail marshes (*Typha latifolia*).

This is to advise that CDFW, acting as a Responsible Agency, approved the Project described above on July 1, 2024, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The Project **will** 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.

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:** \_\_\_\_\_ **Date:** 7/1/2024  
Victoria Tang, Environmental Program Manager

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