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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
Contact: Andrew Aitken
Andrew.Aitken@wildlife.ca.gov

Lead Agency
City of Palmdale
38250 Sierra Hwy
Palmdale, CA 93550
Contact: Brenda Magana
Email: bmagana@cityofpalmdale.org
Phone: (661) 267-5293

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

State Clearinghouse Number: 1990010124

Project Title: Ritter Ranch Phase 1 Including Phase 1 Tank Site and Access Road (Streambed Alteration Agreement EPIMS-LAN-54204-R5)

Project Location (Los Angeles County): The Project is located in the City of Palmdale, Los Angeles County, California. The Project is located southwest of Elizabeth Lake Road and west of State Highway 14 at latitude 34.582961 and longitude -118.201394 as depicted on the U.S. Geological Survey topographic map Ritter Ridge, California.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-LAN-54204-R5), pursuant to Fish and Game Code section 1602, to the project Applicant, RdR Development Holdings, LLC as represented by John Dinan.

The Ritter Ranch master planned community will be developed over three phases. This Agreement only pertains to activities in Phase 1. Phase 1 is further broken up into “Phase 1A” and “Phase 1B”. Phase 1A comprises approximately 132.8 acres for the development of 553 single-family dwelling units on approximately 114.8 acres. Grading of the Phase 1A development took place in 2005 under SAA 1600-2004-0571-R5. Phase 1B encompasses 492 units on approximately 63.4 acres. Additionally, Phase 1B includes an approximately 40-acre water tank area, which consists of a graded pad for a water tank with a paved access road. Total permanent impacts of Phase 1 will be 3.25 acres to desert wash and 0.40 acres of wetlands. Total temporary impacts of Phase 1 will be 3.00 acres to desert wash.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on August 6, 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.

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.

Signature: DocuSigned by: 5991F195E80143... *Date:* 8/6/2025

Victoria Tang, Environmental Program Manager

Date Received for filing at OPR: _____