

**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: Cooper Wall  
Phone: (562) 619-0433  
Email: [R5CESA@wildlife.ca.gov](mailto:R5CESA@wildlife.ca.gov)



Lead Agency  
Los Angeles County  
320 W. Temple Street, Room 1356  
Los Angeles, CA 90012  
Contact: Connie Chung  
Phone: (213) 974-6417

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

**State Clearinghouse Number:** 2011081042

**Project Title:** James Smith Property (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2024-030-05 (ITP))

**Project Location:** The James Smith Property (Project) is located at Assessor Parcel Number’s (APN) 3102-007-005 and 3102-007-006 within the Quartz Hill, Los Angeles County (Figure 1-4). The Project is located at approximately 34.656090, -118.224234. The Project is bounded by W Avenue L 4 to the North and other residential properties to the East, West, and South.

**Project Description:** The Project is comprised of 0.8 acres to construct four single family residences and four accessory dwelling units (ADU). Project Activities include vegetation removal, grading, and paving.

The Project will result in incidental take of 21 western Joshua tree (*Yucca brevifolia*). Which is protected under the WJTCA and the California Endangered Species Act. The WJTCA ITP referenced above as issued by CDFW authorizes incidental take of western Joshua tree that may occur as a result of Project implementation.

This is to advise that CDFW, acting as [ the lead agency /  a responsible agency] approved the above-described project on the date signed below and made the following determinations regarding the above-described project:

1. The project [ will /  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. [ An environmental impact report /  A mitigated negative declaration] was prepared by the lead agency for the original project.
3. Additional 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.

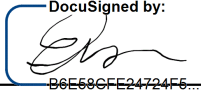
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6. Findings [ were /  were not] made by CDFW pursuant to Public Resources Code § 21081(a).  
7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 (check one):

Payment is submitted with this notice.

A copy of a receipt showing prior payment was submitted to CDFW.

- Responsible Agency statement: The EIR prepared by the lead agency for the Project is available to the general public at the office location listed above for the lead agency. CDFW's administrative record of proceedings related to the incidental take permit is available to the public for review at CDFW's regional office.

*Signature*  *Date:* 1/31/2025  
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*Erinn Wilson-Olgin, Regional Manager*