

**Notice of Determination**

- 1 -

**To:**

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

**From:**

Department of Fish and Wildlife (CDFW)  
 South Coast Region 5  
 3883 Ruffin Road  
 San Diego, CA 92123  
 Contact: Steve Gibson  
 Phone: (562) 252-2362  
 Email: [R5CESA@wildlife.ca.gov](mailto:R5CESA@wildlife.ca.gov)

Lead Agency (if different than CDFW)  
 City of Lancaster  
 44933 Fern Avenue  
 Lancaster, CA 93534  
 Contact: Jocelyn Swain  
 Phone: (661) 723-6100  
 Email: [jswain@cityoflancafterca.gov](mailto:jswain@cityoflancafterca.gov)

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

State Clearinghouse Number: 2023120648

**Project Title:** Avenue L-4 Property Project (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2024-034-05 (ITP))

**Project Location (include county):** The Avenue L-4 Property Project (Project) is located on Assessor's Parcel Numbers (APN) 3128-007-015 and 3128-007-024 within the City of Lancaster, Los Angeles County. The Project Site is located south of West Avenue L, west of Sierra Highway, north of West Avenue L-4, and east of 8<sup>th</sup> Street West.

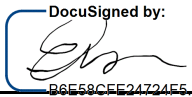
**Project Description:** This Project involves commercial development of 10.8 acres of vacant land into one 217,700 square-foot warehouse with associated infrastructure. Project activities will include removing vegetation, grading, constructing a warehouse, paving, installing utilities, installing a bio-detention basin, and landscaping. The Project will result in incidental take of two western Joshua trees (*Yucca brevifolia*), a species 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.

**Notice of Determination**

6. Findings [ were /  were not] made by CDFW pursuant to Public Resources Code § 21081(a). CDFW did, however, adopt findings to document its compliance with 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 was submitted to CDFW.
  - Responsible Agency statement: The Mitigated Negative Declaration 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: July 30, 2024*

*Erinn Wilson-Olgin, Regional Manager*