

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: Steve Gibson
 Phone: (562) 252-2362
 Email: R5CESA@wildlife.ca.gov

Lead Agency
 City of Lancaster
 Planning and Permitting Division
 44933 Fern Avenue
 Lancaster, CA 93534
 Contact: Mitzi Alvarado
 Phone: (661) 723-6100
 Email: malvarado@cityoflancasterca.gov

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

State Clearinghouse Number: 2024050687

Project Title: SWC Ave L and 10th St. Lancaster (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2024-054-05 (ITP))

Project Location (include county): The SWC Ave L and 10th St. Lancaster (Project) is located at Assessor Parcel Number’s (APN) 3109-026-047, 3109-026-048, and 3109-026-049 within the Lancaster, Los Angeles (see Figures 1-3). The Project is located approximately 34.659413, -118.148470. The Project is bounded by 10th Street to the East and Avenue L to the North (Project Site).

Project Description: This proposed project involves 3.72 acres of development to build a drive-through restaurant, drive-through car wash, and electronic vehicle charging stations with temporary pavement, perimeter sidewalk, curb, gutter, streetlights and utilities. Project Activities include vegetation removal, grading, and road construction.

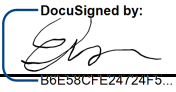
The Project will result in incidental take of 21 western Joshua trees (*Yucca brevifolia*) which is protected under the WJTCA and the California Endangered Species Act. The WJTCA ITP referenced above as issued by CDFW authorizes incidental take of western Joshua tree that may occur as a result of Project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

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- 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.
- 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:* 2/14/2025

Erinn Wilson-Olgin, *Regional Manager*