

**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
WESTERN JOSHUA TREE CONSERVATION ACT  
INCIDENTAL TAKE PERMIT  
NO. 1927-ITP-2024-031-05**

**City of Lancaster, Nicholas Godin  
Circulation Plan Project of the Lancaster Health District**

**CEQA FINDINGS**

**INTRODUCTION:**

The California Department of Fish and Wildlife (CDFW) has prepared these findings to document its compliance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 *et seq.*). CDFW is a responsible agency under CEQA with respect to the Circulation Plan Project of the Lancaster Health District (Project) because of its permitting authority under the Western Joshua Tree Conservation Act (WJTCA) (Fish and G. Code § 1927 *et seq.*) and the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 *et seq.*). (See generally Pub. Resources Code, §§ 21002.1, subd. (d), 21069; CEQA Guidelines, § 15381.)<sup>1</sup> CDFW makes these findings under CEQA as part of its discretionary decision to authorize the City of Lancaster (Permittee) to incidentally take western Joshua tree (*Yucca brevifolia*, WJT) during implementation of the Project. (See generally Fish & G. Code, § 1927.3.) The WJT is protected by the WJTCA and CESA.

CDFW is a responsible agency under CEQA with respect to the Project because of prior environmental review and approval of the Project by the lead agency, the City of Lancaster. (See generally Pub. Resources Code, § 21067; CEQA Guidelines, § 15367.) The City of Lancaster analyzed the environmental impacts associated with implementation of the Project in an Environmental Impact Report, Final Environmental Impact Report for the Lancaster Health District Master Plan (EIR) (SCH No. 2017051076) and approved the Project on April 27, 2021. In so doing, the City of Lancaster imposed mitigation measures for impacts to the WJT as conditions of Project approval and concluded that Project-related impacts to the WJT could be substantially lessened with implementation of mitigation and avoidance measures, such that the impacts would be less than significant.

As approved by the City of Lancaster, the Project involves the development of infrastructure (roads) over 6.8 acres of vacant lots for future commercial, residential, medical, and restaurant uses. Road infrastructure consists of internal street network connections comprised of two-lane facilities with bike lanes and sidewalks. Project Activities include grading, paving, installing curb gutters, sewer,

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<sup>1</sup> The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with Section 15000.

storm drains, streetlights, signing, striping, landscaping, and irrigation. The Project site supports 27 individuals of the WJT. Development of the Project site will result in the take of 11 individuals of WJT as defined by Fish and Game Code (Fish & G. Code, § 86). Take of WJT falls within CDFW's permitting jurisdiction under the WJTCA and CESA. (*Id.*, §§ 1927.3, 2080, 2081, subd. (b).)

As a responsible agency, CDFW's CEQA obligations are more limited than those of the lead agency, in that CDFW is responsible for considering only the effects of those activities involved in the Project which it is required by law to carry out or approve. Thus, while CDFW must consider the environmental effects of the Project as set forth in the City of Lancaster's EIR, CDFW has responsibility to mitigate or avoid only the direct or indirect environmental effects of those parts of the Project which it decides to carry out, finance, or approve. (Pub. Resources Code, § 21002.1, subd. (d); CEQA Guidelines, §§ 15041, subd. (b), 15096, subds. (f)-(g).) Accordingly, because CDFW's exercise of discretion is limited to issuance of a WJTCA Incidental Take Permit (ITP) for the Project, CDFW is responsible for considering only the environmental effects that fall within its permitting authority under the WJTCA and CESA. (See generally *San Diego Navy Broadway Complex Coalition v. City of San Diego* (2010) 185 Cal.App.4th 924, 935-941.) Indeed, with respect to all other effects associated with implementation of the Project, CDFW is bound by the legal presumption that the EIR fully complies with CEQA. (Pub. Resources Code, § 21167.3; *City of Redding v. Shasta County Local Agency Formation Commission* (1989) 209 Cal.App.3d 1169, 1178-1181; see also CEQA Guidelines, § 15096, subd. (e); Pub. Resources Code, § 21167.2; *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112, 1130.) CDFW's more limited obligations as a responsible agency affect the scope of, but not the obligation to adopt, findings required by CEQA. Findings are required under CEQA by each public agency that approves a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a); see also Pub. Resources Code, § 21068 (significant effect on the environment defined); CEQA Guidelines, § 15382.) Because the EIR certified by City of Lancaster for the Project identifies potentially significant impacts on WJT, CDFW adopts the findings set forth below to fulfill its obligations as a responsible agency under CEQA. (CEQA Guidelines, § 15096, subd. (h); *Resource Defense Fund. V. Local Agency Formation Comm. of Santa Cruz County* (1987) 191 Cal.App.3d 886, 896-898.)

## **FINDINGS:**

CDFW has considered the EIR certified by the City of Lancaster as the lead agency for the Project.

CDFW finds that the mitigation measures imposed as conditions of Project approval by the City of Lancaster, along with the mitigation measures and Conditions of Approval set forth in CDFW's WJTCA ITP for the Project, will ensure

that all Project-related impacts on WJT are mitigated to below a level of significance under CEQA.

CDFW finds that issuance of the WJTCA ITP will not result in any previously undisclosed potentially significant effects on the environment or a substantial increase in the severity of any potentially significant environmental effects previously disclosed by the lead agency. Furthermore, to the extent the potential for such effects exists, CDFW finds adherence to and implementation of the conditions of Project approval adopted by the lead agency, as well as adherence to and implementation of the Conditions of Approval imposed by CDFW through the issuance of the ITP, will avoid or reduce such potential effects to below a level of significance.

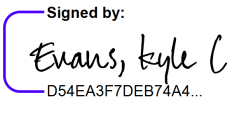
The following measures and others set forth in CDFW's WJTCA ITP for the Project will avoid to the extent feasible and mitigate to below a level of significance all Project-related impacts on WJT:

- A. The Permittee has satisfied the mitigation obligations under the WJTCA ITP by paying the appropriate fees pursuant to the fee schedule set forth in Fish and Game Code section 1927.3 subdivision (d), as adjusted annually, for deposit into the Western Joshua Tree Conservation Fund. Permittee submitted payment in the amount of \$2,139.50 and it was received by CDFW on March 2, 2026.
- B. Permittee shall clearly delineate the boundaries of the Project site with fencing, stakes, or flags before starting the Project.
- C. Permittee shall clearly identify with visible flagging or alternative method approved in advance in writing by CDFW, all WJT authorized to be removed, encroached, or avoided within the Project Site. Each category of identification (remove, encroach, avoid) shall have a separate color marker.
- D. Permittee shall avoid impacts that result in fire and shall be equipped with an appropriate level of fire prevention and suppression equipment.
- E. Permittee shall provide CDFW with a Project Completion Report (PCR) no later than 1 month after the Project has been completed. The PCR shall include, at a minimum: (1) photos that illustrate the state of the Project Site upon completion of the Project; (2) approximate start and end date(s) when Project Activities occurred; and (3) an accounting of the WJT individuals identified in the census that have been removed, injured (e.g., trimmed), and/or avoided since this Permit's issuance.
- F. Permittee shall minimize the potential for pests to enter the Project Site and shall not use rodenticides, herbicides, and insecticides without written CDFW approval.

G. Permittee or the Designated Representative shall immediately notify CDFW if Permittee is not in compliance with any Condition of Approval of this Permit, including but not limited to any actual or anticipated failure to implement any measure in this Permit within the time periods indicated therein. The Designated Representative shall follow up within 24 hours with a written notice to CDFW describing, in detail, any actual or anticipated non-compliance with this Permit and suggested measures to remedy the situation.

*The Project is approved.*

DATE: 4/7/2026

By:  Signed by:  
Evans, Kyle C  
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Kyle Evans, Acting Regional Manager,  
signing for  
Erinn Wilson-Olgin, Regional Manager  
DEPARTMENT OF FISH AND WILDLIFE