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NOTICE OF DETERMINATION

To:
Office of Land Use and Climate Innovation
CEQA Submit

From:
Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA, 91764
Contact: Scott Jakubowski, Senior ES
Email: Scott.Jakubowski@wildlife.ca.gov
Phone: (909) 354-0919

County of San Bernardino
385 North Arrowhead Ave., 2nd Floor
San Bernardino, CA, 92415-0130
Contact: Vincent Acuna, Planning Manager
Email: Vincent.Acuna@lus.sbcounty.gov
Phone: (909) 387-4122

Subject: Filing of Notice of Determination pursuant to Section 21108 of the Public Resources Code

State Clearinghouse Number: 2017101033

Project Title: 4609 Avalon Ave Project (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2026-015-06 (ITP))

Project Location (San Bernardino County): The 4609 Avalon Ave Project (Project) is located at 4609 Avalon Ave, Yucca Valley, CA, 92284, near the Town of Yucca Valley, in unincorporated San Bernardino County on Assessor's Parcel Number 0598-101-17. The Project is located approximately three miles north of State Route 62 (known as Twentynine Palms Highway) at approximately latitude 34.16939^0 N and longitude -116.38643^0 W.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 1927-ITP-2026-015-06), pursuant to Section 1927.3 of the Fish and Game Code to 2001 Bellevue LLC.

The Project is comprised of the construction of a 1,878-square-foot single-family residence with a driveway, accessory dwelling unit, and associated utilities through the development of 0.95 acres of undeveloped land. The Project will include utilities, such as installation of overhead electrical connections, a septic tank and leach lines, and a water meter and water line.

The Project will result in incidental take of 11 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.

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This is to advise that CDFW, acting as a Responsible Agency, approved the Project described above on October 7, 2026, and has made the following determinations regarding the above-described Project:

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. An environmental impact report **was** prepared by the lead agency for the original Project.
3. Additional 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 Public Resources Code § 21081(a).
7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4: **A copy of a receipt showing prior payment was submitted to CDFW.**

The environmental impact report 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: DocuSigned by: Heidi Calvert CAEE4779B63E4A3... *Date:* 10/7/2026

Heidi Calvert, Regional Manager