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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
Email: scott.jakubowski@wildlife.ca.gov
Phone: (909) 354-0919

Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA, 92284
Contact: Jared Jerome, Senior Planner
Email: jjerome@yucca-valley.org
Phone: (760) 369-6579

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

State Clearinghouse Number: 2012111021

Project Title: 7008 Scarvan Road Project (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2026-103-06 (ITP))

Project Location (San Bernardino County): The 7008 Scarvan Road Project (Project) is located at 7008 Scarvan Road, Yucca Valley, CA, 92284, within the Town of Yucca Valley, in San Bernardino County on Assessor's Parcel Number 0595-013-24-0000. The Project is located approximately one half mile north of State Route 62 (known as Twentynine Palms Highway) at approximately latitude 34.126028^0 and longitude -116.438537^0. The Project is bounded by Buena Vista Drive to the north, developed residential property to the west, undeveloped land to the south, and Scarvan Road to the east (Project Site).

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 1927-ITP-2026-103-06), pursuant to Section 1927.3 of the Fish and Game Code to 2001 Bellevue LLC.

The Project is comprised of the construction of a 1,100-square-foot residence with a 900-square-foot accessory dwelling unit, a gravel driveway, garage, patio, and associated utilities on 1.14 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. Project Activities include grubbing and grading of portions of the entire Project Site, construction of the resident with driveway, garage, patio, and accessory dwelling until, utility trench digging and installation, pile driving, and vegetation removal.

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The Project will result in incidental take of 5 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 a Responsible Agency, approved the Project described above on November 13, 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: Alisa Ellsworth 84FBB8273F4C480... For *Date:* 11/13/2026

Heidi Calvert, Regional Manager