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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
VALERIE TERMINI, Acting Director

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: Steven Recinos, Environmental Scientist
Email: Steven.Recinos@wildlife.ca.gov
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Lead Agency (if different than CDFW)
Town of Apple Valley
14955 Dale Evans Parkway,
Apple Valley, CA 92307
Contact: Orlando Acevedo
Email: OAcevedo@applevalley.org
Phone: 760-240-7000

NOTICE OF DETERMINATION

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

State Clearinghouse Number: 2024081250

Project Title: Buffalo Trading Post Plaza (Project)(Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2025-038-06 (ITP))

Project Location (San Bernardino County): The Project is located in the southeast corner of Rancherias Road and State Route 18 in the Town of Apple Valley, County of San Bernardino, State of California. The Project is approximately centered at latitude 34.527795195 and longitude -117.2250177844 on Assessor's Parcel Numbers 3112-171-16, -17, and -18.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 1927-ITP-2025-038-06), pursuant to 1927.3 of the Fish and Game Code to Hwy 18 Rancherias, LLC.

The Project includes the creation of a commercial plaza, known as the Buffalo Trading Post Plaza during Phase 1. Additionally, during Phase 2, the Project will construct a 35,000-sq building for a general retail office or drive-thru restaurant.

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The Project will result in incidental take of 6 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 January 22, 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. A mitigated negative declaration 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 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: **A copy of a receipt showing prior payment was submitted to CDFW.**

The mitigated negative declaration prepared by the Town of Appley Valley for the Project is available to the general public at the office location listed above for Town of Appley Valley. 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:* 1/22/2026

Heidi Calvert, Regional Manager