



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., 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:
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Inland Deserts Region
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Lead Agency (if different than CDFW)
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NOTICE OF DETERMINATION

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

State Clearinghouse Number: 2024101105

Project Title: LoveMore Ranch (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2025-050-06 (ITP))

Project Location: The Lovemore Ranch (Project) is located at the northwest corner of Sunset Road and Alta Loma Drive within the unincorporated Community of Joshua Tree, San Bernardino County, California (see Figure 1). The Project is located approximately 0.86 miles south of 29 Palms Hwy on a 18.49-acre area (Assessor's Parcel Number 0602-361-04) at approximately 34.12191110°, -116.31865346°.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 1927-ITP-2025-050-06), pursuant to 1927.3 of the Fish and Game Code to Axel Cramer.

This proposed project involves the development of 18.49- acres of land into a

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1927-ITP-2025-050-06

February 13, 2026

tentative tract map consisting of 64 single-family residential lots and two lettered lots . The lettered lots will occupy 2.75 acres and consist of open space and recreational facilities. The residential lots would range between 0.16 acres to 0.30 acres.

The Project will result in incidental take of 51 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 02/17/2026 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:

The mitigated negative declaration prepared by San Bernardino County 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.

DocuSigned by:
Signature: Heidi Calvert Date: 2/17/2026
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Heidi Calvert, Regional Manager