



STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

Inland Empire Boulevard, C-220
Ontario, CA 91764
wildlife.ca.gov

GAVIN NEWSOM, Governor
MEGHAN HERTEL, Director

To:
Office of Land Use and Climate Innovation
[CEQA Submit](#)

NOTICE OF EXEMPTION

Project Title: Abbeyranch Land Project (Notification of Lake or Streambed Alteration, No. EPIMS-SBR-63172-R6)

Project Location (San Bernardino County): The Abbeyranch Land Project (Project) is located on approximately 17.20 acres of undeveloped land at an unnamed tributary to the Mojave River, at 16933 Abbey Lane, Victorville, California, 92394; County of San Bernardino; Latitude 34.559861, Longitude -117.295667; Assessor's Parcel Numbers 0472-061-36-0000 and 0472-061-63-0000.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement EPIMS Notification No. EPIMS-SBR-63172-R6, pursuant to Section 1602 of the Fish and Game Code to Joseph Vail.

The Project will raise the Project Area to the same elevation as the adjacent flood control levee located to the west of the Project Area. The Project will grade the entire Project Area, import clean dirt to the Project Area, and remove seven cottonwood trees.

Public Agency Approving Project: CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

Person or Public Agency Carrying Out Project:

Joseph Vail
Property Owner
(760) 245-8078
Joepaulavail@gmail.com
16993 Abbey Lane
Victorville, CA, 92394

Exempt Status: On June 23, 2026, the City of Victorville, the Lead Agency, determined that the Project is categorically exempt pursuant to California Code of Regulations, Title 14,

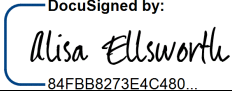
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section 15304 subdivision (a). The Lead Agency determined that the Project meets certain qualifying criteria for the exemption. Pursuant to Public Resources Code section 21080.1 (a), the Lead Agency is responsible for determining whether the Project is exempt from CEQA and that determination shall be final and conclusive on all persons, including Responsible Agencies. As a result, CDFW, acting as a Responsible Agency, is bound by the Lead Agency's determination that the Project is exempt from CEQA.

CDFW Contact Person: Emily Leon, Environmental Scientist, Emily.Leon@wildlife.ca.gov, (760) 644-5976

Signature:  Date: 6/30/2026

Alisa Ellsworth, Environmental Program Manager

Date received for filing at LCI: