



STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

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MEGHAN HERTEL, Director

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

From:
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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: 2024101181

Project Title: TTM 20527 Luna and Fremontia Project (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2025-041-06 (ITP))

Project Location (San Bernardino County): The TTM 20527 Luna and Fremontia Project (Project) is located in the City of Victorville, County of San Bernardino, State of California; Latitude 34.49012, Longitude -117.41424; and on Assessor's Parcel Numbers (APN) 309-634-104, 309-634-109, 309-634-110, 309-635-101, 309-634-105, and 309-632-101.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 1927-ITP-2025-041-06), pursuant to Section 1927.3 of the Fish and Game Code to Sherr Development Company.

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The project consists of the construction of 53 residential homes, perimeter fencing, channel construction, storm drainage features, and associated roadway improvements on approximately 19.08 acres of undeveloped land.

The Project will result in incidental take of 46 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 August 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: **A copy of a receipt showing prior payment was submitted to CDFW.**

The mitigated negative declaration 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.

DocuSigned by:

Signature: _____ Date: 8/17/2026
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Heidi Calvert, Regional Manager