

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

City of Hesperia
9700 Seventh Avenue
Hesperia, CA, 92345
Contact: Edgar Gonzalez, Senior Planner
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Phone: (760) 947-1330

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

State Clearinghouse Number: 2024110259

Project Title: Hesperia Big Box Retail Project [California Endangered Species Act Incidental Take Permit No. 2081(b)-2026-031-06 (ITP)]

Project Location (San Bernardino County): The Hesperia Big Box Project (Project) is located within the City of Hesperia, San Bernardino County. The Project is located directly south of the California Aqueduct, bounded by undeveloped land to the west, and bordered by Interstate 15 to the east and southeast. The approximate geographic center of the Project site is located at latitude 34.431534° N and longitude -117.379551° W.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP [No. 2081(b)-2026-031-06], pursuant to Section 2081(b) of the Fish and Game Code to Sam's West, Inc.

The Project includes the development of 29.54 acres to construct a 167,664-square-foot (sf) wholesale retail center with 683 parking spaces, a 14-pump fuel station, a 2,623-sf automated carwash facility, a 205-sf office building, and off-site right-of-way improvements.

The Project will result in impacts to 24.21 acres of Western burrowing owl (*Athene cunicularia* ssp. *hypugaea*) habitat, and the Project will permanently remove 24.21 acres of Western burrowing owl habitat. The Project is expected to result in incidental take of Western burrowing owl, which is designated as a candidate threatened or endangered species under the California Endangered Species Act (CESA). The ITP referenced above as issued by CDFW authorizes incidental take of species listed under CESA that may occur as a result of Project implementation.

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2081(b)-2026-031-06

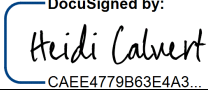
September 14, 2026

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This is to advise that CDFW, acting as a Responsible Agency, approved the Project described above on September 14, 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 City of Hesperia 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:  CAEE4779B63E4A3... Date: 9/14/2026

Heidi Calvert, Regional Manager