



STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

GAVIN NEWSOM, Governor
MEGHAN HERTEL, Director

Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
wildlife.ca.gov

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: Marlee Poff, Senior
Environmental Scientist (Specialist)
Email: Marlee.Poff@wildlife.ca.gov
Phone: (909) 544-2531

Lead Agency (if different than CDFW)
City of Victorville Planning Department
14343 Civic Drive
Victorville, CA 92393
Contact: Mina Morgan, Associate Planner
Email: mmorgan@victorvilleca.gov
Phone: (760) 955-5153

NOTICE OF DETERMINATION

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

State Clearinghouse Number: 2025021045

Project Title: TGC Victorville Hotel Development Project (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2023-029-06 (ITP))

Project Location (San Bernardino County): The Project is located in the northeast corner of Cottonwood Avenue and Pahute Avenue within the City of Victorville. The Project is located approximately 0.10 miles west of Interstate 15 at 34.47828, -117.33763. The Project is bounded by Cottonwood Avenue to the west and Pahute Avenue to the south.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 1927-ITP-2023-029-06), pursuant to 1927.3 of the Fish and Game Code to TGC Victorville, LLC.

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The Project is comprised of the development of 3.17 acres of undeveloped land into a 4-story hotel. Project Activities include grubbing and grading of the entire project site, trench digging, pile driving, vegetation removal, installation of utilities, street improvements including installation of curbs, gutters, and sidewalks.


The Project will result in incidental take of 2 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 May 20, 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 not** 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: **Payment is submitted with this notice.**

A copy of a receipt showing prior payment was submitted to CDFW.

The mitigated negative declaration prepared by the City of Victorville for the Project is available to the general public at the office location listed above for the City of Victorville. 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: 5/20/2026
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Heidi Calvert, Regional Manager