



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
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GAVIN NEWSOM, Governor
VALERIE TERMINI, Acting Director



To:

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

From:

Department of Fish and Wildlife
Inland Deserts Region
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Ontario, CA, 91764
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Lead Agency (if different than CDFW)
City of Hesperia
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Hesperia, CA, 92345
Contact: Edgar Gonzalez, Senior
Planner
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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: 2025060508

Project Title: Main Street Commercial Center (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2025-070-06 (ITP))

Project Location (San Bernardino County): The Main Street Commercial Center (Project) is located at 14449 Main Street, Hesperia, California, 92345, within San Bernardino County.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 1927-ITP-2025-070-06), pursuant to 1927.3 of the Fish and Game Code to CCPT Investment Group LLC.

The Project is comprised of the development of 1.54 acres of undeveloped land for the construction of a 20,500 square-foot commercial building, 83 parking

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1927-ITP-2025-070-06

January 9, 2026

spaces, a perimeter brick wall, landscaping, and associated utilities.

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 January 9, 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 City of Hesperia for the Project is available to the general public at the office location listed above for City of Hesperia. 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: 1/9/2026
Heidi Calvert, Regional Manager