

Notice of Determination**- 1 -****To:**

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

From:

Department of Fish and Wildlife (CDFW)
Inland Deserts Region
3602 Inland Empire Blvd, Suite C-220
Ontario, CA 91764
Contact: Marlee Poff, Senior ES
(Specialist)
Phone: (909) 544-2531
Email: Marlee.Poff@wildlife.ca.gov

Lead Agency (if different than CDFW)
City of Hesperia
9700 Seventh Ave
Hesperia, CA 92345
Contact: Edgar Gonzalez, Senior Planner
Phone: (760) 947-1330
Email: egonzalez@cityofhesperia.us

SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code § 21108
State Clearinghouse Number: 2025080124

Project Title: Primrose Residential Development Project (California Endangered Species Act Incidental Take Permit No. 2081-2025-053-06 (ITP))

Project Location (include county): The Primrose Residential Development Project (Project) is located at the intersection of Primrose Avenue and Yucca Street within the City of Hesperia, San Bernardino County (See Figure 1). The Project is located approximately 1.76 miles east of the I-15 freeway at approximately 34.4246 latitude, -117.3493 longitude. The Project site is bounded by Yucca Street to the north, Primrose Avenue to the east, and residential properties to the south and west.

Project Description: This proposed project involves The Project includes the development of 2.28 acres of an undeveloped parcel into a 36-unit multi-family residential development consisting of nine two-story apartment buildings, and associated site improvements, including repaving portion of Primrose Avenue and Yucca Street, a stormwater infiltration system, perimeter fencing, and both off-site and on-site improvements. The total impact acreage for the Project is 2.73 acres. Project activities include grubbing and grading of the entire Project site, trench digging, pile driving, road construction, vegetation removal, and other activities.

The Project will result in impacts to 2.54 acres of western Joshua tree (*Yucca brevifolia*) habitat ; the Project will permanently remove 2.54 acres of western Joshua tree habitat. The project has resulted in incidental take of western Joshua tree, which is designated as a candidate threatened species under the California Endangered Species Act. 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.

Notice of Determination

This is to advise that CDFW, acting as the lead agency / a responsible agency] approved the above-described project on March 23, 2026 and made the following determinations regarding the above described project:

1. The project will / 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 / A mitigated negative declaration] was prepared by the lead agency for the original project.
3. Additional mitigation measures were / were not] made a condition of CDFW's approval of the project.
4. A mitigation reporting or monitoring plan was / was not] adopted by CDFW for this project.
5. A Statement of Overriding Considerations was / was not] adopted by CDFW for this project.
6. Findings were / 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 (check one):
 - Payment is submitted with this notice.
 - A copy of a receipt showing prior payment was submitted to CDFW.
- Responsible Agency statement: 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 Heidi Calvert Date: 3/23/2026
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 Heidi Calvert, Regional Manager

Date Received for filing at OPR: _____