



STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

GAVIN NEWSOM, Governor
MEGHAN HERTEL, Director

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

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

NOTICE OF EXEMPTION

Project Title: Emerald Road 20 Industrial Project (Notification of Lake or Streambed Alteration, No. EPIMS-SBR-62135-R6)

Project Location (San Bernardino): The Project is located at an unnamed channel , in the County of San Bernardino, State of California; Latitude 34.33074, Longitude -117.22587. The project is located in the eastern portion of Adelanto, approximately 1.3 miles southeast of the intersection of Hwy 395 and Rancho Road; located on Assessor's Parcel Number 3128-301-06-0000; 3128-301-11-0000; and 3128-301-12-0000.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement EPIMS Notification No. EPIMS-SBR-62135-R6, pursuant to Section 1602 of the Fish and Game Code to IPG Mojave 68 Holdings, LLC. as represented by Craig Wilde.

The Project is limited to the permanent impacts of approximately 0.05-acres of 1602 stream resources through grade and fill of the onsite bed, bank, and channel as part of the development of a commercial truck and trailer parking facility and office building on approximately 20.61-acres.

Public Agency Approving Project: CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

Person or Public Agency Carrying Out Project:

Craig Wilde
IPG Mojave 68 Holdings, LLC
(314) 713-9516
craig@industrialpg.com

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991 Lomas Santa Fe Drive
Solana Beach, CA. 92075

Exempt Status: On April 22, 2025, the City of Adelanto, the Lead Agency, determined that the Project is categorically exempt pursuant to [Public Resources Code section 21083.3 and California Code of Regulations, Title 14, section 15183. The Lead Agency determined that the Project meets certain qualifying criteria for the exemption. Pursuant to Public Resources Code section 21080.1(a), the Lead Agency is responsible for determining whether the Project is exempt from CEQA and that determination shall be final and conclusive on all persons, including Responsible Agencies. As a result, CDFW, acting as a Responsible Agency, is bound by the Lead Agency's determination that the Project is exempt from CEQA.

CDFW Contact Person: Kelly Connor, Environmental Scientist, 760-644-8214,
Kelly.Connor@wildlife.ca.gov

Signature: _____ DocuSigned by: *Alisa Ellsworth* Date: 9/10/2026
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Alisa Ellsworth, Environmental Program Manager

Date received for filing at LCI: