

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Smoke Tree Townhouse Apartments, Site Plan Review SPR22-00010

Lead Agency: City of Hesperia, Development Services Department

Contact Person: Ryan Leonard

Mailing Address: 9700 7th Avenue

Phone: (760) 947-1651

City: Hesperia, California

Zip: 92345

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Hesperia

Cross Streets: Smoke Tree Street, east of Eleventh Avenue

Zip Code: 92345

Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 41.28 " N / -117 ° 19 ' 22.8 " W Total Acres: 4.36

Assessor's Parcel No.: 0407-251-12

Section: 17

Twp.: 4N

Range: 4W

Base: SBB

Within 2 Miles: State Hwy #: None

Waterways: None

Airports: None

Railways: BNSF

Schools: Joshua Circle Elementary School

Document Type:

CEQA: ☐ NOP

☐ Early Cons

☐ Neg Dec

☒ Mit Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA: ☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other: ☐ Joint Document

☐ Final Document

☐ Other:

Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☒ Site Plan

☐ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other:

Development Type:

☒ Residential: Units 84 Acres 4.36

☐ Office: Sq.ft. Acres Employees

☐ Commercial: Sq.ft. Acres Employees

☐ Industrial: Sq.ft. Acres Employees

☐ Educational: Acres Employees

☐ Recreational: Acres Employees

☐ Water Facilities: Type MGD

☐ Transportation: Type

☐ Mining: Mineral

☐ Power: Type MW

☐ Waste Treatment: Type MGD

☐ Hazardous Waste: Type

☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☒ Agricultural Land

☒ Air Quality

☒ Biological Resources

☒ Cultural Resources

☒ Energy

☒ Geology/Soils/Seismic

☒ Greenhouse Gas

☒ Hazards/Hazardous Mat.

☒ Hydrology/Water Quality

☒ Land Use/Planning

☒ Mineral Resources

☒ Noise

☒ Population/Housing

☒ Public Services/Facilities

☒ Recreation

☒ Transportation/Traffic

☒ Tribal Cultural Resources

☒ Utilities/Service Systems

☒ Wildfire

☐ Population/Housing Balance

☐ Coastal Zone

☐ Wild/Scenic Rivers

☐ Forest Lands/Fire Hazard

☐ Floodplain/Flooding

☐ Economic/Jobs/Fiscal

☐ Historic/Archaeological

☐ Endangered Species

☐ Toxic/Hazardous

☐ Growth Inducement

☐ Cumulative Effects

☐ Other:

Present Land Use/Zoning/General Plan Designation:

Main Street /Freeway Corridor Specific Plan - HDR (High Density Residential, 15 – 20 units/acre)

Project Description: (please use a separate page if necessary)

Site Plan Review SPR22-00010 by Hossein Mazi (Applicant) is the development of an 84-unit townhome style multi-family complex, consisting of eight one- and 76 two-bedroom units in nine separate buildings, on 4.36 gross acres (4 net acres), and associated road improvements on Smoke Tree Street located at 15639 Smoke Tree Street, approximately 220 feet east of Eleventh Avenue, identified as Assessor Parcel Number (APN) 0407-251-12, within the High Density Residential (HDR) zone of the Main Street and Freeway Corridor Specific Plan (Proposed Project). The Project also requires a permit from the CA Dept of Fish and Wildlife to remove six western Joshua trees.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 12, 2025 Ending Date March 14, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>ELMT Consult it g</u>	Applicant: <u>Hossein Mazi</u>
Address: <u>2201 N. Grand Avenue #10098</u>	Address: <u>7772 Warner Ave, Suite 102</u>
City/State/Zip: <u>Santa Ana, CA 92711</u>	City/State/Zip: <u>Huntington Beach, CA 92647</u>
Contact: <u>Julie Gilbert</u>	Phone: <u>(760) 954-1551</u>
Phone: <u>(909) 496-5960</u>	

Signature of Lead Agency Representative: 

Date: 2/6/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.