

### 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: Balsam and Winona Victorville Apartments Project - PLAN20-00009

Lead Agency: City of Victorville Contact Person: Travis Clark  
Mailing Address: 14343 Civic Drive, PO Box 5001 Phone: (760) 955-5135  
City: Victorville Zip: 92393 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Victorville  
Cross Streets: Balsam Road and Winona Street Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 34 ° 29 ' 15.02 " N / 117 ° 19 ' 43.99 " W Total Acres: 11.4

Assessor's Parcel No.: 3092-401-01, -02 and -10 Section: 29 Twp.: 5N Range: 4W Base: SB

Within 2 Miles: State Hwy #: I-15 Waterways:  
Airports: Railways: Schools: Mojave Vista Elementary

#### Document Type:

- CEQA:  NOP  Draft EIR  NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other:  
 Mit Neg Dec Other:  FONSI

#### Local Action Type:

- General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other:

#### Development Type:

- Residential: Units 212 Acres 11.4  
 Office: Sq.ft. Acres Employees  Transportation: Type  
 Commercial: Sq.ft. Acres Employees  Mining: Mineral  
 Industrial: Sq.ft. Acres Employees  Power: Type MW  
 Educational:  Waste Treatment: Type MGD  
 Recreational:  Hazardous Waste: Type  
 Water Facilities: Type MGD  Other:

#### Project Issues Discussed in Document:

- Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other:

#### Present Land Use/Zoning/General Plan Designation:

Vacant; High Density Residential (HDR)/Multi-Family Residential (R-4) & Commercial (COM)/General Commercial (C-2)

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

Aziz, LLC is requesting the entitlement of a Site Plan to allow for the development of a 212-unit residential apartment development in the City of Victorville. The Project Site occurs on three parcels (APN 3092-401-01, 3092-401-02 and 3092-401-10) between Nisqualli Road and Winona Street on approximately 11.4 acres. Approval of a Zone Change and General Plan Amendment are part of the Application and would be required for APN 3092-401-10 to change the General Plan designation from Commercial to High Density Residential and to change the zoning from General Commercial (C-2) to Multi-Family Residential (R-4). The Proposed Project includes 10 three-story buildings and one two-story building to include 212 apartment units, three laundry rooms, one clubhouse and a rental office, plus amenities (e.g. pool, jacuzzies, gyms) for a footprint totaling 151,180 square-feet of the 498,372 square-foot lot.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>6</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>SCAQMD</u>                     |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date December 3, 2021 Ending Date January 3, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Lilburn Corporation</u>	Applicant: <u>Aziz, LLC</u>
Address: <u>1905 Business Center Dr.</u>	Address: <u>495 E Rincon St. Suite #175</u>
City/State/Zip: <u>San Bernardino, CA 92408</u>	City/State/Zip: <u>Corona, CA 92879</u>
Contact: <u>Cheryl Tubbs</u>	Phone: <u>(858) 729-3491</u>
Phone: <u>(909) 890-1818</u>	

Signature of Lead Agency Representative:  Date: 12/3/2021

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