

# 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

<b>SCH #</b>
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**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  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.) \_\_\_\_\_  
 Early Cons  Neg Dec  Mit Neg Dec  
 NEPA:  NOI  EA  Draft EIS  FONSI  
 Other:  Joint Document  Final Document  Other: \_\_\_\_\_

**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 84 Acres 4.36  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 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  Hazards/Hazardous Mat.  Transportation/Traffic  Floodplain/Flooding  
 Agricultural Land  Hydrology/Water Quality  Tribal Cultural Resources  Economic/Jobs/Fiscal  
 Air Quality  Land Use/Planning  Utilities/Service Systems  Historic/Archaeological  
 Biological Resources  Mineral Resources  Wildfire  Endangered Species  
 Cultural Resources  Noise  Population/Housing Balance  Toxic/Hazardous  
 Energy  Population/Housing  Coastal Zone  Growth Inducement  
 Geology/Soils/Seismic  Public Services/Facilities  Wild/Scenic Rivers  Cumulative Effects  
 Greenhouse Gas  Recreation  Forest Lands/Fire Hazard  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 an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board                            | <input 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 type="checkbox"/> Caltrans District # _____                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Regional WQCB # _____                               |
| <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 type="checkbox"/> Other: _____  |
| <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 February 12, 2025 Ending Date March 14, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>ELMT Consul 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.