

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: Taylor Apartment Complex
Lead Agency: City of Hesperia **Contact Person:** Edgar Gonzalez
Mailing Address: 9700 Seventh Avenue **Phone:** (760) 947-1330
City: Hesperia **Zip:** 92345 **County:** San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Hesperia
 Cross Streets: C Avenue Zip Code: 92345
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 24 ' 23.29 " N / -117 ° 17 ' 55.5 " W Total Acres: 4.71
 Assessor's Parcel No.: 0410-242-03, -04 Section: 28 Twp.: 4N Range: 4W Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: BNSF Railroad Schools: Lime Street 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 70 Acres 4.71
 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:
Medium Density Residential (MDR)

Project Description: (please use a separate page if necessary)
 Andrew Taylor (Applicant) proposes to develop a 4.71-acre site with a new multiple-family residential development that would consist of 70-rental units. The proposed project would involve the development of a 70 unit apartment complex which would include 14 buildings consisting of the following: 8 eightplex buildings with 8 units each, 3 duplex buildings with 2 units each, 2 garage buildings with (22) non-livable garage units total, and 1 recreational building. The 14 new buildings would have a total floor area of approximately 92,984 square feet. The building footprint area would total approximately 54,802 square feet. The total site area would be 4.71 acres or 205,380 square feet. Vehicular access to the project site would be provided by two new driveway connections with the east side of "C" Avenue. A total of 160 parking spaces would be provided. Landscaping areas would be distributed among the project frontage between buildings and parking spaces with a total of 48,120 square feet.

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 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 checked="" 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 checked="" 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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 6, 2025 Ending Date June 4, 2025

Lead Agency (Complete if applicable):

| | |
|--|---|
| Consulting Firm: <u>Blodgett Baylosis Environmental Planning</u> | Applicant: <u>Andrew Taylor</u> |
| Address: <u>2211 S Hacienda Blvd</u> | Address: <u>8561 C Avenue</u> |
| City/State/Zip: <u>Hacienda Heights, CA 91745</u> | City/State/Zip: <u>Hesperia, CA 92345</u> |
| Contact: <u>Marc Blodgett</u> | Phone: <u>andrew@tpd.llc</u> |
| Phone: <u>(626) 336-0033</u> | |

Signature of Lead Agency Representative:  Date: 5/5/2025

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