

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: Primrose Residential Project

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: Primrose Avenue and Yucca Street

Zip Code: 92345

Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 28.06" N / -117 ° 20 ' 57.68" W Total Acres: 2.28

Assessor's Parcel No.: 3057-131-33

Section: 24

Twp.: 4N

Range: 5W

Base:

Within 2 Miles: State Hwy #:

Waterways:

Airports:

Railways:

Schools: Mirus Secondary School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 36 Acres☐ 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☐ 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: Cultural, Tribal, Utilities**Present Land Use/Zoning/General Plan Designation:**

Medium Density Residential (MDR)

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

The project includes the development of a 36-unit multi-family residential development consisting of nine two-story apartment buildings and associated site improvements including a paved access road and parking areas, a 3,398-square-foot leasing office building with a common recreation room, common outdoor recreation areas, a trash enclosure, a playground, a stormwater infiltration system, perimeter fencing, and other on-site improvements. The project would also include off-site utility improvements along the property frontages along Yucca Street and Primrose Avenue.

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".

☒ 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 # <u>8</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>6</u>
☐ 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: <u>Mojave Desert Air Quality Management District (MDAQ)</u>
☒ Housing & Community Development	Other: <u></u>
☒ Native American Heritage Commission	

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

Starting Date August 1, 2025 Ending Date August 31, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>San Luis Concrete Corp.</u>
Address: <u>320 N. Halstead Street Suite 120</u>	Address: <u>2130 W Highland Ave</u>
City/State/Zip: <u>Pasadena, CA 91107</u>	City/State/Zip: <u>San Bernardino, CA, 92407</u>
Contact: <u>Jessica Cleavenger</u>	Phone: <u>909-821-8084</u>
Phone: <u>608-239-5271</u>	

Signature of Lead Agency Representative:  Date: 7/28/2025

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