

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: Desert Breeze 12-Unit Condominium Project (SPR24-00005, TTM24-00001)

Lead Agency: City of Hesperia

Contact Person: Leilani Henry

Mailing Address: 9700 Seventh Avenue

Phone: (760) 947-1231

City: Hesperia

Zip: 92345

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Hesperia

Cross Streets: Lime Street and E Avenue Zip Code: 92345

Longitude/Latitude (degrees, minutes and seconds): 34 ° 24 ' 20.74 " N / 117 ° 17 ' 51.41 " W Total Acres: 1.0

Assessor's Parcel No.: 0410-242-27

Section: 28

Twp.: 4N

Range: 4W

Base:

Within 2 Miles: State Hwy #:

Waterways:

Airports:

Railways:

Schools: Lime Street 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 12 Acres 1.0

☐ 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

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☒ Economic/Jobs

☐ Fiscal

☒ Flood Plain/Flooding

☒ Forest Land/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☒ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☒ Wetland/Riparian

☒ Growth Inducement

☒ Land Use

☒ Cumulative Effects

☐ Other:

Present Land Use/Zoning/General Plan Designation:

Medium Density Residential (MDR) in the Main Street and Freeway Corridor Specific Plan (MSFC-SP)

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

The proposed project would involve the construction of 12 condominium units within the 1.0-acre site. Of the total number of units, 10 units would consist of 2 units would be single-level units. The residential units would be located in two new buildings that would be located on the north and south sides of a drive aisle. Each building would contain 6 units. This drive aisle would provide vehicular access to the north side of Lime Street and the parking spaces and g within the project site. The two-level units would have a total living area of 1,911 square feet while the one-level units would have a total living area of 1,846 All of the units would have 3-bedrooms. A 2,400 square foot tot-lot and open space area would be located in the site's south-central portion of the site near covered pavilion, consisting of 320 square feet would be located next to the tot lot. Landscaping would be located in the front yard, side yards, and rear yard would total 4,492 square feet or 10.3%. A total of 27 parking spaces would be provided including 24 parking spaces in the enclosed garages and 3 guest par (including 1 ADA space). Water and connections would be provided by new connections with water connections to lines located in Lime Street and sewer co would be made by a new sewer main from C Avenue.

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 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 # <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	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date December 5, 2025 Ending Date January 12, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Blodgett Baylosis Environmental Planning</u>	Applicant: <u>Adam Musavvir</u>
Address: <u>2211 S Hacienda Blvd</u>	Address: <u>3333 South Brea Canyon Road</u>
City/State/Zip: <u>Hacienda Heights, CA 91745</u>	City/State/Zip: <u>Diamond Bar, California 91765</u>
Contact: <u>Marc Blodgett</u>	Phone: <u>(909) 525-3605</u>
Phone: <u>(626) 336-0033</u>	

Signature of Lead Agency Representative: _____

Date: 12/3/25

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