

**CITY OF VICTORVILLE  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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**PROJECT NAME:** Cactus North Industrial Development (PLAN23-00023)

**SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)

**LEAD AGENCY:** City of Victorville  
Planning Department  
14343 Civic Drive  
Victorville, California 92323

**APPLICANT:** Simon Bouzaglou, 55555 Armargosa LLC. 5901 South Eastern Avenue, Commerce, CA 90040

**CITY/COUNTY:** City of Victorville, San Bernardino County

**LOCATION:** The proposed project site is an 8.48-acre property (after the required dedications) located on the northwest corner of Cactus Road and Mesa Linda Avenue in the City of Victorville. The corresponding Assessor Parcel Numbers (APN) are 3128-572-07 & 3128-571-08.

**DESCRIPTION:** The project would construct and operate two warehouse buildings, referred to as Building A and Building B. Each building would have a floor area of 86,995 square feet and includes 80,085 square feet of warehouse and 6,910 square feet of office (2,937 square feet upper level and 3,973 square feet lower level) for a combined total of 173,990 square foot floor area within an 8.48-acre (368,543 square foot) vacant property. Landscaping would total 38,279 square feet or 10.4% of the site area. The project site ranges from 2,994 feet to 3,005 feet above sea level. Each building would have a total of 72 parking spaces: 64 standard parking spaces, 4 EV parking spaces, 4 ADA compliant 9' by 20' parking spaces, and 14 truck parking spaces. A total of 28 dock-high doors would be provided. Truck loading docks and parking for Building A would be located on the east side of Building A. Building B's truck loading docks and parking would be located on the west side of Building B. The truck maneuvering area would be located between the two buildings. The loading and receiving area would include security gates that would monitor the truck maneuvering area at all times. The total parking spaces would be 144 spaces including 128 standard parking spaces, 8 EV parking spaces, 8 ADA compliant parking spaces, and 28 truck parking spaces.

**ENVIRONMENTAL**

**INFORMATION:** The project site is relatively level and ranges in elevation from 2,994 feet to 3,005 feet above sea level. The vegetation community present on site supports a disturbed desert scrub habitat that has been disturbed due to human activity. The site encompasses some native plants, and some non-native grasses. The proposed project site is zoned M-1T (Light Industrial Transitional). Land uses and development located in the vicinity of the proposed project are outlined below:

- North of the project site: Vacant, undeveloped land is located to the north of the project site. This land is zoned as M-1T (Light Industrial Transitional).
- *East of the project site:* The proposed project site is bounded on the east by the unimproved Mesa Linda Avenue right-of-way. Vacant, undeveloped land is situated further east, east of the aforementioned roadway right-of-way. This land is zoned as *M-1T (Light Industrial Transitional)*.

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- *South of the project site:* The proposed project site is bounded on the south by the unimproved Cactus Road right-of-way. Vacant land abuts the aforementioned roadway further south. This land is zoned as *M-2T (Heavy Industrial Transitional)*.
- *West of the project site:* Vacant, undeveloped land is located to the west of the project site. This area is zoned as *M-1T (Light Industrial Transitional)*.

**FINDINGS:**

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Victorville determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

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**REVIEW:** The City of Victorville invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins September 19, 2025 and ends on October 20, 2025. Written comments must be received at the City of Victorville Planning Division located at 14343 Civic Drive, Victorville, California 92323. Attention: Travis Clark, Senior Planner or via email at [TClark@victorvilleca.gov](mailto:TClark@victorvilleca.gov) by 5:00 PM on October 20, 2025. This project will be considered on the Planning Commission meeting at November 12, 2025. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Victorville, Planning Division  
14343 Civic Drive  
Victorville, California 92323

Copies of the IS/ND can also be found online at <https://www.victorvilleca.gov/>. Please send your comments to the attention of Travis Clark, Senior Planner, City of Victorville, Planning Division, 14343 Civic Drive, Victorville, California 92323. Your responses are requested by October 20, 2025. This project will be considered on the Planning Commission meeting at November 12, 2025.

**Travis Clark**

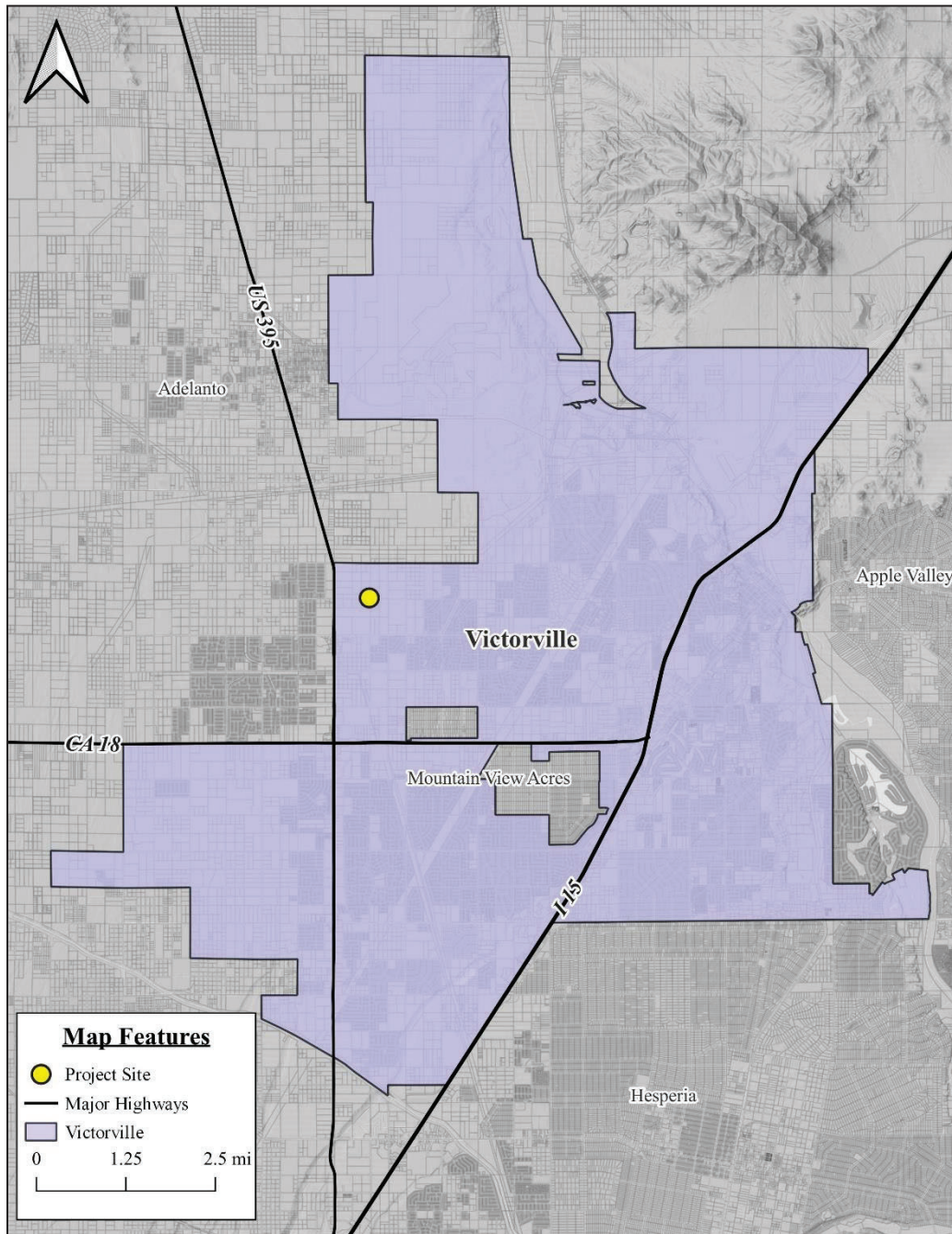
Digitally signed by Travis Clark  
DN: C=US, E=tclark@victorvilleca.gov, CN=Travis Clark  
Date: 2025.09.18 14:57:29-07'00'

Travis Clark, Senior Planner

9/18/2025

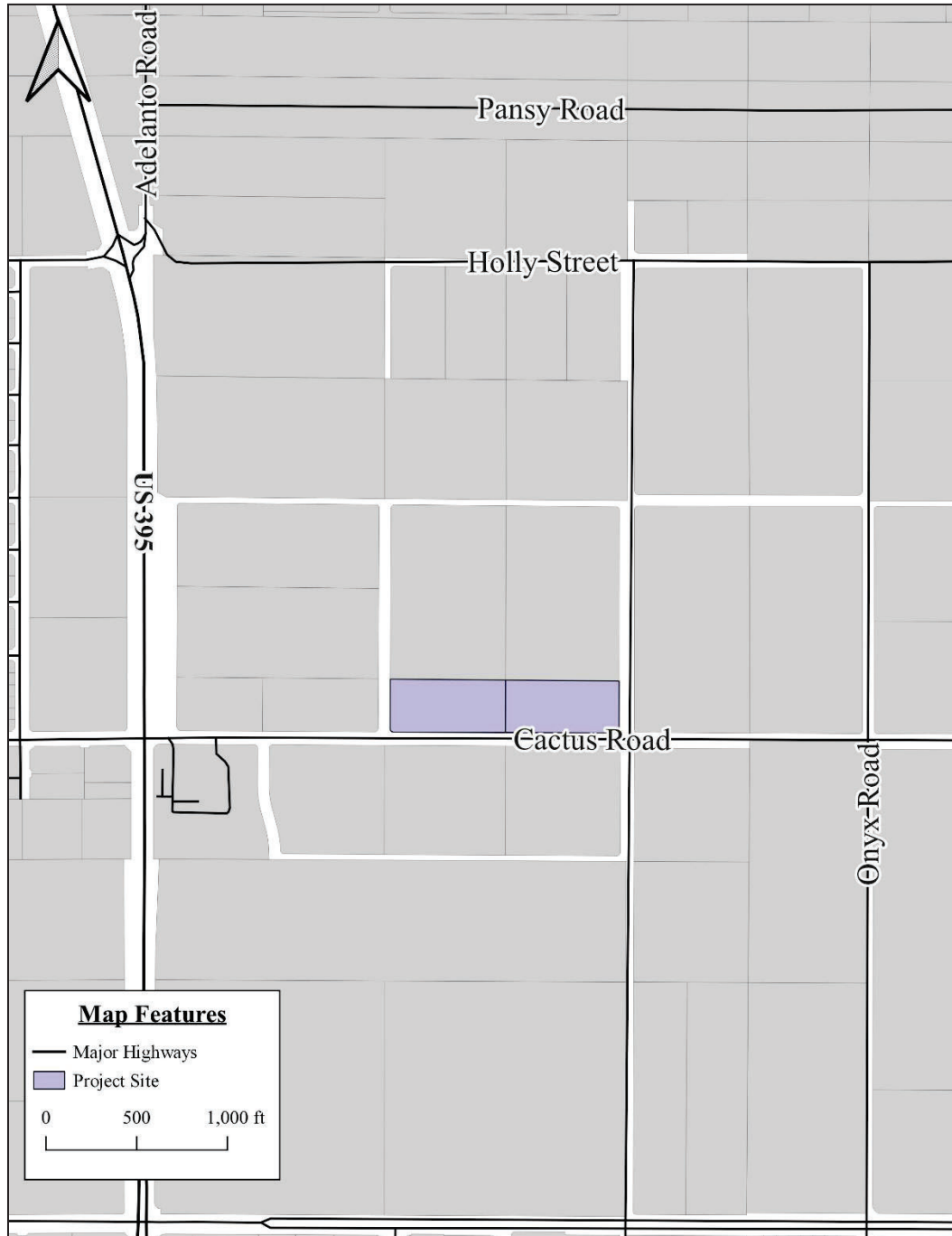
Date

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**FIGURE 1. CITYWIDE MAP**

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**FIGURE 2. VICINITY MAP**