

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: Cactus North Industrial Development (PLAN23-00023)

Lead Agency: City of Victorville Contact Person: Travis Clark
 Mailing Address: 14343 Civic Drive Phone: (760) 955-5135
 City: Victorville Zip: 92393 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Victorville
 Cross Streets: North Cactus Road & Mesa Linda Avenue Zip Code: 92394

Longitude/Latitude (degrees, minutes and seconds): 34 ° 32 ' 10.9 " N / 117 ° 23 ' 34.2 " W Total Acres: 8.48 acres

Assessor's Parcel No.: 3128-571-07 & -08 Section: 10 Twp.: 5N Range: 5W Base: _____

Within 2 Miles: State Hwy #: US 395 Waterways: _____
 Airports: _____ Railways: _____ Schools: Melva Davis Academy of Excellence

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 _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 173,990 Acres 8.48 Employees 146
 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 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:

M-1T (Light Industrial Transitional)

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

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.

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

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

Starting Date September 19, 2025 Ending Date October 20, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Blodgett Baylois Environmental Planning</u>	Applicant: <u>Simon Bouzaglou</u>
Address: <u>2211 S. Hacienda Blvd</u>	Address: <u>5901 South Eastern Avenue</u>
City/State/Zip: <u>Hacienda Heights, CA 91745</u>	City/State/Zip: <u>Commerce, CA 90040</u>
Contact: <u>Marc Blodgett</u>	Phone: _____
Phone: <u>(626) 336-0033</u>	

Signature of Lead Agency Representative: Travis Clark Digitally signed by Travis Clark
DN: cn=US, email=trivclar@victorvilleca.gov, o=Travis Clark
Date: 2025.09.19 14:32:10-0700 Date: 9/17/2025

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