

# 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

<b>SCH #</b>
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**Project Title:** 55555 Amargosa LLC., Warehouse Development

Lead Agency: <u>City of Victorville</u>	Contact Person: <u>Travis Clark</u>
Mailing Address: <u>9700 Seventh Avenue</u>	Phone: <u>(760) 955-5135</u>
City: <u>Victorville</u> Zip: <u>92323</u>	County: <u>San Bernardino</u>

**Project Location:** County: San Bernardino City/Nearest Community: Victorville  
 Cross Streets: Cactus Road and Mesa Linda Avenue Zip Code: 92323

Longitude/Latitude (degrees, minutes and seconds): 34 ° 32 ' 3.29 " N / -117 ° 23 ' 33.06 " W Total Acres: 18.05

Assessor's Parcel No.: 3128-581-05, 3128-581-06 Section: 10 Twp.: 5N Range: 5W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: US 395 Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Melva Davis Academy

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____  | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                                    | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____                                | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>392,857</u> Acres <u>9.02</u> Employees <u>347</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____  |  |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

**M-2T Heavy Manufacturing Transitional**

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

The applicant is proposing to construct and operate a 392,857 square foot warehouse building within an 18.05-acre (786,742 square foot) vacant property. The proposed new building would include 14,933 square feet of office space and 377,924 square feet of warehouse floor area. The proposed project's floor area ratio (FAR) would be 0.49. Landscaping would total 60,663 square feet or 7.71% of the total site area. A total of 70 dock-high doors would be provided along the building's south-facing elevation. The truck maneuvering areas would be located further south of the loading docks and would be secured by security gates. There would be a total of 178 parking spaces provided: 164 standard 9'x20' parking spaces, 8 electric vehicle (EV) parking spaces, and 6 ADA 9'x20' parking spaces. There would also be a total of 91 parking spaces reserved for trailer trucks including 6 EV truck parking spaces. Vehicular access to the project would be provided by a total of four new driveway connections: two, 40-foot-wide driveway connections along the south side of Cactus Road, one, 50-foot-wide driveway connection along the east side of Cantina Road, and one, 50-foot-wide driveway connection along the west side of Mesa Linda 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 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 October 4, 2024 Ending Date November 4, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Victorville</u>	Applicant: <u>Simon Bouzaglou, 55555 Armargosa LLC.</u>
Address: <u>14343 Civic Drive</u>	Address: <u>10300 Arrow Route, Unit 519</u>
City/State/Zip: <u>Victorville, CA 92323</u>	City/State/Zip: <u>Rancho Cucamonga, CA 91730</u>
Contact: <u>Travis Clark</u>	Phone: _____
Phone: <u>(760) 995-5135</u>	

Signature of Lead Agency Representative: *Travis Clark* Date: 10-1-2024

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