



City of Hesperia

Gateway to the High Desert

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: September 16, 2025

To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties

From/Lead Agency: City of Hesperia, Planning Department

Subject: **Notice of Preparation of an Environmental Impact Report for the Amargosa Road and Palmetto Way Industrial Warehouse Building**

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Hesperia (City), as lead agency, is commencing the preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the Amargosa Road and Palmetto Way Industrial Warehouse Building Project (Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the EIR. In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

Project Location

The approximately 30.52-acre Project site is located in the southwestern portion of the City of Hesperia, within the Victor Valley region of San Bernardino County. The site consists of three parcels (APNs: 0405-072-52, 53, and 55) and is currently vacant, with level terrain and a mix of disturbed vegetation and Joshua tree woodland. The site is bounded by Avenal Street to the north, Palmetto Way to the south, and Amargosa Road to the east, with regional access provided by Interstate 15.

Project Summary

Rachamin 5, LLC ("Applicant") proposes to construct a 499,714-square-foot industrial warehouse and distribution center on approximately 30.52 acres in the City of Hesperia. The facility would include approximately 10,000 square feet of office space and 489,714 square feet of warehouse/distribution space, along with 72 loading docks, 256 tractor-trailer stalls, 251 passenger vehicle parking spaces, stormwater facilities, sidewalks, and landscaping. The Project site consists of three parcels (APNs: 0405-072-52, 53, and 55) located south of Avenal Street, north of Palmetto Way, and west of Amargosa Road.

*Allison Lee, Mayor
Cameron Gregg, Mayor Pro Tem
Brigit Bennington, Council Member
Josh Pullen, Council Member
Chris Ochoa, Council Member*

Rachel Molina, City Manager

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To implement the Project, the Applicant would need to obtain, at a minimum, the following discretionary permits/approvals:

- Specific Plan Amendment to modify the Project site's Main Street and Freeway Corridor Specific Plan land use designation from Regional Commercial (RC) to Commercial/Industrial Business Park (CIBP).
- Conditional Use Permit to permit the construction and operation of a warehousing and distribution center of a size greater than 200,000 square feet in the Commercial/Industrial Business Park zone.
- Development Code Amendment to designate Amargosa Road as a new truck route from Avenal Street to Main Street in compliance with AB 98.
- Certification of the Final Environmental Impact Report.
- Incidental Take Permit from California Department of Fish and Wildlife (CDFW) for removal of Western Joshua Tree.

Potential Environmental Impacts of the Project

As discussed in the attached Initial Study, the EIR will evaluate whether implementation of the Project may potentially result in one or more significant environmental impacts. The potential environmental effects to be addressed in the EIR will include but may not be limited to the following:

- Greenhouse Gas Emissions
- Transportation/Traffic

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and alternatives.

Public Scoping Comment Period

The City has established a 30-day public scoping period from September 16, 2025, to October 16, 2025. During the scoping period, the City's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects.

During this period, this NOP and the attached Initial Study may be accessed electronically at the following website: <https://www.hesperiacalifornia.gov/1466/Environmental-Review-Documents>

This NOP and the attached Initial Study are also available for review in person at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 9234. All comments must be received in writing by October 16, by 5:00 p.m., which is the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

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