

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025090664

Project Title: Amargosa Road and Palmetto Way Industrial Warehouse Building

Lead Agency: City of Hesperia, Planning Department

Contact Name: Edgar Gonzalez

Email: egonzalez@hesperiaca.gov

Phone Number: (760) 947-1330

Project Location: Hesperia

City

San Bernardino

County

Project Description (Proposed actions, location, and/or consequences).

Rachamin 5, LLC proposes a 499,714-sq. ft. warehouse/distribution center on a 30.52-acre vacant site in the City of Hesperia, San Bernardino County (APNs: 0405-072-52, 53, 55). The Project includes office space, loading docks, parking, stormwater, and landscaping. Approvals include a Specific Plan Amendment and Conditional Use Permit. Development would alter vegetation, including Western Joshua trees, and increase truck traffic, affecting transportation and Greenhouse Gas Emissions.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in significant and unavoidable impacts related to greenhouse gas emissions and transportation. The Project would generate greenhouse gas emissions during construction and operation that exceed the South Coast Air Quality Management District's applicable significance threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year. Although mitigation measures would reduce greenhouse gas emissions, emissions would remain above the applicable significance threshold. The Project would also result in vehicle miles traveled (VMT) that exceed the City of Hesperia's established significance threshold. Although feasible mitigation measures and VMT reduction strategies were evaluated and included, the Project would not achieve a sufficient reduction to meet the applicable threshold. Mitigation measures would reduce potentially significant impacts related to air quality, biological resources, cultural resources, tribal cultural resources, paleontological resources, and hazards and hazardous materials to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

At this time, no specific areas of controversy have been formally identified by the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

City of Hesperia (lead agency; land use approvals), Caltrans (traffic/access), San Bernardino County Fire Department, MDAQMD (air quality), RWQCB Region 7 (stormwater/Water Quality), utilities (SCE, gas, water/sewer); CDFW Inland Deserts Region and USFWS (sensitive species), SHPO (cultural resources), NAHC (tribal cultural resources).