



City of Hesperia

Gateway to the High Desert

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT Amargosa Road and Palmetto Way Industrial Warehouse Building

Date: August 4, 2026

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

From/Lead Agency: City of Hesperia, Planning Department

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

The City of Hesperia (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the environmental effects associated with the Amargosa Road and Palmetto Way Industrial Warehouse Building (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for a 45- day review and comment period. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15087). The Draft EIR assesses the potential environmental impacts resulting from construction and operation of the Project, including any required off-site improvements.

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.

Project Impacts:

Both the Initial Study that accompanied the Notice of Preparation and the Draft EIR found that the Project would result in no impact or a less-than-significant impact for the following environmental topics: aesthetics, agricultural and forestry resources, air quality, energy, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems, and wildfire. With the incorporation of mitigation measures identified in the Initial Study and Draft EIR, potentially significant impacts would be reduced to less than significant for the following environmental topics:

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

Rachel Molina, City Manager

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biological resources; cultural, tribal cultural, geology and soils, and paleontological resources; and. The Draft EIR concluded that the Project would have significant and unavoidable impacts, even with mitigation measures incorporated, for the following environmental topics: greenhouse gas emissions and transportation. The CEQA Guidelines also require this notice to indicate whether or not the Project site is included on any of the lists of sites enumerated under Section 65962.5 of the Government Code (the Cortese List). As further discussed in the Initial Study that accompanied the Notice of Preparation and the Draft EIR, the Project site is not included on the Cortese List.

Public Comment Period

The public comment period for this Draft EIR will begin on August 4, 2026, and end on September 21, 2026. Copies of the Draft EIR are available for review online at the following website: <http://www.hesperiacalifornia.gov/1466/Environmental-Review-Documents>. The document is also available for review at the Planning Department (9700 Seventh Avenue, Hesperia, California 92345) Monday through Thursday from 7:30 a.m. to 5:30 p.m. and on Friday from 7:30 a.m. to 4:30 p.m.

The City requests that comments pertaining to the content of the Draft EIR be made in writing and addressed to Edgar Gonzalez, Senior Planner at the City of Hesperia, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345. Written comments may also be sent by email to Mr. Gonzalez at egonzalez@hesperiacalifornia.gov. Comment letters and emails must be received by 5:00 p.m. on September 21, 2026.

Public Hearing

A public hearing at which the Hesperia Planning Commission will consider the requested Project entitlements, and the Draft EIR has yet to be scheduled. Once this hearing has been scheduled, a separate notice of public hearing will be publicly circulated consistent with all applicable public noticing requirements set forth by the City.

Attachments: Figure 1, Vicinity Map Figure 2, Site Plan

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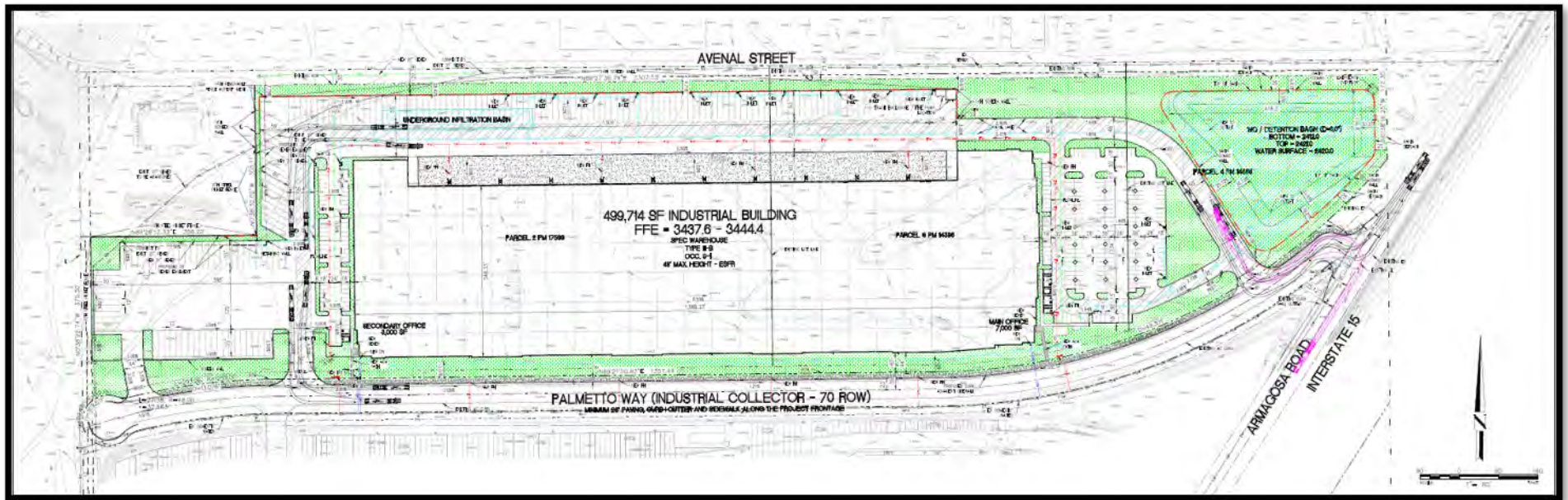


Figure 2: Site Plan

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