

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 # 2025090664
Project Title: Amargosa Road and Palmetto Way Industrial Warehouse Building

Lead Agency: City of Hesperia, Planning Department

Contact Person: Edgar Gonzalez

Mailing Address: 9700 Seventh Avenue

Phone: (760) 947-1330

City: Hesperia

Zip: 92345

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Hesperia

Cross Streets: Amargosa Road and Palmetto Way

Zip Code: 92345

Longitude/Latitude (degrees, minutes and seconds): 34 ° 26 ' 45 " N / 117 ° 19 ' 15 " W Total Acres: 30.52

Assessor's Parcel No.: 0405-072-52,-53,-55

Section: 14

Twp.: 4N

Range: 5W

Base: Baldy Mesa

Within 2 Miles: State Hwy #:

Waterways:

Airports:

Railways:

Schools: Topaz Preparatory Academy, Mirus Secondary School M

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 Code Amendment
Development Type:
☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type

☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral

☒ Industrial: Sq.ft. 499,714

Acres 30.52

Employees 600

☐ Power: Type

MW

☐ Educational:

☐ Waste Treatment: Type

MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ Water Facilities: Type

MGD

☐ 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: GHG
Present Land Use/Zoning/General Plan Designation:

Main Street and Freeway Corridor Specific Plan- Regional Commercial (RC)

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

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.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>7</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>8</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☒ Other: <u>MDAQMD</u>
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date August 4, 2026 Ending Date September 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>CASC Engineering and Consulting</u>	Applicant: <u>Ramin Namvar/Rachamim 5, LLC</u>
Address: <u>1470 East Cooley Drive</u>	Address: <u>6001 E. Slauson Avenue</u>
City/State/Zip: <u>Colton, CA 92324</u>	City/State/Zip: <u>Commerce, CA 90040</u>
Contact: <u>Frank Coyle</u>	Phone: _____
Phone: <u>(909) 362-7645</u>	

Signature of Lead Agency Representative: _____ Date: 7/29/2026

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