Print Form

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 #: _____

Project Title: Ofland Hotel Twentynine Palms

Lead Agency: City of Twentynine Palms

Contact Name: Keith Gardner

Email: kgardner@29palms.org Phone Number: 760-367-6799 x1008

Project Location: Twentynine Palms, San Bernardino County
City *County*

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

The Ofland Hotel proposes the development of a luxury resort with 100 units and amenities including two lodges, pools and spas, recreational areas, playgrounds, food and beverage services, and 25 employee housing units. The Project may be developed in two phases. The hotel will occur on 42± acres to be re-designated Tourist Commercial at the center of the 152± acre site. The balance, 110± acres, will be assigned the Open Space Conservation designation to preserve the land as open space in perpetuity.

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

Biological Resources: Potential impacts to Desert tortoise, migratory birds and burrowing owl will be mitigated by pre-construction surveys. A Workers' Education Program is required prior to ground disturbance.

Cultural Resources: Potential impacts to archaeological resources will be mitigated by the presence of an archaeological, and if requested, Tribal monitor(s) during all earth-moving activities.

Hydrology: Potential impacts associated with flooding will be mitigated by the preparation of a final drainage study.

Transportation: Potential impacts associated with traffic flow will be mitigated by specified improvements.

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

Neighbors have expressed concerns regarding the location of a hotel in this part of the City, citing concerns regarding traffic and impacts to biological resources.

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