**NOTICE OF INTENT**
**TO ADOPT A MITIGATED NEGATIVE DECLARATION**
**OFLAND HOTEL PROJECT**
**CUP24-000003, GPA24-000002, REZ25-000001 and DCA25-000004**

**LEAD AGENCY**: City of Twentynine Palms
6136 Adobe Road
Twentynine Palms, CA 92277

**CONTACT PERSON**: Keith Gardner, Community Development Director

**PROJECT TITLE**: Ofland Hotel Twentynine Palms
Project #24001838: General Plan Text and Map Amendment, Development Code Text Amendment, Conditional Use Permit, Development Agreement

**PROJECT LOCATION:** The Project is proposed on an undeveloped and vacant parcel approximately 152-acres in size, located at the southeast corner of Lear Avenue and Twentynine Palms Highway, in the City of Twentynine Palms, San Bernardino County, California (APN 0614-121-15).

**PROJECT DESCRIPTION:** 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 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.

**FINDINGS / DETERMINATION:** The City has reviewed and considered the proposed project and has determined that although significant impacts could occur, mitigation measures included in the Initial Study will reduce these impacts to less than significant levels. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

**PUBLIC REVIEW PERIOD:** A 20-day public review period for the Mitigated Negative Declaration will commence on May 14 and end on June 2, 2025 for interested individuals and public agencies to submit written comments on the document. Written comments can be submitted to Keith Gardner at:

**City of Twentynine Palms**
6136 Adobe Road
Twentynine Palms, CA 92277

760-367-6799 X 1008
kgardner@29palms.org

The Initial Study is available for public review at the Community Development Department at Twentynine Palms City Hall, 6136 Adobe Road Twentynine Palms, CA 92277 Monday through Thursday between 7:00 a.m. and 6:00 p.m. or available on the City's Planning Division website at www.ci.twentynine-palms.ca.us.

**PUBLIC HEARINGS:** Both the Planning Commission and the City Council will review these applications. Hearing dates have not been set. Please contact Keith Gardner for more information on hearing dates.