

Summary Form for Electronic Document Submittal

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: Desert Knoll Residential Subdivision Project

Lead Agency: City of Twentynine Palms

Contact Name: Keith Gardner, Community Development Director

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Phone Number: 760-367-6799 x 1008

Project Location: Twentynine Palms

City

San Bernardino

County

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

Tentative Tract Map TTM26-000001 (TTM 20866): To subdivide 73.3 acres of predominately vacant land into 137 residential lots and 4 lettered lots for retention basins, waste water treatment and geoflow purposes located east of Desert Knoll Avenue, west of Utah Trail, and north of Manana Drive in the City of Twentynine Palms. The lots will allow for the construction and operation of 137 houses under a General Plan Land Use Designation and Zoning classification of Single-Family Residential (RS-3) with a maximum 3 dwelling units per acre.

Development Agreement DA26-000001: A Development Agreement is proposed to establish certainty concerning the uses, density, standards, timing, fees, and phased infrastructure obligations for development of the Property, while preserving the flexibility needed for a slow-absorption, multi-phase residential project. The City is proposing a term of fifteen years comprised of an initial ten years with one potential 5-year extension. The applicant is not proposing any additional cash, in-kind, or community benefit contributions or any physical community benefits to the City as part of their request.

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 plant species will be mitigated by pre-construction surveys and worker education program.

Cultural ResourcesTribal Cultural Resources: Potential impacts to archaeological//tribal resources will be mitigated by the presence of monitors, worker education program, and inadvertent discovery conditions.

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

N/A

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

State Regional Water Control Board