



Notice of Intent to Adopt a Mitigated Negative Declaration

To: Public Agencies, Interested Parties, and San Bernardino County Clerk
Project Title: Twentynine Palms Downtown Specific Plan Project
Lead Agency: City of Twentynine Palms, 6136 Adobe Road, Twentynine Palms, CA 92277
Contact: Travis Clark, Community Development Director
Tel: (760) 367-6799 x 1008; E: tclark@29palms.org
Review Period: January 12, 2022 to February 11, 2022

In accordance with the State CEQA Guidelines, the City of Twentynine Palms (City) has prepared this notice to inform agencies and interested parties that it is releasing an Initial Study and Proposed Mitigated Negative Declaration (IS/MND) for the Downtown Specific Plan Project.

Project Description and Location

The City of Twentynine Palms is preparing a new Downtown Specific Plan to foster the economic and physical revitalization of the downtown area. It is intended to guide the orderly development and redevelopment of the downtown infrastructure, businesses, and housing. The City's objectives include creating a walkable, pedestrian friendly downtown and a lively center that is the focal point for the community. Population growth anticipated by the Downtown Specific Plan is assumed to be captured within the City's current General Plan; however, the Downtown Specific Plan would concentrate portions of that growth into various development areas.

The Downtown Specific Plan project area is located in the City of Twentynine Palms, which is in the County of San Bernardino along the State Route (SR) 62 corridor. The City is located in the Morongo Basin, which forms the southwestern corner of the Mojave Desert. The project area encompasses over 188 acres (0.30 square miles) of the City's downtown core spanning from Sun Valley Drive on the north end to Cactus Road on the south; and from approximately Margot Avenue on the west, to West Court on the east.

The Project area includes a total of 14 sites enumerated under Section 65962.5 of the Government Code related to hazardous waste facilities, lands designated as hazardous waste property, and hazardous waste disposal sites. Five of these sites are permitted underground storage tanks that are operating acceptably and pose no risk. Two are leaking underground storage tank (LUST) sites for which hazardous materials remediation has been completed. Five are military clean-up sites, where the initial steps to begin clean-up is underway, but remediation has not yet been completed. The final two sites are military LUST sites that have been closed and do not require any additional clean-up.

Findings / Determination

The City has reviewed and considered the proposed project and has determined that no significant impacts will occur. The proposed MND did not find any potential environmental impacts that could not be mitigated to a less-than-significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

Public Review Period

A 30-day public review period for the Mitigated Negative Declaration will commence on January 12, 2022 and end on February 11, 2022 for interested individuals and public agencies to submit written comments on the document. Written comments can be submitted by 5 PM on February 11, 2022 to Travis Clark at:



City of Twentynine Palms

Attn: Travis Clark

6136 Adobe Road

Twentynine Palms, CA 92277

760-367-6799 x1008

tclark@29palms.org

The Initial Study and Mitigated Negative Declaration are 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 Hearing

This matter has not been scheduled for public hearings. Please contact Travis Clark at the number shown above to obtain the hearing date.