

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: Wonder Inn Hotel/Resort

Lead Agency: San Bernardino County

Contact Name: Azhar Khan

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

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

A Concurrent filing of a Tentative Parcel Map to consolidate six parcels into two parcels, a General Plan Land Use Amendment from Rural Living (RL) to Commercial (C) and a Zoning Amendment from Rural Living, 5-acre minimum lot size (RL-5) to Service Commercial (CS), a Conditional Use Permit for a proposed hotel use with the conversion of an existing 4,407- square foot office building to a restaurant/lobby and the construction of 106 guest rooms, 5,000 square foot conference room, 3,985 square foot wellness center and ancillary structures on a 25-acre site, located at 78201 Amboy Road, Twentynine.

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

Potential impacts to biological resources would be reduced to a less than significant level with implementation of Mitigation Measures BIO-1 through BIO-4. The Proposed Project is not anticipated to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. No significant impacts to cultural resources were identified in the Phase I Cultural Resources Investigation prepared for the Proposed Project. Julie Gilbert from ELMT Consulting did not find any evidence of historical or prehistorical resources on the Project Site. However, implementation of Mitigation Measures CR-1, CR-2, CR-3, TCR-1 and TCR-2 would ensure that the Proposed Project does not eliminate important examples of the major periods of California history or prehistory including tribal ancestral lands as identified during the tribal consultation process. Therefore, impacts are not cumulatively considerable. Development of the Proposed Project will be conditioned to comply with current MDAQMD rules and regulations to minimize impacts to air quality.

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

There is public opposition from neighboring residents who voiced concerns about what is seen as a use not in character with community's scale or rural style of Wonder Valley and concerns over impacts to local water supplies. That the use is too large and does not provide economic benefit to the area.

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

County of San Bernardino