



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the below-named project.

Project Title: Wonder Inn Hotel/Resort (Twentynine Palms)

Project No.: PROJ-2021-00163

Project Location: 78201 Amboy Road, Twentynine Palms, CA 92277

Assessor Parcel Numbers: 0625-071-04, -05, -07, -08, -09 and -10

Project Description: 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 Palms.

Environmental Review and Public Comment:

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/> and the following offices:

High Desert Government Center
Land Use Services – Planning Division
15900 Smoke Tree Street, Suite 131
Hesperia, CA 92345

San Bernardino Government Center
Land Use Services – Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

The comment period on the Initial Study begins on **January 17, 2023** and closes on **February 7, 2023 at 4:30 PM**. Please submit comments to azhar.khan@lus.sbcounty.gov or to:

Azhar Khan, Planner
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave 1st Flr
San Bernardino, CA 92415