

CITY OF TWENTYNINE PALMS

**NOTICE OF PUBLIC HEARING
PREPARATION OF NEGATIVE DECLARATION**

PC 11-89

NOTICE IS HEREBY GIVEN that the City of Twentynine Palms City Council, acting as the Approval Authority, will hold a Public Hearing at 6:00 p.m. on Tuesday, February 14, 2012, at City Hall in the City Council Chambers, 6136 Adobe Road, Twentynine Palms, California. The purpose of the Public Hearing is to consider the following matter:

A General Plan Amendment to the adopted Land Use Element of the City's General Plan to identify Community Industrial (IC) as the land use designation for the approximately 150 acre property located at the northeast corner of Utah Trail and Valle Vista Road (Assessor Parcel Nos. 0622-291-21, -22, -23 and -24) adjacent to the City of Twentynine Palms' current City limits. Further, a Development Code Amendment to revise the City's Official Zoning map to reflect the Community Industrial zoning district consistent with the General Plan designation for the same property as noted above. This Land Use Designation and Zoning are required precursors to a request from the property owner to be annexed into the City of Twentynine Palms.

At its regularly scheduled meeting of January 3, 2012, the Planning Commission considered the above request. Following public comment and Commission discussion, the Commission approved a motion to recommend that the City Council adopt the proposed Negative Declaration and amend both the Land Use Element of the City's adopted General Plan and Chapter 19.02 of the Development Code (Zoning Map) to establish a Rural Residential One Dwelling Unit Per Five Acres (RL-5) zoning designation on roughly 112 acres of the property and a Community Industrial (IC) zoning designation on roughly thirty-eight (38) acres of the property.

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), an Initial Study was prepared for the proposal to assess its potential to impact the environment. As the General Plan and Development Code Amendments will allow the development of the property in a manner consistent with Community Industrial uses, subject to all applicable City standards, a draft Negative Declaration has been prepared for consideration by the Planning Commission and City Council.

ALL INTERESTED AND/OR AFFECTED PARTIES are invited to submit written comment in favor of, or in opposition to, this matter prior to the time of the hearing, or be heard in support of, or opposition to, the proposed amendment at the time of the hearing. For information, please contact Charles K. LaClaire, Community Development Director, at (760) 367-6799.

Jacqueline Palmer, Deputy City Clerk

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Desert Trail