

**CITY OF TWENTYNINE PALMS
NOTICE OF AVAILABILITY
OF A
DRAFT ENVIRONMENTAL IMPACT REPORT**

**E-GROUP PS SOLAR PROJECT
General Plan Amendment GPA23-000001
General Plan Amendment GPA 24-000001
Development Code Amendment DCA23-000016
Rezone REZ23-000001
Rezone REZ 24-000001
Conditional Use Permit CUP23-000009
Development Agreement 2023-000001**

CONTACT PERSON: Keith Gardner, Community Development Director
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PROJECT LOCATION: North of Two Mile Road, south of Amboy Road (extended) and west of Noel Knolls Road. Assessor's Parcel Nos. 0612-201-01 and 0612-201-05.

In accordance with the California Environmental Quality Act (CEQA), the City of Twentynine Palms (City), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed E-Group PS Solar Project ("Project"). This notice provides the public, residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION: The Project as a whole encompasses 477± acres, and will include two General Plan Amendments (GPA), two Rezones (REZ), a Development Code Amendment (DCA), a Conditional Use Permit (CUP), and a Development Agreement. The GPAs include 1) General Plan text and map amendments to add a new Energy land use district, and apply it to the northern 241 acres of the Project site on the Land Use Map, and 2) a General Plan map amendment to change the land use on parcels 0612-201-01 and 0612-201-05. Specifically, the GPA and Rezone will re-designate 60 acres (half of the RL-5 designated land) to Single Family Residential, 1 unit per acre (RS-1), while the remaining 59 acres remain RL-5. The REZs include 1) adding a new Energy district, which also requires a DCA to create development standards and permitted uses, and applying it to the northern 241 acres of the Project site on the Zoning Map, and 2) a Zoning Map amendment to change the zoning designations on part of the RL-5 designated portions of parcels 0612-201-01 and 0612-201-05 to include 60 acres (half of the RL-5 designated land) of Single Family Residential, 1 unit per acre (RS-1) land, while the remaining 59 acres remain RL-5. The Conditional Use Permit is to allow the solar project to be constructed on the northern portion of the site. The Development Agreement is to address community benefit responsibilities of the applicant.

The applicant proposes the development of a commercial solar array on the northern 184± acres of a 477± acre site that is currently vacant, undeveloped land. The 184-acre solar array portion of the site is referred to herein as the "solar project." The solar project will have the ability to generate 50 megawatts (MW) of solar power. The solar project will include rows of 720 ground-mounted solar panel racks each 104 feet wide and 252 feet long, separated by 10 foot wide service/maintenance drives. In total, 160,000 solar panels will be installed on the site. The panels

will be mounted on pilons, at a fixed 21 degree angle, facing south. A total of 170± inverters will be connected to the panels and consolidated throughout the project. Power generated by the Project will be routed to on-site transformers, and then via an underground line routed to the existing Southern California Edison Carodean substation located on the south side of Two Mile Road, east of Canyon Road. The interconnection line will extend from the solar project's south boundary down a new driveway (north of the existing Easy Street) to Two Mile Road, then westerly on Two Mile Road to the substation. No residential development is proposed as part of the Project.

SIGNIFICANT EFFECTS DISCUSSED IN THE DRAFT EIR: The potential impacts of the Project were determined to be less than significant for the following topics: air quality, energy, geology, greenhouse gas emissions, land use and planning, noise, population and housing, public services, recreation, transportation and utilities. The potential impacts of the Project were determined to be less than significant with mitigation measures identified in the Draft EIR for the following topics: biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and Tribal cultural resources. The potential impacts of the Project were determined to be significant and unavoidable for aesthetics.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft Environmental Impact Report will commence on December 9, 2025 and end on January 22, 2026 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft Environmental Impact Report must be received at the City address below or via email to Keith Gardner at kgardner@29palms.org within the public review period.

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City of Twentynine Palms
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Copies of the document are also available for review at City Hall, at the Library, or on the City's website at <https://www.ci.twentynine-palms.ca.us/announcements>.

PUBLIC HEARINGS: Public hearings for this project will be held before the Planning Commission and City Council. The hearing dates have not been set at this time. Please contact Keith Gardner for further information regarding hearings.