

Appendix J

General Plan and Zoning Text Amendment

**TABLE LU-3
LAND USE DISTRIBUTION FOR TWENTYNINE PALMS**

Land Use Designation	Area (net acres)	Percentage of City
Residential		
Single-Family Residential - Estate (RS-E)	3788.80	10%
Single-Family Residential (RS-1)	972.00	3.5%
Single-Family Residential (RS-2)	2,416.50	6.42%
Single-Family Residential (RS-3)	253.03	0.67%
Single-Family Residential (RS-4)	3,501.68	9.30%
Multi-Family Residential (RM)	652.36	1.73%
Multi-Family Residential - Specific Plan (RM-SP)	116.17	0.31%
High Density Residential (R-HD)	49.73	0.13%
Rural Living (RL-1)	649.64	1.73%
Rural Living (RL-2.5)	10,543.75	28.01%
Rural Living (RL-5)	3,897.98	13.21%
Open-Space Residential (OSR)	2,424.57	6.44%
Open-Space Residential (OSR-40)	0.00	0.00%
Sub-Total	29,497.25	78.33%
Commercial		
General Commercial (CG)	697.30	1.85%
Neighborhood Commercial (CN)	69.76	0.19%
Office Commercial (CO)	73.50	0.20%
Tourist Commercial (CT)	315	.83%
Service Commercial (CS)	289.40	0.77%
Sub-Total	1445.29	3.83%
Industrial ** - includes Energy (E)		
Community Industrial (IC)	1,189.21	3.16%
Sub-Total	1,430.21	3.79%
Public & Quasi-Public		
Public (P)	753.80	2.00%
Military (M)	2,494.43	6.63%
Tribal Land (TL)	162.12	0.43%
Floodway (F)	365.08	0.97%
Open Space – Conservation - (C) 110 acres	3885.4	10.32%
Other		
Downtown Economic Revitalization Specific Plan*	62.10	0.16%
Right-of-Way (ROW)	1,332.56	3.54%
Sub-Total	1,394.66	3.70%
TOTAL	37,642.84	100.00%
Energy - (E) 241 acres	241	0.6%

Land Use Designation	Minimum Contiguous Land Area (gross acres) Required to Allow Land Use Change
Office Commercial (CO)	20
Tourist Commercial (CT)	20
Service Commercial (CS)	20

Industrial

Community Industrial (IC)	50
---------------------------	----

Public & Quasi-Public

Public (P)	-
Military (M)	-
Tribal Land (TL)*	-
Floodway (F)*	-

*New Land Use Designation.

*Open Space – Conservation (OS-C)	-
*Energy (E)	-

**TABLE LU-6
PERMITTED LAND USE DENSITY AND INTENSITY**

Land Use Designation	Density (du/ac)	Intensity (FAR)
Residential		
Single-Family Residential - Estate (RS-E)	0.0 - 0.4	-
Single-Family Residential (RS-1)	>0.4 - 1.0	-
Single-Family Residential (RS-2)	>1.0 - 2.0	-
Single-Family Residential (RS-3)	>2.0 - 3.0	-
Single-Family Residential (RS-4)	>3.0 - 4.0	-
Multi-Family Residential (RM)	>4.0 - 8.0	-
Multi-Family Residential - Specific Plan (RM-SP)	>4.0 - 8.0	-
High Density Residential (R-HD)	24.0	-
Rural Living (RL-1)	>0.4 - 1.0	-
Rural Living (RL-2.5)	>0.2 - 0.4	-
Rural Living (RL-5)	0.0 - 0.2	-
Open-Space Residential (OSR)	0.0 - 0.1	-
Open-Space Residential (OSR-40)	0.0 - 0.025	-
Commercial		
General Commercial (CG)	-	0.0 - 1.0
Neighborhood Commercial (CN)	-	0.0 - 0.5
Office Commercial (CO)	0.0 - 2.0	0.0 - 1.0
Tourist Commercial (CT)	-	0.0 - 0.75
Service Commercial (CS)	-	0.0 - 0.5
Industrial		
Community Industrial (IC)	-	0.0 - 1.0
Public & Quasi-Public		
Public (P)	-	0.0 - 1.0
Military (M)*	-	-
Tribal Land (TL)**	-	-
Floodway (F)	-	-

*Densities and intensities on the Marine Base are to be determined by Base Command.

**Densities and intensities on Tribal Land are to be determined by the tribal sovereign nation.

Open Space – Conservation (OS-C)	-	-
Energy (E)	-	-

TABLE LU-7
LAND USE DESIGNATIONS

Residential
Single-Family Residential - Estate (RS-E)
Single-Family Residential (RS-1)
Single-Family Residential (RS-2)
Single-Family Residential (RS-3)
Single-Family Residential (RS-4)
Multi-Family Residential (RM)
Multi-Family Residential - Specific Plan (RM-SP)
High Density Residential (R-HD)
Rural Living (RL-1)
Rural Living (RL-2.5)
Rural Living (RL-5)
Open-Space Residential (OSR)
Open-Space Residential (OSR-40)
Commercial
General Commercial (CG)
Neighborhood Commercial (CN)
Office Commercial (CO)
Tourist Commercial (CT)
Service Commercial (CS)
Industrial
Community Industrial (IC)
Public & Quasi-Public
Public (P)
Military (M)
Tribal Land (TL)
Floodway (F)
Open Space – Conservation (OS-C)
Energy (E)

Land Use Description	Intensity (FAR)	Policies and Standards
<i>Tribal Land (TL)</i> The TL land use serves as a means of identifying those properties within the City recognized as tribal lands by the United States Government. The Twentynine Palms Band of Mission Indians holds a 160-acre reservation site in the City of Twentynine Palms, which is the only section of the City designated as TL.	To be determined by Native American Tribe.	To be determined by Native American Tribe.
<i>Floodway (F)</i> The F land use serves as a means of identifying those properties within the City under ownership by the San Bernardino County Flood Control District. Permitted uses on F designated parcels shall be limited to flood control facilities, including drainage channels, basins and any other drainage infrastructure improvements as deemed necessary by the Flood Control District to protect the public safety of City residents.	-	<u>Design:</u> Flood control facilities shall complement the area in which they are located.

<i>Open Space – Conservation (OS-C)</i> The OS-C land use serves as a means of identifying those properties within the City that are to be conserved in its natural habitat.	-	Since this land use designation is intended to delineate properties to be kept in its natural habitat; there are no design policies associated with it.
E – Energy The E land use serves as a means of identifying those properties within the City that allows for commercial solar field development	-	Since this land use designation is intended to delineate properties to be developed as a commercial solar field, there are no design policies associated with it

**CITY OF TWENTYNINE PALMS
CITY COUNCIL
ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TWENTYNINE PALMS, CALIFORNIA, ESTABLISHING
THE ENERGY ZONE (E)**

WHEREAS, in 2016, the City Council adopted the Development Code; and

WHEREAS, in 2023, applications were submitted for General Plan Amendment No. 23-000001, General Plan Amendment No. 24-000001, Rezoning 23-000001, Rezoning 24-000001, Conditional Use Permit No. 23-000009, along with Development Code Amendment No. 23-000016, collectively known as the “E-Group Solar Project”; and,

WHEREAS, the purpose of the Development Code is to serve as the regulations governing the use of land within the City of Twentynine Palms; and,

WHEREAS, as currently written, the Development Code does not allow for commercial solar fields; and,

WHEREAS, on June 30, 2022, the Governor signed Assembly Bill 205 to allow for solar farms meeting certain criteria to have the State assume land use jurisdiction over solar fields; and,

WHEREAS, if the State assumes jurisdiction over commercial solar fields, there will be little to no benefit to local communities; and,

WHEREAS, the applicants for the E-Group Solar project are desirous of processing their application through the City and not through the State; and,

WHEREAS, in order for the City of Twentynine Palms to receive any public benefit from the E-Group Solar Project, the City would need to negotiate directly with the project applicant; and

WHEREAS, in order to accommodate the E-Group Solar Project, and any other commercial solar project in the future, modifications to the Development Code to create a new General Plan Land Use Designation and Zoning Designation are needed; and,

WHEREAS, an Environmental Impact Report was prepared for the Ofland Resort project in conformance with the California Environmental Quality Act; and

WHEREAS, the Environmental Impact Report was posted for public review from ____, 2025, through ____, 2025; and

WHEREAS, a Public Hearing was held by the Planning Commission on Tuesday, ____, 2025 at which time the Commission adopted Planning Commission Resolution No. 25-____, recommending approval of the E—Group Solar Project to the City Council; and,

WHEREAS, the public notice for the project was published on ____, 2025 in the Desert Trail newspaper; and

WHEREAS, a Public Hearing was held by the City Council on Tuesday, ____, at which time the Council approved the Planning Commission’s recommendation and introduced Ordinance No. ____, establishing the Energy (E) Land Use District and Zoning District; and,

SECTION 1. Recitals. The foregoing recitals are true and correct and are hereby incorporated as set forth in full into this Ordinance.

SECTION 2. Findings. The City Council of the City of Twentynine Palms makes the following Findings in support of Development Code Amendment No. 23-000016:

WHEREAS, the City Council makes the following Findings in support of the Development Code Amendment:

A. That the Zone Change or Development Code Amendment is consistent with the intent of the goals and policies of the General Plan.

Introducing the Energy (E) land use district meets with the spirit of the goals and policies of the General Plan by indicating which parcels are to be set aside as permanent open space.

B. That the Zone Change or Development Code Amendment prescribes reasonable controls and standards to ensure compatibility with other established uses.

The new Energy (E) land use district property prescribes reasonable controls on proposed uses in this land use district.

C. That the Zone Change or Development Code Amendment provides reasonable property development rights while protecting environmentally sensitive land uses and species.

The mitigation measures introduced in the Environmental Impact Report will be placed as conditions of approval on the project, thus protecting environmentally sensitive land uses and species. Also, the creation of an open space buffer on the exterior of the property also protects the natural habitat in that location.

D. That the Zone Change or Development Code Amendment ensures protection of the general health, safety and welfare of the community.

The creation of the Energy (E) Zone protects the general health, safety, and welfare of the community by limiting those areas that are subject to commercial solar development.

SECTION 3. Amendments. The Twentynine Palms Development Code shall be amended as follows:

Chapter 19.23 Energy Land Use District (E)

Sections

19.23.010	Purpose.....	19.23-3
19.23.020	Description and Intent of Land Uses	19.23-3
19.23.030	Allowable Uses and Permit Requirements	19.23-3
19.23.040	Development Standards	19.23-3

19.23.010 Purpose

The purpose of this Chapter is to describe the character and intent of the Energy Land Use District (E), identify allowed uses and establish development standards for the district.

19.23.020 Description and Intent of Land Uses

This district is intended for properties which will contain commercial solar fields and ancillary facilities. This land use district reflects the intent of state law (reference?), in the sense that renewable energy sources are encouraged in the State of California. It should be noted that commercial solar fields are allowed only in this zone within the City of Twentynine Palms.

19.23.030 Allowable Uses and Permit Requirements

Allowed uses and permit requirements for the Energy Land Use District are listed in Table 19.23.030-1 (Allowed Land Uses and Permit Requirements). The table lists all use-related permits for primary and accessory uses that are permanent in nature. Additional permit requirements are listed in Chapters 19.28 through 19.64 related to permits and procedures. Allowed temporary uses are listed in Chapter 19.34 (Temporary Uses and Standards). Allowed accessory uses are listed in Chapter 19.70 (Accessory Uses and Structures).

Table 19.23.030-1

Allowed Land Uses and Permit Requirements

Allowed Use	E	Additional Requirements
Solar fields, commercial under 50 acres	AUP	Small commercial solar field
Solar fields, commercial over 50.1 acres	CUP	Large commercial solar field

Solar fields, noncommercial, located on different parcel from properties it serves	CUP	Community Solar
--	-----	-----------------

19.23.040 Development Standards

All new land uses and structures or alterations to existing land uses and/or structures in the Energy Zone shall be designed, constructed, and established in compliance with the development standards in Table 19.23.040-1

Table 19.23.030-2

Development Standards

Standard	
Minimum Lot Size	
Large Solar Field	50.1 acres
Small Solar Field	15 acres
Community Solar	10 acres
Setbacks	
From a public street	50 feet
From existing residential use	100 feet
From adjacent parcels with residential zoning	25 feet
Lot Coverage	75%
Structure Height	25 feet

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Twentynine Palms introduced Ordinance No. ____, and in so doing approves Development Code Amendment No. establishes Energy (E) Zoning District, and adopts the Environmental Impact Report with overriding findings.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Twentynine Palms held on this __th day of ____, 2026.

_____, Mayor

ATTEST:

Cindy Villescas, CMC, City Clerk

APPROVED AS TO FORM:

A. Patrick Muñoz, City Attorney

I hereby certify that the foregoing is a true copy of Ordinance No. ____, introduced on the __nd of ____, 2025 and duly adopted by the City Council of the City of Twentynine Palms in a meeting held on the __th day of ____, 2026, in Twentynine Palms, California by the following vote, to wit.

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Cindy Villescas CMC, City Clerk

**CITY OF TWENTYNINE PALMS
CITY COUNCIL
ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TWENTYNINE PALMS, CALIFORNIA, REZONING A
PORTION OF ASSESSOR PARCEL NUMBERS 0612-201-01
AND 0612-201-05 FROM RURAL LIVING DISTRICT WITH A
5-ACRE MINIMUM LOT SIZE (RL-5) TO ENERGY ZONE (E)**

WHEREAS, in 2016, the City Council adopted the Development Code; and

WHEREAS, in 2023, applications were submitted for General Plan Amendment No. 23-000001, General Plan Amendment No. 24-000001, Rezoning 23-000001, Rezoning 24-000001, Conditional Use Permit No. 23-000009, along with Development Code Amendment No. 23-000016, collectively known as the “E-Group Solar Project”; and,

WHEREAS, the purpose of the Zoning Map is to serve as the regulations governing the use of land within the City of Twentynine Palms; and,

WHEREAS, the General Plan Land Use Map is equivalent to the Zoning Map, and serves as the guiding document for development within City Limits; and,

WHEREAS, as currently written, the Development Code does not allow for commercial solar fields; and,

WHEREAS, on June 30, 2022, the Governor signed Assembly Bill 205 to allow for solar farms meeting certain criteria to have the State assume land use jurisdiction over solar fields; and,

WHEREAS, if the State assumes jurisdiction over commercial solar fields, there will be little to no benefit to local communities; and,

WHEREAS, the applicants for the E-Group Solar project is desirous of processing their application through the City and not through the State; and,

WHEREAS, in order for the City of Twentynine Palms to receive any public benefit from the E-Group Solar Project, the City would need to negotiate directly with the project applicant; and

WHEREAS, in order to accommodate the E-Group Solar Project, and any other commercial solar project in the future, modifications to the Development Code

to create a new General Plan Land Use Designation and Zoning Designation are needed; and,

WHEREAS, the northern 241+/- acres of Assessors Parcel Numbers 0612-201-01 are 0612-201-05 are proposed by the applicant of the E-Group Solar Project to be modified from Rural Living – 5-acre (RL-5) to Energy (E); and,

WHEREAS, an Environmental Impact Report was prepared for the Ofland Resort project in conformance with the California Environmental Quality Act; and

WHEREAS, the Environmental Impact Report was posted for public review from ____, 2025, through ____, 2025; and

WHEREAS, a Public Hearing was held by the Planning Commission on Tuesday, ____, 2025 at which time the Commission adopted Planning Commission Resolution No. 25-____, recommending approval of the E—Group Solar Project to the City Council; and,

WHEREAS, the public notice for the project was published on ____, 2025 in the Desert Trail newspaper; and

WHEREAS, a Public Hearing was held by the City Council on Tuesday, ____, at which time the Council approved the Planning Commission’s recommendation and introduced Ordinance No. ____, establishing the Energy (E) Land Use District and Zoning District; and,

WHEREAS, the City Council makes the following Findings in support of the Development Code Amendment:

A. That the Zone Change or Development Code Amendment is consistent with the intent of the goals and policies of the General Plan.

Introducing the Energy (E) land use district meets with the spirit of the goals and policies of the General Plan by indicating which parcels are to be set aside as Energy production.

B. That the Zone Change or Development Code Amendment prescribes reasonable controls and standards to ensure compatibility with other established uses.

The new Energy (E) land use district property prescribes reasonable controls on proposed uses in this land use district.

C. That the Zone Change or Development Code Amendment provides reasonable property development rights while protecting environmentally sensitive land uses and species.

The mitigation measures introduced in the Environmental Impact Report will be placed as conditions of approval on the project, thus protecting environmentally sensitive land uses and species. Also, the creation of an open space buffer on the exterior of the property also protects the natural habitat in that location.

D. That the Zone Change or Development Code Amendment ensures protection of the general health, safety and welfare of the community.

The creation of the Energy (E) Zone protects the general health, safety, and welfare of the community by limiting those areas that are subject to commercial solar development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Twentynine Palms introduced Ordinance No. ____, and in so doing approves Rezoning No. REZ-23-000001, and in so doing rezones the northern approximately 241 acres from Rural Living – 5 acre minimum lot size (RL-5) to Energy (E) Zoning District, and adopts the Environmental Impact Report with overriding findings.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Twentynine Palms held on this ____th day of ____, 2026.

_____, Mayor

ATTEST:

Cindy Villescas, CMC, City Clerk

APPROVED AS TO FORM:

A. Patrick Muñoz, City Attorney

I hereby certify that the foregoing is a true copy of Ordinance No. ____, introduced on the ____nd of ____, 2025 and duly adopted by the City Council of the City of

Twentynine Palms in a meeting held on the __th day of _____, 2025, in Twentynine Palms, California by the following vote, to wit.

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Cindy Villescas CMC, City Clerk

**CITY OF TWENTYNINE PALMS
CITY COUNCIL
ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TWENTYNINE PALMS, CALIFORNIA, REZONING A
PORTION OF ASSESSOR PARCEL NUMBERS 0612-201-01
AND 0612-201-05 FROM RURAL LIVING DISTRICT WITH A
5-ACRE MINIMUM LOT SIZE (RL-5) AND SINTO ENERGY
ZONE (E)**

WHEREAS, in 2016, the City Council adopted the Development Code; and

WHEREAS, in 2023, applications were submitted for General Plan Amendment No. 23-000001, General Plan Amendment No. 24-000001, Rezoning 23-000001, Rezoning 24-000001, Conditional Use Permit No. 23-000009, along with Development Code Amendment No. 23-000016, collectively known as the “E-Group Solar Project”; and,

WHEREAS, the purpose of the Zoning Map is to serve as the regulations governing the use of land within the City of Twentynine Palms; and,

WHEREAS, the General Plan Land Use Map is equivalent to the Zoning Map, and serves as the guiding document for development within City Limits; and,

WHEREAS, as currently written, the Development Code does not allow for commercial solar fields; and,

WHEREAS, on June 30, 2022, the Governor signed Assembly Bill 205 to allow for solar farms meeting certain criteria to have the State assume land use jurisdiction over solar fields; and,

WHEREAS, if the State assumes jurisdiction over commercial solar fields, there will be little to no benefit to local communities; and,

WHEREAS, the applicants for the E-Group Solar project is desirous of processing their application through the City and not through the State; and,

WHEREAS, in order for the City of Twentynine Palms to receive any public benefit from the E-Group Solar Project, the City would need to negotiate directly with the project applicant; and

WHEREAS, in order to accommodate the E-Group Solar Project, and any other commercial solar project in the future, modifications to the Development Code to create a new General Plan Land Use Designation and Zoning Designation are needed; and,

WHEREAS, the northern 241+/- acres of Assessors Parcel Numbers 0612-201-01 are 0612-201-05 are proposed by the applicant of the E-Group Solar Project to be modified from Rural Living – 5-acre (RL-5) to Energy (E); and,

WHEREAS, an Environmental Impact Report was prepared for the Ofland Resort project in conformance with the California Environmental Quality Act; and

WHEREAS, the Environmental Impact Report was posted for public review from ____, 2025, through ____, 2025; and

WHEREAS, a Public Hearing was held by the Planning Commission on Tuesday, ____, 2025 at which time the Commission adopted Planning Commission Resolution No. 25-____, recommending approval of the E—Group Solar Project to the City Council; and,

WHEREAS, the public notice for the project was published on ____, 2025 in the Desert Trail newspaper; and

WHEREAS, a Public Hearing was held by the City Council on Tuesday, ____, at which time the Council approved the Planning Commission’s recommendation and introduced Ordinance No. ____, establishing the Energy (E) Land Use District and Zoning District; and,

WHEREAS, the City Council makes the following Findings in support of the Development Code Amendment:

A. That the Zone Change or Development Code Amendment is consistent with the intent of the goals and policies of the General Plan.

Introducing the Energy (E) land use district meets with the spirit of the goals and policies of the General Plan by indicating which parcels are to be set aside as Energy production.

B. That the Zone Change or Development Code Amendment prescribes reasonable controls and standards to ensure compatibility with other established uses.

The new Energy (E) land use district property prescribes reasonable controls on proposed uses in this land use district.

C. That the Zone Change or Development Code Amendment provides reasonable property development rights while protecting environmentally sensitive land uses and species.

The mitigation measures introduced in the Environmental Impact Report will be placed as conditions of approval on the project, thus protecting environmentally sensitive land uses and species. Also, the creation of an open space buffer on the exterior of the property also protects the natural habitat in that location.

D. That the Zone Change or Development Code Amendment ensures protection of the general health, safety and welfare of the community.

The creation of the Energy (E) Zone protects the general health, safety, and welfare of the community by limiting those areas that are subject to commercial solar development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Twentynine Palms introduced Ordinance No. ____, and in so doing approves Rezoning No. REZ-23-000001, and in so doing rezones the northern approximately 241 acres from Rural Living – 5 acre minimum lot size (RL-5) to Energy (E) Zoning District, and adopts the Environmental Impact Report with overriding findings.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Twentynine Palms held on this ____th day of ____, 2026.

_____, Mayor

ATTEST:

Cindy Villescas, CMC, City Clerk

APPROVED AS TO FORM:

A. Patrick Muñoz, City Attorney

I hereby certify that the foregoing is a true copy of Ordinance No. ____, introduced on the ____nd of ____, 2025 and duly adopted by the City Council of the City of Twentynine Palms in a meeting held on the ____th day of ____, 2025, in Twentynine Palms, California by the following vote, to wit.

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Cindy Villescas CMC, City Clerk