

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024021042**Project Title:** E-Group PS Solar Project

Lead Agency: City of Twentynine Palms

Contact Person: Keith Gardner

Mailing Address: 6136 Adobe Road

Phone: 760-367-6799

City: Twentynine Palms

Zip: 92277

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Twentynine Palms

Cross Streets: North of Two Mile Road and west of Noel Knolls Road

Zip Code: 92277

Longitude/Latitude (degrees, minutes and seconds): 34 ° 09 ' 25.56 " N / 116 ° 07 ' 06.86 " W Total Acres: 477±

Assessor's Parcel No.: 0612-210-05 and 0612-201-01

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units _____ Acres 236☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☒ Power: Type Solar MW 50☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

General Plan: Rural Living (RL-5), Single-Family Residential - Estate (RS-E); Zoning: Rural Living (RL-5), Single-Family Residential - Estate (RS-E)

Project Description: (please use a separate page if necessary)

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 Renewable 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 re-designate 60 acres of the southern 236 acres of the Project site from Rural Living (RL-5) to Single-Family Residential, 1 acre minimum (RS- 1). The REZs include 1) adding a new Renewable 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 re-designate 60 acres of the southern 236 acres of the Project site from RL-5 to RS- 1. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

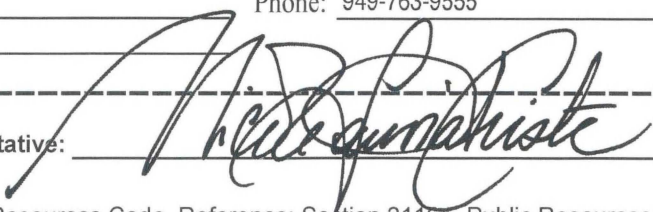
☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☒ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 9, 2025 Ending Date January 22, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research Inc.</u>	Applicant: <u>E-Group PS, LLC</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>40764 Winchester Road, Suite 590</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Temecula, CA 92591</u>
Contact: <u>Nicole Sauviat Criste</u>	Phone: <u>949-763-9555</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: 12.5.2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.