



## **Existing General Plan Vision & Draft Proposed Guiding Principles**

Approved by the GPAC on October 5, 2009

### **Existing General Plan Vision Statement**

“The City of Twentynine Palms seeks to create and promote the economic and social well being of its residents while maintaining a relaxed atmosphere and air quality, as well as simultaneously creating a stronger and more diversified economy through attracting arts and tourism development, health/retirement, recreational and clean non-polluting industries. These goals should be guided by two principles: (1) sustainability and (2) adaptability. This requires that existing needs be met without compromising the ability of future generations to meet their own needs, and that, to the degree reasonably possible as determined by the appropriate approval authority, community activities should adapt to the natural environment, rather than the natural environment being changed or adopted to these activities.”

## **Draft Proposed Guiding Principles, Issues and Objectives**

Approved by the GPAC on October 5, 2009

### **Draft Proposed Guiding Principles**

1. Promote a high quality of life while preserving the City's desert, small-town feel.
2. Encourage high quality development compatible with the Joshua Tree National Park, Marine Corps Air Ground Combat Center and the City's desert, small-town character.
3. Develop a strong and diversified local economy with a focus on arts, cultural, tourism, retail, job growth and overall quality of life for all community members.
4. Preserve the desert environment and its natural and cultural resources for future generations.
5. Promote sustainable and adaptable growth principles in the development of the City.

## Draft Proposed Guiding Principles, Issues and Objectives

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### 1. Guiding Principle: Promote a high quality of life while preserving the City's desert, small-town feel.

Issue	Objective
A) Identify physical characteristics of desert feel.	<ul style="list-style-type: none"> <li>▪ Preserve the City's view shed (vistas and wide open spaces).</li> <li>▪ Do not interrupt skylines.</li> <li>▪ Preserve dark sky, quiet community and relative clean air.</li> <li>▪ Achieve "International Dark Sky Community" status, see International Dark Sky Association Model lighting ordinance.</li> <li>▪ Low-profile buildings shall be consistent with desert environment.</li> <li>▪ Cluster development together.</li> <li>▪ Base may have to build vertical due to constraints.</li> <li>▪ Adopt a non-paved road standard for local roads in rural areas.</li> </ul>
B) Impact of gated and walled communities on desert feel.	<ul style="list-style-type: none"> <li>▪ Gated and walled communities create a negative impact on desert feel.</li> </ul>
C) Identify physical characteristics of small-town feel.	<ul style="list-style-type: none"> <li>▪ Retain local identity.</li> <li>▪ Develop resort feel.</li> <li>▪ Vacant buildings result in blight.</li> <li>▪ Regulate big box commercial uses based on zoning.</li> <li>▪ Conservation and buffers should be provided.</li> <li>▪ Buffers should include the separation between places (to retain local</li> </ul>

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	<p>identity), protective buffers (encroachment and/or ecological/biological) and to respect our neighbors (the mission of the Park and the Base).</p> <ul style="list-style-type: none"> <li>▪ Buffer between existing use and future uses, possible overlay or tourism buffers for historic/cultural areas.</li> </ul>
<p>D) Provide and maintain road network.</p>	<ul style="list-style-type: none"> <li>▪ Provide safe and more accessible road network.</li> <li>▪ General Plan development intensity and development standards should be updated.</li> <li>▪ Provide rural standards.</li> <li>▪ Surface water flow to be respected as much as possible by allowing surface flow.</li> <li>▪ HOA's shall pay for dust control.</li> <li>▪ Runoff caused by roads, sidewalks and burms needs to be addressed.</li> <li>▪ There is a lack of connectivity between improvements.</li> </ul>
<p>E) Provide flood control measures and facilities to reduce flooding impacts.</p>	<ul style="list-style-type: none"> <li>▪ Manage and reduce flooding hazards in the City.</li> <li>▪ Master Plan of Drainage includes costly improvements (not enough money to fund needed infrastructure).</li> <li>▪ Develop new street standards that are friendlier on ground surface.</li> <li>▪ Avoid floodplain development unless land developed pursuant to</li> </ul>

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	<p>FEMA regulations.</p> <ul style="list-style-type: none"> <li>▪ Use detention basins for flood control purposes. Don't use concrete trapezoid channels.</li> <li>▪ Use State of California Low Impact Development Stormwater Design Standards.</li> </ul>
<p>F) Unavailability of wastewater treatment facilities may inhibit economic growth and increases probability of water contamination.</p>	<ul style="list-style-type: none"> <li>▪ Avoid impacts on groundwater quality.</li> </ul>
<p>G) Park facilities.</p>	<ul style="list-style-type: none"> <li>▪ Encourage development of parks and associated facilities.</li> <li>▪ Provide a variety of park facilities, including but not limited to an amphitheater, regional park and dog park.</li> </ul>
<p>H) Recreational activities.</p>	<ul style="list-style-type: none"> <li>▪ Explore options to expand recreational and entertainment activities.</li> <li>▪ Provide a variety of park facilities, including but not limited to an amphitheater, regional park and dog park.</li> </ul>
<p>I) Maintain safe, low-crime City.</p>	<ul style="list-style-type: none"> <li>▪ Continue to use existing programs such as graffiti abatement and development standards to discourage crime, including youth programs.</li> </ul>
<p>J) Blighted vacant buildings.</p>	<ul style="list-style-type: none"> <li>▪ Develop economic programs for building renovations and to attract</li> </ul>

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	businesses to the City.
K) Arts and murals.	<ul style="list-style-type: none"> <li>▪ Develop and promote arts programs for the local community including educational, tours and “tourism” activities to promote and preserve both the Arts and Murals in the community.</li> <li>▪ Encourage development of art in public places.</li> <li>▪ Promote maintenance and sustainability of art and art programs.</li> </ul>
L) Identify, designate and preserve trails systems for various segments of the community (hiking/walking, biking and horse back riding).	<ul style="list-style-type: none"> <li>▪ Provide an integrated trails system that is easily accessible to the public.</li> <li>▪ Develop trails, information, maps and the like that promote trails for tourism and locals at both the regional and local scales.</li> <li>▪ Provide for the needs of the various segments of the community, including walking, biking and horse trails, both regionally and locally.</li> <li>▪ Linkages should include, but should not be limited to, the County, the National Park, Copper Mountain College (CMC) and the Base.</li> </ul>
M) Bike paths and walking.	<ul style="list-style-type: none"> <li>▪ Develop and promote SAFE paths through signage, maps and knowledge for both improved and unimproved trails.</li> </ul>
N) Off-Highway Vehicle (OHV) parks and trails.	<ul style="list-style-type: none"> <li>▪ Discourage development of OHV parks and trails in the City, as it represents a detriment to tourism and high quality life style.</li> </ul>

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**2. Guiding Principle:** Encourage high quality development compatible with the Joshua Tree National Park, Marine Corps Air Ground Combat Center and the City's desert, small-town character.

Issue	Objective
A) Existing general plan build-out projection.	<ul style="list-style-type: none"> <li>▪ Encourage growth that is sustainable.</li> </ul>
B) Existing land use distribution.	<ul style="list-style-type: none"> <li>▪ Encourage diversity of residential development.</li> </ul>
C) Adequate Infrastructure (e.g., roads, flood, drainage, wastewater treatment, parks and public facilities).	<ul style="list-style-type: none"> <li>▪ Provide adequate infrastructure to serve development and consider development impact fees to pay for the infrastructure.</li> </ul>
D) Road standards.	<ul style="list-style-type: none"> <li>▪ Ease traffic congestion and provide extra road safety.</li> </ul>
E) Attract clean industry.	<ul style="list-style-type: none"> <li>▪ Encourage renewable sources of energy and sustainable development.</li> </ul>
F) Over abundance of low cost housing and its attraction of unemployed population.	<ul style="list-style-type: none"> <li>▪ Encourage good maintenance of residences through incentive programs and code enforcement initiatives.</li> </ul>
G) Dilapidated and unmaintained commercial and residential buildings.	<ul style="list-style-type: none"> <li>▪ Maintain high standards for commercial and residential development and pursue rigorous enforcement.</li> </ul>
H) Development adjacent to the Joshua Tree National Park.	<ul style="list-style-type: none"> <li>▪ Minimize density and impact in areas with strong, cultural, historic and ecological resources to promote tourism.</li> <li>▪ Protect the National Park's scenic character by ensuring that development does not obstruct the Park's vistas.</li> <li>▪ Development to accommodate wildlife corridors that protect ecological</li> </ul>

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	integrity of National Park and Base, minimizing edge effects.
I) Development adjacent to the Marine Corps Base.	<ul style="list-style-type: none"> <li>▪ Protect the Marine Corps mission by ensuring that development adjacent to the Base is compatible with the Marine Corps.</li> </ul>
J) Commercial and industrial development design and architectural standards.	<ul style="list-style-type: none"> <li>▪ Promote high quality and variety in building architecture for non-residential developments.</li> </ul>
K) Residential development design and architectural standards.	<ul style="list-style-type: none"> <li>▪ Promote high quality residential development.</li> </ul>
L) Rural development design standards.	<ul style="list-style-type: none"> <li>▪ Provide design standards that reflect the rural character of the City.</li> </ul>
M) Development of Casino.	<ul style="list-style-type: none"> <li>▪ Achieve harmony with the desert environment, minimize impact on vistas and minimize hardscapes.</li> <li>▪ Preserve, promote and protect the area's clean air, night skies, clean water, sustainable water, and the effects on National Park, wildlife, Observatory, while maintaining surface geology/morphology.</li> </ul>
N) Availability of housing for seniors.	<ul style="list-style-type: none"> <li>▪ Promote high quality diversified housing for retired (55+, assisted living, continuing care and the like) as a method of providing low cost housing offset.</li> </ul>

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- 3. Guiding Principle:** Develop a strong and diversified local economy with a focus on arts, cultural, tourism, retail, job growth and overall quality of life for all community members.

Issue	Objective
A) Identity of Twentynine Palms in the region.	<ul style="list-style-type: none"> <li>▪ Encourage, facilitate and incentivize retail development and a marketing campaign (suggested “29 Palms: The Great California Outback!”).</li> <li>▪ Promote economic development to make the City a destination community.</li> <li>▪ Promote economic growth to make the City a destination community.</li> <li>▪ Encourage businesses to design consistent with the desert landscape (homogenous with landscape, xeriscaping).</li> </ul>
B) Limited retail opportunities cause residents to shop elsewhere, which results in retail leakage and loss of City revenues.	<ul style="list-style-type: none"> <li>▪ Target specific businesses to locate or re-locate to the City by making the process of location easier to allow these businesses to prosper.</li> </ul>
C) Redevelopment of Downtown hub to attract businesses and growth.	<ul style="list-style-type: none"> <li>▪ Concentrate business and retail efforts to the Downtown area to encourage economic development and tourism, thus making Downtown walkable and creating a “Classic California Desert Town” “Main Street, USA” atmosphere.</li> </ul>
D) Economic development efforts.	<ul style="list-style-type: none"> <li>▪ Encourage the National Park, MCAGCC, the Arts, the Film Industry and the Astronomy communities to explore the City.</li> <li>▪ Devote resources and work with the Chamber of Commerce to attract</li> </ul>

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	these industries.
E) Tourism industry.	<ul style="list-style-type: none"> <li>▪ Promote the City's resources (e.g., National Park entrances and headquarters, Oasis of Mara, murals, Marine Corps Base, etc.) by devoting City resources to develop a viable marketing plan.</li> <li>▪ Create a tourism friendly atmosphere throughout the town including the Downtown areas. Provide safe walking paths, adequate parking and appropriate signage. Develop adequate design standards.</li> </ul>
F) Promote arts in the City, including theatre, galleries and murals programs.	<ul style="list-style-type: none"> <li>▪ Encourage tourism by promoting the City as an arts community.</li> </ul>
G) Joshua Tree National Park.	<ul style="list-style-type: none"> <li>▪ Consider and explore mutually beneficial programs to increase economic interest in the City.</li> </ul>
H) Lack of sit-down restaurants.	<ul style="list-style-type: none"> <li>▪ Build in to the General Plan incentives that encourage moderate and high quality sit-down restaurants to locate in the City.</li> </ul>
I) Special purpose developments.	<ul style="list-style-type: none"> <li>▪ Consider opportunities for special purpose developments, such as sky parks, museums and other public points of interest to include public-private ventures, retirement communities (55+), equestrian and other populations.</li> </ul>
J) High unemployment rate and job creation efforts.	<ul style="list-style-type: none"> <li>▪ Explore opportunities for job creation through an attraction of green technology industries and clean industry.</li> </ul>

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	<ul style="list-style-type: none"><li>▪ Work closely with institutions such as Copper Mountain College (CMC) and various levels of government to develop a workforce curriculum to build the workforce of the future.</li></ul>
K) Saturation of uses (e.g., tattoo, massage and barbershop uses).	<ul style="list-style-type: none"><li>▪ Provide zoning regulations that encourage a balance of uses.</li><li>▪ Develop special use zones (e.g., antiques store zones) to concentrate like businesses.</li><li>▪ Provide a variety of mixed uses to attract shoppers to an area with diversified shopping opportunities.</li><li>▪ Revise the commercial district development code and zoning regulations to limit non-tax revenue type businesses within the City's Commercial District.</li></ul>
L) Vacation Rentals.	<ul style="list-style-type: none"><li>▪ Facilitate vacation rentals and adaptive reuse of buildings through relaxation of restrictions thereby encouraging and creating revenue for the City.</li></ul>
M) Development of Casino.	<ul style="list-style-type: none"><li>▪ Achieve harmony with the desert environment, minimize impact on vistas and minimize hardscapes.</li><li>▪ Preserve, promote and protect the clean air, night skies, clean water, sustainable water, and the effects on National Park, wildlife, Observatory, while maintaining surface geology/morphology.</li></ul>

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	<ul style="list-style-type: none"><li>▪ Mitigate the adverse effects of the casino (blight in residential areas, restrict road traffic west of Palm Vista Elementary School and control traffic speed and density on Adobe Road south of Sullivan Road).</li><li>▪ Casino shall pay for and maintain on-site and off-site infrastructure to mitigate impacts.</li></ul>
N) Downtown calming.	<ul style="list-style-type: none"><li>▪ Establish traffic calming measures for the Downtown hub (Split Rock Avenue to Cienega Drive).</li><li>▪ Traffic control measures in the Downtown hub should include traffic cameras.</li><li>▪ Suggest implementing one and/or several of the additional traffic calming measures in addition to traffic circles and neck downs with center island (preferred).</li></ul>
O) Downtown blight.	<ul style="list-style-type: none"><li>▪ Encourage a “Project Phoenix” type of design for the Downtown hub instead of alleys.</li><li>▪ Mandate that vacant buildings within the Downtown hub display local artist work, tourism displays or upcoming/current community events in storefront windows [needs to be reviewed by City Attorney].</li></ul>
P) Corridor of national parks and BLM wilderness areas from Joshua Tree National Park to Death Valley.	<ul style="list-style-type: none"><li>▪ Capitalize on the National Park and BLM wilderness areas to support a National Scenic Byway.</li></ul>

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### 4. Guiding Principle: Preserve the desert environment and its natural and cultural resources for future generations.

Issue	Objective
A) Preserve the areas scenic vistas and views.	<ul style="list-style-type: none"> <li>▪ Preserve the area's natural scenic vistas (e.g., Joshua Tree National Park and desert vistas).</li> <li>▪ Prevent future obstruction of scenic vistas and mitigate via design standards.</li> <li>▪ Avoid ridgeline construction.</li> <li>▪ Review buffer for National Park.</li> <li>▪ Limit location of new hotel buildings to center core and limit height to architectural design. Setback off the highway and place infrastructure underground.</li> </ul>
B) Preserve the area's desert environment.	<ul style="list-style-type: none"> <li>▪ Encourage alternative development patterns to preserve desert vistas.</li> </ul>
C) Natural drainage channels.	<ul style="list-style-type: none"> <li>▪ Encourage maintenance of significant natural waterways.</li> </ul>
D) Preserve night sky ambience from light generated by development.	<ul style="list-style-type: none"> <li>▪ Preservation of the night sky to perpetuate the view of the stars in the evening.</li> <li>▪ Preserve the dark sky and benefit biological functioning, quality-of-life and tourism.</li> <li>▪ Review and update night sky ordinance to preserve dark sky (Sky's</li> </ul>

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	the Limit).
E) Preserve air quality from development impacts.	<ul style="list-style-type: none"> <li>▪ Preservation of clean air and air quality shall be considered during the preparation of all environmental documents.</li> <li>▪ Restore air quality for healthy living and visibility.</li> <li>▪ Treat dirt roads and/or limit paving, enforce OHV laws and encourage public transportation (Mojave Air Quality).</li> <li>▪ Grade/scrape only for permitted uses the area that will be built on.</li> <li>▪ Allow removal of vegetation for fire control purposes.</li> </ul>
F) Preserve biological resources (Mesquite Dunes area) from development.	<ul style="list-style-type: none"> <li>▪ Identify and preserve biological resources through the project and environmental review process of development proposals and encourage alternative development patterns.</li> <li>▪ Encourage development patterns and design standards that buffer biological resources.</li> <li>▪ Avoid/discourage development of Mesquite Dunes.</li> </ul>
G) Wildlife corridors and linkages.	<ul style="list-style-type: none"> <li>▪ Consider implementation of an open space fee that could provide for the preservation of ecological corridors.</li> <li>▪ Maintain function by encouraging patterns of development.</li> <li>▪ Create programs that provide interaction and enhance tourism.</li> </ul>

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	<ul style="list-style-type: none"><li>▪ Encourage development standards and patterns that preserve the ecological functioning of wildlife corridors.</li></ul>
H) Preserve cultural and historical resources.	<ul style="list-style-type: none"><li>▪ Identify and preserve cultural and historical resources through the environmental review of development proposals.</li><li>▪ Conduct survey of residents to determine what is historic and cultural. Consider overlay zones that provide for ordinances or de-restrictions to encourage reuse rather than loss.</li><li>▪ Integrate historical and cultural resource preservation efforts with our connected network of natural resources.</li><li>▪ Review the Historical Society's historical sites for walking tour.</li><li>▪ Review the creation of historical parks/sites.</li></ul>
I) Indian Casino.	<ul style="list-style-type: none"><li>▪ Consider ecological footprint of the Casino on the alluvial fan.</li><li>▪ Mitigate the adverse effects of the casino (blight in residential areas, restrict road traffic west of Palm Vista Elementary School and control traffic speed and density on Adobe Road south of Sullivan Rod).</li></ul>
J) Noise generated by OHV use in neighborhoods and other intrusions.	<ul style="list-style-type: none"><li>▪ Preserve the natural quiet of the desert.</li></ul>

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### 5. Guiding Principle: Promote sustainable and adaptable growth principles in the development of the City.

Issue	Objective
A) Adequate infrastructure to serve population growth.	<ul style="list-style-type: none"> <li>▪ Provide infrastructure necessary to support new development.</li> <li>▪ Development Impact Fees should be used to finance new infrastructure. Existing population should not have to finance additional infrastructure needs created by new development.</li> <li>▪ Infrastructure necessary to support new development shall be provided.</li> <li>▪ The city should incorporate all state and federal incentives to reduce energy footprint (e.g., AB 811).</li> </ul>
B) Need of public facilities (e.g., library, senior center, police station, fire station, convention/events center and community theatre).	<ul style="list-style-type: none"> <li>▪ Identify and consider options to maintain and expand public facilities based on population development demographic projections.</li> </ul>
C) Adequacy of emergency services (fire and medical).	<ul style="list-style-type: none"> <li>▪ Provide an adequate road network that improves the emergency purveyor's ability to response to emergency calls.</li> </ul>
D) Development on floodplains and fault zones.	<ul style="list-style-type: none"> <li>▪ Consider land use limitations and improvements to protect development and the existing community</li> </ul>
E) Marine Corps Base buffers.	<ul style="list-style-type: none"> <li>▪ Consider the Marine Corps Base mission to avoid Base closure impacts.</li> <li>▪ Support, consider and implement compatible land use development</li> </ul>

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	<p>approaches along the southern and southwestern areas of the Base (e.g., open spaces/wildlife corridors, low impact uses, low structures, night sky compliant, etc.).</p>
F) Joshua Tree National Park buffers.	<ul style="list-style-type: none"><li>▪ Protect Park resources (e.g., night sky, wildlife corridors, viewsheds, soundscape, etc.) as an irreplaceable economic engine for the Basin.</li><li>▪ Consider land use restrictions that would expand and enhance the Park's scenic vistas.</li></ul>
G) Water supply.	<ul style="list-style-type: none"><li>▪ Promote water conservation strategies to reduce consumption (e.g., development and landscaping standards).</li><li>▪ Study the use of drought tolerant plants and grass as an appropriate surface.</li></ul>
H) Water quality.	<ul style="list-style-type: none"><li>▪ Work with the water district to protect the district's aquifers.</li><li>▪ Discuss the need to further study the value of a sewer system (downtown redevelopment area) and package plants.</li></ul>
I) Adequate Energy Services.	<ul style="list-style-type: none"><li>▪ Provide adequate energy services based on population projects and encourage development of alternative energy that is non or low impact to residents through AB 811 solar incentives as well as low interest loans to citizens.</li><li>▪ Encourage development of alternative energy.</li></ul>

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<p>J) Ease of private vehicle use through transit use.</p>	<ul style="list-style-type: none"> <li>▪ Expand a public transportation system, to include education, which encourages the use of alternate forms of transportation.</li> </ul>
<p>K) Twentynine Palms as a last-resort community with lowest cost housing in the region.</p>	<ul style="list-style-type: none"> <li>▪ Encourage an array of housing types that attract upscale and medium level developments.</li> <li>▪ Increase diversity of housing types.</li> <li>▪ Encourage high quality homes.</li> <li>▪ Encourage pride of ownership.</li> <li>▪ The City should have active incentives to build to LEED standards.</li> <li>▪ Promote 55+ housing, assisted living and/or progressive care facilities and the like.</li> </ul>
<p>L) Future of the Marine Corps Base.</p>	<ul style="list-style-type: none"> <li>▪ Promote a close working relationship with the Marine Corps Base that is mutually beneficial.</li> <li>▪ Promote sustainability of town to protect against Base closure.</li> </ul>
<p>M) Water sustainability in neighboring communities.</p>	<ul style="list-style-type: none"> <li>▪ The City will actively lead by example, demonstrate practices of conservation. Future City facilities should be constructed to meet current resource conservation guidelines as established by the Environmental Protection Agency (EPA).</li> <li>▪ Through workshops and active partnering with county, state and federal service programs, the City will educate the public on</li> </ul>

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	resources conservation.
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