

Land Use Plan



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Section I

VISION

Within the planning period, 2001 through 2020, increased pressure for development will occur. It is the City's responsibility to ensure a sound and logical assimilation of residential, commercial, and industrial land uses. Intensity of development will be highest surrounding the Downtown area, and will be generally less intense moving outward from Downtown. Commercial districts will be vibrant and dominated by a Desert Southwest design theme. Industrial development will be confined to the designated industrial area and will be designed to accommodate a variety of industrial and commercial uses.

Section II

PURPOSE

The Land Use Plan is the City's comprehensive planning document which allocates the distribution of land uses throughout the City; it embodies the City's Land Use policy for the planning period commencing at adoption and looking forward through the year 2020.

The purpose of the Land Use Plan is to provide efficiency in land use, ensure development of quality neighborhoods with housing opportunities for all citizens, enhance the business district, provide a "tourist friendly" setting, and afford an opportunity for industrial development, while protecting natural resources and preserving the quality desert lifestyle.

Section III

LAND USE MAP

The Land Use Plan includes a Land Use Map which depicts the various Land Use designations detailed in the Land Use Plan. These designations are determined by the City as appropriate for future development based on Community needs and the stated Goals and Objectives of the City's General Plan.

Development or redevelopment of property must be compatible with the Land Use designation for the property which is indicated on the map.

Section IV**EXISTING LAND USE**

Intensity of development is greater in the central portion of the City, surrounding the Downtown area. Multi-family and higher density single family development generally surrounds the Downtown commercial district, with less dense development in the outlying portions of the City.

Commercial areas are primarily along Twentynine Palms Highway (east-west) and Adobe Road (north-south). Other pockets of commercial centers identified on the Land Use Map exist or remain to be developed.

Some industrial uses exist in the industrial zone. The Land Use plan provides for development of the existing industrial area as opposed to creation of new industrial areas.

Section V**HISTORIC LAND USE**

Partly due to its geographic setting, Twentynine Palms was a center of activity for a succession of settlers over the last 200 years. The Oasis of Mara provided water and shelter for early Native American inhabitants; mineral deposits in the nearby mountains attracted miners and prospectors; upland valleys provided grazing land for cattlemen; the clean, dry air was sought by wounded war veterans after World War I; the uninhabited desert valleys and mountain ranges to the north proved to be ideal for military training grounds; and the opening of vast tracts for settlement through the Small Tract Act attracted hundreds of homesteaders after World War II.

Over the years, people have been drawn to the area for a variety of reasons. Today, the community is a rich mixture of visitors and residents who come to the High Desert seeking clean air, wide open spaces, and a high quality of life.

Section VI**RESIDENTIAL LAND USE****A. Single Family Residential (RS)**

The RS category is depicted by the letters “RS” on the Land Use map. When followed by a suffix number, that number shall represent the maximum dwelling units permitted per gross acre for that territory; when followed by the letter “E” the maximum density is one dwelling unit per two and a half acres.

The RS classification is to provide a variety of detached, single family housing for people of all ages in a quiet neighborhood setting.

The following policies and standards shall apply to the RS district:

- ! Maximum density shall be four dwelling units per gross acre of land. However a twenty-five percent (25%) density bonus may be granted for development of affordable housing pursuant to Section 65915 of the California Government Code.
- ! The minimum lot size in the RS zone shall be 7,200 square feet.
- ! Lots created in this category shall, in most cases, have a minimum lot frontage of sixty (60) feet on a local standard public street. Flag lots may be permitted where a property suffers a hardship other than economic entitlement.
- ! Concrete curb and gutter are required along rights-of-way for all new projects in all RS zones in which the zoning density exceeds one dwelling unit per acre; inverted shoulders or asphalt curbs may be constructed (per the Rural Street standard in the Circulation Plan) for all Local Streets in the RS district where the zoning density is one dwelling unit per acre or less. Concrete curb, gutter, and sidewalks are required along rights-of-way for all new projects in all RS zones in which the zoning density exceeds three dwelling units per acre.
- ! Each dwelling unit shall have a garage or a parking area behind the front yard setback area to park automobiles. Access from the street to the front yard setback line shall be paved.
- ! Homes will be limited to one story unless the structure is at least twenty feet from any property line, in which case two stories is acceptable.
- ! Home occupations may be permitted for businesses that do not disrupt the appearance and activity of a residential neighborhood.
- ! Bed and board facilities may be allowed. Uses exceeding five guest rooms shall only be permitted

in a single-family dwelling which has been designated as a Historic Landmark by the City. Such uses shall not conflict with the residential character of this district.

- ! All new utility service, both on site and in the public right-of-way, shall be underground.
- ! As a means of minimizing wind and water erosion, grading and removal of native vegetation from parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the RS Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme, utilizing drought resistant plants, is highly recommended.
- ! Streets are to have adequate lighting for safety/security purposes.
- ! Institutional uses, such as schools, churches, and day care facilities are to be designed to integrate into the neighborhood in which they are located, so as to maintain the integrity of the neighborhood. Proper set-backs and screening of features such as mechanical equipment, trash enclosures, etc., shall be required.
- ! Utility and other public services, such as electric substations, communications facilities, fire stations or structures utilized for emergency services, will be designed to resemble a typical house in the neighborhood where it is to be located.

B. Multi-family Residential (RM)

The RM category is depicted by the letters “RM” on the Land Use map. These territories are intended to serve the housing needs of non-long term residents or residents not needing or desiring a single family, detached household situation. However, diverse residential development may occur; this may include single family units, duplexes, apartment complexes, and mobile home parks. This designation is most suitable for planned communities, affordable and senior housing, where smaller units are appropriate.

The following policies and standards shall apply to the RM district:

- ! The density of any proposed development is to be not more than eight units per (gross) acre. However a twenty-five percent (25%) density bonus may be granted for development of affordable housing pursuant to Section 65915 of the California Government Code.
- ! Unit design will strive for individual privacy for each unit.
- ! As a means of minimizing wind and water erosion, grading and removal of native vegetation on parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the RM Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme, utilizing drought resistant plants, is highly recommended. Desert landscaping may be complimented by rock and other architectural features related to the Desert Southwest design

(e.g. wagon wheels, statues, dry fountains, etc.)

- ! Institutional uses, such as churches, lodges and schools are appropriate in the RM district.
- ! Safe recreational areas for both adults and children shall be provided onsite on any proposed multi-family project exceeding ten dwelling units.
- ! Lighting for safety and security will be provided.
- ! All projects will be designed to create safe and open walkways and driveways utilized for ingress and egress.
- ! Applicants for multi-family projects shall demonstrate, through traffic studies or other suitable evidence, that the anticipated vehicular traffic can be accommodated by the existing and proposed roadway system.
- ! Concrete curb, gutter, and sidewalks are required along rights-of-way for all new projects in all RM zones.
- ! Bus benches and shelters shall be designed into the large scale projects when service is available or planned.
- ! Home occupations may be permitted in the RM district only when the use will not interfere or impact the residential integrity of the district.
- ! Bed and board facilities may be allowed. Uses exceeding five guest rooms shall only be permitted in a structure which has been designated as a Historic Landmark by the City. Such uses shall not conflict with the residential character of the district.
- ! The use of solar energy is encouraged; actively, for the heating of water and passively, by designing window exposure and eaves overhang, to allow warming or shading, thereby conserving other energy sources.
- ! All new projects will install underground utilities.
- ! Off-street parking shall be required as specified in the Development Code.

C. Rural Living (RL)

The RL category is depicted by the letters “RL” on the Land Use map. The RL classification shall be shown on the Land Use Map followed by a numerical suffix denoting the minimum size lot, in gross acres, per dwelling unit.

It is the intent of this category to provide generous amounts of land for large residential parcels located on the outskirts of the City. The district is created for quiet and spacious single family residential use, with some areas devoted to quiet institutional uses. Because of the rural setting, more relaxed standards apply. The following policies and standards shall apply to the RL district:

- ! Lot sizes will be as established on the General Plan Land Use Map, minimum one acre.
- ! Private septic systems are utilized and extension of sewer lines into this area is not anticipated.
- ! City street lighting will be limited to street intersections or hazardous areas.
- ! Permitted special uses, such as health care facilities shall take access from an Expressway, Arterial, or Collector street, or have an adequate, improved private drive.
- ! Building setbacks shall be at least twenty-five percent greater than that required for single family residential districts.
- ! Bed and board facilities may be allowed. Uses exceeding five guest rooms shall only be permitted in a single-family dwelling which has been designated as a Historic Landmark by the City. Such uses shall not conflict with the residential character of the district.
- ! Utility facilities shall be designed to be low profile and shall be screened by appropriate fencing and/or desert landscaping.
- ! As a means of minimizing wind and water erosion, grading and removal of native vegetation on parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the RL Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme, utilizing drought resistant plants, is highly recommended.
- ! The Rural Street standard shall be applicable for all Local Streets, as identified in the General Plan Circulation Plan.
- ! Public recreational facilities and parks shall be centrally located with respect to the population served, preferably at street intersections.

! Use of solar energy is encouraged.

D. Open Space Residential (OSR)

The Open Space Residential territory shall be designated by the letters “OSR” on the official Land Use Map. The boundaries of the territory are to correspond with the physical characteristics of the land encompassed by the designation and the territory otherwise classified.

The OSR designation is for properties which have limited development and limited development potential. OSR designated lands include publicly owned lands, BLM land, mountainous territory with scenic value, or other prominent land forms. The intent of the OSR designation is to allow development of single family dwellings, with minimal disruption of the land. Public uses are to be focused on the natural qualities of the area, keeping as much open space as reasonably possible. The following policies and standards shall apply to the OSR district:

- ! The minimum lot size is ten acres; larger lots are desired.
- ! Residential construction shall minimize grading impact and structures shall not visually extend above a ridge line.
- ! Mining, limited to resources found in the district, may be permitted, but only with the strictest controls that minimize land disruption.
- ! Exterior lighting is prohibited except for safety purposes and shall be screened to prevent nuisance glare.
- ! Recreational uses shall be limited to those uses that depend on open, natural circumstances and are quiescent by nature. Uses such as camping or retreat facilities are examples of acceptable recreational uses.
- ! Commercial advertising signs for off-site commercial activity are prohibited.
- ! As a means of minimizing wind and water erosion, grading and removal of native vegetation on parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the OSR Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme, utilizing drought resistant plants, is highly recommended.

E. Gated Communities

Perimeter walls constructed for gated communities shall provide an openness accomplished through use of partial wrought iron fences or equivalent. Walls may consist of a variety of screening methods so long as residential areas are visually accessible. Continuous solid brick or concrete block walls shall be

prohibited.

All gated projects and all projects exceeding ten dwelling units shall provide a lighted directory at the entrance(s).

Section VII
COMMERCIAL LAND USE

A. General Commercial (CG)

The General Commercial category shall be designated by the letters “CG” on the Land Use Map of the General Plan. The General Commercial district will serve as the City’s primary commercial area(s), suitable to a wide variety of commercial uses.

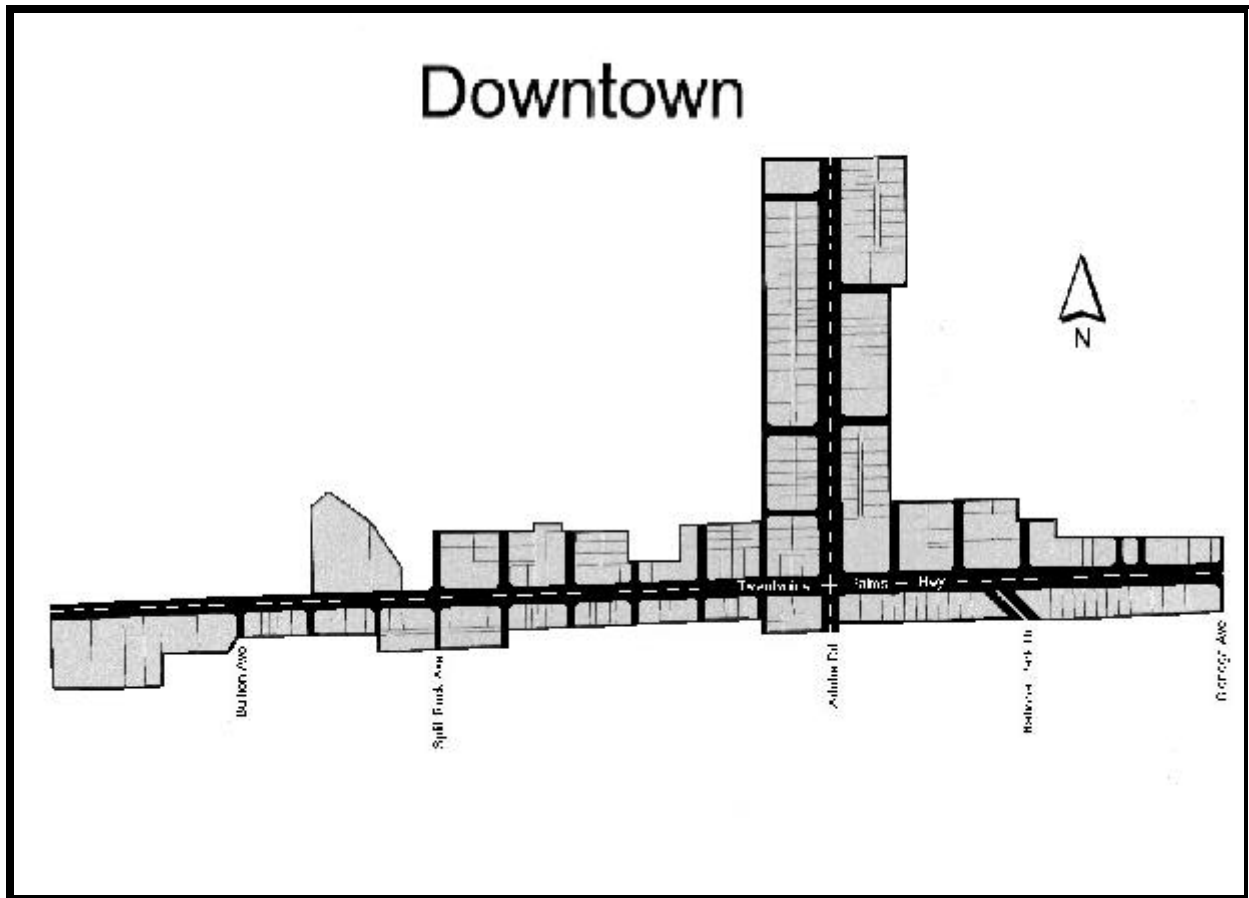
A commercial setting conducive to the sale of a variety of products and services is emphasized. Sale of items such as clothing, groceries, hardware, appliances, are to be established in a mutually supportive relationship with restaurants, gift shops, art galleries, hair salons, automotive repair, fitness centers, offices, etc.

The following policies and standards shall apply to the CG district:

- ! Building design shall be Desert Southwest pursuant to the Design Guidelines adopted by the City.
- ! The undergrounding of utilities will be required where found to be reasonable considering the nature and scope of development.
- ! Landscaping shall include amenities such as flower boxes, statues and architectural features to beautify and embellish the district and complement the City’s Desert Southwest theme. Palm trees may be used to accent the character of the area.
- ! It is the intent to eventually provide sewer service to the CG area to allow both healthy and intense development.
- ! Concrete curb, gutter, and sidewalks are required along rights-of-way for all new projects in all CG zones.
- ! Solar energy use is desirable.
- ! Off street parking shall be provided.
- ! Vehicle storage lots shall be screened from public view.

Downtown Twentynine Palms is the commercial corridor along Twentynine Palms Highway (depicted below) between Donnell Hill and Cienega Avenue, and along Adobe Road from Twentynine Palms Highway north to the Flood Control Channel. The Downtown area is designated CG and will serve as a focus and identity point of the community.

The City’s Downtown is a unique business district, offering goods and services to local citizens and visitors. An emphasis on the continued development of a “sense of place” is important to the long-range vision of the Downtown. Pedestrian friendly amenities are necessary as is the need for traffic calming, to allow opportunities for travelers to enjoy this unique area and to provide for safe pedestrian circulation.



B. Tourist Commercial (CT)

The Tourist Commercial category shall be designated by the letters “CT” on the Land Use Map of the General Plan. It is the intent of the CT classification to provide services to the traveling public, economic enhancement for the community and opportunities for resorts and retreat facilities to take advantage of the Joshua Tree National Park and the hot springs resources in the City. Uses such as hotels, motels, resorts, restaurants, souvenir shops, RV parks and entertainment facilities are appropriate in the CT district.

The following policies and standards shall apply to the CT district:

- ! Service facilities shall be kept in a neat orderly appearance with service conducted in areas that are visually screened.
- ! Outside storage areas and vehicle storage lots shall be screened from public view.
- ! As a means of minimizing wind and water erosion, grading and removal of native vegetation from parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the CT Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme, utilizing drought resistant plants, is highly recommended.
- ! Building design shall be Desert Southwest pursuant to the Design Guidelines adopted by the City.
- ! Concrete curb, gutter, and sidewalks are required along rights-of-way for all new projects in all CT zones.
- ! Tourist facilities may also capitalize on local cultural and historic resources, such as the Museum, the Art Gallery, the Twentynine Palms Inn, the Campbell Mansion and the National Park Headquarters.
- ! The CT areas shall be screened or buffered from residential neighborhoods.
- ! Off street parking shall be provided.

C. Office Commercial (CO)

The Office Commercial category shall be designated by the letters “CO” on the Land Use Map of the General Plan. The intent of the CO designation is to provide areas for professional services, offices, and small retail outlets, intermixed with residential uses. Uses shall be those which do not generate high volumes of traffic and which, generally, do not depend on impulse customers. Residential development will consist of single family units and duplexes.

Typical uses would be medical offices, insurance, real estate, legal and government services, tourist courts/cabins, hair salons, art galleries, and other similar types of uses. Ancillary commercial facilities to support these services, such as coffee shops, cafes, gift shops, copying services, and news stands, are permitted on a scale generally smaller than that found in the CG districts. The CO territory may provide a buffer between more intense commercial areas and residential uses of the RS or RM categories.

The following policies and standards shall apply in the CO district:

- ! Office/Professional uses are encouraged to be established in clusters and contain categories that are similar or mutually supporting.
- ! Building design may either be Desert Southwest pursuant to the Design Guidelines adopted by the City, or residential in nature.
- ! Balconies, open stairways, window pop-outs and generous eave overhangs are encouraged.
- ! As a means of minimizing wind and water erosion, grading and removal of native vegetation on parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the CO Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme, utilizing drought resistant plants, is highly recommended.
- ! Signs shall be low key, such as sand blasted wood, or other material with low intensity or indirect lighting.
- ! Direct solar energy, primarily for water heating, is strongly advocated, with passive solar design for heating and shading integrated into the project design.
- ! Lighting should be modest, sufficient for evening visibility, but not excessive or glaring.
- ! All new projects shall install underground utilities.
- ! Concrete curb, gutter, and sidewalks are required along rights-of-way for all new projects in all CO zones.

- ! Off street parking shall be provided.
- ! Vehicle storage lots shall be screened from public view.

D. Commercial Neighborhood (CN)

The Neighborhood Commercial category shall be designated by the letters “CN” on the Land Use Map of the General Plan. The intent of the CN category is to provide small commercial centers which serve residential areas by providing goods and services frequently used by residents of the neighborhood. The uses allowed in the CN district provide convenience items or services. Typical uses would be convenience stores, barber or beauty shops, dry cleaners, laundries, coffee shops, etc. Generally, these commercial centers will be surrounded by RS or RM districts.

The following policies and standards shall apply in the “CN” classified areas:

- ! The CN designation shall be at street intersections.
- ! Commercial uses shall be screened or buffered from the residential areas.
- ! Building design may either be Desert Southwest pursuant to the Design Guidelines adopted by the City, or residential in nature.
- ! Commercial design shall complement the character of the surrounding residential district(s).
- ! Off street parking shall be provided.
- ! Commercial uses shall be quiet, and not normally open past midnight.
- ! Signs are to be in good taste and not detract from a residential environment.
- ! As a means of minimizing wind and water erosion, grading and removal of native vegetation on parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the CN Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme utilizing drought resistant plants, is highly recommended.
- ! Design of the project will be conducive for pedestrian and bicycle traffic.
- ! Concrete curb, gutter, and sidewalks are required along rights-of-way for all new projects in all CN zones.

! Underground utilities shall be required on all new projects.

! Vehicle storage lots shall be screened from public view.

E. Service Commercial (CS)

The Service Commercial category shall be designated by the letters “CS” on the Land Use Map of the General Plan. The Service Commercial designation is intended to allow heavier commercial uses. These areas shall be completely separated or shielded from all other land use functions. Uses such as wholesaling operations, appliance repair, auto and truck repair and service, lumber yards, concrete product sales, welding shops, machine shops, light manufacturing, and recycling centers are typical examples. Uses in this category are encouraged to employ high quality design standards to mitigate aesthetic impacts.

The following policies and standards shall apply to the CS category:

! As a means of minimizing wind and water erosion, grading and removal of native vegetation on parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the CS Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme, utilizing drought resistant plants, is highly recommended.

! Block screening walls shall be required in cases where projects are developed adjacent to residentially zoned properties.

! Building design shall be Desert Southwest pursuant to the Design Guidelines adopted by the City.

! Project applicants shall demonstrate, through traffic studies or other suitable evidence, that the anticipated vehicular traffic can be accommodated by the existing and/or proposed roadway system.

! Business parks and clustering of uses are encouraged.

! Concrete curb, gutter, and sidewalks are required along rights-of-way for all new projects in all CS zones.

! All new projects shall provide underground utilities.

! Off street parking shall be provided.

! Vehicle storage lots shall be screened from public view.

Section VIII
INDUSTRIAL LAND USE

Community Industrial (IC)

It is the intent of the IC category to accommodate both the existing industrial uses and allow for growth of new uses in the same industrial zone. Uses like auto dismantling, concrete products, mining operations, are typical examples. However, commercial uses may also be permitted as a means of enhancing and augmenting industrial development.

The following policies and standards shall apply to the IC category:

- ! Outdoor uses and activities shall be visually screened from view of Expressways and Arterials to mitigate aesthetic impacts.
- ! As a means of minimizing wind and water erosion, grading and removal of native vegetation on parcels one acre or larger shall be limited to pad areas for structures, necessary driveways, and uses permitted in the IC Land Use District. In cases where native vegetation is removed, landscaping reflecting a desert theme, utilizing drought resistant plants, is highly recommended.
- ! Off-street parking shall be provided for employees and customers; employee parking need not be paved if adequate dust control is provided.
- ! Project proponents shall demonstrate that there is no pollution from hazardous ground or air discharges; best available control technology will be required.
- ! Lighting may be sufficient for security purposes.
- ! Defensible space concepts will be required in the design of projects.
- ! Underground utilities shall be installed in all new projects.
- ! The design of projects shall be attractive, with a Desert Southwest theme where possible. However, a modern industrial building design may be acceptable where the Desert Southwest theme is not feasible and the style would not detract from or conflict with the established theme of the community.
- ! Energy conservation, including use of both direct and passive solar energy is urged.
- ! The Local Industrial Street standards shall be applicable to all streets in industrial land use districts that are not otherwise classified as Expressways, Arterials or Collectors.

! Vehicle storage lots shall be screened from public view.

Section IX

PUBLIC (P)

The purpose is to identify prominent Public uses such as City and county facilities and offices, parks, public golf courses, schools, and school facilities, water district operations, etc. Existing and proposed Public Districts are identified on the Land Use Element Map with the letter “P”.

The following policies and standards shall apply to the Public Use designation:

- ! Public Uses shall compliment the areas in which they are located.
- ! Those located adjacent to residential districts shall be of a design compatible with the residential neighborhoods.
- ! Building design shall be Desert Southwest pursuant to the Design Guidelines adopted by the City.
- ! The Local Street standards shall be applicable to all streets in the Public land use district that are not otherwise classified as Expressways, Arterials or Collectors. Sidewalks shall be required as necessary to facilitate pedestrian movement to and from proposed facilities.

Section X

MILITARY (M)

The purpose of the Military Zone classification is to identify on the Zoning Map those properties within the City under federal control and available exclusively for military operations, housing, personnel, recreation, and similar ancillary military facilities or environmental habitat preservation.

The following policies and standards shall apply to the Military designation:

- ! Activities conducted in the Military Zone shall be exclusively under the jurisdiction of the military agency in charge of the military mission.
- ! Any land use necessary to carry out the military mission is permitted in the Military Zone.

Section XI**DISTRIBUTION OF LAND USE**

The Land Use Plan provides ample variety in residential development opportunities. Abundant Multi Family Residential lands are available, providing opportunity for development of apartment complexes. Considerable amounts of low-density lands are available in the City in both RS and RL land use districts. Continued residential development of the area will create a balanced and stronger community.

| DISTRIBUTION OF LAND USE | | |
|---------------------------------|---------------|-------------------|
| Land Use | Acres | Percentage |
| Single Family Residential | 11,865 | 31.8% |
| Rural Living | 15,960 | 42.8% |
| Multi Family Residential | 957 | 2.6% |
| Open Space Residential | 2,435 | 6.5% |
| Commercial | 1,638 | 4.4% |
| Industrial | 1,053 | 2.8% |
| Military | 2558 | 6.9% |
| Public | 833 | 2.2% |
| Total | 37,299 | 100% |

Section XII**POPULATION GROWTH****A. SCAG Regional Transportation Plan Forecasts**

The Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide contains core growth management policies which are adopted by SCAG's Regional Council. The following sub-regional population, household, and employment forecasts are included in the Plan for the San Bernardino Associated Governments (SANBAG) subregion and the City:

| SANBAG Sub-regional Forecasts | | | | | |
|-------------------------------|-----------|-----------|-----------|-----------|-----------|
| | 2000 | 2005 | 2010 | 2015 | 2020 |
| Population | 1,743,438 | 1,855,434 | 2,031,708 | 2,238,937 | 2,486,564 |
| Households | 543,171 | 582,536 | 640,917 | 708,521 | 789,378 |
| Employment | 582,543 | 715,070 | 852,025 | 932,992 | 1,--7,013 |

| SANBAG Forecasts for the City of Twentynine Palms [%] | | | | | |
|--|--------|--------|--------|--------|--------|
| | 2000 | 2005 | 2010 | 2015 | 2020 |
| Population | 15,682 | 16,223 | 17,502 | 19,141 | 21,300 |
| Households | 5,767 | 6,581 | 6,839 | 7,413 | 8,139 |
| Employment | 4,717 | 5,442 | 6,192 | 6,635 | 7,038 |

[%] Not including Marine Corps Air Ground Combat Center

The above forecasts represent the City’s anticipated growth in population, housing and employment. The City, through adoption of the Land Use Plan, supports the achievement of the policies regarding population, housing, and employment contained in the Growth Management Chapter of the Regional Comprehensive Plan.

B. Build-out Population

The land use designations determine the total number of people that could potentially reside in the City; this is the City’s Theoretical Build-out. Because it isn’t reasonable to assume that every lot in the City will develop to its full potential, a more practical forecast is made; this is referred to as the Effective Build-out.

The difference between “Theoretical” and “Effective” takes into account such things as institutional uses, earthquake hazard areas, and undevelopable hillside slopes, which reduce the total land development potential. The table below indicates the theoretical maximum population. The practical projection is the Effective Build-out which is 80% of the Theoretical Build-out, or 101,604 residents within the City at build-out.

In determining the number of persons per household, the January 2000, California Department of Finance official estimate of population and housing (2.839 persons per household) is used.

| BUILD-OUT POPULATION ESTIMATES | | | | | | |
|---------------------------------------|--------------------------|----------------------------------|----------------------|------------------------------|---|----------------------------|
| Land Use | Land Area (Acres) | Dwelling Density Per Acre | Units Allowed | Persons Per Household | Theoretical Build-out Population | Effective Build-out |
| OSR | 2,435 | 1 per 10 | 243 | 2.839 | 690 | 552 |
| RL-5 | 4,287 | 1 per 5 | 857 | 2.839 | 2,433 | 1,946 |
| RL-2.5 | 11,025 | 1 per 2½ | 4,410 | 2.839 | 12,520 | 10,016 |
| RL-1 | 648 | 1 | 648 | 2.839 | 1,840 | 1,472 |
| Military | 2,558 | * | *5,284 | 2.839 | *15,000 | *15,000 |
| CO** | 93 | 2 | 186 | 2.839 | 528 | 422 |
| RS-E | 4,033 | 1 per 2½ | 1,613 | 2.839 | 4,579 | 3,663 |
| RS-1 | 1,494 | 1 | 1,494 | 2.839 | 4,241 | 3,393 |
| RS-2 | 2,018 | 2 | 4,036 | 2.839 | 11,458 | 9,166 |
| RS-3 | 291 | 3 | 873 | 2.839 | 2,478 | 1,982 |
| RS | 4,029 | 4 | 16,116 | 2.839 | 45,753 | 36,602 |
| RM*** | 957 | 8 | 7,656 | 2.839 | 21,735 | 17,388 |
| Total | 33,741 | | 44,216 | | 123,255 | 101,604 |

* Allowable density to be determined by Base Command. (See additional discussion below.) Per 2000 US Census, population aboard MCAGCC is 8,413. Population growth projection is not available from MCAGCC, estimated by City to increase to 15,000 by 2020.

** Residential development is permitted in the Office Commercial district. Such development is anticipated to be minimal, and is not expected to exceed two dwelling units per acre.

*** Areas designated as RM in SP 1-4 may allow slightly more than eight units per acre, however, the potential for exceeding this level is minimal.

The Land Use Plan provides for a build-out population of 101,604 residents. This is an increase over the former forecast of 69,300 contained in the General Plan. However, the increase is a result of two factors, the annexation of the Marine Corps Air Ground Combat Center, and different calculation methods

regarding persons per household and development potential. The increase does not result from a change in land use designations. The 69,300 conclusion was based on two persons per household, compared to 2.839 allowed in the current calculation. Theoretical versus effective build-out is also calculated differently; the former calculation was based on a factor of 70%. The effective build-out contained herein assumes a factor of 80%.

The revised build-out forecast is actually very close, in terms of unit count. The former forecast for housing units was 30,085, this did not include units aboard MCAGCC (because MCAGCC had not been annexed into the City when the calculation was prepared). Assuming 80% build-out, the current forecast, excluding units aboard MCAGCC, is 31,146 units (80% of 38,932 units theoretically allowed), slightly more than the 30,085 units in the former forecast.

The addition of the Mainside of MCAGCC resulted in a significant change in the City's population. Accomplished in 1999, the annexation added approximately four square miles to the City and approximately 8,000 residents. The Base currently has 2,239 dwelling units, including 75 mobilehome spaces, plus barracks. Current population is approximately 6,000 in family housing (dwelling units and mobile homes) and approximately 2,000 in barracks. Base Command expects population to remain consistent in the near future. Population increases are possible during the planning period; population projections are not provided by the Base Command but are estimated (by the City) to be 15,000 residents in the year 2020.

The Base Command is responsible for providing infrastructure aboard MCAGCC as part of their military mission. Therefore, impacts caused by population increase will be mitigated by the Base Command.

C. 2020 Population Projection

Based on the SANBAG projection of 21,300 in the year 2020, plus an anticipated 15,000 aboard MCAGCC by that time, 2020 population is anticipated to be 36,300 by the year 2020. This projection is 36% of the City's projected Effective Build-out.

Section XIII

ECONOMIC IMPACTS

The proposed Land Use Plan provides ample commercial lands for future development. The Office Commercial sectors near the Downtown provide opportunities for smaller businesses to locate in the City.

The spacious industrial area in which non-polluting industrial uses can be located, along with commercial uses, provides opportunities for development and employment. However, recognizing the limitations of the City with regard to industrial development, significant industrial growth in the near future is not anticipated.

Section XIV INTENSITY OF DEVELOPMENT

A. Lot Coverage

The Development Code of the City will specify maximum lot coverage for each Land Use District to ensure that adequate area is available for drainage and that intensity of land use is appropriate. Percentages shown in the table below represents the maximum coverage of net land area in terms of impervious surface, including sidewalks, parking lots, structures, etc.

| Maximum Lot Coverage (Impervious Surface) | |
|--|-------------------------------|
| Single Family Residential (RS) | 40% |
| Multi Family Residential (RM) | 60% |
| Rural Living (RL) | 20% |
| Open Space Residential (OSR) | 5% |
| General Commercial (CG) | 80% |
| Tourist Commercial (CT) | 55% |
| Office Commercial (CO) | 75% |
| Commercial Neighborhood (CN) | 75% |
| Service Commercial (CS) | 80% |
| Community Industrial (IC) | 70% |
| Public (P) | 80% |
| Military (M) | Determined by Base Command |

B. Building Height

To maintain low profiles conducive to the City's Desert Southwest setting, height of habitable structures shall not exceed 35 feet for residential and commercial structures, and 40 feet for industrial structures. Exceptions, as specified in the Development Code, apply to the height of non habitable structures such as communications towers, church steeples, monuments, water towers, flag poles, parapets, and windmills and for architectural elements of habitable structures.

**Section XV
USE PERMITS****A. Permitted Uses**

Uses identified by the Development Code as Permitted Uses are allowed by right. Construction and use is subject to requirements of the Uniform Building Code, the Development Code, and all applicable federal, state and local regulations.

B. Conditionally Permitted Uses

Conditionally Permitted Uses require approval, either by the City Council or Planning Commission as set forth in the Development Code. Such uses may only be permitted under certain, specified conditions and require approval under a Conditional Use Permit, Special Use Permit, Home Occupation Permit or other such permit as may be specified in the Development Code. Or, the Approval Authority may deny such uses if findings are made that approval would not be in the interest of the public health, safety, and welfare or that approval would not be compliant with the General Plan.

C. Uses Not Permitted

Uses which are categorized as Not Permitted for a specific Land Use District shall not be allowed in the District.

D. Interpretation of Allowable Uses

The Land Use Plan provides direction on the types of uses that can be allowed in the various Land Use Districts. However, the uses described for each Land Use District are general descriptions of categories and types of uses, not intended to be interpreted as the complete list of allowable uses. Specific detail of the allowable uses for each Land Use District is contained in the Development Code, where uses are designated as either Permitted Uses, Conditionally Permitted Uses, or Not Permitted.

The interpretation of the General Plan's broad categorization, and the Development Code's more specific detail, shall be based first on the literal meaning of the uses listed. In cases where more than one conclusion could logically be reached, the determination or categorization shall be based on anticipated impacts and compatibility of the use within the District. Such impacts could include, but shall not be limited to, generation of traffic, parking requirements, noise generation, and potential environmental impact.

**Section XVI
MIXED USES**

The Land Use Plan sets forth three broad categories of use, Residential, Commercial and Industrial. Residential and Commercial categories are further divided into specific districts which limit development to compatible uses. However, in some cases, a variety of uses can be approved. The Office Commercial (CO) designation, for example, is a Commercial/Residential mixed use designation. In the CO district, uses range from small retail and office facilities to single family residences or duplexes. Often, the use will consist of a primary commercial use and a secondary or accessory residential use.

The Community Industrial (IC) Land Use District may also be developed as a mixed use district. The primary function of the IC category is to accommodate industrial uses. However, commercial uses will also be permitted as a means of augmenting and enhancing industrial development.

To a lesser extent, residential uses may occur in commercial zones. Residential development is not allowed in the General Commercial, Tourist Commercial, Neighborhood Commercial, and Service Commercial Districts. However, as a secondary or accessory use, caretaker quarters may be allowed. To this extent, these Districts may function as mixed uses.

Limited commercial use may occur in all residential zones through a Home Occupation Permit. Approvals are limited to only those home occupations compatible in a residential setting.

**Section XVII
EXISTING NON CONFORMING USES**

Uses that were legally established but no longer comply with the General Plan or Development Code are considered Non Conforming Uses and may be continued under certain, specified conditions contained in the Development Code.

Section XVIII**DISTRICT AREA REQUIREMENTS**

To avoid “spot zoning,” minimum District sizes are specified in the table below. In the event a General Plan Land Use designation is changed, the gross area included in the proposed change must comply with the following minimum district sizes. Changes which propose to increase or decrease the size of existing, established Land Use Districts, may be approved provided that the resulting Land Use District is not smaller than the Minimum Land Area specified below.

| DISTRICT AREA REQUIREMENTS | |
|-----------------------------------|--------------------------------------|
| Land Use Designation | Minimum Land Area (Acres) |
| Single Family Residential | 5 |
| Multi Family Residential | 5 |
| Rural Living | 30 |
| Open Space Residential | 200 |
| General Commercial | 1 |
| Tourist Commercial | 1 |
| Office Commercial | 1 |
| Neighborhood Commercial | ½ |
| Service Commercial | 5 |
| Community Industrial | 25 |
| Public | None |
| Military | None |

Section XIX**TOURISM**

Because the City attracts visitors from all over the world, consideration should be given to tourism on land use decisions. Sidewalks, bicycle paths, tourist-oriented directional signage, and available public transit can all provide benefits to visitors which will increase and improve the City's tourism and should be incorporated into projects where appropriate and reasonable.

Section XX**DESIGN**

Commercial areas of the City are to be dominated by a Desert Southwest theme. This includes a variety of architectural styles, including Santa Fe, Spanish, Mexican, Territorial, Mission, Adobe (style) and Mediterranean.

The design frequently includes tile roofs in total or in part, most with flat or medium pitches, frequently hidden by parapets or pony walls. Wall elevations generally tend to be rectangular, canals and vegas are often used, passageways are frequently arched, and real or false headers are employed to break up what might otherwise be long stark wall faces.

Colors are most often some shade of sand color, white or light earth tones, with contrasting trims from darker earth tones to the brightest of colors.

Landscaping should complement the general theme, utilizing desert plants where possible. Landscaping plans which require excessive watering are discouraged, and drip systems are preferred for irrigation.

Section XXI**MESQUITE DUNES OVERLAY**

The Land Use Plan includes the *Overlay, for Protection of the Mesquite Dunes, Mesquite Dunes Bosque, and Playa Lakebed*, which is identified on the Land Use Map as the Mesquite Dunes Overlay. The intent and purpose of the Overlay is to establish development regulations to protect the natural beauty and biological resources of the Mesquite Dunes, Mesquite Dunes Bosque, and Playa Lakebed.

Restrictions specified in the Mesquite Dunes Overlay text shall apply regarding grading, disturbance to the dunes and other prominent natural features, sand extraction, and natural resources.

Section XXII**DESERT SKY**

Preservation of the desert sky to perpetuate the view of the stars in the evening, is identified as a community asset. In implementing the General Plan, the City shall seek means of avoiding light pollution, trespass, and unnecessary glare. Outdoor lighting shall be the minimum necessary for security and safety purposes, utilizing shielding methods and prohibiting upward lighting which could diminish the night sky.

Section XXIII**WILDLIFE CORRIDORS**

The General Plan recognizes that an important reason why Twentynine Palms is a unique and special place to live, work, and visit, is its diverse and profuse wildlife population. Protection of this wildlife resource will encourage residents and existing businesses to remain and grow in the City, and will attract new people and businesses for the enhancement of sustainable economic growth.

Accordingly, the City shall administer its plans in a manner which actively seeks to encourage and protect wildlife habitat and corridors. It is intended that this policy for the encouragement and protection of wildlife habitat and corridors be administered in a flexible manner so as to fairly protect the health and safety of the citizens of the City and the economic vitality of its businesses.

Section XXIV**MINING RESOURCES****A. Current Mining Operations**

Sand and gravel deposits within the City represent an important economic resource. One surface mining facility is currently operational in the City, located in the industrial area south of Twentynine Palms Highway, east of Mojave Road. Additional lands are available in the same vicinity and the Community Industrial (IC) designation allows such use, subject to approval of the City and compliance with the State Surface Mining and Reclamation Act (SMARA).

B. Future Mining Activity

Additionally, sand and gravel mining operations can be approved within the Open Space Residential (OSR) Land Use District.

C. Past Mining Activity

Most mining in the general vicinity occurred during two boom periods. The first, during the 1870s was in the Gold Park district near the Oasis of Mara. Gold was discovered south of the Oasis in 1873. In 1874 the Anaconda Mine opened, followed by several others. Miners settled at the east end of the Oasis and began processing ore nearby. The Gold Park district was mined over the next eleven years.

In 1883, gold was discovered in the Dale mining district some seventeen miles east of the Oasis, approximately fourteen miles east of the current City limits, causing the mining activity in what is now the City, to lessen. The population of Old Dale reached 1,000 at times and the Dale mines yielded over three million dollars in gold before the turn of the century.

Gold mining was curtailed by government order during World War I. Another brief spurt of mining occurred during the Depression years of the 1930s when many of the local men found work in the mines of the Dale district. Some gold mining continues to this day, generally pursued by hobbyists who spend spare time searching for gold in the surrounding area.

Section XXV**ESSENTIAL SERVICES****A. Water Distribution**

The Twentynine Palms Water District provides water supply to the City. In addition to the distribution system, the District operates a three million gallon per day water treatment facility on District owned property located at the southwest corner of Amboy Road and Utah Trail. Two additional water reservoirs are planned which will add three million gallons of water storage to the existing fifteen million gallons of storage.

B. Septic/Sewer System

Currently, a sewer system is not in place in the City. Therefore, all developed properties are required to have septic systems.

The City anticipates the need for a sewer system within the planning period for the higher density areas of the City. Plans are underway at MCAGCC for development of a sewer treatment facility which is expected to be online in 2005. Discussions are underway with MCAGCC for development of a joint powers authority.

C. Fire Protection

Fire protection is provided by the Twentynine Palms Fire Department, a division of the Twentynine Palms Water District. The Department protects 88 square miles, including the entire City. The Department operates two stations, one within the City just south of Twentynine Palms Highway on the west side of Adobe Road.

D. Schools

Educational needs for students K-12 are provided by the Morongo Unified School District. The District currently has two high schools, one junior high school and four elementary schools within the City. A fifth elementary school is included in the District's long range planning; the additional school is slated for development at the northwest corner of Two Mile Road and Encelia Avenue.

The Administration Office for the District is located within the City at 5715 Utah Trail. School facilities throughout the Morongo Basin, including Joshua Tree, Landers, Morongo Valley, and Yucca Valley are managed by the District's Administration Office.

The City is located within the Copper Mountain Community College District. The District has one campus, located one mile west of the City in unincorporated San Bernardino County.

E. State Highway

The City is served by one state highway, State Route 62, also known as Twentynine Palms Highway, which

connects the City with Interstate 10 to the west and Parker, Arizona to the east. Maintenance of the highway is the responsibility of Caltrans, District 8, in San Bernardino.

F. Flood Control Facilities

Major flood control facilities within the City are managed by the County of San Bernardino Transportation/Flood Control Department. The Department oversees operation and maintenance of the flood control facilities which traverse the City, including the Donnell Basin located north of Donnell Hill.

G. Recreation Facilities

Recreational facilities are a vital component of the City's development. Such facilities include parks, bicycle paths and nature trails, public golf courses, and privately owned and operated facilities.

Existing public parks, Luckie Park (Two Mile Road at Utah Trail) and Knott Sky Park (El Sol Avenue, south of Hatch Road), are shown on the Land Use Map.

- ! Luckie Park is a 26-acre active park which includes Patriotic Hall, three picnic shelters, four indoor racquetball courts, a swimming pool, two playgrounds, a snack bar, four softball/baseball fields, and one soccer field, two street hockey rinks, and a basketball court.
- ! Knott Sky Park includes a playground, two softball/baseball fields, and a pre-school. A 3,200 square foot park maintenance building is slated for construction at the park. Knott Sky Park is approximately 20 acres.
- ! The Twentynine Palms Community Center includes two classrooms and an theater/multi-purpose room. A skateboard park is planned as part of the facility.

The Circulation Plan includes a Bicycle Circulation Plan. In addition to connecting residential neighborhoods to schools and recreational facilities, it also leads to the Joshua Tree National Park Headquarters, which is located adjacent to the Oasis of Mara, south of National Park Drive and west of Utah Trail. Included in the 58-acre site is a nature trail with a spur connecting the Oasis to the adjacent Twentynine Palms Art Gallery and Museum.

One (nine-hole) public golf course is currently operational within the City, Roadrunner Dunes Golf Course, located north of Amboy Road at Desert Knoll Avenue. An additional nine holes is planned, but currently undeveloped. While the golf course property is privately owned, it is open to the public. The General Plan land use designation for the golf course, including the back nine, is "Public"; this designation will allow for and encourage development of an eighteen hole public golf course within the City.

Additionally, there are recreational facilities located aboard the Marine Corps Air Ground Combat Center. Even though some of these facilities are located within the City, they are for the recreational needs of

military personnel and their families. Zoning for these facilities is Military and the Base Command therefore has responsibility for their management and maintenance.

H. City Facilities

In addition to the parks referenced above, the City has the following other facilities:

- ! The City Hall Complex consists of City Hall and Clifford L. Stanley Park. City Hall includes the administration offices for the City, the Council Chambers, and satellite offices for the County Board of Supervisors and Sheriff's Department. Adjacent to the City facilities is the San Bernardino County Branch Library and the County of San Bernardino Human Service Systems Complex.
- ! Palms 'N Paws Animal Shelter is located south of Sullivan Road on the west side of Bullion Avenue. The Shelter houses the City's Animal Control services. Facilities include an existing 2,400 square foot building and a planned 4,000 square foot facility.
- ! The City's Public Works Department facilities are also located south of Sullivan Road on the west side of Bullion Avenue. Included are an outdoor equipment storage area, covered storage, and a 4,000 square foot administration/equipment facility.
- ! The City owned Senior Center, located at the northeast corner of Adobe Road and Cactus Drive, is leased to the County of San Bernardino for senior services, including a senior nutrition program.

I. MCAGCC

Essential services aboard MCAGCC are provided by, and are the responsibility of, the Base Command.

Section XXVI

SOLID WASTE

Solid waste disposal and landfill siting is handled by the County of San Bernardino, Solid Waste Management Division. As part of the County's strategic plan, solid waste facilities throughout the County have been reduced from 17; consolidating to five regional landfills County-wide. As a result, the Twentynine Palms Landfill has been designated as a transfer station.

The transfer station is located one mile east of the City, south of Twentynine Palms Highway. This site functions as a drop-off facility for solid waste generated by residents of the City and surrounding areas. Solid waste is transferred to the Landers Landfill, a regional landfill located approximately 30 miles northwest of the City. The Landers Landfill is estimated to reach its design capacity in approximately 2012.

The County Waste System Division estimates the life of the Landers Landfill to be through 2012. This is

based on the current size of the landfill and existing disposal rates (for the entire region) of approximately 50,000 tons annually. Additional landfill capacity will result either from expansion of the Landers Landfill or the regional landfill in Barstow, approximately 100 miles north of the City.

Salvageable materials generated by City residents are transported to recycling centers as a result of the City's recycling programs. The City has reduced the amount of solid waste by 49% (1990 to 1999). Current recycling and education programs are expected to result in greater reductions.

Landfill facilities are also available aboard the Marine Corps Air Ground Combat Center. These facilities are located outside the City limits but provide landfill capacity for military operations, and military personnel and their families living on the Base. Management of the Base landfill facilities is the responsibility of the Base Command.

Section XXVII HAZARDS

A. Flooding

The climate of the desert entails limited precipitation in the form of rain and sometimes, snow. However, it is not rare to have three-quarters of the annual rainfall occur in one single summer thunderstorm event. Runoff can be intense and can be heavily laden with sediment and debris which can be a primary cause of flood damage.

Areas where flash flooding can occur— generally in sheet flow— are identified on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency (FEMA) dated March 18, 1996. Flood hazard areas in the City are identified as either Zone A, Zone AE, or Zone AO.

Two large residential districts, the Smoketree area generally south of Flood Control Channel, and the Hansen Tract in the southeast portion of the City, are included in the AO zone. FEMA has identified potential flood depths in these areas as one foot.

Historically, the Downtown commercial area was subject to flood inundation. However, with construction of the Donnell Basin, much of the Downtown flooding has been abated and the Downtown is not within the flood zones identified on the FEMA Flood Insurance Rate Map. The County of San Bernardino Transportation/Flood Control Department has developed plans to improve and expand the Basin. When completed, this improvement will provide even greater protection for the Downtown.

Some commercial districts within the City are in areas identified on the FEMA Flood Insurance Rate Map as either AE or AO Zones. AO Zones, where the anticipated flood depth is one foot, include the north and south sides of Twentynine Palms Highway between Lupine Avenue and Mesquite Springs Road, the intersection of Utah Trail and Twentynine Palms Highway, and intermittently along National Park Drive. The only AE Zone with a commercial designation is along Amboy Road, east and west of Utah Trail; base flood elevation for this area is 1,806 feet. Development is allowed in these areas, habitable structures are required to be elevated above the identified flood depth.

In January 1997, NBS/Lowery Engineers and Planners of San Bernardino prepared a Master Plan of Drainage (MPD) for the San Bernardino County Transportation/Flood Control Department. The MPD included portions of the City and the surrounding drainage areas which contribute to the runoff. Flooding hazards and remedies are discussed in the MPD and it is used as a guideline for design of future flood facilities including channels, pipes, culverts, debris basins, detention basins and non-structural solutions.

B. Earthquake Fault Lines

There are two significant faults crossing the community, the Pinto Mountain Fault and the Mesquite Lake

Fault. The Pinto Mountain Fault transects residential areas and parallels Twentynine Palms Highway throughout most of the westerly portions of the City. The Mesquite Lake Fault transects, generally, less developed areas in the easterly and northeasterly portions of the City. Earthquake faults pose a building hazard along the fault lines, and the Alquist-Priolo Act limits development in the vicinity of fault lines by requiring setbacks from fault lines.

C. Wildland Fires

Terrain in and around the City is covered with sparse vegetation consisting of grasses, and other native desert plants. Because of the limited vegetation which occurs in and around the City, wildland fires typically have a slow rate of spread unless influenced by weather or topography.

Weather conditions are typically dry and often windy and summer temperatures can easily exceed 100 degrees Fahrenheit. Such conditions may contribute to and intensify a wildland fire.

Because fire travels more quickly uphill, portions of the City could experience faster spread than others. Even though areas of steeper terrain are generally less developed, the risk of wildland fire engulfing inhabited structures in the City does exist.

The Twentynine Palms Fire Department operates a fleet of apparatus capable of suppressing wildland fires and department personnel are trained to the National Wildfire Coordination Group and California State Fire Training standards.

Wildland fuel areas have been identified by the Department; these areas contain higher density of vegetation and are particularly susceptible to wildfire. Some of the more densely developed areas of the City are adjacent the identified wildland fuel areas. These areas include:

- ! One square mile north of Two Mile Road, between Morongo Road and Mesquite Springs Road.
- ! South of Two Mile Road in the vicinity of Mesquite Springs Road, including the vicinity surrounding Twentynine Palms High School.
- ! North of Two Mile Road, between Adobe Road and Utah Trail, including relatively dense residential development in the Ben Hunter Tract as well as areas surrounding Twentynine Palms Junior High School and Twentynine Palms Elementary School.
- ! North of Twentynine Palms Highway, west of the downtown extending west to Utah Trail.
- ! North of Baseline Road between Utah Trail and Adobe Road, including the area surrounding Palm Vista Elementary School.

Additionally, heavy wildland fuel areas have been identified by the Department along the west side of Mesquite Springs Road, north of Amboy Road. This area is outside the City limits, but because of its close proximity to the City, a wildland incident could impact City residents. This area is also outside the Twentynine Palms Fire District but the Department responds to calls for service in this area through mutual aid agreement with the County of San Bernardino.

D. Disaster Preparedness

The City uses the Standard Emergency Management System (SEMS) as mandated by the State of California. All department heads and most second and third tier supervisors attend a week-long earthquake preparedness course presented by the California Specialized Training Institute. Emergency drills are conducted at least annually.

City Hall is equipped with an emergency generator and will be used as an Emergency Operations Center (EOC) in case of natural or technological disaster. The City's Public Works building— also equipped with an emergency generator— serves as the alternate EOC if needed.

Communications in the EOC are provided by dedicated telephone lines that are activated when needed; computers are connected by the phone line to the County of San Bernardino EOC.

Section XXVIII**GENERAL PLAN CONSISTENCY****A. Legal Requirements**

State law requires consistency among all the Elements of the General Plan. The concept of internal consistency holds that no policy conflicts exist between the components of a General Plan. Five internal consistency requirements are specified:

1. **Equal Status among Elements**
All Elements of the General Plan have equal legal status. No Element is legally subordinate to another and the General Plan must resolve potential conflicts among the Elements through clear language and policy consistency.
2. **Consistency Between Elements**
All Elements of the General Plan must be consistent with one another. Text and diagrams contained in the Circulation Plan cannot be in conflict with text and diagrams contained in other Elements of the City's General Plan.
3. **Consistency Within an Element**
Diagrams, text, goals, policies, and programs must be consistent with and complement one another.
4. **Area Plan Consistency**
All aspects of a General Plan must be consistent with any adopted area plan or community plan.
5. **Text and Diagram Consistency**
Text of the Plan must be consistent with any diagrams contained in the Plan.

B. Circulation Plan

The Circulation Plan and Land Use Plan mutually affect one another. For this reason, the two Plans have been developed and proposed for adoption concurrently. The location and intensity of Land Use determines, to a great extent, the need for circulation systems. Design and location of circulation facilities are among the major factors in determining the form of human settlement and the extent and type of land use.

In developing and refining the Land Use Plan, consideration has been given to the ultimate development of the circulation system. Decisions regarding the roadway designations are based on both the adjacent land use designation, as well as the designation of areas served by the specific route. Industrial and higher impact commercial areas depicted on the General Plan Land Use Map are located along roadways— either Expressways or Arterials— designed to accommodate higher levels of traffic.

C. Housing Element

In developing the Land Use Plan, consideration is given to the development of housing opportunities for all income levels in the City. The proximity of higher density development is also a factor; generally, the Multi Family Residential (RM) zones are located in close proximity to commercial areas and necessary services.

D. Noise Element

Land Uses are assimilated in a manner which minimizes noise for residential areas. Industrial areas are buffered by Rural Living designations and heavier commercial uses found in Service Commercial (CS) zones are buffered from adjacent residential zones. Commercial uses which are permitted in or near residential zones are required to be in keeping with the surrounding residential character.

E. Safety Element

Access to safety services is critical to the effective development of a liveable community. There are some areas in the perimeter of the City difficult to access because of the vast open spaces. However, the higher density areas are generally easier to access; the majority of Multi Family Residential (RM) districts are within one mile of the fire station. Higher density development is also not prevalent in seismic areas of the City. Police services are dispatched from the Communications Center in Victorville but the Sheriff's satellite office within the City is centrally located for efficient response.

F. Conservation, Open Space and Recreation Element

The logical assimilation of land uses lends itself to conservation of resources. Open Space is identified as a priority in the Land Use Plan and sufficient Open Space lands are provided. In addition to those lands designated as Open Space, there are vast amounts of government owned land within the City where development is not anticipated.

Recreation amenities are provided in the form of private and public facilities, many of which are identified in the Land Use Plan.

Section XXIV
GOALS AND POLICIES

A. Overview

The following goals are established for the Land Use Plan. The purpose of each goal is established in this section. To facilitate each goal, policies are established and each policy is executed by one or more programs.

B. Goal #1

A Land Use Plan which provides a desirable City in which to live.

Purpose

Goal #1 establishes the primary purpose of the Land Use Plan, a setting which provides a high quality of life for all residents and visitors.

Policy #1.1

Traffic, noise and other impacts will be considered prior to any land use designation change and/or land use intensification.

Program 1.1.1

When changes in land use designation are considered and/or intensifications are considered, traffic studies will be conducted prior to approval to determine necessary changes in roadway designations.

Program 1.1.2

Impacts caused by noise, dust, and vibration will be analyzed before changes are made to land use designations which could impact existing residential and commercial areas.

Program 1.1.3

Lighting in and near residential areas shall be minimal and shielded to prevent nuisance glare.

Program 1.1.4

Block screening walls will be required in cases where residential uses abut commercial, industrial or institutional uses.

Policy #1.2

Quality standards will be applied to all new developments.

Program 1.2.1

A Desert Southwest design theme shall be dominant in commercial developments in the

General Commercial and Tourist Commercial Districts. The Desert Southwest design theme shall be encouraged in the Office Commercial, Neighborhood Commercial, Service Commercial and Community Industrial Districts. Project design shall not be incompatible in any area in which a Desert Southwest theme is required or encouraged.

Program 1.2.2

Streets will be constructed per standards established in the Circulation Plan when new projects are constructed or existing uses are intensified. Waiver of the requirements may only be made in developed areas where street improvements do not exist and when the proposed development will not result in increased traffic or alteration of drainage flows.

Program 1.2.3

Encroachment Permits and inspections will be required on all infrastructure improvements to ensure quality standards.

Program 1.2.4

Access and off-street parking shall be provided for all commercial, industrial and multi-family development.

Policy 1.3

Uses shall be located in a manner which will minimize conflict and mitigate impacts.

Program 1.3.1

Mixed uses shall be allowed only in specified districts.

Program 1.3.2

Commercial and Industrial Districts will be buffered from adjacent residential development.

Program 1.3.3

Home Occupation Permits shall be required for all business enterprises operated from residential districts, and only uses which will not detract from the residential character of the district shall be allowed.

Program 1.3.4

Industrial uses shall be confined to the industrial area within the City.

C. Goal #2

Development of a variety of high quality residential neighborhoods.

Purpose

The purpose of Goal #2 is to emphasize the importance of providing opportunity for a variety of residential development and provide housing opportunities for all City residents.

Policy 2.1

Schools, parks and recreation facilities shall be located near residential areas.

Program 2.1.1

The Planning Commission shall review all proposed public recreational facilities to ensure that their location is compatible with and convenient to residential districts.

Program 2.1.2

The City will provide comment to the Morongo Unified School District regarding expansion of existing, and location of proposed, school facilities.

Policy 2.2

Development shall ensure efficiency in circulation to and from residential Land Use Districts.

Program 2.2.1

In reviewing multi-family projects, comment will be sought from the Morongo Basin Transit Authority to facilitate development and the use of mass transit.

Program 2.2.2

The City will encourage development of Bikeways and bicycle parking facilities throughout the City with Bikeways connecting residential districts to schools, recreation facilities and commercial centers.

Program 2.2.3

The City will require on-site parking per established standards for new development and projects which intensify uses and/or increase traffic generation.

Program 2.2.4

The City will support the development of streets with area-wide and regional significance that will serve to divert traffic from Local Streets.

Policy 2.3

The City will provide housing opportunities suitable to all income levels.

Program 2.3.1

Density bonuses pursuant to Section 65915 of the California Government Code shall be provided as a means of encouraging the development and maintenance of affordable housing.

Program 2.3.2

The City will continue to provide ample areas of Multi Family Residential (RM) zoning as a means of advocating quality multiple-family developments where they are compatible with adjacent land uses.

Program 2.3.3

Development of mobile home parks shall be allowed in Multi Family Residential (RM) zones as a means of providing housing opportunities for all income levels.

D. Goal #3

The City will provide opportunity for commercial facilities offering a wide variety of goods and services.

Purpose

The purpose of Goal #3 is to enhance the level and quality of business activity by encouraging vibrant retail/commercial centers to meet the needs of local residents and visitors.

Policy 3.1

Create a strong commercial and social focal point in the Downtown area.

Program 3.1.1

The City will require construction of pedestrian friendly improvements such as sidewalks, directional signage, crosswalks, etc.

Program 3.1.2

Bicycle systems will be constructed to serve the Downtown area.

Program 3.1.3

A Desert Southwest design theme shall be encouraged in all commercial areas, and shall be required for all commercial areas in highly visible locations.

Policy 3.2

The Land Use Plan will allow for the creation of limited amounts of commercial development, in commercially designated districts, in or near residential areas.

Program 3.2.1

Commercial uses located adjacent to residential districts shall be buffered with the use of block screening walls or other suitable means.

Program 3.2.2

Only quiet, low-impact commercial uses shall be allowed in Neighborhood Commercial districts.

Program 3.2.3

Proposals for newly created Neighborhood Commercial districts shall only be approved after a finding has been made that adequate infrastructure is available or proposed for the use.

Program 3.2.4

The City shall encourage the development of a mixture of land uses in the Office Commercial district to integrate commercial and residential uses.

E. Goal #4

The City shall encourage development of the industrial park.

Purpose

The purpose of Goal #4 is to identify the need for industrial development to expand employment opportunities in the City

Policy 4.1

The City shall provide adequate sites for industrial activities.

Program 4.1.1

The City will encourage the development of clean non-polluting industrial uses and regulate industrial development in accordance with performance standards and adequate safeguards to ensure the health, safety and welfare of the surrounding population with emphasis on preserving the community air quality.

Program 4.1.2

The Development Code shall allow for a wide variety of commercial and non-polluting industrial uses as a means of encouraging development of the industrial park.

Policy 4.2

Industrial uses shall be separated from residential Land Use Districts.

Program 4.2.1

In reviewing all industrial projects, the City shall ensure that industrial land uses are located so as to be compatible with surrounding land uses and the circulation system.

Program 4.2.2

Industrial areas shall be adjacent to either Service Commercial or Rural Living Land Use Districts.

Program 4.2.3

Residential development shall be prohibited in industrial zones.

F. Goal #5

The City will be environmentally sensitive and all land uses shall minimize adverse environmental impacts and shall maintain and enhance existing natural resources.

Purpose

The Purpose of Goal #5 is to ensure that all land use decisions are environmentally conscious and that environmental impacts are avoided to the extent possible.

Policy 5.1

Preservation of the community's clean and healthful air will be a priority when considering discretionary projects.

Program 5.1.1

Projects which do not utilize the best available control technology to prevent air pollution shall be denied by the City.

Policy 5.2

The City shall preserve the existing night sky as a community resource.

Program 5.2.1

The City will regulate private and public lighting in a manner that perpetuates the view of the stars in the evening.

Program 5.2.2

In approval of projects, lighting shall be required to be the minimum necessary for security and safety purposes.

Program 5.2.3

All outdoor lighting shall be shielded to protect adjacent and nearby residential districts and public rights-of-way.

Policy 5.3

The City shall take all necessary steps in project approval and in issuance of Building Permits to ensure that erosion is minimized.

Program 5.3.1

The City will require adequate drainage facilities with an emphasis on design facilities which will maintain the adequate floodway in as natural drainage condition as possible.

Program 5.3.2

Prior to issuance of grading permits, the City shall ensure that the approval will not adversely affect the integrity of hillside topography, destroy prominent ridge lines, or hillside features.

Program 5.3.3

Grading permits may be issued prior to approval of a development only in cases where the grading plan clearly demonstrates that grading would not unnecessarily destroy natural growth of desert vegetation.

Program 5.3.4

Hillside developments will follow the natural contour of the land and minimize the amount of land alteration.

Program 5.3.5

Desert vegetation shall be required on all commercial, institutional, and industrial development.

G. Goal #6

Consideration shall be given to air quality issues in the preparation of environmental documents for all projects proposed for development.

Purpose

The purpose of Goal #6 is to ensure that air quality is protected and that development will occur in a manner which is supportive of regional air quality policies.

Policy 6.1

During project review, the City will evaluate air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts.

Program 6.1.1

An analysis of potential conflicts in air quality, land use, transportation, and economic viability shall be conducted as part of the review of environmental document prepared for all future development.