



**CITY OF TWENTYNINE PALMS
STAFF REPORT**

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To: Planning Commission
From: Community Development Technician
Date: November 4, 2008

RE: PC 07-87 (Tentative Tract Map No. 18605), applicant Innovative Engineering Design, Inc., proposes to subdivide a 36.42± acre project site into 35 one-acre lots for future single-family residential development. The project is proposed to be developed in three (3) phases. The project is located south of Foothill Drive, north of Joshua Tree National Park at Mission Avenue and Datura Avenue, Section 31, T1N, R9E, APNs 0616-181-03, -04, -05, -06 and -08 and 0616-161-11, RS-1 Zone.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt Resolution 08-18, adopt the Mitigated Negative Declaration, and approve the Tentative Tract Map, subject to the attached Conditions of Approval.

Attachments

- Resolution 08-18
- Conditions of Approval
- Mitigated Negative Declaration
- Tentative Tract Map No. 18605
- Project Materials

PROJECT DESCRIPTION: A proposal to subdivide a 36.42± acre project site into 35 one-acre lots for future single-family residential development. The project is proposed to be developed in three (3) phases. The project is located south of Foothill Drive, north of Joshua Tree National Park at Mission Avenue and Datura Avenue, Section 31, T1N, R9E, APNs 0616-181-03, -04, -05, -06 and -08 and 0616-161-11, RS-1 Zone.

BACKGROUND: The proposed subdivision of land into one acre lots for future development is allowed by the General Plan and Development Code.

Pursuant to General Plan requirements, the applicant has designed the project to include the required right-of-way. The project includes an existing natural channel on the western boundary for storm water runoff, an on-site drainage facility on the eastern boundary, and existing natural channels that shall be maintained and conveyed to the streets through concrete outlet swales.

Pursuant to Chapter 19.08 of the Development Code, the proposed Tentative Tract Map No. 18605 (TTM 18605), a subdivision of 36.42± acres into 35 one-acre lots, is an allowed use. The Tentative Tract Map is subject to approval by the Planning Commission. Once approval of TTM 18605 is granted by the Planning Commission and the applicant complies with the Conditions of Approval, the applicant can submit the Final Map for approval to the City Council. The map is reviewed by the City Council for conformity and compliance with the Conditions of Approval. If approved by the City Council, and written verification for the final map is received from Twentynine Palms Fire Department, Twentynine Palms Water District, City of Twentynine Palms Public Works Division, City of Twentynine Palms Engineering Department, California Regional Water Quality Control Board, California Department of Real Estate, and applicable utility providers, the applicant may record the map and begin development.

CEQA Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), the project was routed to the following agencies and departments for public review and comment:

San Bernardino County Clerk
 Twentynine Palms Water District
 County Sheriff’s Department
 County Department of Solid Waste Mgmt.
 County Assessor’s Office
 San Bernardino Associated Governments
 Southern California Edison Company
 Verizon
 Burrtec
 Morongo Basin Ambulance
 Regional Water Quality Control Board
 California Department of Fish & Game
 MCAGCC (Two offices)
 County Surveyors Office
 City Attorney

City Engineer
 Twentynine Palms Fire Department
 County Environmental Health Division
 County Flood Control District
 County Recorder
 Morongo Unified School District
 Southern California Gas Co.
 Time Warner Cable
 Morongo Basin Transit Authority
 Mojave Air Quality Management District
 Division of Mines and Geology
 Joshua Tree National Park
 State Clearinghouse
 US Fish and Wildlife Service
 Adjacent property owners (Notice only)

Input from these agencies has been reviewed and, where appropriate, incorporated into the Conditions of Approval and Mitigated Negative Declaration for the project. Based on the findings of the Initial Study, adoption of a Mitigated Negative Declaration is recommended.

Surrounding Land Use, General Plan, and Zoning Designations

	Land Use	General Plan	Zone
Site	Vacant	RS-1	RS-1
North	Single-Family Residential	RS-1 and RS-4	RS-1 and RS-4
East	Single-Family Residential	RS-1	RS-1
South	Vacant	JTNP*	JTNP*
West	Vacant	RS-1	RS-1

*JTNP – Joshua Tree National Park

General Plan

The site is designated RS-1 (Single-Family Residential – one unit per acre) by the General Plan. The RS category is depicted by the letters “RS” on the Land Use map. When followed by a suffix number, that number represents 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-1 district:

- Maximum density is one dwelling unit per gross acre of land.
- The minimum (gross lot) size in the RS-1 zone shall be one acre.
- Lots created in this category shall, in most cases, have a minimum lot frontage of one hundred (100) feet on local standard public streets.
- Concrete curb and gutter are required along rights-of-way for Expressways, Arterials and Collector streets 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 behind the front yard setback area to park automobiles. Access from the street to the front yard setback line shall be paved.
- Homes are limited to one story unless the structure is at least twenty feet from any property line, in which case two stories is acceptable.
- 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.

As proposed the proposed project does not conflict with the General Plan.

Zoning

The site is zoned RS-1. Pursuant to Section 19.08 of the Development Code, this district is intended to create, preserve and enhance neighborhoods in a quiet neighborhood setting where permanent, one household, residential uses are predominant. The detached dwellings and yards of RS areas allow for maximum privacy where desired, and opportunities for outdoor living and activities.

As proposed, the project, a 35 one-acre lot subdivision complies with the RS zone standards; including minimum lot area and lot dimensions. The project is proposed to be developed in three (3) phases as shown on the Tentative Tract Map.

Site Characteristics

The site is irregular in shape, consisting of six (6) parcels, located north of the Joshua Tree National Park, south of Foothill Drive at Mission Avenue and Datura Avenue. The site consists of undeveloped desert land. Surface conditions are characterized as a gently sloping alluvial plain dissected by numerous meandering drainage washes. The area is generally covered by sparse to moderate growth of brush, dry grass and creosote bushes. The site slopes to the north with a total relief across the site of approximately 50 feet, and elevation ranging from about 2200 to 2150 feet above mean sea-level.

Phasing

The applicant is subdividing approximately 36.42± acres into 35 lots for future single-family residential development. The applicant proposes three (3) phases. The first phase includes lots 12 through 29, phase two includes lots 1 through 11 and the third phase includes the remainder lots 30 through 35. Project infrastructure shall be required in the first phase of development.

Traffic and Circulation

Because the project will result in the development of fewer than 50 new residences, pursuant to the City's Traffic Study Policy adopted by the City Council on February 22, 2005, a traffic impact analysis was not prepared for this project.

Internal Circulation

Pursuant to Development Code Chapter 19.08.060 *Street Dedications and Improvements*, in RS-1 and RS-E Districts, asphalt berms may be installed in lieu of curb and gutter on Local Streets and sidewalks are not required. As designed, the project's circulation features streets designed to the City's local street standards.

Project and Emergency Access

The project includes two points of paved access on Foothill Drive, one at Mission Avenue and the other between 49 Palms Avenue and Juniper Avenue built to the City's local street standard.

Transit Service

The Morongo Basin Transit Authority (MBTA) has reviewed the project. MBTA requests a bus shelter, to include a bench, trash receptacle, and solar lighting to accommodate the projected ridership increases that will be created by this development. The location of the bus shelter to be coordinated with the Morongo Basin Transit Authority before final map approval.

Geologic Hazards

Earth Systems Southwest prepared a geotechnical feasibility report for the site. Based on the report no faults were mapped through the site and fault rupture is unlikely to occur at the project site. Potential for liquefaction to occur at the site is considered negligible due to the depth of ground water which exceeds 50 feet. The underlying sediments are generally dense to very dense and seismically induced ground subsidence is considered a low risk at the site.

Existing slopes are considered relatively gentle and potential from slope instability and landslides is considered low. The project site does not lie within a designated FEMA 100-year flood plain. However several washes and drainages courses exist across the site which is situated in an area where sheet flooding, flash flooding and erosion are likely to occur.

The report concludes that the site, from a geotechnical perspective is suitable for the proposed development provided that the recommendations of the report and a subsequent design-level geotechnical engineering report are followed for design and construction of the project. Other geological hazards that include liquefaction, fault rupture, seismically induced flooding, and landslides are considered low to negligible on this site.

Stormwater Management

The Drainage and Hydrology Study for this project calculates the peak runoff of a 100-year storm event that could flow into and flow through the proposed subdivision. The offsite drainage area is about 66 acres and contributes runoff across the southern boundary in five concentrated natural flows. The hills have a peak elevation of about 3,000 feet. Land cover is mainly rockland with thinly scattered brush. Part of the runoff exits through the natural channels east and west of the property. As a Mitigation Measure, the applicant will be required to submit a Final Drainage/Hydrology Study for approval by the City Engineer with grading and drainage plans (detailed study and detailed grading and drainage plans prior to the final map approval).

San Bernardino County Flood Control has no existing regional facilities or right-of-way adjacent to the site. The project proposes drainage easements to the east and west with existing natural flows infiltrating the property to be maintained and conveyed to the street through concrete outlet swales.

Per Engineering Condition E1, prior to the issuance of a grading permit, a final drainage plan with street layouts shall be submitted for review and approval by the City Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider retaining onsite drainage flows from a 100 year design storm.

Waste Discharge Requirements

The California Regional Water Quality Control Board (CRWQCB) and the San Bernardino County Department of Environmental Health Services (EHS) have reviewed this project. The CRWQCB requires the applicant to file a report of waste discharge for the project and to obtain the necessary storm water and waste discharge permits. These requirements have been incorporated into the Conditions of Approval.

Solid Waste Disposal

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 (5) 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.

Biological Resources

Circle Mountain Biological Consultants, Inc. performed focused surveys for the Desert Tortoise and Western Burrowing Owl and a general biological resource assessment at the project site. The six contiguous parcels that comprise the project site are south of Foothill Drive with the Joshua Tree National Park along the southern boundary. Although there are no USGS-designated blue line streams on-site, there are several dry washes running south to north. There are 42 plant species, 7 reptile, 14 bird, and 7 mammal species which were identified during the biological survey.

According to the survey, positive evidence of Desert Tortoise found included two carcasses, one burrow, and ten scat (droppings). The two carcasses included a hatchling tortoise that had apparently died in the first half of 2007 and several fragments of an adult tortoise that had died more than four (4) years ago. The burrow was that of a sub adult tortoise. Although intact, there was no evidence of recent use of the burrow.

Sufficient field surveys and assessments determined that Western Burrowing Owl are absent from the site and will not be adversely affected and no mitigation measures are recommended by the biologist.

The Circle Mountain report identifies potential impacts to washes, such as spoil deposition or alteration that are regulated by the California Department of Fish and Game (CDFG) and may require a 1601-03 Streambed Alteration Agreement from CDFG. The project has been conditioned to obtain all necessary CDFG permits.

The United States Department of the Interior, Fish and Wildlife Service (Fish and Wildlife) recommends that the City ensure that field surveys be performed by qualified personnel prior to implementing ground-disturbing activities. With the purpose of the surveys to determine if desert tortoise are present. If the surveys locate a desert tortoise or recent sign, the applicant will be required to coordinate with Fish and Wildlife to determine if they can implement measures to avoid a take prior to initiation of any ground disturbing activities. Fish and Wildlife recommendations have been included in the Conditions of Approval as well as CDFG coordination to ensure that all appropriate permits are obtained

Cultural Resources

The Twentynine Palms Band of Missions was contacted for comment on the project. On April 8, 2008 the Tribe responded with a letter that project site may contain cultural resources but has no comment at this time. The Native American Heritage Commission was able to perform a record search of the Sacred Lands File (SLF) for the affected project area (APE). The search reveled presence of Native American Cultural resources in the immediate vicinity of the project area.

The applicant will be required to halt ground disturbing activities and notify the Twenty-Nine Palms Band of Mission Indians and the Native American Heritage Commission of any cultural resources discovered and comply with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5 to provide for provisions for accidentally discovered archeological resources during construction.

Findings

Pursuant to Section 19.98.010, H of the Development Code, the Planning Commission is required to make the following findings prior to approving the Tentative Tract Map. The required findings are:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and any applicable Specific Plan. The proposed subdivision or land use is compatible with the objectives, policies, general land uses and programs specified in the General Plan and any applicable Specific Plan.
2. The Planning Commission has considered the effects of its action upon the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources.
3. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
4. The Planning Commission determines that adequate septic facilities are, or can be, installed for the development of the subdivision, or that a sewer system sufficient to provide for the development of the subdivision can be provided. In either case, the Planning Commission must determine whether the discharge of waste from the proposed subdivision would result in or add to a violation of the requirements as set forth in Section 13000 *et. seq.*, of the California Water Code, in which case the Planning Commission may disapprove the subdivision.

If the required findings cannot be made, the application should be denied. Staff has prepared the following findings of approval for consideration:

- A. The project, as proposed, does not conflict with and is consistent with the goals and objectives of the Twentynine Palms General Plan.

- B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision or land use is compatible with the objectives, policies, general land uses and programs specified in the General Plan.
- C. The proposed project, as conditioned, meets all the requirements of the City's Development Code and General Commercial (CG) zoning classification.
- D. The site is located south of Foothill Drive between Mission Avenue and Datura Avenue and will therefore not be detrimental to the public health, safety, or welfare.
- E. The project as designed and conditioned will not be detrimental to the public's health, safety, and welfare.
- F. The shape of the parcels are typical, and allows for orderly development such as the proposed use.
- G. The subject site is approximately 36.42± acres and is therefore adequate in size to accommodate the proposed use.
- H. The Planning Commission has considered the effects of its action upon the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources.
- I. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
- J. The Planning Commission determines that adequate septic facilities are, or can be, installed for the development of the subdivision.

Approval Process

The Planning Commission is the Approval Authority for the Tentative Tract Map. If the Planning Commission takes action to approve the project, the Commission must find the project consistent with the General Plan and Development Code, adopt the Mitigated Negative Declaration, adopt Resolution 08-18, and approve the project, subject to the Conditions of Approval.

CITY OF TWENTYNINE PALMS
PLANNING COMMISSION
RESOLUTION NO. 08-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TWENTYNINE PALMS, CALIFORNIA, APPROVING PC 07-87 (TENTATIVE TRACT MAP NO. 18605), APPLICANT INNOVATIVE ENGINEERING DESIGN, INC., TO SUBDIVIDE A 36.42± ACRE PROJECT SITE INTO 35 ONE-ACRE LOTS FOR FUTURE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT IS PROPOSED TO BE DEVELOPED IN THREE (3) PHASES. THE PROJECT IS LOCATED SOUTH OF FOOTHILL DRIVE, NORTH OF JOSHUA TREE NATIONAL PARK AT MISSION AVENUE AND DATURA AVENUE, SECTION 31, T1N, R9E, APNS 0616-181-03, -04, -05, -06 AND -08 AND 0616-161-11, RS-1 ZONE.

WHEREAS, on October 11, 2007 an application was received from Innovative Engineering Design, Inc. for approval of Tentative Tract Map No. 18605, the subdivision of 36.42± acres into 35 one-acre lots for future single family residential development; and

WHEREAS, the application was deemed incomplete on October 26, 2007; and

WHEREAS, the project was routed to public agencies for public comment; and

WHEREAS, with the proposed Conditions of Approval, including the proposed Mitigation Measures, the proposed project design is consistent with the General Plan and Development Code; and

WHEREAS, Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was prepared and the project was routed to public agencies and departments for public review and comment; and

WHEREAS, a public hearing notice was published in a newspaper of record and notice was mailed to all property owners located within 300 feet of the project site; and

WHEREAS, a public hearing was held by the Planning Commission on November 4, 2008; and

WHEREAS, the Planning Commission, acting as the Approval Authority for the Tentative Tract Map, made all of the following findings:

- A. The project, as proposed, does not conflict with and is consistent with the goals and objectives of the Twentynine Palms General Plan.
- B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision or land use is compatible with the objectives, policies, general land uses and programs specified in the General Plan.
- C. The proposed project, as conditioned, meets all the requirements of the City's Development Code and General Commercial (CG) zoning classification.
- D. The site is located south of Foothill Drive between Mission Avenue and Datura Avenue and will therefore not be detrimental to the public health, safety, or welfare.
- E. The project as designed and conditioned will not be detrimental to the public's health,

safety, and welfare.

- F. The shape of the parcels are typical, and allows for orderly development such as the proposed use.
- G. The subject site is approximately 36.42± acres and is therefore adequate in size to accommodate the proposed use.
- H. The Planning Commission has considered the effects of its action upon the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources.
- I. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
- J. The Planning Commission determines that adequate septic facilities are, or can be, installed for the development of the subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Twentynine Palms adopts this resolution, the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), and approves Tentative Tract Map No. 18605, subject to the attached Conditions of Approval.

APPROVED AND ADOPTED THIS 4TH DAY OF NOVEMBER, 2008

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Rebecca Rinkes, Chairman

ATTEST:

Charlene L. Sherwood, City Clerk

I hereby certify that the foregoing is a true copy of Resolution No. _____ duly adopted by the Planning Commission of the City of Twentynine Palms in a meeting held on the _____ day of _____, _____, in Twentynine Palms, California.
Dated this _____ day of _____, _____.

Charlene L. Sherwood, City Clerk

Date: November 4, 2008
CITY OF TWENTYNINE PALMS

Project Number: PC 07-87
Applicant Name: Innovative Engineering Design, Inc.
8399 Topanga Canyon Road, Suite 214
West Hills, CA 91304

Project Description: The subdivision of 36.42± acres into 35 one-acre lots, for future single family residential development. The project is proposed in three (3) phases. Phase one, lots 12 through 29, Phase two, lots 1 through 11, and Phase three, lots 30 through 35.

Location: The project is located south of Foothill Drive, north of Joshua Tree National Park at Mission Avenue and Datura Avenue, Section 31, T1N, R9E, APNs 0616-181-03, -04, -05, -06 and -08 and 0616-161-11, RS-1 Zone.

Tentative Tract Map No.: 18605

Approval Date: November 4, 2008
Expiration Date: November 3, 2011

The following Standard Conditions of Approval shall be applicable to all subdivisions in the City. Additionally, site specific Conditions will be applicable as necessary to protect the public health, safety, and welfare.

General Conditions

Planning Division Conditions of Approval

- P1. Prior to final tract/parcel map approval, the applicant shall submit for review to the Planning Division, and shall obtain the approval of the Planning Division and City Attorney for, Covenants, Conditions and Restrictions (CC&R's) which shall provide for, or include, all of the following:
- A. Creation of a homeowner's association ("Association") for the purpose of providing for the perpetual maintenance responsibility of areas including, but not limited to, all common areas, irrigation systems, landscaped areas, storm drain retention basins, systems, and ponds, as approved by the City Engineer, walls, gates, street lights, driveways, pedestrian walkways, parking areas, trash areas, stacking areas, structures, any onsite sewage treatment facilities, as required by the San Bernardino County Department of Environmental Health Services, Water and Waste Management Division and the California Regional Water Quality Control Board, private accesses, and private drainage facilities. In addition, the CC&Rs shall indicate all other areas to be owned and maintained by the Association and that maintenance of all private drainage facilities shall be in conformance with City standards and policies.
 - B. A reasonable method of allocating to the home/lot buyers the costs incurred by the Association to perform the maintenance and other obligations set forth in the CC&Rs.

- C. A requirement that within 15 days after the establishment of the Association, the declarant in the CC&Rs shall furnish the Board or Officers of the Association a copy of the approved Final Map, a copy of the approved site and fencing plan, copies of all approved landscaping plans, a complete set of construction plans for the map and the units, and approved plans indicating the locations and characteristics of all major project components, utilities, and related data.
 - D. A requirement that following recordation of the Final Map, the Association shall submit to the Planning Division, for distribution to the Twentynine Palms Fire Department and Water District, and shall re-submit annually, a list of all current Officers of the Association.
 - E. A statement indicating that proposed amendments to the CC&Rs shall be submitted for review to the Planning Division, and shall be approved by the City Attorney and the Planning Division prior to the amendments being valid.
 - F. A statement indicating that the City is deemed to be an express third party beneficiary of the CC&Rs and has the right, but not the obligation, to enforce any of the provisions of the CC&Rs.
 - G. Fire prevention and defense provisions including a fire lane map, provisions that prohibit parking in fire lanes, and a method of enforcement. Also, a method for keeping fire protection access easements unobstructed shall be included. The approval of the Twentynine Palms Fire Department shall be required for any modifications such as control gates, or parking changes.
- P2. The CC&Rs and bylaws of the Association shall be approved by the California Department of Real Estate prior to acceptance of Final Tract Map. The CC&Rs shall be recorded against the Final Tract Map.
 - P3. Concurrently with the applicant's submittal of the CC&Rs, the applicant shall submit to the City a deposit to pay for all costs associated with plan check and with City Attorney review of the project CC&Rs, disclosure statement, and any other applicable documents (minimum deposit shall be \$5,000.) Any unused deposit shall be returned to the applicant.
 - P4. The final map shall show all common areas and systems to be maintained by the HOA, including, but not limited to, any onsite sewage treatment facility and drainage areas.
 - P5. Prior to final tract/parcel map approval, the owner or designee shall pay all applicable fees, including, but not limited to, park acquisition and development, water and sewer connection, drainage, grading, and street improvement and shall reimburse the City for all City expense in ensuring compliance with the Conditions of Approval.
 - P6. A clear and comprehensive disclosure document shall be provided to each prospective home/lot buyer that presents the responsibilities, liabilities and costs of the-maintenance and liability of all private streets and all common areas as detailed within the CC&Rs, as well as the method(s) of the Association's enforcement of the CC&Rs. Acknowledgement of receipt of this disclosure document, on forms provided by the Community Development Department of the City of Twentynine Palms, and signed by the prospective buyer, shall be retained by the Association, or corporation, and a copy of said form shall be provided to the City of Twentynine prior to occupancy of any home built upon the lot purchased.

- P7. The subdivision shall comply with the provisions of the California Subdivision Map Act and the City's Development Code. This tentative approval shall expire three (3) years from the date of approval by the Planning Commission/City Council. An application for a time extension may be submitted in accordance with the Subdivision Map Act and Chapter 19.98 of the Development Code, 30 days prior to the expiration date. The Tentative Tract Map becomes effective 10 days from the date of the decision unless an appeal is filed in compliance with Chapter 19.46 of the City's Development Code.
- P8. Prior to approval of the Final Map, the following agencies shall provide written verification to the Planning Division that all required exactions and dedications have been provided and that all pertinent conditions of approval and applicable regulations have been met:
- Twentynine Palms Fire Department
 Twentynine Palms Water District
 City of Twentynine Palms Public Works Division
 City of Twentynine Palms Engineering Division
 California Regional Water Quality Control Board
 California Department of Real Estate
- P9. The applicant shall defend, at its sole expense (with attorneys approved by the City), and indemnify the City against any claim, action, or proceeding brought by any third party against the City, its agents, officers or employees resulting from or relating to this approval. The applicant shall reimburse the City, its agents, officers or employees for any judgment, court costs and attorney's fees which the City, its agents, officers or employees may be required to pay as a result of such claim, action, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
- P10. Subdivision phasing shall be as shown on the approved Tentative Tract Map.
- P11. Within ten days of approval, the applicant shall submit to the Planning Division a signed copy of the Conditions of Approval, verifying that he/she understands each Condition and agreeing to adhere to each of the Conditions of Approval.
- P12. The project shall conform to the RS-1 development standards for front, side and rear yard-building setbacks as follows:
- | | |
|----------------|-----------------|
| Front: | 25 feet minimum |
| Street side: | 25 feet minimum |
| Interior side: | 15 feet minimum |
| Rear: | 20 feet minimum |
- Two story structures or second stories shall be setback a minimum of 20 from the side property lines.
- P13. All lots shall have a minimum area of 1 gross acre. All lots shall have a minimum depth of 150 feet and a minimum width of 100 feet, except corner lots which shall have a minimum depth of 150 feet and a minimum width of 150 feet.
- P14. A copy of the final grading plan shall be submitted to the Building and Safety Division for review and approval.

- A. All on-site cut and fill slopes shall be limited to a maximum slope ratio of 2 to 1 and a maximum vertical height of thirty (30) feet. Setbacks from top and bottom of slopes shall be a minimum of one-half the slope height.
 - B. Slopes shall be contour graded to blend with existing natural contours.
 - C. Slopes shall be a part of the downhill lot when within or between individual lots.
 - D. Slopes shall provide erosion control as per condition P14.
- P15. Prior to recordation of Final Map, three sets of detailed landscaping and irrigation plans for the retention basins and parkways, prepared by a qualified licensed landscape professional, shall be submitted to the Planning Division for review and approval. The landscape and irrigation plans shall be prepared in compliance with all applicable sections of the City's Development Code.
- P16. Prior to Wall Building Permit issuance, the applicant shall submit wall plans to the Planning Division for review and approval. Perimeter walls 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, except along major transportation corridors, shall be prohibited. Walls shall be treated with an anti-graffiti coating.
- P17. Prior to Final Map approval, the applicant shall submit to the Community Development Department written verification from Time Warner Cable that the subdivision complies with the requirements of Time Warner Cable and their franchise agreement with the City [contact Len DuPuis, Plant Manager, (760) 365-5076, 7500 Kickapoo Trail, Yucca Valley, CA 92284].
- P18. The applicant or applicant's successors shall provide a bus stop to include a bus shelter. The bus stop is to include a bench and trash receptacle and solar lighting to accommodate the projected ridership increases that will be created with this development. Bus stop locations and specifications shall be coordinated with the Morongo Basin Transit Authority (MBTA), prior to Grading Permit issuance. Contact MBTA General Manager Joe Meer (760) 366-2986.
- P19. The project shall comply with the most recent FEMA regulations available at the time of grading/improvement.
- P20. Prior to Grading Permit issuance, the applicant shall submit field surveys to the United States Department of the Interior Fish and Wildlife Service (US Fish and Wildlife) in Excel spreadsheets that include UTM coordinates, using the protocols located on the United States Department of Interior Wildlife Service's Ventura Fish and Wildlife Office's website (http://www.fws.gov/ventura/sppinfo/protocols/deserttortoise_nonfedsurveyprotocol.pdf) to determine if desert tortoise are present. The surveys shall be performed by qualified personnel prior to implementing ground-disturbing activities.
- P21. Prior to Grading Permit issuance, the applicant shall coordinate with the United States Department of the Interior Fish and Wildlife Service if the surveyor locates a desert tortoise or recent sign to determine if the applicant can implement measures to avoid take prior to initiating any ground disturbing activities. If avoidance measures cannot be identified, the applicant shall work with US Fish and Wildlife to obtain the required

incidental take permit prior to initiating any ground disturbing activities.

- P22. Prior to Grading Permit issuance, the applicant shall contact the California Department of Fish and Game to determine if any of the proposed projects require permitting under the California Endangered Species Act.
- P23. Prior to Grading Permit issuance, the applicant shall obtain from the California Department of Fish and Game a 1601-03 Streambed Alteration Agreement.
- P24. The applicant shall halt ground disturbing activities and notify the Twenty-Nine Palms Band of Mission Indians and the Native American Heritage Commission of any cultural resources discovered and comply with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5 to provide for provisions for accidentally discovered archeological resources during construction.
- P25. Pursuant to Section 13260 of the Porter-Cologne Water Quality Control Act, the applicant is required to file a report of waste discharge for the project, which may include fees. For assistance with waste discharge reports access the following internet address: (<http://www.waterboards.ca.gov/rwqcb7/permit-assistance-WDR.html>).
- P26. The applicant shall obtain the necessary storm water and waste discharge permits from the California Regional Water Quality Control Board and San Bernardino County Environmental Health Services. (<http://www.waterboards.ca.gov/stormwtr/construction.html>).
- P27. The Applicant shall subscribe to trash collection service with the City's authorized hauler[(760) 367-9168] during all phases of construction.
- P28. After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the City's requirements.
- P29. The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.
- P30. The City Engineer shall review the FINAL MAP and ensure compliance with the following:
- A. All parcels on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
 - B. All parcels on the FINAL MAP shall have a minimum lot size of one gross acre.
 - C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the RS-1 zone.
- P31. The applicant shall be responsible for all applicable fees to be paid to the Morongo Unified School District at the time of building permit issuance.
- P32. Soil percolation testing for the subsurface disposal system shall meet the requirements of the San Bernardino County Environmental Health Services and the City.
- P33. Driveways shall meet the minimum standard width of 16' established in Development Code Chapter 19.82 Off-Street Parking and Loading for single-family residential uses.

- P34. Project grading shall be limited to the areas shown on the APPROVED TENTATIVE MAP, which include streets, pad areas, retention basins, access routes, and drainage areas (for flood control purposes only as deemed appropriate by the City Engineer). Lot grading shall be limited to the pad areas only.
- P35. Drainage easements shown on the TENTATIVE MAP shall not be obstructed with solid walls or fences.
- P36. Subdivider shall provide a minimum one (1) foot vehicular non-access easement along the northerly property line of Lot 12 (along Foothill Drive) and it shall be noted on the Final Map.
- P37. Prior to Building Permit issuance, floor plans and building elevations for the proposed homes shall be submitted to the Community Development Department Planning Division for review and approval.

Building and Safety Division Conditions of Approval

- B1. An engineered grading report, including soils engineering and engineering geology, shall be filed with, and approved by, the Building Official prior to recordation of final map or issuance of permits for grading in excess of 50 cubic yards.
- B2. Grading and drainage plans are to be submitted to, and approved by, the Building Official prior to permit issuance.
- B3. The applicant/developer shall submit plans and obtain building permits for all structures and walls. No work is to be done prior to approvals and permit issuance.
- B4. A pre-construction permit and inspection are required prior to any land disturbing activity to verify requirements for erosion control, flood hazard, native plant protection and desert tortoise habitat.
- B5. Erosion control plans shall be submitted to, and approved by, the City Engineer and/or Building Official prior to issuance of permits.
- B6. All cross-lot drainage requires easements and may require improvements at the time of development.
- B7. Prior to any construction activity, the applicant shall check with the State of California Water Resources Control Board to determine if a general construction activity storm water permit is required.

Engineering Division Conditions of Approval

- E1. Prior to issuance of a grading permit, a final drainage plan with street layouts shall be submitted for review and approval by the City Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider retaining onsite drainage flows from a 100 year design storm.
- E2. Street improvement plans shall be submitted to the City Engineer for review and approval.
- E3. All streets shall be improved to the City rural road standards with asphalt concrete curb street pavement. Minimum residential width of streets shall be 36 feet curb to curb.

- E4. All streets abutting the development shall be improved a minimum half-street width of 26 feet with curb, gutter and sidewalk on the development side.
- E5. All proposed interior streets shall be improved to the City's full width local road standards.
- E6. Road dedications shall be provided as follows:

All interior roads shall be dedicated to the City's 60' wide standard for local roads.
- E7. During the grading of the roads, soils testing of the road subgrades by a qualified soils engineering firm shall be performed to determine appropriate structural road section and R value. Minimum asphalt concrete thickness for all streets shall be 0.33 feet (4 inches).
- E8. All required improvements shall be bonded in accordance with City Development Code unless constructed and approved prior to approval and recordation on the Final Map.
- E9. An encroachment permit shall be obtained from the City prior to performing any work in any public right of way.
- E10. Final improvement plans and profiles shall indicate the location of any existing utility which would affect construction and shall provide for its relocation at no cost to the City.
- E11. A final grading plan shall be submitted to the City Engineer prior to issuance of a grading permit for review and approval. A grading permit shall not be issued until street improvement plans have been submitted to the City Engineer for review and substantial completion of the street plans has been attained as determined by the City Engineer.
- E12. Street lights shall be required and shall conform to City's standards.
- E13. All road names shall be approved by the City and such approval shall be coordinated through the City Engineer.
- E14. Prior to City acceptance of the Final Map, Subdivider shall present evidence to the City Engineer that he has made a reasonable effort to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
- E15. On and off site utility lines shall be placed underground in accordance with the requirements of the City.
- E16. The developer shall make a good faith effort to acquire the required off-site property interests, and if he or she should fail to do so, the developer shall at least 120 days prior to submittal of the final map for approval, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as the City acquires the property interests required for the improvements. Such agreement shall provide for payment by the developer of all costs incurred by City to acquire the off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the City prior to commencement of the appraisal. Additional security may be required as recommended by the City Engineer and City Attorney.

- E17. Any required street striping shall be thermoplastic as approved by the City Engineer.
- E18. Soil percolation testing for the subsurface disposal system shall meet the requirements of the San Bernardino Environmental Health Services and the City.
- E19. Easements, as required for roadway slopes, drainage facilities, utilities, etc., shall be submitted and recorded as directed by the City Engineer. No structures shall be placed on any part of the easements except those directly related to the purposes of said easements.
- E20. Any developer fees including but not limited to traffic impact fees shall be paid by the developer as per City enactment.
- E21. Right-of-way and improvements (including offsite) to transition traffic and drainage flows from proposed to existing shall be required as necessary as approved by the City Engineer.
- E22. Developer shall provide two points of paved access, paved to the City's Access Road standards from the nearest City maintained street to project as approved by the City Engineer.
- E23. Lots 1-6 of 35 lots are within a local drainage facility as indicated in the City's Master Plan of Drainage. It is required to dedicate to the City of Twentynine Palms an easement for drainage purposes within these lots as approved by the City Engineer. Developer shall have the option of either constructing the drainage facility for flood control purposes in order to maximize lots within this subdivision or dedicate an easement with a sufficient width to allow for the natural uncontrolled drainage to occur within the dry wash area. The easement shall be based upon the theoretical 100-year storm event. If unimproved, the easement shall be dedicated to the city without obligation to improve or maintain.

Fire Department Conditions of Approval

- F1. Prior to any construction, the owner shall contact the Twentynine Palms Fire Department for verification of current fire protection requirements.
- F2. All construction and activities shall comply with applicable sections of the 1988 edition of the Uniform Fire Code and all other state, county, and city ordinances, rules and regulations regarding fire protection.
- F3. The development, and each phase thereof, shall have two (2) points of vehicular access for emergency vehicles and equipment and for routes of escape that will safely handle evacuation.
 - A. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The required width shall not be obstructed in any manner.
 - B. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.
 - C. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

- F4. All flammable vegetation shall be cleared a minimum distance of 30 feet, or to the property line, from any flammable building materials or finished structures.
- F5. Each chimney used in conjunction with any fireplace or heating appliances in which solid or liquid fuels are used shall have, and be maintained with an approved spark arrester as identified by the Uniform Fire Code.
- F6. Street addresses shall be posted with numbers a minimum height of four (4) inches. Posted numbers shall contrast with their background and be visible and legible from the street. Developer shall furnish the fire department with a list and map of all of the street names and addresses within the project.
- F7. Prior to commencement of construction, an approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed. The following are the minimum requirements for the proposed development:

A: SYSTEM STANDARDS

Fire Flow: 1500 GPM @ 20 PSI Residual Pressure
 Duration: 2 Hours
 Hydrant Spacing: 660 Feet

B: DISTRIBUTION SYSTEM

Mains: 6-Inch Minimum
 Laterals: 6-Inch Minimum
 Riser: 6-Inch Minimum

C: FIRE HYDRANTS

Number: To be determined
 Type: 6-Inch, with one (1) two and one half (2 ½) inch outlet and one (1) four (4) inch outlet with National Standard Threads.
 Street Valve: 6-Inch Gate

The developer shall furnish the fire department with a copy of the water system improvement plans. A letter from the water purveyor stating what fire flow can be met shall be required.

The undersigned applicant verifies that he/she has read the Conditions of Approval, understands each Condition, and agrees to adhere to the Conditions of Approval.

 Applicant/Developer

 Date



CITY OF TWENTYNINE PALMS
STAFF REPORT
6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799 – Fax (760) 367-5400
commdev@ci.twentynine-palms.ca.us

To: Planning Commission
From: Interim Community Development Director
Date: November 4, 2008

RE: PC 08-69 (Parks and Recreation Master Plan), The City of Twentynine Palms Community Services Department is proposing to adopt a Parks and Recreation Master Plan, which applies to the entire area encompassed by the municipal boundaries of the City of Twentynine Palms. The Parks and Recreation Master Plan has been created pursuant to the Vision of the City's Recreation Plan, an element of the General Plan.

RECOMMENDATION

Conduct the Public Hearing, consider public comment, adopt Resolution 08-19, adopt the Negative Declaration, adopt a De Minimis Finding, and recommend that the City Council approve the Parks and Recreation Master Plan.

Attachments
<ul style="list-style-type: none">▪ Resolution 08-19▪ Negative Declaration▪ Parks and Recreation Master Plan▪ Project Materials

PROJECT DESCRIPTION

The City of Twentynine Palms Community Services Department is proposing to adopt a Parks and Recreation Master Plan, which applies to the entire area encompassed by the municipal boundaries of the City of Twentynine Palms. The Parks and Recreation Master Plan has been created pursuant to the Vision of the City's Recreation Plan, an element of the General Plan.

The General Plan Recreation Plan Element Vision states, "the City will develop a Park Master Plan which will serve as the guiding document for development of existing parks and acquisition of land for future parks. Implementation of the Park Master Plan will ensure that quality recreation opportunities are available to all citizens and visitors." The intent of this plan is to be the local plan for parks and recreation, implementing the Vision and Goals of the Recreation Plan Element of the City's General Plan.

BACKGROUND

In 2007, Twentynine Palms began developing its first Parks and Recreation Master Plan, a long-range plan providing guidance on the development and operation of a comprehensive system of parks, facilities, and recreation programs. The culmination of the planning effort is this document, accomplishing a goal established in Chapter VIII of the City's General Plan, which was adopted in 2002.

To help develop the Parks and Recreation Master Plan, an extensive public participation program was established, which included the Planning Advisory Committee, recreation surveys of community residents, focus group studies, and public workshops/forums such as a booth at the 2007 Street Fair and Car Show.

CEQA Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), the project was routed to the following agencies and departments for public review and comment:

City Manager	Time Warner Cable
City Attorney	Twentynine Palms Chamber of Commerce
City Engineer	California Highway Patrol
City Clerk	Morongo Basin Transit Authority
Twentynine Palms Department of Public Works	San Bernardino Associated Governments
Twentynine Palms Community Services Director	California Division of Mines and Geology
Twentynine Palms Water District	CalTrans – District 8
Twentynine Palms Fire Department	Mojave Desert AQMD
San Bernardino Co. Sheriff's Department	Colorado River Basin RWQCB – Region 7
San Bernardino County Clerk	California Department of Fish and Game – Region 6
San Bernardino Co. Flood Control District	US Fish and Wildlife Service
San Bernardino Co. Dept. of Solid Waste Management	Joshua Tree National Park
Burrtec	G4, NREA, MCAGCC
Morongo Unified School District	G4, PWD, MCAGCC
Southern California Edison Company	California State Clearinghouse
Southern California Gas Co.	City Residents (Newspaper Advertisement)
Verizon	29 Palms Band of Mission Indians

Input from these agencies has been reviewed and, where appropriate, incorporated into the Negative Declaration for the project. Based on the findings of the Initial Study, adoption of a Negative Declaration is recommended.

General Plan/Zoning Designations Citywide

Single Family Residential (RS)	General Commercial (CG)	Service Commercial (CS)
Multi-Family Residential (RM)	Tourist Commercial (CT)	Community Industrial (IC)
Rural Living (RL)	Office Commercial (CO)	Public (P)
Open Space Residential (OSR)	Neighborhood Commercial (CN)	Military (M)

General Plan

California requires all cities and counties to adopt a general plan for the physical development of the City, and requires certain elements be addressed within the plan. Recreation is not required to be addressed within a general plan, but open space is a required element. As part of the legislative framework for general plans, cities are authorized to develop local strategic plans for recreation. This document serves as the local plan for parks and recreation, and as an implementation document for Chapter VIII of the General Plan.

The project is proposing policies to increase the number of park and trail facilities within the City of Twentynine Palms. The Parks and Recreation Master Plan is intended to meet the City's General Plan Recreation Element Goal #1, to provide a Master Plan to guide future decisions on the location of future parks, potential expansion of existing parks, and the amenities to be offered at each. Therefore, the project will not conflict with the General Plan goals or policies.

The Parks and Recreation Master Plan is consistent with the Recreation Plan element and all other elements of the City of Twentynine Palms' General Plan.

Site Characteristics

Twentynine Palms is located within the Morongo Basin of the High Desert region of the Mojave

Desert. Joshua Tree National Park abuts the southern border of the City. More than 1.25 million people per year visit Joshua Tree National Park. Approximately 90% of vehicles entering Joshua Tree National Park do so through paved roads, 70% of which utilize either the Joshua Tree or Twentynine Palms entrances.

The Marine Corps Air Ground Combat Center is located immediately north of the City. Four square miles of the base are located within the City of Twentynine Palms, consisting of all of the base's housing units and day-to-day recreational facilities.

The City is traversed by Highway 62, which provides connection to the Interstate 10 Freeway. The City of Twentynine Palms is sparsely developed with no existing citywide sewer system. Water service is provided to residents by the Twentynine Palms Water District. Two primary faults are located within the City, according to the California Department of Conservation.

Parks and Recreation Master Plan

Community Vision

The Parks and Recreation Master Plan developed a Community Vision that represents the ideal for the City's parks and recreation system:

"We will strive to provide a parks and recreation system that fosters a healthy quality of life, provides a diverse range of experiences and recreation programs, and supports a vibrant community spirit."

Goals and Policies

Goals were formed for the Parks and Recreation Master Plan utilizing the Community Vision as a guide. Policies were also identified in order to guide action. Eight (8) Goals and the associated policies are identified in the plan and include:

Goal 1: Provide safe, accessible, and enjoyable parks and recreational facilities that enhance the community.

- 1.1 Maintain a level of service of 4.2 acres of park land per 1,000 residents, and strive for a level of service of 4.8 acres of community park land per 1,000 residents.
- 1.2 Provide community parks within two miles of most residents, and supplement these with special use areas that meet community needs.
- 1.3 Strive to locate any new specialized facilities in existing special use areas and existing or planned community parks, rather than in new special use areas. However, if unique or unforeseen opportunities may arise in the future, each opportunity should be evaluated in relation to the goals in this plan and other identified community priorities.
- 1.4 Ensure that adequate outdoor recreation space to meet basic recreation needs is provided within residential subdivisions and multifamily developments.
- 1.5 Acquire only those sites that meet the goals and direction of this Master Plan.
- 1.6 Provide improvements to the park system in accordance with the recommendations of this plan.
- 1.7 Follow the design guidelines contained in this plan.

Goal 2: Create a comprehensive multi-use trail system that connects users to recreational amenities, community gathering spaces, and natural open spaces.

- 2.1 Implement the bikeways (Class II and III Bikeways) and off-street trails (Class I Bikeways) as proposed by the City's Circulation Plan.

- 2.2 Provide trail signage throughout the system and include signage in parks directing park users to the trail system.
- 2.3 Require dedication of rights-of-way for Class I off-street trails. Secure a minimum 12' wide right-of-way for trails, with 44' to 50' optimum.
- 2.4 Encourage developers to provide pathways within their proposed developments to link with the citywide pathway system.
- 2.5 Locate and design trails to provide a diversity of challenges. Enhance accessibility wherever possible, with high priority given to loop or destination opportunities on portions of trails near staging areas.
- 2.6 Where routes use existing streets, design pathways to minimize potential conflicts between motorists and trail users.
- 2.7 Coordinate with other agencies to provide hiking and equestrian trail access from Twentynine Palms into desert areas and onto public lands.
- 2.8 Develop a hiking and equestrian trail plan to expand recreation.

Goal 3: Support preservation of natural open spaces and desert areas to maintain community character.

- 3.1 Work with the Mojave Desert Land Trust and other conservation groups to ensure desert areas are preserved.
- 3.2 If natural open space acquisition is proposed, emphasize those areas offering unique features, habitat corridors, linkages to other public lands such as Joshua Tree National Park, or trail corridor potential.
- 3.3 If City ownership is proposed for a particular priority, evaluate the proposed site to determine what, if any, environmental sensitivities exist, what benefit exists for the public as a result of acceptance, and what level of public use is appropriate.
- 3.4 Once natural open spaces are acquired, determine the level of recreation use that should be permitted at each site. (In some cases, limited public access may be desired due to environmental sensitivity or other concerns.)
- 3.5 Within public natural open space areas, keep improvements to a minimum, with the natural environment, interpretive and educational features emphasized.

Goal 4: Ensure that recreational programs and facilities are available to community members of all ages, incomes, and abilities.

- 4.1 Regularly review programs and recreation activities to ensure that they are meeting community needs.
- 4.2 Provide additional program space to support programming desired by the community.
- 4.3 Provide more programming for formative youth, high school-age youth, and adults.
- 4.4 Provide community-building events and activities.
- 4.5 Expand arts and cultural programming and activities in Twentynine Palms.
- 4.6 Set cost recovery goals for each major recreation program area, and track costs and revenues consistently.
- 4.7 Ensure that programs are affordable.
- 4.8 Support professional development and training for staff and volunteers.

Goals 5: Encourage cooperation and partnership with local jurisdictions and public entities to ensure that parks and recreational services are effectively and efficiently coordinated.

- 5.1 Continue the successful partnership with the School District and expand collaboration when opportunities arise. Where possible, locate parks next to schools.
- 5.2 Coordinate with the National Park Service regarding planning for Joshua Tree National Park and on City efforts to attract tourism.
- 5.3 Partner with San Bernardino County, particularly to find a location for a campground in the Twentynine Palms area.
- 5.4 Coordinate with the Chamber of Commerce to support economic development activities.
- 5.5 Work with local arts groups, such as Theatre 29, to ensure that adequate visual and performing arts opportunities are available in the community.
- 5.6 Continue partnerships with MCAGCC on recreation facilities and activities.
- 5.7 Look for additional partnership opportunities with other agencies, organizations such as Rotary, or private groups to expand park and recreation opportunities in the City.

Goal 6: Provide efficient and high quality maintenance of parks, facilities, and natural open spaces.

- 6.1 Increase maintenance budget and staffing to keep up with park system growth and increased facilities.
- 6.2 Incorporate new technology and labor-saving park design techniques when making park improvements to reduce operating costs.
- 6.3 Prioritize asset preservation to ensure the long-term sustainability of the park system.
- 6.4 Incorporate native desert plants where appropriate to reduce water needs.

Goal 7: Maintain sound financial practices that ensure the long term stability of the park system.

- 7.1 Maintain diversified funding for parks and recreation.
- 7.2 Continue to pursue grants aggressively.
- 7.3 Continue to pursue CDBG funding.
- 7.4 Consider instituting impact fees and update them regularly.
- 7.5 Require developers to dedicate land or pay fees in lieu of land.
- 7.6 Continue to be prepared with “shovel-ready” projects to take advantage of unforeseen funding opportunities.
- 7.7 Seek more donations (in-kind and funds) to expand the park system.
- 7.8 Consider other opportunities to broaden the parks and recreation funding pool, such as bonds, special assessments, urban renewal funds, or sponsorships.
- 7.9 Evaluate the long-term operating costs when new major facilities are proposed, prior to committing to construction.

Goal 8: Encourage ongoing community involvement in decision-making about parks and recreation.

- 8.1 Involve citizens in the park design process.
- 8.2 Encourage user feedback on programs, parks, and maintenance.
- 8.3 Expand community outreach and education efforts to expand awareness of parks and recreation opportunities.
- 8.4 Expand volunteer opportunities.

Parks and Facility Improvements

The Parks and Recreation Master Plan provides a detailed list of proposed improvements on existing parks and recreational facilities, which include improvements to Luckie Park, Knott's Sky Park, Pioneer Park, Veteran's Park, and Bucklin Park.

The Parks and Recreation Master Plan provides recommendations regarding proposed parks and recreational facilities including general guidelines for new park development.

Several new parks are proposed to serve the projected future growth in Twentynine Palms. These are depicted on the Proposed Facilities Plan, which is a graphic representation illustrating the overall concept for where future parks should be located in Twentynine Palms. On the Proposed Facilities Plan, asterisks identify proposed park sites; the asterisks indicate the general vicinity for a particular park. Actual locations for these parks will be determined based on land availability, acquisition cost, park development standards, and the property owner's willingness to sell.

Recommended New Park Sites		
<i>Site Number</i>	<i>Type of Park</i>	<i>Recommendations</i>
P-1	Recreation Center	(New Special Use Area) Across from Luckie Park in the Community Services building
P-2	Community Park	Near Palm Vista Elementary School
P-3	Community Park	Near the west side of Adobe Road on the northerly end of the City
P-4 & P-5	Community Parks	Two parks are needed on the west side of Twentynine Palms; one park north of Twentynine Palms Highway and one on the south side of the Highway
P-6	Community Park	Northeast of Luckie Park

In regards to recreational facilities, the Parks and Recreation Master Plan recommends the following:

- Indoor Recreation Center/Fieldhouse
- Senior Center
- Youth Center
- Aquatic Facilities
- Baseball/Softball Fields
- Soccer/Football Fields
- Skate Park Facilities
- Outdoor Basketball Courts
- Off-Leash Dog Area

Plan Implementation

The Parks and Recreation Master Plan notes several existing funding mechanism and recommends that other potential funding mechanism should be studied for possible implementation.

Potential Capital Improvement Funding Sources:

- General Fund
- Development Impact Fees
 - The Quimby Act

- AB1600
 - Landscaping and Lighting Assessment Districts (LLAD)
 - Community Development Block Grants
 - Redevelopment Agency Funds
 - Bonds (General Obligation and Revenue)
 - Mello-Roos
 - Donations
 - Exchange or Sale of Property
 - Joint Public/Private Partnership
 - Public Land Trusts
 - U.S. Fish and Wildlife Service (USFW)
 - California Department of Fish and Game (CDFG)
 - State Bicycle Funds
 - Recreation Trails Program
 - Statewide Park Bonds
 - Private Grants and Foundations
 - Revenue Generation Programs

Parks and Recreation Policy Document

It is important to note that the Parks and Recreation Master Plan for the City of Twentynine Palms is a policy document and is not proposing new development at this time. The document is intended to serve as an implementation mechanism, which can be used for enhancement and improvement of existing parks and recreational facilities, future park development, and a basis to develop future park and recreation funding mechanisms.

Findings

Pursuant to the City's Development Code, the Planning Commission is required to make findings of approval prior to approving the project. Staff has prepared the following findings of approval for consideration:

- A. The proposed Parks and Recreation Master Plan does not conflict with and is consistent with the goals and objectives of the Twentynine Palms General Plan.
- B. The proposed Parks and Recreation Master Plan is consistent with the Recreation Plan element and all other elements of the City of Twentynine Palms' General Plan.
- C. The proposed Parks and Recreation Master Plan is a policy document that will guide future park and recreational facilities development within the City of Twentynine Palms.
- D. An Initial Study has been prepared by the City of Twentynine Palms for the Parks and Recreation Master Plan, so as to evaluate the potential for adverse environmental impacts; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources.

Approval Process

The Planning Commission is the Reviewing Authority for the Parks and Recreation Master Plan. If the Planning Commission takes action to recommend approval of the project to the City Council, then the Commission must find the project consistent with the City's General Plan, adopt the Negative Declaration, adopt a De Minimis Finding, and adopt Resolution 08-19.

CITY OF TWENTYNINE PALMS
PLANNING COMMISSION
RESOLUTION NO. 08-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TWENTYNINE PALMS, CALIFORNIA, APPROVING PC 08-69 (PARKS AND RECREATION MASTER PLAN), THE CITY OF TWENTYNINE PALMS COMMUNITY SERVICES DEPARTMENT IS PROPOSING TO ADOPT A PARKS AND RECREATION MASTER PLAN, WHICH APPLIES TO THE ENTIRE AREA ENCOMPASSED BY THE MUNICIPAL BOUNDARIES OF THE CITY OF TWENTYNINE PALMS. THE PARKS AND RECREATION MASTER PLAN HAS BEEN CREATED PURSUANT TO THE VISION OF THE CITY'S RECREATION PLAN, AN ELEMENT OF THE GENERAL PLAN.

WHEREAS, in 2007, the City of Twentynine Palms began developing its first Parks and Recreation Master Plan; and

WHEREAS, the Parks and Recreation Master Plan will serve as a long-range plan providing guidance on the development and operation of a comprehensive system of parks, facilities, and recreation programs; and

WHEREAS, the public at large was involved throughout the planning process of the Parks and Recreation Master Plan; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration was prepared and the project was routed to public agencies and departments for public review and comment; and

WHEREAS, a public hearing notice was published in a newspaper of record; and

WHEREAS, a public hearing was held by the Planning Commission on November 4, 2008; and

WHEREAS, the Planning Commission, acting as the Reviewing Authority for the Parks and Recreation Master Plan, made the following findings:

- A. The proposed Parks and Recreation Master Plan does not conflict with and is consistent with the goals and objectives of the Twentynine Palms General Plan.
- B. The proposed Parks and Recreation Master Plan is consistent with the Recreation Plan element and all other elements of the City of Twentynine Palms' General Plan.
- C. The proposed Parks and Recreation Master Plan is a policy document that will guide future park and recreational facilities development within the City of Twentynine Palms.
- D. An Initial Study has been prepared by the City of Twentynine Palms for the Parks and Recreation Master Plan, so as to evaluate the potential for adverse environmental impacts; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Twentynine Palms adopts this resolution, the Negative Declaration pursuant to the California Environmental Quality Act (CEQA), a De Minimis Finding, and recommends that the City Council approve the Parks and Recreation Master Plan.

APPROVED AND ADOPTED THIS 4TH DAY OF NOVEMBER, 2008

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Rebecca Rinkes, Chairman

ATTEST:

Charlene L. Sherwood, City Clerk

I hereby certify that the foregoing is a true copy of Resolution No. _____ duly adopted by the Planning Commission of the City of Twentynine Palms in a meeting held on the _____ day of _____, _____, in Twentynine Palms, California.

Dated this _____ day of _____, _____.

Charlene L. Sherwood, City Clerk