
SUMMARY OF GOALS



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SUMMARY OF GOALS



1.0 LAND USE ELEMENT GOALS AND IMPLEMENTATION POLICIES

Land Use Map and Land Use Distribution

Goal LU-1 Encourage orderly growth and development as envisioned by community residents.

Implementation Policy LU-1.1 Build-out of the City, as planned and envisioned by the General Plan, shall be guided by the Land Use Map. Density of residential land uses shall be calculated on the basis on gross acreage. For the purposes of residential density calculations, the lot area shall include easements and dedications for public rights-of-way, such as streets, roads, alleys, sidewalks, trails, and flood control channels. Typically this would include the area to the centerline of the dedication or easement, if it is split between two parcels, unless the easement or dedication is contained within one property, or is demonstrated to be otherwise split between parcels.



Implementation Policy LU-1.2 The Land Use Map shall serve as the City's official Zoning Map.

Implementation Policy LU-1.3 The City shall strongly adhere to the adopted Land Use Map by discouraging General Plan Amendments to the Land Use Map, except as required by law.

Implementation Policy LU-1.4 General Plan Amendment (GPA) applications shall be accompanied by a development proposal, as stand-alone GPA's shall be denied.



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 Implementation Policy LU-1.5	General Plan Amendments shall only be approved if they can demonstrate that the proposed amendment will not adversely impact the existing community and the amendment will help achieve the vision and goals established by the General Plan.
 Implementation Policy LU-1.6	A General Plan Amendment dealing with a change in land use designation shall ensure the gross area included in the proposed change complies with the minimum district requirements shown in Table LU-5. Changes which propose to increase or decrease the size of existing, established Land Use Districts may be approved provided that the resulting Land Use Districts are not smaller than the Minimum Contiguous Land Area specified in the General Plan.
Implementation Policy LU-1.7	“Spot zoning” shall be prohibited and all land use requests shall meet the minimum contiguous land area specified in Table LU-5.
Implementation Policy LU-1.8	Following the adoption of a General Plan Amendment, the Land Use Map shall be updated to ensure that it accurately reflects the City’s land use policy.
Implementation Policy LU-1.9	Existing legal non-conforming uses may be continued as permitted by the City’s Development Code.
Implementation Policy LU-1.10	The City’s Development Code, composed of the Zoning and Subdivision Ordinances, shall be consistent with the General Plan.

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Density and Intensity

Goal LU-2	Protect existing neighborhoods and the area's natural surroundings by encouraging development that is compatible with the City's small-town character.
Implementation Policy LU-2.1	Development shall be consistent with underlying land use densities and intensities.
Implementation Policy LU-2.2	Land Use applications requesting higher or lower densities/intensities than permitted by the underlying land use designation shall be required to process a General Plan Amendment as outlined by the "Land Use Map and Land Use Distribution Section" of the General Plan and the City's Development Code.
Implementation Policy LU-2.3	Require that new development be sensitive to neighborhood context and development scale.
Implementation Policy LU-2.4	Discourage development extremes, such as, but not limited to, the construction of multi-story buildings immediately adjacent to single-family residences.





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Land Use Designations

Goal LU-3 **Promote a high quality of life by encouraging attractive high quality development that is compatible with existing uses and the City's desert environment.**

Implementation Policy LU-3.1 Encourage high quality attractive residential neighborhoods, economically viable and attractive commercial and industrial areas, and high-quality public uses.



Implementation Policy LU-3.2 Encourage residential development that enhances the visual character, quality and uniqueness of the City's desert environment.



Implementation Policy LU-3.3 Provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles, and housing types for all economic and demographic segments of the City's population, with convenient access to public facilities, employment and shopping.



Implementation Policy LU-3.4 Require adequate maintenance and rehabilitation of the existing housing stock through code enforcement and financial assistance for home rehabilitation, as well as informing the public of any available assistance programs.



Implementation Policy LU-3.5 Ensure that the provision of housing is consistent with the goals and policies contained in the Housing Element.









Implementation Policy LU-3.6 Require that developers of housing consider and quantify the effects of new residential developments on local schools prior to development approval.

Implementation Policy LU-3.7 Encourage cooperation between the City and the Morongo Unified School District regarding the expansion of existing and location of proposed school facilities.

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	Implementation Policy LU-3.8	The City of Twentynine Palms shall work with the San Bernardino County Library System to ensure that library services adequately meet the needs of the planning area, cooperating with the County on grants and encouraging provision of needed services.
	Implementation Policy LU-3.9	Encourage public and quasi-public uses that provide community-wide benefits vital to the City and that meet the needs of Twentynine Palms residents.
	Implementation Policy LU-3.10	Encourage the construction of schools, parks and recreational facilities near residential areas.
	Implementation Policy LU-3.11	Preserve, protect and maintain open space, parks and recreation facilities as desirable land uses, recognizing that such uses contribute to the high quality of life in Twentynine Palms.
	Implementation Policy LU-3.12	Encourage economically successful commercial and industrial centers that are functional, safe, attractive and convenient to users, and which will strengthen the local economy.
	Implementation Policy LU-3.13	Encourage the transition of incompatible, ineffective and/or undesirable land uses to attractive land uses that will provide high quality residential, commercial or industrial developments.
	Implementation Policy LU-3.14	Allow the creation and implementation of Specific Plans for areas of community concern/special interest to better guide development of these properties.
	Implementation Policy LU-3.15	Properties located within Specific Plans shall be developed per the adopted Specific Plan documents.
	Implementation Policy LU-3.16	Protect the desert night sky by requiring that private lighting be installed in a manner that perpetuates the view of the stars in the evening, such as shielding outdoor lighting to protect adjacent and nearby residential districts and public rights-of-way.



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**Implementation
Policy LU-3.17**

Develop a clear and specific set of architectural and landscape standards and guidelines. The standards/guidelines should address architectural themes, site development, drought tolerant landscaping, desert friendly irrigation systems for commercial, industrial, and residential developments and State requirements for water efficient landscapes.

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Goal LU-4

Adequately address the potential impacts of new development on the existing community and the City's infrastructure system.

Implementation Policy LU-4.1

Consider and address the potential impacts of new development on surrounding properties.



Implementation Policy LU-4.2

Require that development proposed adjacent to the Joshua Tree National Park and Marine Base be consistent in context and character to these two (2) resources.

Implementation Policy LU-4.3

Maintain parking requirements that adequately meet the needs of commercial and industrial land uses, and protect adjacent residential neighborhoods from overflow parking encroachment.

Implementation Policy LU-4.4

Commercial and industrial uses proposed within a Specific Plan shall adequately buffer existing or planned residential uses, both within and outside the Specific Plan.



Implementation Policy LU-4.5

All proposed projects are subject to the California Environmental Quality Act (CEQA) and shall adequately address and meet CEQA requirements.



Implementation Policy LU-4.6

Encourage development that complements the circulation and infrastructure network, meets the circulation demand of residents and businesses, and provides opportunities for non-automobile circulation.

Implementation Policy LU-4.7

City codes, including building and safety, zoning and land use regulations, and property maintenance codes, shall be strictly enforced to maintain safe, high-quality residential neighborhoods and commercial/industrial developments.

Implementation Policy LU-4.8

Incorporate consideration of alternative development standards (parking, lot coverage, road standards, etc.) to the Development Code for non-residential zones to encourage economic development in the City.



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General Plan Overlays

Goal LU-5 **Preserve Twentynine Palms natural resources and protect the public health, safety and general welfare of City residents in areas adjacent to potentially hazardous natural and man-made features and facilities.**



Implementation Policy LU-5.1

Development standards for the General Plan Overlays shall be established to protect the area's natural resources and better protect the public's health, safety and general welfare.

Implementation Policy LU-5.2

In the event that the overlay standards differ from those of the underlying land use designation, the more restrictive standards shall apply.



Implementation Policy LU-5.3

Development within the General Plan Overlays shall be environmentally sensitive, minimize adverse environmental impacts, and enhance existing natural resources.



Implementation Policy LU-5.4

Clustering shall be permitted for properties – and may be required for some properties located within the General Plan Overlays to provide for the protection and preservation of open space, scenic, biological and natural resources in perpetuity.

Implementation Policy LU-5.5

Development within the General Plan Overlays shall adhere to the safety standards established for the overlays as outlined in the Safety Element and described more in detail in the City's Development Code.



Implementation Policy LU-5.6

The Municipal Code shall provide enforcement mechanisms relating to off-highway vehicle uses within the General Plan Overlay Overlays.



Implementation Policy LU-5.7

The Municipal Code shall provide enforcement mechanisms relating to enforcement of illegal dumping within the General Plan Overlay Overlays.

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General Plan Build-Out (Population Growth)

Goal LU-6 Promote development of a well-balanced community that can adequately meet the needs of future residents and promotes economic development.



Implementation
Policy LU-6.1

Promote orderly growth and development through smart growth and planning principles.



Implementation
Policy LU-6.2

Require that new development protect the City's natural resources by implementing sustainable design principles, including, but not limited to, California's Green Building Code standards.

Implementation
Policy LU-6.3

New development shall be required to pay for its fair share of infrastructure needs and services to avoid burdening existing residents.



Implementation
Policy LU-6.4

Continuously monitor growth and development to ensure that the City's population is being adequately served and that the City's infrastructure is not being overburdened.



Implementation
Policy LU-6.5

Encourage development that creates employment opportunities in the City.



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Sustainability

Goal LU-7

Protect and preserve Twentynine Palms natural resources, promote the existing quality of life and prepare for future residents and businesses by promoting superior sustainable development.



Implementation Policy LU-7.1

New development shall be designed in a manner that sound land use, transportation and economic development policies are implemented.



Implementation Policy LU-7.2

Development shall be sustainable in its use of land and shall limit impacts to natural resources, energy, and air and water quality.

Implementation Policy LU-7.3

Encourage a mix of retail, service, industrial, manufacturing and professional uses that create diverse, well-paying employment opportunities.



Implementation Policy LU-7.4

Discourage development in the hillsides or other areas where such development would require significant infrastructure investment adversely impacting natural resources and/or creating adverse visual impacts.



Implementation Policy LU-7.5

Allow clustering of residential development in sensitive areas of the City to protect and preserve the area's natural resources for future generations.



Implementation Policy LU-7.6

Encourage the use of development design and amenities that support transit and other alternative forms of transportation, including bicycling and walking.



Implementation Policy LU-7.7

Encourage development that incorporates green building practices and smart growth principles to conserve natural resources as part of sustainable development practices, including the reuse of previously developed properties that have fallen into disrepair.

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**Implementation
Policy LU-7.8**

Encourage sustainable building practices that go beyond the requirements of Title 24 of the California Administrative Code through energy-efficient design.



**Implementation
Policy LU-7.9**

Update the City's Master Plan of Drainage and incorporate Low Impact Development (LID) standards that address land development and storm water management.



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Waste Facilities

Goal LU-8 **Maintain Twentynine Palms as a clean and healthy place to live, while protecting the City's groundwater supply.**



Implementation Policy LU-8.1

Work with the Twentynine Palms Water District in the monitoring of the City's groundwater supply and develop policies and standards as deemed necessary to protect the City's groundwater.



Implementation Policy LU-8.2

Develop standards for the construction of private wastewater disposal systems that address groundwater quality.



Implementation Policy LU-8.3

New development shall adequately address wastewater and solid waste disposal.



Implementation Policy LU-8.4

The City will continue the existing practice of allowing wastewater package treatment plants to serve commercial development and residential development greater than ten dwelling units. However, the City will consider standards for construction and operation of wastewater package treatment plants. The City will also consider planning for the construction and operation of a centralized wastewater treatment plant to serve the Downtown area, including cost and funding options, to provide more efficient treatment of waste water than individual septic systems and package treatment plants.



Implementation Policy LU-8.5

Adequately size any proposed centralized wastewater treatment plant to allow for the expansion of the collection system to serve other new development which exceeds the thresholds for septic systems.

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**Implementation
Policy LU-8.6**

Continue to work with the County of San Bernardino and the City's solid waste service purveyor to ensure that waste is adequately collected throughout the City.



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Airports

Goal LU-9 **Protect the health and safety of residents living in the vicinity of airports.**

Implementation Policy LU-9.1 Land use applications within airport influence areas shall be consistent with the Twentynine Palms Municipal Airport Comprehensive Land Use Plan.

Implementation Policy LU-9.2 Work with the San Bernardino County Land Use Services Department to determine adequate allowable uses and development densities/intensities within a two (2) mile radius of the Twentynine Palms Municipal Airport.

Implementation Policy LU-9.3 If properties located within the Twentynine Palms Municipal Airport Land Use Plan are incorporated to the City, ensure that the land use designations and development densities/intensities for these properties are consistent with the adopted Airport Land Use Plan at time of incorporation.

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Redevelopment and Economic Development

Goal LU-10 **Promote a high quality of life for Twentynine Palms residents by developing and sustaining a strong and diverse local economy.**



Implementation Policy LU-10.1 Encourage land use decisions that are fiscally responsible and positively affect the City's economic health by creating jobs, generating tax revenue and involving private capital investment.

Implementation Policy LU-10.2 Develop a fast track program to streamline the development of commercial and industrial projects that propose substantial retail and employment opportunities in the City.

Implementation Policy LU-10.3 Facilitate tourist oriented development adjacent to the Joshua Tree National Park and Marine Base by expediting the entitlement review process. Development must be consistent with the character of these amenities and further the economic development goals of the community.

Implementation Policy LU-10.4 Work with local businesses to promote the City as a world class tourist destination by showcasing the City's relationship with the Joshua Tree National Park as well as other City amenities, including the Oasis of Mara (historical site), murals, clean air, night sky, sunny and warm winter weather, peaceful getaway, and the variety of lodging facilities located in the City.

Implementation Policy LU-10.5 Promote Twentynine Palms as an artist's destination by expanding the City's public arts program.



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Implementation
Policy LU-10.6

Require the equitable sharing of the full fair-share cost of public improvements between the public and private sector.



Implementation
Policy LU-10.7

Work with the business community to generate innovative ideas and strategies that will ensure the City's continued economic viability.



Implementation
Policy LU-10.8

Maintain a strong economic base by targeting and attracting new uses that provide high quality development and meet important economic goals such as employment and revenue generation.



Implementation
Policy LU-10.9

Encourage the expansion and attraction of small and medium sized businesses with growth potential.

Implementation
Policy LU-10.10

Develop a business creation, attraction, retention and expansion program to further the community's economic development goals and showcase the great opportunities the City has to offer to potential businesses.

Implementation
Policy LU-10.11

Utilize redevelopment programs to further economic development efforts in the City, including the prioritization of projects that would provide the greatest benefit to the Community as a whole.

Implementation
Policy LU-10.12

Promote development in Downtown Twentynine Palms according to the City's Downtown Specific Plan.



Implementation
Policy LU-10.13

Review the boundaries of the Redevelopment Project Area to determine whether they should be expanded to allow redevelopment efforts in other commercial areas of the City.

Implementation
Policy LU-10.14

Continue existing commercial building rehabilitation programs and expand these programs to include business relocation assistance.



2.0

CIRCULATION ELEMENT GOALS AND IMPLEMENTATION POLICIES

Street Circulation and Parking

Goal CI-1 **A circulation network that safely and efficiently moves people and goods to and through the City.**

Implementation Policy CI-1.1 Require all new streets to be designed and constructed to maintain a Level of Service C or better.

Implementation Policy CI-1.2 Ensure development of streets which comply with the adopted Congestion Management Plan for San Bernardino County.



Implementation Policy CI-1.3 Develop alternate transportation routes where possible.

Implementation Policy CI-1.4 Require City Encroachment Permits and inspections to ensure all infrastructure improvements or modifications to City owned rights-of-way be constructed to appropriate standards.

Implementation Policy CI-1.5 Coordinate with Caltrans to ensure that adequate traffic safety improvements are implemented. Such improvements may include pedestrian crossings through key areas, particularly the Downtown area, speed limit reductions, and highway shoulder and median improvements to enhance vehicular safety.

Implementation Policy CI-1.6 Prioritize study area analyses to be performed and for improvements to be constructed consistent with current and anticipated traffic volumes and level of service.



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Implementation Policy CI-1.7	Post signage for Truck Routes and Military Convoy Routes to increase utilization and avoid conflicts between automobile trips and the movement of products.
Implementation Policy CI-1.8	Develop and improve Two Mile Road as an alternate east-west route.
Implementation Policy CI-1.9	Complete design and secure right-of-way for the realignment of Amboy Road, as a future bypass route.

- Based on the traffic study prepared for the General Plan, provide for the construction of traffic signals as warranted.

Implementation Policy CI-1.10

Construction of traffic signals shall be performed via collection of Development Impact Fees or direct construction by developments whose impacts to a particular intersection would be deemed significant.

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Implementation
Policy CI-1.11

Construct street lane and intersection improvements to the standards as recommended by the traffic study prepared for the General Plan unless otherwise revised and approved by the City when new projects are constructed or existing uses are intensified.



Implementation
Policy CI-1.12

Cooperate and coordinate with state, county and other local jurisdictions in the planning and construction of regional transportation infrastructure.

Implementation
Policy CI-1.13

When approving new and intensified projects, limit access along Twentynine Palms Highway in a manner which maximizes the use of existing and planned signalized intersections.

Implementation
Policy CI-1.14

Cooperate with the Joshua Tree National Park in the maintenance and enhancement of Canyon Road, south of Cottonwood Drive, leading to Fortynine Palms Canyon.

Implementation
Policy CI-1.15

Cooperate with the Marine Base on the utilization and maintenance of military convoy routes.



Implementation
Policy CI-1.16

Encourage new development within the City's central core to minimize circulation deficiencies and to utilize existing and new transportation facilities more efficiently.

Implementation
Policy CI-1.17

Coordinate with CalTrans and other appropriate agencies for the establishment of emergency evacuation routes and plans to preserve or reestablish the use of State Highway 62, Two Mile Road, Sunrise Avenue, Morongo Road, Mesquite Street, Adobe Road, and Utah Trail as emergency evacuation routes.

Implementation
Policy CI-1.18

Consult with CalTrans, Federal Highway Administration, and FEMA regarding funding assistance for the construction, repair, and/or upgrading of bridges, floodway crossings, cut slopes, and other drainage structures to minimize the potential of isolation of the City from ground-based assistance.



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Implementation
Policy CI-1.19

Sustain the primary function of mobility for the circulation plan while fostering economic development, preserving the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to all citizens.

Goal CI-2

A circulation system that is designed to accommodate visitors and enhances and promotes recreational opportunities.



Implementation
Policy CI-2.1

Protect Scenic Highway corridors in accordance with standards established in the Circulation Plan.

Implementation
Policy CI-2.2

Develop and install directional signage to direct visitors to key facilities in the community.



Implementation
Policy CI-2.3

Construct pedestrian facilities near school sites, along major transportation corridors, in the downtown area, and along open space corridors.

Implementation
Policy CI-2.4

Enhance transportation corridors and community entry points to improve community image and identification.



Implementation
Policy CI-2.5

Develop bicycle systems to enhance tourism and recreation opportunities.

Goal CI-3

Quality Local Streets to serve all citizens and visitors.

Implementation
Policy CI-3.1

Restrict cul-de-sac or dead-end streets only to those areas where minimal traffic is anticipated.

Implementation
Policy CI-3.2

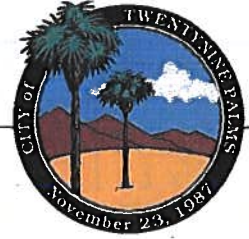
Construct streets pursuant to the standards established in the Circulation Plan.



Implementation
Policy CI-3.3

Provide appropriate assistance to citizens seeking to form street improvement assessment district.

SUMMARY OF GOALS



**Implementation
Policy CI-3.4**

Develop and implement an alternative reduced improvement standard for Local Rural Streets in low-density residential areas.

**Implementation
Policy CI-3.5**

Require streets utilized by commercial or industrial uses to provide the turning radius needed by trucks and other large vehicles serving such areas.

Goal CI-4

Parking facilities adequate to meet the needs of residents and visitors.



**Implementation
Policy CI-4.1**

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

**Implementation
Policy CI-4.2**

Make funding programs available, through the City's Redevelopment Agency, to assist in the development of public parking in conjunction with new or expanded projects.

Goal CI-5

Adequate flood control crossings to allow for regular traffic circulation during and following severe storm events.

**Implementation
Policy CI-5.1**

Consider all existing physical hazards when designing, constructing and maintaining the City's streets to provide for emergency services access and adequate traffic circulation during potential natural disasters and severe storm events.

**Implementation
Policy CI-5.2**

Prioritize street realignments and additional all weather access improvements to improve traffic circulation during severe storm events.



**Implementation
Policy CI-5.3**

Coordinate with the San Bernardino Flood Control Department on the planning, design, and construction of additional improved flood control channels and the construction of street culverts.



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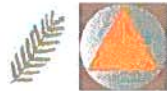
Alternative Transportation

Goal CI-6 **A public transportation system that provides effective transportation alternatives to the automobile.**



Implementation Policy CI-6.1

Cooperate with the Morongo Basin Transit Authority during the development review process to support the development of mass transit facilities.



Implementation Policy CI-6.2

Ensure that all residents and businesses have ready access to reliable and convenient public transit services.



Implementation Policy CI-6.3

Continue to participate with the Morongo Basin Transit Authority to provide public transit for both the general public as well a special needs groups such as the elderly and handicapped residents.



Implementation Policy CI-6.4

Encourage ride sharing for commuter purposes, through establishment and maintenance of park and ride facilities.



Implementation Policy CI-6.5

Require developers to incorporate facilities for transit and other alternative modes of transportation, such as park-and-ride lots, bus terminals, and bus turnouts in the design of major developments, where appropriate.

Implementation Policy CI-6.6

Enhance and encourage the provision of attractive and appropriate transit amenities, including shaded bus stops, to facilitate use of public transportation



Implementation Policy CI-6.7

Coordinate with the Morongo Basin Transit Authority in the planning and funding to make new updates to bus technology, to increase greater ease of use of public transit.

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Goal CI-7	A public transportation system that provides effective transportation alternatives to the automobile.
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Implementation Policy CI-7.1	Implement the goals, implementation policies and plans as detailed in the Recreation Element for a comprehensive system of trails to provide viable alternatives to automobiles
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Scenic Corridors

Goal CI-8 **Optimized viewsheds along designated Scenic Corridors.**

Implementation Policy CI-8.1

Establish and enforce the Scenic Vistas or Scenic Highways (PR-S) overlay within the City's Development Code on all designated scenic corridors.

Implementation Policy CI-8.2

Seek opportunities to improve street or parkway design of scenic corridors that enhances the scenic resources.

Implementation Policy CI-8.3

Seek opportunities to create public open space areas with scenic vistas that all can enjoy.

Implementation Policy CI-8.4

Coordinate with Southern California Edison and other utilities to underground utility lines in new developments and to systematically replace overhead lines with underground facilities where possible, with a priority placed along major streets and the downtown area

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Aviation

Goal CI-9 Long term sustainability of the City's and surrounding area's airports.

Implementation Policy CI-9.1

Ensure compatible development adjacent to and near public and private airports and Marine Base Special Use Airspace.

Implementation Policy CI-9.2

Consult with the San Bernardino County Planning Division on any project proposed within the airport influence area of Twentynine Palms airport.

Implementation Policy CI-9.3

Address the noise and safety impacts of any existing public or private airport on any proposed development.

Implementation Policy CI-9.4

Ensure that any proposed expansion of any existing public or private airport meets all applicable noise and safety standards of the City, County of San Bernardino and FAA. Consult with the County of San Bernardino Planning Division on their review of any new or expansion of existing airports within the City's Sphere-of-Influence.

Implementation Policy CI-9.5

Encourage the expansion of facilities available at the Twentynine Palms Municipal Airport to increase use of the airport for recreation/tourism purposes to visit the City, Joshua Tree National Park or other nearby attractions.

Assist in the Development of Housing

Goal HS-2 **Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community.**

Implementation Policy: HS-2.1 Utilize the Land Use Element, Development Code and other land use controls to provide housing sites that can facilitate and encourage the development of a variety of housing consistent with the City's identified local needs and its regional housing responsibilities.

Implementation Policy: HS-2.2 Ensure that the location, timing, and intensity of residential development will maintain and enhance the quality of life for the people of Twentynine Palms, and provide family-oriented housing in a wide range of sizes and costs in order to promote and retain the community's hometown character and desert environment.

Implementation Policy: HS-2.3 Encourage development of high-quality multiple-family developments where they are compatible with adjacent land uses and provide appropriate open and common spaces.

Implementation Policy: HS-2.4 Press for quality housing development and quality residential communities with enhanced services for both civilian and military residents.

Implementation Policy: HS-2.5 Leverage resources and cooperation and maintain open communication between the city, the Marine Base and private developers to ensure future development benefits the residents, City, and Marine Base.

Assist in the Development of Housing

Implementation Policy: HS-2.6	Address the housing needs of special populations and extremely low-income households.
Implementation Policy: HS-2.7	Provide adequate sites for the development of new housing through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.
Implementation Policy: HS-2.8	Facilitate development of affordable housing through use of financial and/or regulatory incentives.
Implementation Policy: HS-2.9	Assist residential developers in identifying and preparing land suitable for residential development preferably in higher opportunity areas.
Implementation Policy: HS- 2.10	Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for the construction of new housing to very low-, low- and moderate-income households in higher opportunity areas.
Implementation Policy: HS- 2.11	Continue to participate in state- and federally sponsored programs designed to maintain housing affordability, including the Section 8 rental assistance program.
Implementation Policy: HS- 2.12	Improve housing affordability by promoting energy conservation programs and sustainable development as outlined in the Conservation Element of the General Plan.
Implementation Policy: HS- 2.13	Work with non-profit housing development organizations such as Habitat for Humanity to construct new homes on the City's many infill lots.

Maintain and Preserve the Existing Housing Stock

Goal HS-3 Minimize the impact of governmental constraints on housing production and affordability.

Implementation Policy: HS-3.1 Periodically review residential development standards and regulations, ordinances, processing procedures, and fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing.

Implementation Policy: HS-3.2 Streamline the City's development review process to minimize the indirect cost of time spent in this process, and where appropriate, reduce direct cost in fees of developing new affordable housing opportunities.

Implementation Policy: HS-3.3 Assist in the removal of constraints on residential development associated with wastewater collection and treatment.

Goal HS-4 Promote equal housing opportunity for all residents.

Implementation Policy: HS-4.1 Continue to enforce fair housing laws to prohibit arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of race, religion, family status, national origin, physical or developmental disability, or other such circumstances.

Implementation Policy: HS-4.2 Promote, monitor, and cooperate with the Marine Base and other segments of the community to assure that fair housing practices are adhered to and continued in the community.

Implementation Policy: HS-4.3 Publicize fair housing resources offered to the community by the City, County, and other agencies.



4.0 SAFETY ELEMENT GOALS AND IMPLEMENTATION POLICIES

Seismic and Geologic Hazards

Goal: SF-1 Minimize injury, loss of life, property damage and economic and social disruption caused by seismic shaking and other earthquake-induced hazards, and by geologic hazards such as slope instability, compressible and collapsible soils, and subsidence.



Implementation Policy: SF-1.1 New habitable structures shall be designed and built in accordance with the most recent California Building Code.

Implementation Policy: SF-1.2 Prior to project approval, new development or expansion of existing projects within the Alquist-Priolo Fault Zone Overlay (see Exhibit LU-6, Safety Overlays) shall conduct geotechnical and engineering geological investigations, prepared by State-certified professionals. No structure for human occupancy nor any critical facility (fire and police stations; City communication centers; hospitals, schools, pre-schools, nursing homes and other limited-mobility or high-occupancy populations; electrical substations and towers, water reservoirs, high-pressure or large-diameter pipelines, and bridges or other key transportation structures) shall be allowed across the trace of an active fault. If these studies confirm that the fault trace of concern is active, structural setbacks or other measures designed to mitigate the potential for future surface fault rupture should be implemented.



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Implementation Policy: SF-1.3	Prior to project approval, new development or expansion of existing projects within the Liquefaction Susceptibility Overlay (see Exhibit LU-6, Safety Overlays) shall conduct liquefaction assessment studies, prepared by State-certified professionals.
Implementation Policy: SF-1.4	Encourage owners of potentially hazardous buildings, including pre-1952 wood-frame structures, concrete tilt-ups, pre-1971 reinforced masonry, soft-story, manufactured (mobile) housing and unreinforced masonry buildings, to assess the seismic vulnerability of their structures and conduct seismic retrofitting as necessary to improve the buildings' resistance to seismic shaking.
Implementation Policy: SF-1.5	The City shall develop and make available to all residents and businesses literature on hazard prevention and disaster response, including information on how to earthquake-proof residences and places of business, and information on what to do before, during and after an earthquake.

SUMMARY OF GOALS



Flooding Hazards

Goal: SF-2 **Minimize injury, loss of life, property damage and economic and social disruption caused by flooding hazards.**

Implementation
Policy: SF-2.1

New development or expansion of existing projects within the FEMA 100-Year Floodplain Overlay and Indian Cove/Mesquite Drainage Area Overlay (see Exhibit LU-6, Safety Overlays) shall mitigate flooding hazards to the project and potential impacts to surrounding properties.

Implementation
Policy: SF-2.2

Require new development within the 100 year flood plain or repeat flood properties as identified by the Federal Emergency Management Agency (FEMA) to conduct hydrological studies, prepared by a State-certified engineer, to assess the potential impacts the new development will have on the flooding and sedimentation potential of existing development down-grade and implement appropriate mitigation measures to reduce this impact to an acceptable level.

Implementation
Policy: SF-2.3

The City shall participate in the National Flood Insurance Program and encourage that all owners of properties located within the 100-year floodplain (Zones A and AO), and repeat-flood properties in Zone X to purchase and keep flood insurance for those properties.

Implementation
Policy: SF-2.4

Prohibit new facilities that use or store hazardous materials in quantities that would place them in the State's TRI or SQG databases from being located in the flood zone (Zones A, AO and X), unless all standards of elevation, anchoring and flood proofing have been implemented to the satisfaction of the City's Building Department, and the Twentynine Palms Fire Department.



SUMMARY OF GOALS

Implementation
Policy: SF-2.5

Require all essential and critical facilities (including, but not limited to, essential City offices and buildings, medical facilities, schools, child care centers and nursing homes) in or within 200 feet of Flood Zones A, AO and X, to develop disaster response and evacuation plans that address the actions that will be taken in the event of flooding.



Implementation
Policy: SF-2.6

Prepare and adopt development policies to leave active streams in the alluvial fans in a natural, unobstructed state.



Implementation
Policy: SF-2.7

Improve the drainage conditions in those areas of the planning area that flood repeatedly using dry wells, storage basins, berms or similar measures, including educating residents about the importance of keeping drainage channels free of debris and not altered in such a way that the flow is obstructed or significantly changed or reduced.

SUMMARY OF GOALS



Wind Hazards

Goal: SF-3 **Reduce the risk of death, injury, property damage and economic loss due to windstorms.**

Implementation Policy: SF-3.1 Educate property owners of the importance of maintaining clearances between trees and power lines, to reduce the potential for downed trees and branches to come in contact with, and disrupt, adjacent distribution power lines, in conformance with the California Public Resources Code.

Implementation Policy: SF-3.2 Require the undergrounding of overhead utility lines in new developments, and review the cost benefit of systematically undergrounding the existing overhead utility lines in the planning area, to help reduce the impact of windstorms on the City's power system.

Implementation Policy: SF-3.3 Require all signs and other structures susceptible to wind damage, whether temporary or permanent, to be tied down appropriately, or brought in under cover when a thunderstorm threatens the area.



SUMMARY OF GOALS

Fire Hazards

Goal: SF-4 **Reduce the risk of death, injury, property damage and economic loss due to structure and vegetation fires.**

Implementation Policy: SF-4.1 New habitable structures shall be constructed in accordance with the most recent California Fire Code.

Implementation Policy: SF-4.2 Cooperate with the Twentynine Palms Fire Department to regularly re-evaluate specific fire hazard areas and adopt reasonable safety standards covering such elements as adequacy of nearby water supplies, fire flow tests, fire hydrants, routes or throughways for fire equipment, clarity of addresses and street signs and maintenance.

Implementation Policy: SF-4.3 Conduct regular inspections of parcels throughout the City, and require property owners to bring their property into compliance with fire inspection standards, including weed abatement and to encourage homeowners to follow fire-safe practices, including maintaining a fire-safe landscape, and keeping combustibles (such as fire wood) a safe distance away from all structures.

Implementation Policy: SF-4.4 Encourage the Twentynine Palms Water District to review and improve as needed the adequacy of the water storage capacity and distribution network, with priority given to the water mains that extend across the Pinto Mountain and Mesquite Lake faults.



Implementation Policy: SF-4.5 Coordinate with the Joshua Tree National Park to develop abatement programs to control the spread of buffelgrass and other non-native invasive plant species before they take hold in the region.

SUMMARY OF GOALS



Implementation
Policy: SF-4.6

Cooperate with outside agencies to ensure fire, police and medical personnel, equipment and services should adequately meet the needs and serve all areas of the planning area.



SUMMARY OF GOALS

Hazardous Materials

Goal: SF-5 Reduce the potential for hazardous materials contamination in Twentynine Palms.

Implementation Policy: SF-5.1 Coordinate with the Twentynine Palms Fire Department and the Twentynine Palms Marine Corps Base, to develop policies to respond safely and effectively to a hazardous materials incident in the planning area.

Implementation Policy: SF-5.2 Coordinate with regional providers of emergency services, including the County's Fire and Sheriff Departments, to ensure that all residents, workers and visitors to Twentynine Palms are protected from exposure to hazardous materials and wastes.

Implementation Policy: SF-5.3 Identify roadways along which hazardous materials are routinely transported. If critical facilities, such as schools, medical facilities, child care centers or other facilities with special evacuation needs are located along these routes, identify emergency response plans that can be implemented in the event of a roadway accident nearby that result in the unauthorized release of hazardous materials.



Implementation Policy: SF-5.4 Reduce and/or eliminate the use of hazardous materials by the City by using non-toxic, safer alternatives that do not pose a threat to the environment, or buying and using only the smallest amount of a hazardous substance needed. Encourage residents and businesses in the planning area to do the same.

Implementation Policy: SF-5.5 Prohibit new facilities that will be involved in the production, use, storage, transport or disposal of hazardous materials from being located within the 100-year floodplain (unless all standards of elevation, anchoring and flood proofing have been implemented), from within a fault zone or from within an area susceptible to liquefaction.

SUMMARY OF GOALS



Implementation Policy: SF-5.6	Prohibit the development and siting of new sensitive facilities (e.g., schools, child care centers, nursing homes, etc.) near existing sites that use, store or generate significant quantities of hazardous materials.
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Implementation Policy: SF-5.7	Establish programs and recycling centers that accept hazardous substances, such as paint, paint thinner, used waste oil, etc.
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Implementation Policy: SF-5.8	Evaluate alternatives to leachfield systems, such as a municipal sewage collection and treatment system, to ensure that the groundwater beneath the planning area is not degraded by these land use practices.
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Implementation Policy: SF-5.9	Require an analysis for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs) when buildings or other structures, asphalt or concrete-paved surface areas are being demolished. If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, require proper precautions shall be taken during demolition activities and require the contaminants shall be remediated in compliance with California environmental regulations and policies.
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Implementation Policy: SF-5.10	Require new development that require discretionary approval by the City and are identified in DTSC databases or pertinent agency databases identified by the DTSC to undertake a Phase I Environmental Site Assessment, prepared in accordance with the latest ASTM protocol for such assessments. Require the implementation of the recommendations/mitigation measures from the Phase I study.
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SUMMARY OF GOALS

Disaster Preparedness, Response and Recovery

Goal: SF-6 **Maintain a high level of emergency response capability.**

Implementation Policy: SF-6.1 Maintain, update and adopt the City's Local Hazard Mitigation Plan on a regular basis, as mandated by FEMA.

Implementation Policy: SF-6.2 Adopt the City Hazard Mitigation Plan (HMP) in conformance with Assembly Bill 2140 (2006).

Implementation Policy: SF-6.3 Maintain and update an Emergency Response Plan that ensures that the emergency response organization and resources are identified, and where emergency response procedures are provided.

Implementation Policy: SF-6.4 Ensure the City's emergency plans are consistent with regional, state (SIMS), and Federal (NIMS) standards, guidelines and/or recommendations.

Implementation Policy: SF-6.5 Maintain mutual aid agreements with neighboring cities and the San Bernardino County Operational Area.

Implementation Policy: SF-6.6 Provide training to all City employees on their roles and responsibilities in times of disasters and local emergencies and participate in appropriate regional and local emergency exercises.

Implementation Policy: SF-6.7 Adopt policies and programs to ensure to the fullest possible extent that critical, dependent care and high-occupancy facilities remain functional in the event of a major disaster.

SUMMARY OF GOALS



Implementation Policy: SF-6.8	Compile and maintain a list of facilities that may have a high risk and specific needs requiring special response during a disaster because of population demands (such as mobility issues), construction type, location relative to a high hazard area, or other factors.
Implementation Policy: SF-6.9	Enhance public awareness and preparedness by encouraging residents and businesses to store supplies for self-reliance following a disaster and educate residents and businesses regarding mitigation measures to take prior to, during, and after an emergency.
Implementation Policy: SF-6.10	Identify potential emergency shelter locations for people and animals and develop agreements, as needed, with the owners and operators of those facilities.
Implementation Policy: SF-6.11	Cooperate and/or participate in regional efforts to ensure that the local medical care facilities will remain functional after a large regional earthquake and can provide emergency medical care to all residents and workers that need medical attention following a disaster.



5.0

**CONSERVATION AND OPEN SPACE ELEMENT
GOALS AND IMPLEMENTATION POLICIES**

Biological Resources

Goal:CO-1 **Designate, maintain and enhance the quality of permanently protected open space used by both endangered and special status species.**



Implementation Policy: CO-1.1

Until such time as the West Mojave Plan is adopted, require proposed development projects on previously undeveloped land in areas identified in Exhibits CO-2 through CO-7, Special Status Biological Resources, or other areas where suitable habitat may occur, to prepare a biological assessment in accordance with current state and federal requirements to determine the occurrence of any endangered or special status species or habitat and to adopt mitigation measures.

Implementation Policy: CO-1.2

Require focused surveys for the burrowing owl for development projects on vacant properties, to determine the occurrence of burrowing owl and prepare mitigation measures if necessary.



Implementation Policy: CO-1.3

Continue enforcing City requirements within the Mesquite Dunes overlay area.



Implementation Policy: CO-1.4

Participate in the preparation and development of the West Mojave Plan. Once the Plan has been adopted, the City will consider whether or not to implement or be a party of the Plan.



SUMMARY OF GOALS



**Implementation
Policy: CO-1.5**

Coordinate with federal and state agencies and private conservation organizations to preserve environmentally sensitive open space and conservation areas.



**Implementation
Policy: CO-1.6**

Provide for access into sensitive habitat areas to allow residents and tourists use for educational and passive recreational uses.



**Implementation
Policy: CO-1.7**

Adopt standards to ensure that development adjacent to any adopted conservation areas respects the provisions of the conservation and that provides a transition between conservation areas and developed areas.



**Implementation
Policy: CO-1.8**

Encourage developers to preserve, protect and at a minimum salvage naturally occurring desert plant materials for incorporation into project landscaping to the greatest extent possible.



**Implementation
Policy: CO-1.9**

Encourage preservation and utilization of on-site indigenous materials on project landscape plans.



**Implementation
Policy: CO-1.10**

A biological assessment shall be performed for all vacant properties proposing development within areas identified as Desert Fan Palm Oasis vegetation in Exhibits CO-2 through CO-7. Projects impacting the fan palm oasis vegetation type shall be required to comply with the mitigations recommended in the biological assessment. Mitigation measures shall be incorporated to preserve critical habitat, avoid impacts, or offset the impact in a way that restores, replaces or compensates for the lost biological resource.



**Implementation
Policy: CO-1.11**

The City will enforce a policy of "no net loss" of wetlands and riparian values with respect to any future land use approvals within the Mesquite Dunes & Bosque Overlay. This shall be implemented through on-site means, or by off-site means if located within the same watershed and involving the same types of wetlands and riparian resources.

SUMMARY OF GOALS



Cultural Resources

Goal: CO-2 Identify the City's cultural resources and establish regulations to protect them



Implementation
Policy: CO-2.1

All projects in areas where a previous survey has not been completed in the past five years shall contact the Archaeological Information Center (AIC) for a records search on the project site for potential archaeological or historical resources. The project shall comply with AIC recommendations.

Implementation
Policy: CO-2.2

Develop an archaeological and historical resources database and mapping information to be maintained at City Hall to be used as a basis for reviews during entitlement processes.



Implementation
Policy: CO-2.3

Identify public and private buildings which are of local, historical, or cultural importance and adopt programs to encourage their preservation and/or reuse.



Implementation
Policy: CO-2.4

Adopt land use regulations which balance cultural preservation goals with the interests of private property owners.



Policy: CO-2.5

Encourage in-place preservation of cultural resources when such resources are deemed sensitive and significant by a certified archaeologist.

Implementation
Policy: CO-2.6

When in-place preservation of sensitive and significant resources is not feasible, require proper recovery and preservation of cultural resources when possible.



SUMMARY OF GOALS

Implementation Policy: CO-2.7

Require onsite monitoring of grading activities when deemed necessary by a certified archaeologist as a result of the cultural resources survey required in Implementation Policy CO 2.1.



Implementation Policy: CO-2.8

Require special monitoring on development project sites known to contain or a soils analysis indicates the presence of finer-grained fluvial, lacustrine, or aeolian deposits which are sensitive for potentially containing fossilized remains.



Implementation Policy: CO-2.9

In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

Implementation Policy: CO-2.10

In areas containing finer-grained fluvial, lacustrine, or aeolian deposits where it is unknown if paleontological resources exist, field surveys prepared by a qualified paleontological professional before grading shall be conducted to establish the need for paleontologic monitoring which shall be done upon recommendation by the professional paleontologist and approval by the Community Development Director.

SUMMARY OF GOALS



Water Resources

Goal: CO-3 **Develop polices and programs to ensure an adequate supply of high quality water.**



Implementation Policy: CO-3.1

Prepare and adopt laws and regulations to require climate appropriate and drought resistant landscape for all public and private landscaping within the City.



Implementation Policy: CO-3.2

Require that all new development within the City comply with City, water district and state mandates concerning the conservation and treatment of water.



Implementation Policy: CO-3.3

Coordinate and cooperate with the Twentynine Palms Water District to develop and implement water conservation and treatment programs.



Implementation Policy: CO-3.4

Work with the Twentynine Palms Water District to develop and implement incentive programs to encourage residents and businesses in the City to practice water conservation.



Implementation Policy: CO-3.5

Work with the Twentynine Palms Water District to develop programs that educate the public about the importance of water conservation and water-efficient landscaping.



Implementation Policy: CO-3.6

Enforce regulations aimed at reducing groundwater and urban runoff pollution, including the National Pollutant Discharge Elimination System (NPDES) requirements of the Regional Water Quality Control Board.



Implementation Policy: CO-3.7

Enforce regulations and guidelines for the development and maintenance of project-specific on-site retention/detention basins, which implement the NPDES program, enhance groundwater recharge, and complement regional flood control facilities.



SUMMARY OF GOALS



**Implementation
Policy: CO-3.8**

Prepare and adopt development policies, which respect the biological values and dynamic nature of water movement on alluvial fans and leaves intermittent and perennial streams in a natural unobstructed state.

**Implementation
Policy: CO-3.9**

Develop and maintain a system to share records and technical information with Twentynine Palms Water District, CRWQCB and other applicable agencies regarding all sites that have the potential to contaminate groundwater resources serving the City.



**Implementation
Policy: CO-3.10**

Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources and confer with other applicable agencies to assure adequate review.



**Implementation
Policy: CO-3.11**

Coordinate with Twentynine Palms Water District in efforts to expand sewer services to protect groundwater quality.



**Implementation
Policy: CO-3.12**

To the extent feasible, encourage the efforts of County Flood Control and the Twentynine Palms Water District to design flood control facilities that enhance opportunities for groundwater recharge.



**Implementation
Policy: CO-3.13**

Adopt regulations to require new development to incorporate features into site drainage plans to reduce impermeable surface area, increase surface water infiltration and minimize surface water runoff during storm events.



**Implementation
Policy: CO-3.14**

Adopt a landscape ordinance to regulate the amount of water consumed for irrigation purposes for both residential and non-residential development in the City.



**Implementation
Policy: CO-3.15**

Coordinate with the Twentynine Palms Water District and other regional and state agencies to identify alternate water sources for worst case water supply scenarios as identified in the 2005 Urban Water Management Plan Update.

SUMMARY OF GOALS



**Implementation
Policy: CO-3.16**


Conduct an analysis to determine practical and reasonable means for reducing water consumption as detailed in the 2005 Urban Water Management Plan Update.





SUMMARY OF GOALS

Air Quality and Climate Change



Goal: CO-4 **Develop regulations and policies which reduce pollutants responsible for lowering the air quality within the City and for adding to the global climate change problem.**

 **Implementation Policy: CO-4.1** Require air quality analyses for all proposed development projects that have the potential to adversely affect air quality and identify and impose mitigation measures within their design. Projects shall be determined to have the potential to adversely affect air quality based on the significance thresholds established by the MDAQMD CEQA Guidelines.

 **Implementation Policy: CO-4.2** Coordinate with the MDAQMD and the Southern California Association of Governments (SCAG) to implement the MDAQMD's rules to meet Federal and State air quality standards for all pollutants.

 **Implementation Policy: CO-4.3** Develop regulations and procedures to comply with Federal attainment plans, adopted by the Mojave Desert Air Quality Management District, for Ozone and PM10.















Implementation Policy: CO-4.4 Develop a long term capital improvement program to pave roadways when practical and feasible.

  **Implementation Policy: CO-4.5** Locate commercial services near population centers to reduce the length of travel trips.

Implementation Policy: CO-4.6 Require developers to phase and stage construction activities to reduce construction-related pollutant emission levels to the lowest level practical.

SUMMARY OF GOALS



	Implementation Policy: CO-4.7	Require developers to use water trucks and temporary irrigation systems, as well as other feasible measures, to limit fugitive dust emissions resulting from their activities in accordance with MDAQMD Rule 403.
	 Implementation Policy: CO-4.8	Coordinate with the California Department of Transportation and other regional agencies to implement transportation programs with employers to reduce the amount of vehicle miles traveled by their employees.
	 Implementation Policy: CO-4.9	Coordinate with the Morongo Basin Transit Authority to plan, develop and implement a mass transit program for both regional and local trips.
	Implementation Policy: CO-4.10	Expand the use of CNG, electric powered and other non-gasoline vehicles for City activities.
	 Implementation Policy: CO-4.11	Develop a system of trails, paths and other rights-of-way for the use of non-motorized transportation, including bicycles and walking.
	 Implementation Policy: CO-4.12	Cooperate with SCAG and SANBAG to develop a local climate action plan.
	 Implementation Policy: CO-4.13	Develop and implement greenhouse gas emissions reduction measures, including discrete, early-action greenhouse gas reducing measures that are technologically feasible and cost effective, for both public and private development projects.
	 Implementation Policy: CO-4.14	Ensure the use of alternative and/or renewable energy sources for all new City facilities. Where and when feasible and practical, retrofit existing City facilities for the use of alternative and/or renewable energy
	Implementation Policy: CO-4-15	Consult with the MDAQMD during CEQA review for all discretionary projects meeting or exceeding MDAQMD thresholds and previously reviewed by the MDAQMD.



SUMMARY OF GOALS



**Implementation
Policy: CO-4-16**

Require new air pollution point sources such as, but not limited to, industrial, manufacturing, and processing facilities, to be located an adequate distance from residential areas and sensitive receptors. Locate air pollution sensitive land uses (e.g., hospitals, convalescent homes, residences, schools) away from existing developed and undeveloped industrial sites in recognition that the potential exists for those sites to contain industrial processes that may emit toxic and hazardous pollutants at some future date.



**Implementation
Policy: CO-4-17**

Work with local energy providers on voluntary incentive-based programs to encourage developers to use energy efficient designs and equipment beyond the requirements of Title 24. Encourage development to utilize CEC's voluntary Tier II Energy Efficiency standards in effect at the time building construction begins in combined with space heating, cooling and water heating energy.



**Implementation
Policy: CO-4-18**

Future development shall be sited in accordance with the guidelines prepared by the California Air Resources Board in their latest Air Quality and Land Use Handbook.

SUMMARY OF GOALS



Mineral Resources

Goal: CO-5 **Ensure that all mineral mining be undertaken in compliance with State and local laws and regulations.**



**Implementation
Policy: CO-5.1**

Review and monitor all mining operations to ensure compliance with the Surface Mining and Reclamation Act of the State of California.

**Implementation
Policy: CO-5.2**

Develop and adopt ordinances and regulations to ensure that all mining operations within the City preserve the City's aesthetic resources.

**Implementation
Policy: CO-5.3**

Require that all mining operations utilize rights-of-way with adequate road improvements and maintenance.

**Implementation
Policy: CO-5.4**

When a mining operation is adjacent to a residential or other noise-sensitive area, require noise reduction measures.



SUMMARY OF GOALS

Nighttime View

Goal: CO-6**Preserve quality nighttime views within the City.****Implementation
Policy: CO-6.1**

Adopt night sky preservation regulations that limit the amount and type of lighting within rural style developments.

**Implementation
Policy: CO-6.2**

Require shielding of outdoor lighting and that lighting be designed and installed in a manner that confines the direct light rays to the property upon which the lighting is installed.

**Implementation
Policy: CO-6.3**

Require lighting in and near residential areas to be minimal and shielded to prevent nuisance glare.

**Implementation
Policy: CO-6.4**

Enforce City lighting standards as detailed in the City's Development Code.

SUMMARY OF GOALS



Energy Resources

Goal: CO-7 **Develop regulations and programs to encourage sustainable practices in land use, use of buildings and for development and construction.**



Implementation Policy: CO-7.1

Use the City's building codes and development code to encourage sustainable construction practices and the use of energy-saving technology within buildings.



Implementation Policy: CO-7.2

Develop regulations requiring the separation of various types of waste being disposed and require as much of that waste as possible to be recycled.



Implementation Policy: CO-7.3

Coordinate with the local land fill agencies to identify and develop programs to reduce the deposit of waste into land fills.



Implementation Policy: CO-7.4

Develop provisions within the development and building codes to encourage and allow alternative energy facilities and equipment to be installed and developed on individual properties to serve that property.



SUMMARY OF GOALS



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NOISE ELEMENT GOALS AND IMPLEMENTATION POLICIES

Minimize Noise Impacts

Goal NS-1

Noise levels will be addressed prior to the City taking actions on land use proposals and potential conflicts will be avoided or mitigated so that noise levels will not exceed acceptable levels.



Implementation Policy NS-1.1

Noise generation impacts will be considered prior to any land use designation change and/or any land use intensification and uses will be located in a manner that minimizes noise impacts. Prior to approval of projects, which may result in significant noise pollution, the City will require noise analysis to ensure that noise levels do not exceed acceptable levels as defined by the City's Development Code. The City will require special design standards for proposed projects with the potential to exceed the noise level requirements. In cases where special design standards are required, the City will require mitigation plans to be certified by a registered acoustician.



Implementation Policy NS-1.2

The City will limit the establishment of land uses in the Twentynine Palms Airport flight pattern that would result in noise conflicts.



SUMMARY OF GOALS

Implementation Policy
NS-1.3

Develop a buyer and renter notification program for the persons within the City limits locating under the Sundance Military Operations Area (MOA) airspace. This area experiences occasional high levels of aircraft activity and is bounded roughly by the Marine Base to the north, Indian Trail on the south, Canyon Road on the west and past the limits of the City to the east. The notification program should simply inform persons and businesses moving into that area that they will be exposed to occasional high levels of aircraft activity.

Implementation Policy
NS-1.4

Require all exterior noise sources (construction operations, air compressors, pumps, fans and leaf blowers) to use available noise suppression devices and techniques to bring exterior noise down to acceptable levels, as defined by the City's Development Code, that are compatible with adjacent land uses.

Implementation Policy
NS-1.5

Develop a buyer and renter notification program for the persons within the City limits that are determined to be affected by other noise generating uses on the Marine Base. The program shall include measurements of these occasional noise occurrences from other noise generating uses to determine the area impacted. The notification program should simply inform persons and businesses moving into that area that they will be exposed to occasional high levels of noise.



7.0 RECREATION ELEMENT GOALS AND IMPLEMENTATION POLICIES

Recreation Facilities

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



Implementation Policy: RE-1.1

Maintain a level of service of at least 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.



Implementation Policy: RE-1.2

Provide community parks within two (2) miles of most residents, and supplement these with special use areas that meet community needs.



Implementation Policy: RE-1.3

Strive to locate any new specialized facilities in 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.

Implementation Policy: RE-1.4

Ensure that adequate outdoor recreation space to meet basic recreation needs is provided within residential subdivisions and multifamily developments.



Implementation Policy: RE-1.5

Acquire only those sites that meet the goals and direction of this Recreation Element.



Implementation Policy: RE-1.6

Provide improvements to the park system in accordance with the recommendations of this plan.



SUMMARY OF GOALS



Implementation Policy: RE-1.7 Follow the design guidelines contained in the Twentynine Palms Parks and Recreation Master Plan.















Implementation Policy: RE-1.8 Pursue the adoption of a local Quimby Act Ordinance to help assist the purchasing of parkland in the planning area.

SUMMARY OF GOALS



Multi-Use Trail System

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

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|---|---|--------------------------------------|--|
|  |  | Implementation Policy: RE-2.1 | Implement the bikeways and off-street trails as proposed in the Trails Plan. |
| | | Implementation Policy: RE-2.2 | Provide trail signage throughout the system and include signage in parks directing park users to the trail system. |
|  |  | Implementation Policy: RE-2.3 | Require dedication of rights-of-way for Class I off-street trails. Secure a minimum twenty-five (25) foot wide right-of-way for trails, with forty-four (44) to fifty (50) foot optimum. Require trail dedications and improvements from new developments. |
|  |  | Implementation Policy: RE-2.4 | Encourage developers to provide pathways within their proposed developments to link with the Citywide pathway system. |
|  |  | Implementation Policy: RE-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. |
| |  | Implementation Policy: RE-2.6 | Where routes use existing streets, design pathways to minimize potential conflicts between motorists and trail users. |
|  |  | Implementation Policy: RE-2.7 | Coordinate with other agencies to provide hiking and equestrian trail access from Twentynine Palms into desert areas and onto public lands. |
|  | | Implementation Policy: RE-2.8 | Provide a comprehensive trails system that provides access, connectivity and circulation throughout the planning area, as well as providing a source for recreation activity. |



SUMMARY OF GOALS



Implementation
Policy: RE-2.9

Develop a Trails Improvement Plan. The plan shall identify trail locations within offset streets, provide trail section standards for each type of trail, and identify priority trails focused on routes connecting residential areas, schools, parks, and other recreational areas.



Implementation
Policy: RE-
2.10

Provide and preserve trail alignments within, adjacent to and that connect to conservation and open space areas.



Implementation
Policy RE-2.11

Explore the potential for utilizing existing and planned flood control facilities and utility corridors for trail use. Coordinate with San Bernardino County Flood Control Department, Southern California Edison and other agencies to develop trail opportunities.



Implementation
Policy RE-2.12

Require bicycle parking facilities and storage for commercial and institutional facilities located along planned bikeway routes.



Implementation
Policy RE-2.13

Require trail network accessible and consistent with American Disability Act.



Implementation
Policy RE-2.14

Coordinate with CalTrans on the provision of non-motorized transportation routes, facilities, and enhancements within the Twentynine Palms Highway right-of-way.

SUMMARY OF GOALS



Accessibility To Recreation Facility

Goal: RE-3 **Ensure that recreation programs and facilities are available to the fullest extent possible to community members of all ages, income and abilities.**

Implementation Policy RE-3.1 Regularly review programs and recreation activities to ensure that they are meeting community needs.

Implementation Policy RE-3.2 Provide additional program space to support programming desired by the community.

Implementation Policy RE-3.3 Provide more programming for formative youth, high school-age youth and adults.

Implementation Policy RE-3.4 Provide community-building events and activities.

Implementation Policy RE-3.5 Expand arts and cultural programming and activities in Twentynine Palms.

Implementation Policy RE-3.6 Set cost recovery goals for each major recreation program area, and track costs and revenues consistently.

Implementation Policy RE-3.7 Ensure that programs are affordable.

Implementation Policy RE-3.8 Support professional development and training for staff and volunteers.



SUMMARY OF GOALS

Multi-Jurisdictional Coordination

Goal: RE-4 **Encourage cooperation and partnerships with local jurisdictions and public and private entities to ensure that parks and recreation services are effectively and efficiently coordinated.**



Implementation Policy RE-4.1

Continue the successful partnership with the School District and expand collaboration when opportunities arise. Where possible, locate parks next to schools.



Implementation Policy RE-4.2

Coordinate with the National Park Service regarding planning for Joshua Tree National Park and on City efforts to attract tourism.



Implementation Policy RE-4.3

Partner with San Bernardino County, particularly to find a location for a campground in the Twentynine Palms area.

Implementation Policy RE-4.4

Work with local arts groups, such as Theatre 29, to ensure that adequate visual and performing arts opportunities are available in the community.



Implementation Policy RE-4.5

Continue partnerships with the Marine Corps Ground Air Combat Center on recreation facilities and activities.

Implementation Policy RE-4.6






Look for additional partnership opportunities with other agencies, organizations such as Rotary, or private groups, to expand park and recreation opportunities in the City.

SUMMARY OF GOALS



Facility Maintenance

Goal: RE-5 Provide efficient and high quality maintenance of parks, facilities and natural open spaces.

	Implementation Policy RE-5.1	Increase maintenance budget and staffing to keep up with park system growth and increased facilities.
	Implementation Policy RE-5.2	Incorporate new technology and labor-saving park design techniques when making park improvements to reduce operating costs.
	Implementation Policy RE-5.3	Prioritize asset preservation to ensure the long-term sustainability of the park system.
 	Implementation Policy RE-5.4	Incorporate native desert plants where appropriate to reduce water needs.



FUTURE DIRECTIONS

The primary purpose of the Equity and Social Justice Element is to address systemic racism, xenophobia and other forms of discrimination and injustice and eliminate and preclude the harm certain groups of people face related to access to affordable housing, food and healthcare, as well as educational and employment opportunities. Traditionally, this element also addresses the burdens of natural resource extraction, pollution, the siting of waste, transportation, workplace hazards, expropriation of land, etc. In addition, it is imperative to prevent future inequities by promoting the development and enforcement of appropriate laws and policies.

The Goals, Policies, and Programs below set forth guidelines for key areas of equity and social justice and aid the City in addressing related issues. Although these policies and programs will help the City meet certain goals, effective environmental justice cannot be achieved by simply adopting a series of generalized policies and goals. The approach required is an ongoing commitment to identifying existing and potential issues, and then finding and enacting solutions to further lessen injustices to vulnerable communities. The City shall strive to achieve fairness and equity in all aspects of physical development and civic engagement.

GOALS, POLICIES, AND PROGRAMS

ESJ Goal 1: The preservation and enhancement of fair and equitable treatment of all people with respect to community engagement and representation, access to housing, healthcare and physical activity, efficient and accessible transportation, and public and social services in a healthy environment.

PUBLIC SERVICES AND REPRESENTATION

ESJ Goal 2: The preservation and enhancement of fair and equitable treatment of all people with respect to community engagement and representation.

Policy 2-1: Maintain an on-going public dialogue that elevates cultural competency by increasing community awareness of existing and potential racial and xenophobic bias within the governing bodies of the City and other public agencies.

Policy 2-2: The public is informed and updated on a regular basis of the various programs and services related to equity and social justice that the City provides.

Policy 2-3: The City shall make an ongoing and persistent effort to assure that all residents across all population segments feel they are welcome members of the community.

Program 2.A: Appoint an Equity and Social Justice Committee comprised of three to five community members which periodically meet on equity and social justice issues and report annually to the City Council. The Committee may take matters of social justice to the City Council as necessary.

Responsible Parties: City Manager, City Council, ESJ Committee

Schedule: Immediate; On-going. Annual report to Council



Program 2.B: Provide information on the City’s website about the various public services available in the City regarding food assistance programs, healthcare clinics, youth mentoring programs, and other programs that address and help achieve equity and social justice.

Responsible Parties: City Staff

Schedule: Immediate: On-going

Program 2.C: Build and enhance partnerships with the City and the San Bernardino County Sheriff regarding neighborhood watch programs, non-emergency community response teams, and policing that fosters dialogue, familiarity and confidence between residents and law enforcement.

Responsible Parties: City Council; ESJ Committee

Schedule: Immediate: On-going

Program 2.D: City Council members shall offer monthly office hours and hold public meetings after work hours to increase public participation.

Responsible Parties: City Council

Schedule: Immediate: On-going

Program 1.E: Review and expand the Art in Public Places program to actively seek out opportunities to more inclusively represent the diverse population of Twentynine Palms in the City’s murals.

Responsible Parties: Public Arts Advisory Committee

Schedule: Immediate; On-going

HOUSING

ESJ Goal 3: A diverse housing stock that provides safe, affordable and accessible home rental and ownership opportunities.

Policy 3-1: The City shall actively participate in and encourage the development of a variety of different housing types, such as accessory dwelling units, that may offer more affordable options for seniors and for lower income residents.

Policy 3-2: Programs shall be identified and developed to help low-income residents with energy efficient and other home upgrades that will make housing more affordable.

Policy 3-3: Advocate for greater community understanding of affordable housing options and financial literacy and help residents navigate the housing market and seek out pathways to sustained homeownership.

Policy 3-4: Administer the short-term rental market in Twentynine Palms in such a way that allows homeowners to benefit from the financial opportunity, but also protects neighborhoods from adverse impacts associated with short-term rental properties.



Policy 3-5: Enhance the community's housing stock and economic capacity by expanding pathways to better and higher paying jobs.

Program 3.A: Pursue and maximize the use of all appropriate state, federal, local, and private funding for development, preservation, and rehabilitation of housing stock affordable for extremely low, very low, low, and moderate-income households, while maintaining economic competitiveness in the region.

Responsible Parties: Planning

Schedule: Immediate; On-going

Program 3.B: Pursue and facilitate homeowner rehabilitation programs and weatherization programs funded by government and utility grants, and/or low-interest loans.

Responsible Parties: City Council; Planning

Schedule: Immediate; On-going

Program 3.C: Provide an online clearinghouse of information about state and county homebuying financial aid programs. Host public financial literacy courses that provide information about lending, reducing debt, setting financial goals, and navigating the affordable housing application process.

Responsible Parties: ESJ Committee, Planning

Schedule: Immediate; On-going

Program 3.D: The City shall evolve and administer the short-term vacation rental market responsive to community input and decision-making.

Responsible Parties: City Council; Planning

Schedule: Immediate

Program 3.E: Facilitate enhance career readiness for all City residents by partnering with local community colleges and workforce development agencies to offer job training. Assist businesses with long-term leases and understanding city ordinances.

Responsible Parties: City Council; Economic Development

Schedule: Immediate; On-going

FOOD AND NUTRITION

ESJ Goal 4: Nutritious, healthy food that is affordable and accessible to all residents regardless of income.

Policy 4-1: The City shall actively support the development of full-service grocery stores, farmers markets, and food assistance programs.

Policy 4-2: The City shall advocate for nutrition education and facilitate local daytime and evening programs, coordinating with Cooper Mountain College, county and state agencies, and non-profits.



Program 4.A: Encourage and incentivize convenience stores throughout the City to offer healthier food options to customers.¹¹

Responsible Parties: City Council; Economic Development

Schedule: Immediate; On-going

Program 4.B: Streamline the approval process for new grocery stores and encourage more centrally located development of grocers and organic markets.

Responsible Parties: City Council; Planning Department

Schedule: Immediate; On-going

Program 4.C: Expand the City Community Center programming to include classes on healthy food preparation and cooking and a community garden program on City-owned property. Partner with schools, childcare centers, and affordable housing communities to support gardens.

Responsible Parties: Parks and Recreation

Schedule: Immediate; On-going

Program 4.D: Support food banks, pantries, and other sources that help provide county, state and federal food assistance to low-income resident so that all families, seniors, schools, and community-based organizations are able to access, purchase, and increase intake of fresh fruits, vegetables, and other nutritious foods, and provide detailed information on the City website.

Responsible Parties: City Staff

Schedule: Immediate; On-going

EDUCATION

ESJ Goal 5: All school-age children have access to a high-quality, inclusive and well-rounded education from preschool through high school.

Policy 5-1: The City shall engage and encourage the school district to recruit, employ, and retain more diverse teaching, counseling and administration staff.

Policy 5-2: The City shall advocate for the socially disadvantaged student population to ensure that disciplinary actions are fair and unbiased.

Policy 5-3: The City shall encourage and work with the school district to increase the offerings of afterschool activities in the forms of cultural, arts and music, and career training opportunities for elementary through high school.

¹¹ County Health Rankings.org, "Healthy Food in Convenience Stores," Accessed February 6, 2023, <https://www.countyhealthrankings.org/take-action-to-improve-health/what-works-for-health/strategies/healthy-food-in-convenience-stores>



Program 5.A: Seek opportunities to partner with the Morongo Unified School District to share facilities, resources, and volunteer workers for community educational and cultural enrichment programs.¹²

Responsible Parties: City Council; Planning; Parks and Recreation

Schedule: Immediate; On-going

Program 5.B: Investigate the disproportionate suspension rate of non-White students to better understand and disassemble pattern of bias that may exist or arise in the future.

Responsible Parties: ESJ Committee; City Council

Schedule: Immediate

Program 5.C: Seek opportunities to partner with Copper Mountain College to offer early childhood educational training and accreditation for residents interested in operating childcare facilities.

Responsible Parties:

Schedule: On-going

TRANSPORTATION

ESJ Goal 6: City road network that safely accommodates both motorized and non-motorized modes of transportation, including biking and walking as safe and attractive forms of transport and recreation throughout the City.

Policy 6-1: The City shall maintain safe roadway corridors throughout the City for biking and walking.

Policy 6-2: Future City development decisions shall prioritize accessibility to and connection with amenities pedestrians and bicyclists.

Program 6.A: Strictly enforce speed limits for motorized vehicles throughout the City and enhance the integration of vehicular and multi-modal travel networks in the City.

Responsible Parties: City Manager, Public Works, County Sheriff

Schedule: On-going

Program 6.B: Apply for federal and state funding to build bike lanes and sidewalks to facilitate multi-modal access to all parts of the community, especially, schools, parks and commercial services.¹³

Responsible Parties: City Council; Planning

Schedule: On-going

¹² Western City, "Cities and Schools: Playing Well Together Pays Off for Children and Families," (2014), accessed February 6, 2023: <https://www.westerncity.com/article/cities-and-schools-playing-well-together-pays-children-and-families>.

¹³ CalTrans, "California Awards \$1 Billion for Walking and Biking Projects in Disadvantaged Communities, Invests \$878 Million for Transportation Infrastructure," (December 2022), accessed February 6, 2023: <https://dot.ca.gov/news-releases/news-release-2022-043>.