



Existing General Plan Vision & Draft Proposed Guiding Principles

Approved by the GPAC on October 5, 2009

Existing General Plan Vision Statement

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

Draft Proposed Guiding Principles, Issues and Objectives

Approved by the GPAC on October 5, 2009

Draft Proposed Guiding Principles

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

Draft Proposed Guiding Principles, Issues and Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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	resources conservation.
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City of Twentynine Palms General Plan Update

STAKEHOLDER INTERVIEWS SUMMARY (July 20, 2009 and July 30, 2009)

The following is a summary of the questions that were asked of the Stakeholders and the comments, themes, and issues that were identified by the selected stakeholders.

Overall Themes

Desire to maintain “small town” feel

The City of Twentynine Palms is known as a “small town” and this was frequently mentioned as a positive attribute that lends to the Esprit de Corps of the community. It creates a strong sense of place with open and friendly, family-oriented people. Some Stakeholders expressed a desire to improve the City’s image and provide for growth, while maintaining the “small town” and unique qualities that initially drew citizens to Twentynine Palms.

Opportunity for retail, restaurants, and entertainment

Often cited was the need to capitalize on development and retain revenue within the City from the Marine Base and Joshua Tree National Park, as well as provide retail and essential services to residents. There is a strong desire to have basic retail stores, such as Target or Walmart, to provide local shopping and improve the tax base. It was mentioned that 80% of sales tax revenues are sent west to surrounding communities due to a lack of retail and restaurants. A desire for a sports complex, movie theater, skating rink, putt-putt golf, and tattoo parlor was also conveyed.

Desire for Sustainable growth

The desire to become an independent desert community was expressed by most. Sustainable growth includes smart retail growth that will help support the City financially, while providing quality basic needs and services to residences. The need for growth to develop at a rate that Twentynine Palms will be able to sustain and support with necessary infrastructure including roads, water and sewer was a primary concern. This included a desire to pursue opportunities for wind and solar technologies through public and private partnerships.

Lack of funding and collaboration

Concerns regarding funding for infrastructure and future growth were commonly expressed. Some Stakeholders commented on the City’s need to provide incentives for new growth and streamline the development process.

Public Art

There was a widely expressed desire to create an Arts Colony within the City. It was said that there is a need for funding of public art installations to serve as both identity markers within the community, as well as to attract tourism and income from surrounding Joshua Tree National Park and Marine Base visitors. Stakeholders would like the City to fund an art gallery and create opportunities for progressive growth in arts, music, etc.

The interview team drafted a series of questions that we asked of all participants.

1. What do you like most about Twentynine Palms?

Frequent Comments

- Small town feel and atmosphere, great place to live, great place for families, low density, quaint
- Great people and sense of community, knowing your neighbors, people care about their community, peaceful
- Far away from it all, but not too far

Common Comments

- Open space, able to see for 50-60 miles
- Desert Views, beautiful place to live, clean air
- Relationship with Marine Base, retired Marines stay in community
- Proximity to Joshua Tree National Park

Other Comments

- Close commute to work, no congestion
- Weather, overall good climate
- Parks and Recreation Department

2. What do you like least about Twentynine Palms?

Frequent Comments

- Lack of retail, no stores for basic needs and services in City, drive at least 25 miles for any shopping
- Leakage of income from sales tax, up to 80% leaves City

Common Comments

- Limited activities such as recreation and entertainment
- Lack of quality dining
- City's image and appeal is lacking
- Crime rates are increasing such as burglaries, graffiti, and gang affiliations
- No tattoo parlor

Other Comments

- Heat, wind, dryness
- Services have shifted

3. Is there one phrase that best defines Twentynine Palms?

- *Unique*
- *Unique-People, murals, rural scenery, stars, sunrises and sunsets*
- *It's a good safe place*
- *Home*
- *Sense of community, hometown atmosphere*
- *Beautiful, love it or hate it*
- *Beauty is in the eye of the beholder*
- *29*
- *Life is fine in 29*
- *Life is fine in 29 (most of the time)*
- *Beginning of the outback*
- *[Good] Potential*
- *Awakening*
- *Desert Oasis*
- *Home of Joshua Tree National Park and 29 Palms Marine Base*
- *End of the Rail Line*

4. What are the three most important issues currently facing Twentynine Palms?

Frequent Comments

- Lost retail, shopping is very limited
- Economic Development and funding, retaining sales tax without destroying character and feel of community
- Lack of growth, conflicting results of growth in the community
- Infrastructure, road maintenance, sewer capacity and maintenance, water resources to support growth, solar and wind energy with public and private partnerships

Common Comments

- Housing is limited for military families, too much low-income housing, diversity in housing, especially in the Downtown
- Law enforcement is limited, will need more as community grows

Other Comments

- Attract tourism, high-end retirees
- Unemployment
- Trail system (connect community with entire basin), pedestrian friendly, nice parks

5. Are there other important issues for the long term?

Frequent Comments

- Infrastructure- keeping roads up, roadway systems and circulation plans, emphasis on arterials, and local streets in need of repair, water availability, groundwater protection
- Creating Arts Colony

Common Comments

- Maintaining relationships with JTNP and the Marine Base, attracting park visitors
- Need for parks within City
- Control of commercial corridor

Other Comments

- Earthquake zones
- Difficulty finding Twentynine Palms
- Copper Mountain College
- Cleaning up Adobe Road

6. What is your dream or vision for the City of Twentynine Palms?

Frequent Comments

- Sustainable Growth for community especially retail, creating a larger diverse city to live, work, and play, pedestrian friendly (use of gray water to support growth)
- Tourism income, visitor and retiree oriented, create a destination, affordable snowbird community

Common Comments

- Stay Unique, keep open space and strong character
- Progressive Artist community, active theater, music and arts

Other Comments

- Improve existing buildings
- Create an oasis in the desert
- Take City back to simpler times, family oriented
- Population of 60,000-75,000

7. What constraints or obstacles are there for this vision?

Frequent Comments

- Funding for infrastructure improvements and economic development
- Fear of build-out and too much growth, City Council changes

Common Comments

- Lack of long term businesses and builders, lack of new businesses
- Flood control issues

Other Comments

- Too much low income housing, many citizens don't work
- Harming the environment and wildlife
- Existing hodge-podge of blighted buildings

8. What opportunities are there to achieve this vision sooner?

Frequent Comments

- Government funding of City projects
- Improve City processes to assist growth, including environmental, and incentives for new businesses, need to attract new businesses

Common Comments

- Better homes to draw a more diverse population
- Using existing historic elements to attract tourism, many people do not know about Twentynine Palms

Other Comments

- Creating Sports complex, bringing in a big retail center like Target, Walmart or Thrifty's

9. Is there an area of the City (or another City) that best characterizes how you would like new development to appear?

Frequent Comments

- Unique to Twentynine Palms, focus on Downtown
- Clean, modern away from kitschy southwest feel
- La Quinta (good mix of retail, big- box business, restaurants)

Common Comments

- Improve walkability, especially in Downtown area
- The Inn, "rustic charm"
- Area west of Sunrise

Other Comments

- Phoenix, AZ
- Williams, AZ
- Durango Train Station
- Old Town Temecula
- Mesquite, NV

10. Are there unique or special facilities that should be considered in the General Plan?

Frequent Comments

- Public Art, create sense of place, funding
- Flood Control, manage flood zones, water infrastructure
- Bike/Equestrian/Pedestrian Trails near Marine Base and Parks
- Need for civic center, library, City Hall, etc.

Common Comments

- Creating desert independence
- Larger lots, better housing developments
- Highway 62 development

Other Comments

- Industrial/training facilities
- Clean neighborhoods
- Family-oriented recreation (movie theater, putt-putt golf)
- The Bistro
- Joshua Tree National Park



City of Twentynine Palms General Plan Update

GPAC SURVEY SUMMARY: ***What's Your Vision for Twentynine Palms?***

The following is a summary of the GPAC Survey and the comments and issues that were identified by survey participants. A total of 11 responses were received.

Part A: VISION FOR TWENTYNINE PALMS

Please identify your vision and important issues for the City.

1. *What are the reasons you chose to live, work, or locate a business in Twentynine Palms?*

Frequent Comments

- Desert environment and rural atmosphere
- "Small Town" feel of community

Common Comments

- Marine Base
- Clean Air

Other Comments

- Large lots
- Affordable Housing
- Close to Joshua Tree National Park
- Climate
- Minimal Traffic

2. *What do you like best about Twentynine Palms today?*

Frequent Comments

- Views and vistas
- Clean air
- Wildlife

Common Comments

- Small Town, not overdeveloped
- Sense of community and desire to participate

Other Comments

- Low Cost of living
- Military friendly community
- Close to JTNP
- Little traffic
- Proximity to Vegas and Los Angeles

3. What are the three (3) most important issues currently facing Twentynine Palms?

Frequent Comments

- Lack of retail and services within the City
- Need for controlled and smart growth
- Sustainability/ water and solar resources

Common Comments

- Preservation of natural resources and environment
- Lack of quality housing
- Infrastructure (especially roads)
- Downtown redevelopment

Other Comments

- Economy
- Improved code enforcement
- Creating an identity and “Brand”
- Accommodate needs of Marines

4. What do you hope Twentynine Palms will be like in twenty years?

Frequent Comments

- Downtown improvements while maintaining “small town’ feel, vibrant and pedestrian friendly

Common Comments

- Sustainable Community
- Balanced development, dense core and rural outskirts

Other Comments

- Water Conservation
- Become gateway to Joshua Tree National Park
- New industrial development on outskirts
- Adequate housing

5. *What issues do you believe Twentynine Palms will face in the next twenty years?*

Frequent Comments

- Infrastructure- keeping roads up, roadway systems and circulation plans, emphasis on arterials but local streets in need of repair, water availability, groundwater protection, sewer system
- Preserving natural environment, open space, and night sky

Common Comments

- Smart growth
- Base expansion
- Lack of retail
- Traffic

Other Comments

- Incompatible land uses/conflicting with Base development
- Higher costs of living
- Economic slump
- Indian Casino
- Maintaining historical buildings
- Downtown area

6. *What relationship would you like to see between the City and the Marine Corps Base?*

Frequent Comments

- Cooperative
- Collaborative efforts on sewer and solar

Common Comments

- Balanced opportunities

Other Comments

- Recycling Program
- City needs to provide better amenities for Base

7. *What relationship would you like to see between the City and the Joshua Tree National Park (JTNP)?*

Frequent Comments

- Improve tourism/create family-friendly downtown for JTNP

Common Comments

- Cooperative outreach and improvement opportunities
- Serve as Gateway to JTNP
- Preservation efforts

Other Comments

- Co-advocates
- Clear cross-communication of needs and expectations
- Off park developments (i.e., campgrounds)

PART B: EXISTING GENERAL PLAN GOALS

Please rate the following summary of existing General Plan goals. The number of GPAC members that ranked a particular goal as “Very Important”, “Somewhat Important”, “Not Important”, or that had “No Comment” is noted in the table below.

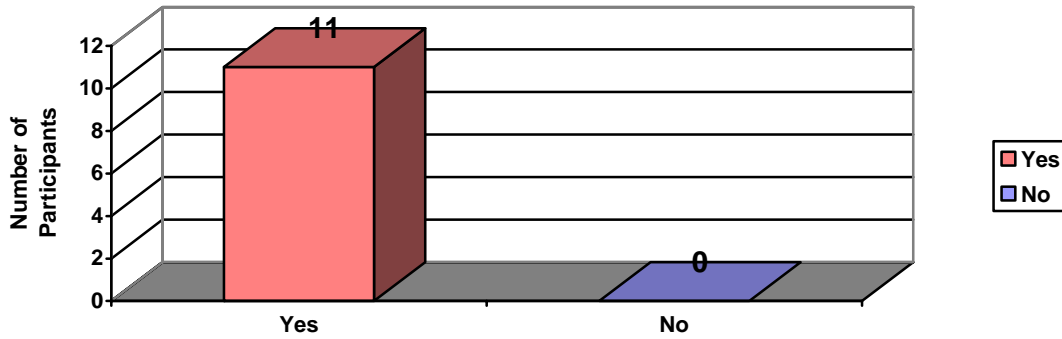
Summary of Existing General Plan Goals (The number(s) in parenthesis indicate the corresponding General Plan goals)	Very Important	Somewhat Important	Not Important	No Comment
Land Use				
<u>Housing</u> Provide housing for all income levels. (2)	3	6	2	-
<u>Desert Southwest Design Theme</u> Encourage a Desert Southwest Design theme in commercial areas. (1)	2	6	2	-
<u>Quality Development</u> Encourage a variety of quality residential, commercial/retail, and industrial development. (2, 3, 4)	9	2	-	-
<u>Quality of Life</u> Require development proposals to minimize adverse environmental impacts, protect natural resources, and address air quality issues. (1, 5, 6)	9	2	-	-
Circulation				
<u>Circulation Network</u> Construct a safe and efficient transportation system that provides quality local streets and adequate links within the City and to surrounding communities. (1, 2, 4)	9	2	-	-
<u>Visitors</u> Provide a circulation system that accommodates both residents and visitors and promotes recreational opportunities. (3)	6	5	-	-
<u>Parking</u> Ensure that development provides adequate parking facilities. (5)	6	3	2	-
<u>Good Access</u> Develop a circulation plan that sustains mobility while fostering economic development, enhancing the environment, reducing energy consumption, and minimizes air quality impacts. (6, 7)	8	1	1	1

Summary of Existing General Plan Goals (The number(s) in parenthesis indicate the corresponding General Plan goals)	Very Important	Somewhat Important	Not Important	No Comment
Housing				
<u>Housing Design and Community Character</u> Encourage a variety of housing types that promote and retain the community's character and desert environment. (1)	3	7	1	-
Safety				
<u>Public Safety</u> Ensure that Twentynine Palms is a safe place to live, work, and visit. (1)	8	3	-	-
<u>Natural Hazards and Transportation</u> Reduce the risk of damage and injury as a result of natural events and develop an adequate transportation system for emergencies. (2, 3)	7	3	1	-
Conservation				
<u>Development Impacts</u> Require development proposals to address environmental impacts and air quality issues and to minimize wind and water erosion. (1, 4, 5)	7	4	-	-
<u>Preserve Natural Resources</u> Ensure the conservation and preservation of water resources, the night sky, and biological resources in the Mesquite Dunes area. (2, 3, 6)	7	3	1	-
Open Space				
<u>Scenic Resources</u> Protect open space lands and ensure their viability by minimizing development impacts. (1, 2)	9	1	1	-
Noise				
<u>Noise Impacts</u> Require that private and public projects address and mitigate potential noise impacts. (1, 2)	6	5	-	-
Recreation				
<u>Park Acreage</u> Sustain a park acreage ratio of four (4) acres of parks per 1,000 people. (1, 2)	4	5	2	-
<u>Recreational Amenities</u> Provide a variety of recreational facilities and programs for all segments of the community. (3, 5)	6	4	1	-
<u>Bikeways</u> Provide bikeways throughout the City. (4)	5	5	1	-
<u>Art</u> Foster art and cultural event efforts. (6)	3	5	1	2

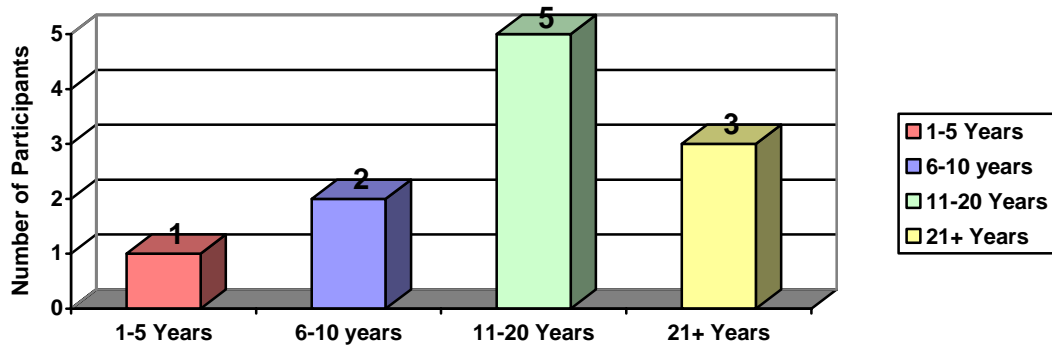
PART C: GENERAL INFORMATION

Please provide some information about yourself. Please check and complete all that apply.

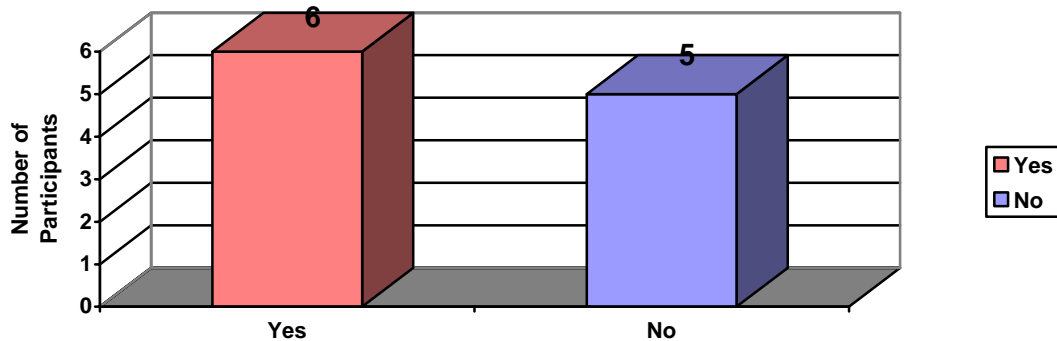
Do you *live* in the City of Twentynine Palms?



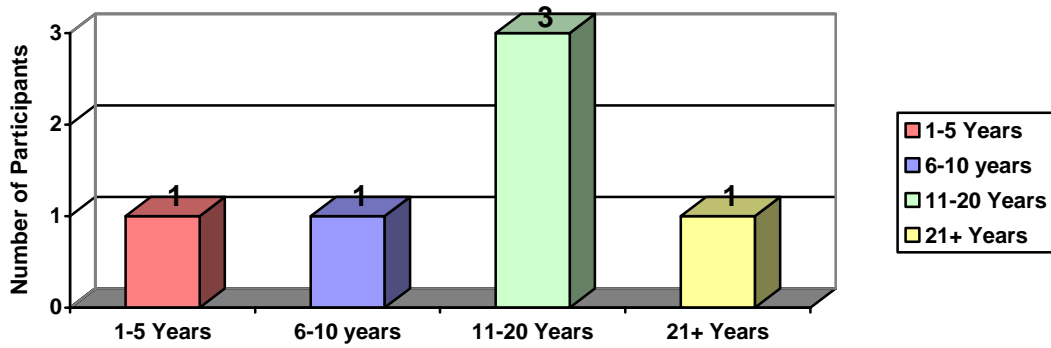
How many years have you *lived* in the City?



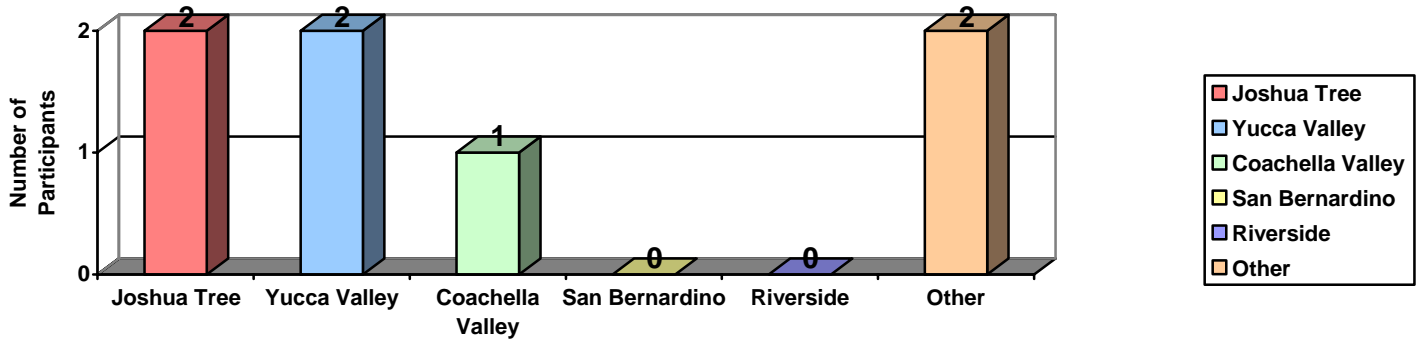
Do you *work* in the City of Twentynine Palms?



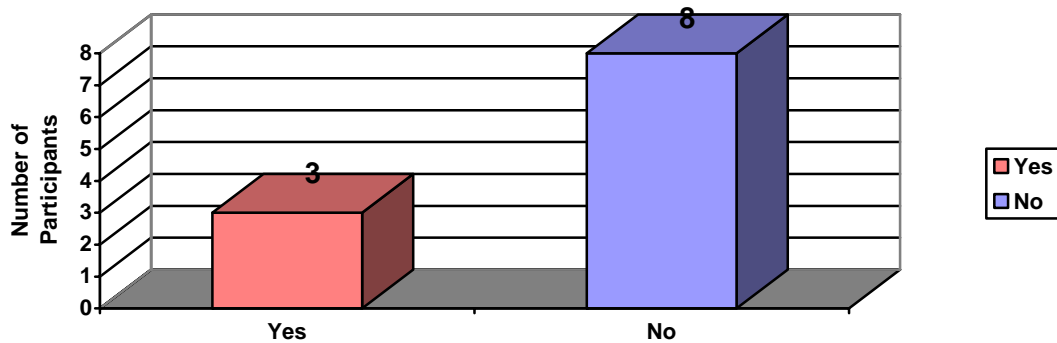
How many years have you *worked* in the City?



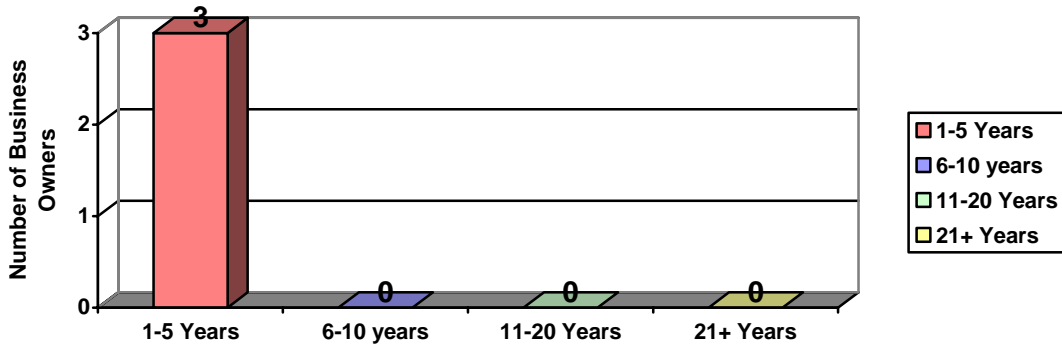
If you do not work in Twentynine Palms, where do you work?



Do you *own a business* in the City of Twentynine Palms?



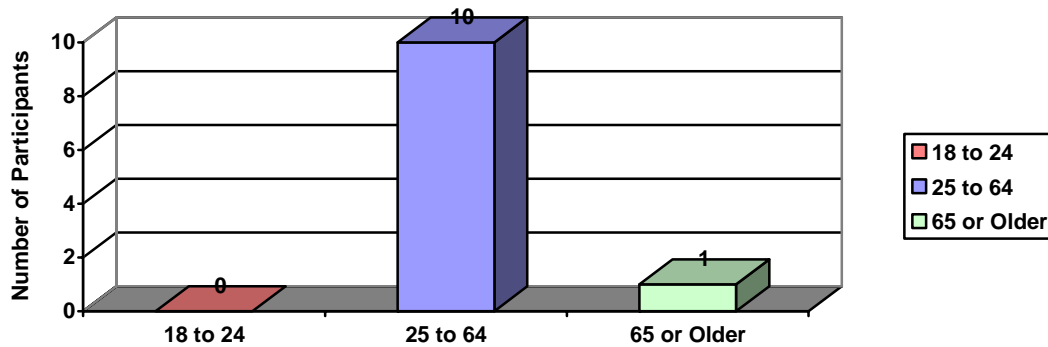
Of business owners, how many years have you owned a business in the City?



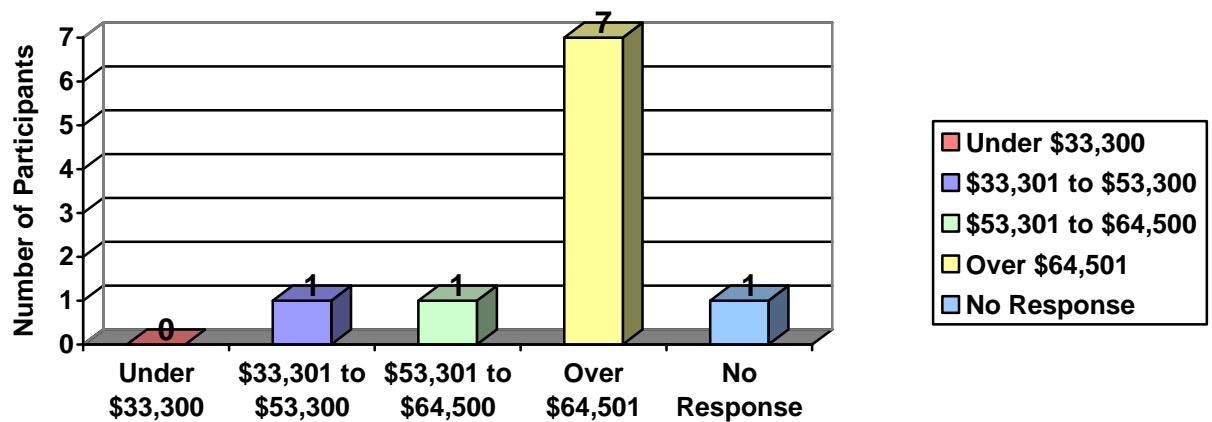
4. Where do you shop for:	Yes	No	Other (list City only):	Approximately how many miles do you drive to this location?
a) Groceries & drug store items?	10	-	-	-
b) Clothing?	1	9	Las Vegas, Los Angeles, Palm Desert	180, 150, 70
c) Home furnishings & appliances?	2	8	Yucca Valley, Los Angeles	20
d) Sporting & outdoor goods?	2	8	Yucca Valley, Palm Desert	20, 70
e) General merchandise?	3	7	Yucca Valley	20
f) Vehicles & auto parts?	7	3	Las Vegas	180

5. Where do you go:	Yes	No	Other (list City only):	Approximately how many miles do you drive to this location?
a) for medical care?	4	6	Las Vegas, Los Angeles, Yucca Valley, Palms Springs	50
b) for a sit-down restaurant meal?	8	2	Yucca Valley, Palms Springs	-
c) to see a movie?	4	6	Yucca Valley	-
d) for live entertainment?	4	5	Pioneertown	30
e) for social gatherings?	8	2	Los Angeles	-
f) for other entertainment?	4	4	Las Vegas, Los Angeles	-

Your age is?



What is your total annual household income?





City of Twentynine Palms General Plan Update

COMMUNITY SURVEY SUMMARY: ***What's Your Vision for Twentynine Palms?***

The following is a summary of the Community Survey and the comments and issues that were identified by survey participants. A total of 90 responses have been received as of August 18, 2009.

Part A: VISION FOR TWENTYNINE PALMS

"What's Your Vision for Twentynine Palms?" presented a series of questions that were asked of all community survey participants.

1. What are the reasons you chose to live, work, or locate a business in Twentynine Palms?

Frequent Comments

- Marine Base
- "Small Town" feel

Common Comments

- Low cost of living
- Love desert environment and openness
- Friendly Community
- Work
- Climate

Other Comments

- Clean air
- Little traffic
- Unique area and city
- Low crime rate
- Joshua Tree National Park

2. What do you like best about Twentynine Palms today?

Frequent Comments

- Balance of rural and city life, still maintains “small town” essence
- Sense of community and community spirit
- Weather and climate

Common Comments

- Views and vistas
- Clean air
- Murals and art
- Parks and recreation
- The Marine Base
- No traffic

Other Comments

- Low crime rate
- Low cost of living
- Night sky, stars
- New business growth
- Sense of history

3. What are the three (3) most important issues currently facing Twentynine Palms?

Frequent Comments

- Lack of retail and services within the City
- Lack of infrastructure
- Water and energy concerns
- Increasing public services (especially schools)

Common Comments

- Overdevelopment and urban sprawl
- Increasing crime rates and expansion of police force
- Creating more jobs and maintaining employment
- Lack of restaurants and entertainment opportunities for families

Other Comments

- Fostering a stable economy independent of the Marine Base
- Tourism
- Keeping small businesses while attracting big retail too
- Preservation
- Foreclosed and empty homes
- Casino

4. What do you hope Twentynine Palms will be like in twenty years?

Frequent Comments

- More businesses, especially to meet basic shopping and service needs of residents
- Downtown improvements while maintaining “small town’ feel

Common Comments

- Popular destination for artists and nature lovers, increase cultural appeal
- Growth, but retain openness/not too dense
- Clean blighted areas
- Attract tourism
- More like Yucca Valley

Other Comments

- Safe city to live and work in
- Improve and increase parks (dog park, children’s park, pedestrian trails and connectivity)
- Better employment opportunities (quality and quantity)
- Build Casino
- Improved infrastructure
- Better housing
- Sedona, AZ

5. What issues do you believe Twentynine Palms will face in the next twenty years?

Frequent Comments

- Infrastructure- keeping roads up, roadway systems and circulation plans, emphasis on arterials but local streets in need of repair, water availability, groundwater protection, sewer system
- Increase in crime
- Traffic issues

Common Comments

- Need for economic growth
- Jobs and increasing unemployment rates
- Limited and poor quality housing
- Inadequate public services (esp. schools)
- Maintaining open land and desert environment
- Relationship with Marine Base
- Energy alternatives (solar, wind)

Other Comments

- Emergency preparedness
- Poverty levels
- Lack of activities and entertainment

6. *What relationship would you like to see between the City and the Marine Corps Base?*

Frequent Comments

- Create a sense of one community between the Base and Twentynine Palms
- City shouldn't be dependent on Marine Base for business
- Collaborative cooperation on projects (sewer system)

Common Comments

- Supportive of one another
- Maintain separate identities

Other Comments

- Outreach to local communities
- More military friendly

7. *What relationship would you like to see between the City and the Joshua Tree National Park (JTNP)?*

Frequent Comments

- More publicity and marketing of JTNP and connection to Twentynine Palms as a gateway
- Work towards collaborative preservation efforts
- Maintain stable and cooperative relationship

Common Comments

- Create a sense of place in Downtown to reflect JTNP
- Serve as Gateway to JTNP

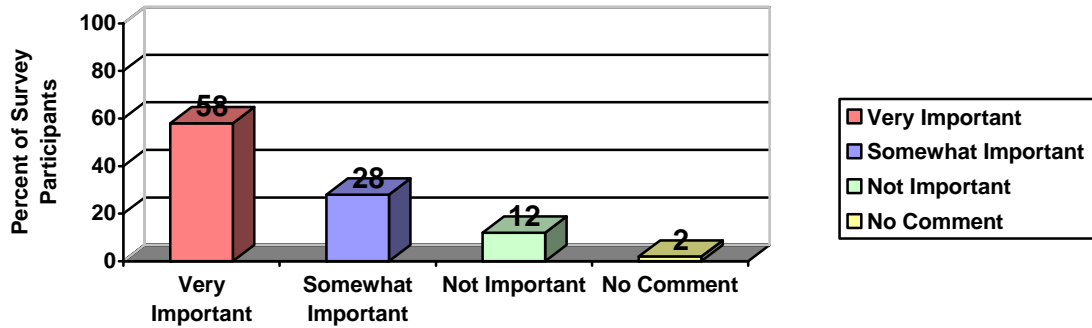
Other Comments

- Incorporate JTNP as part of the city's identity
- Job opportunities
- Coordinated events, activities and outreach efforts

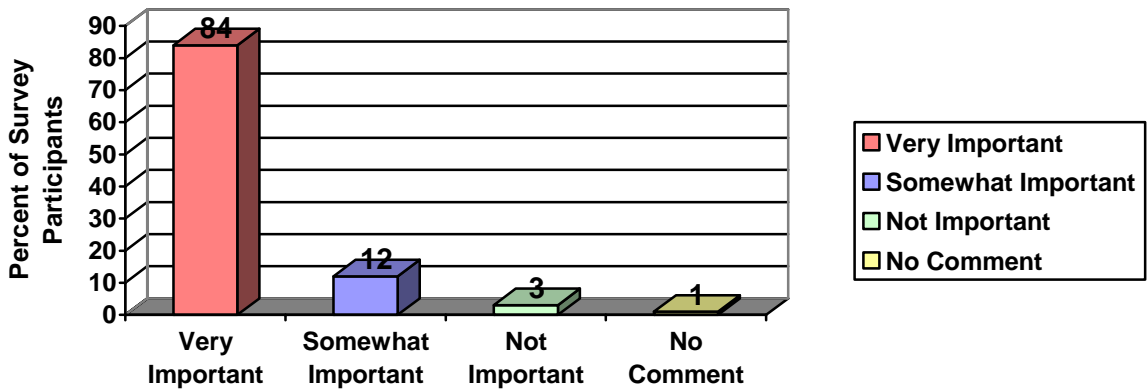
PART B: COMMUNITY ISSUES

As part of the General Plan Update efforts, the following issues have been summarized from the City's General Plan Goals. The responses to the survey questions are depicted below:

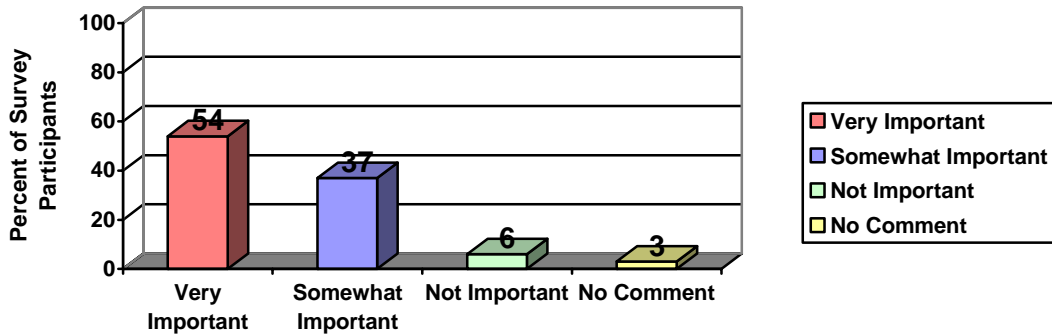
Quality of Life: Require development to minimize adverse impacts from development.



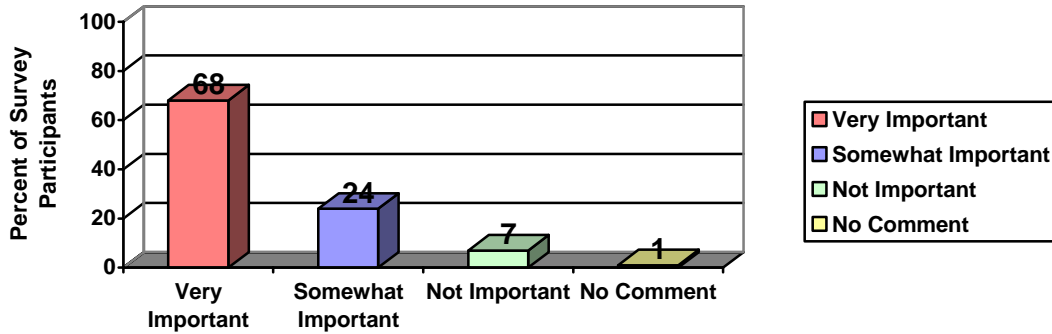
Development: Encourage a variety of quality commercial/retail and industrial development.



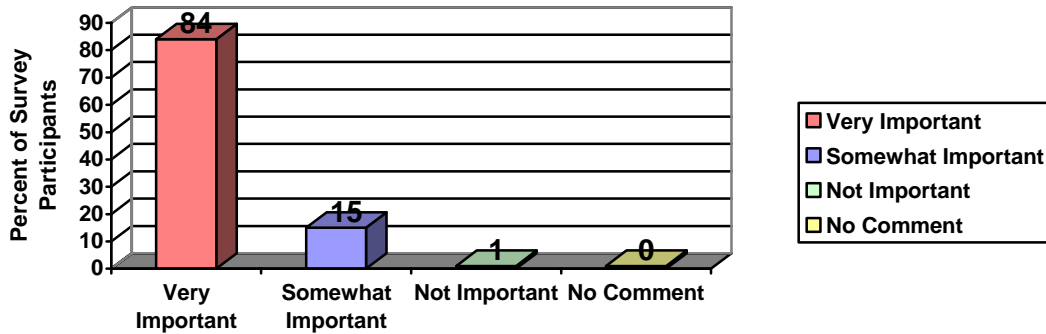
Housing: Provide housing for all income levels.



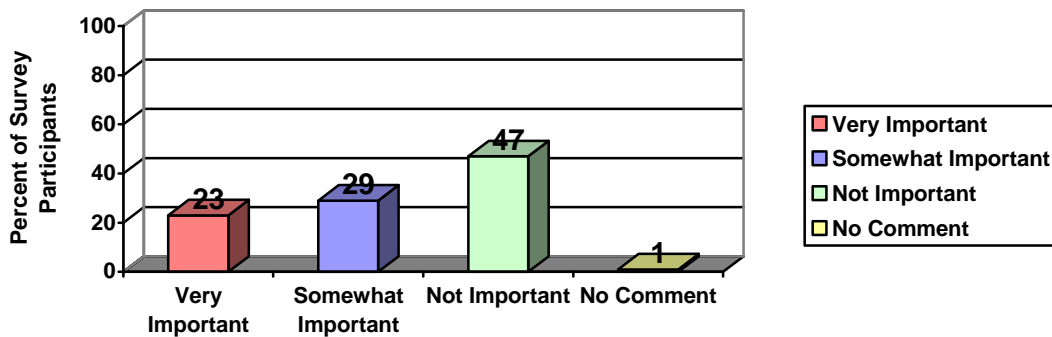
Economic Development: Revitalize the Downtown area.



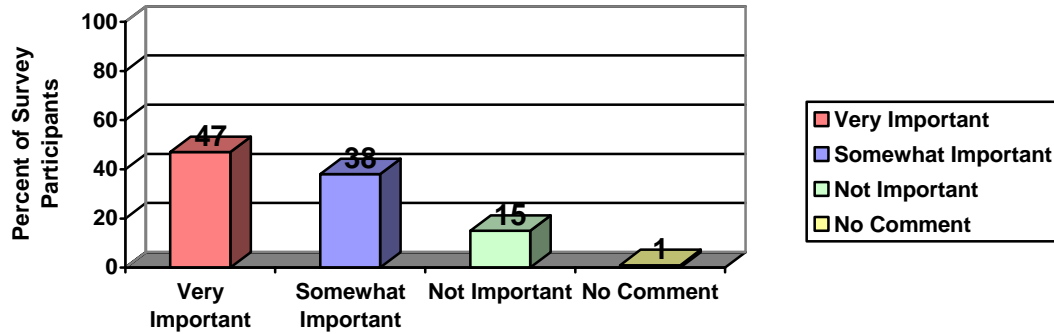
Jobs: Encourage development of jobs in the community.



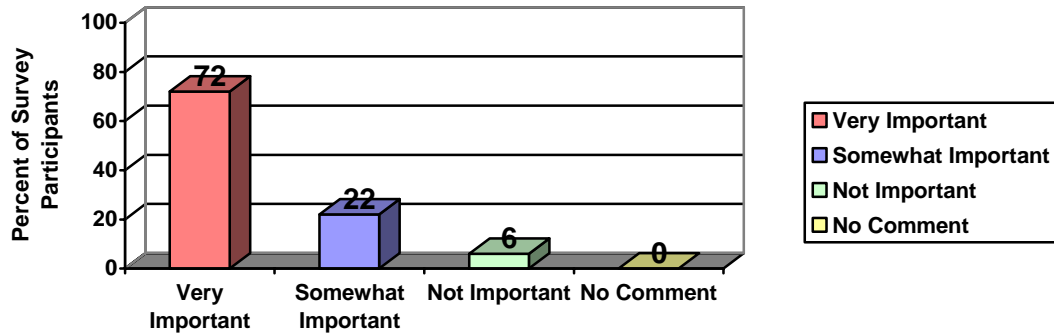
Desert Southwest Design Theme: Encourage a Desert Southwest Design for all commercial development.



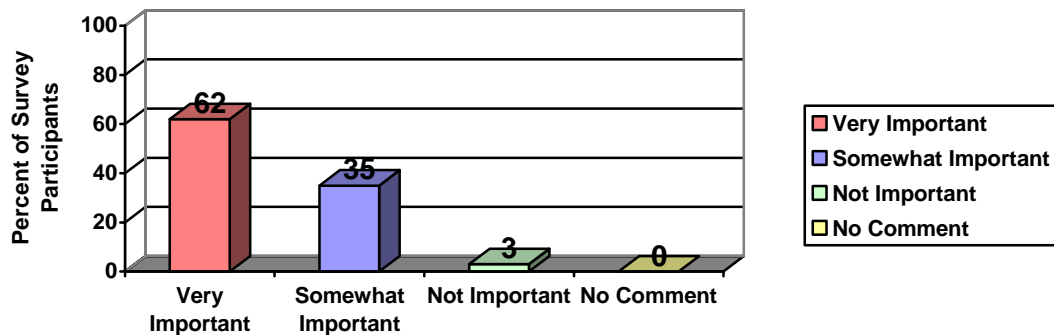
Community Character: Retain the community's character and desert environment.



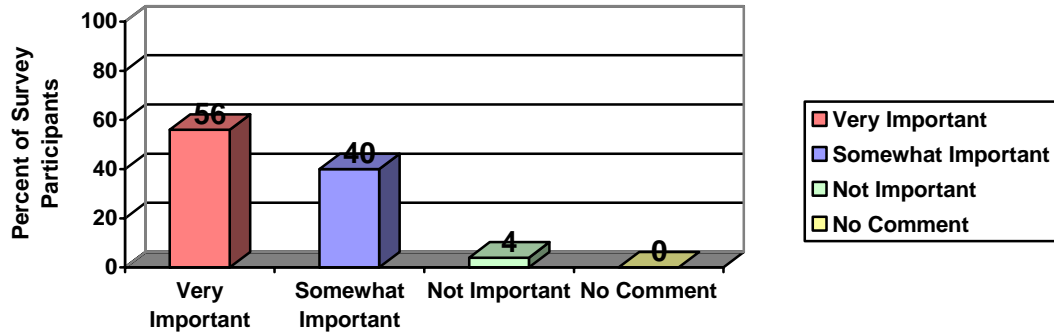
Circulation System: Construct a safe and efficient transportation system with quality local streets and adequate connections.



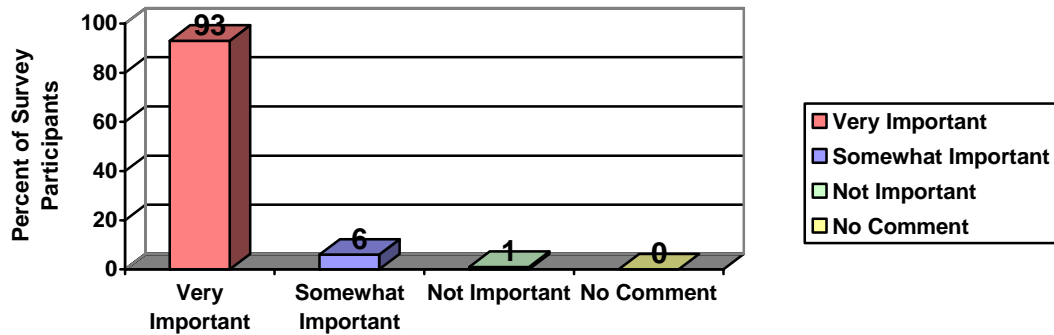
Visitors: Design a circulation network that accommodates visitors and promotes recreational opportunities.



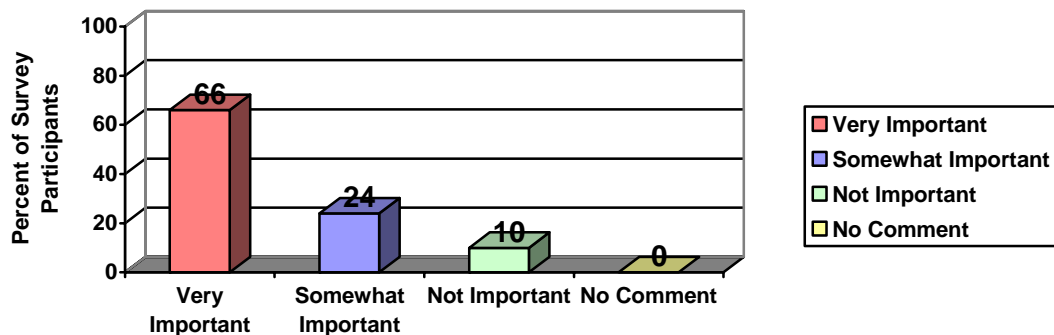
Parking: Ensure that development provides adequate parking facilities.



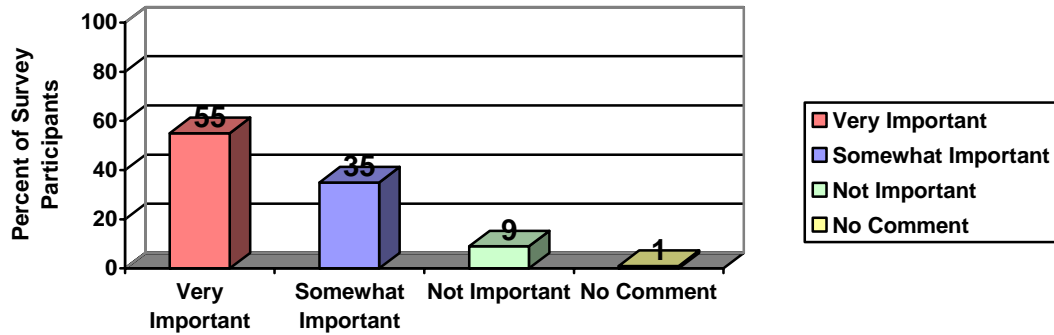
Public Safety: Ensure that Twentynine Palms is a safe place to live, work, and visit.



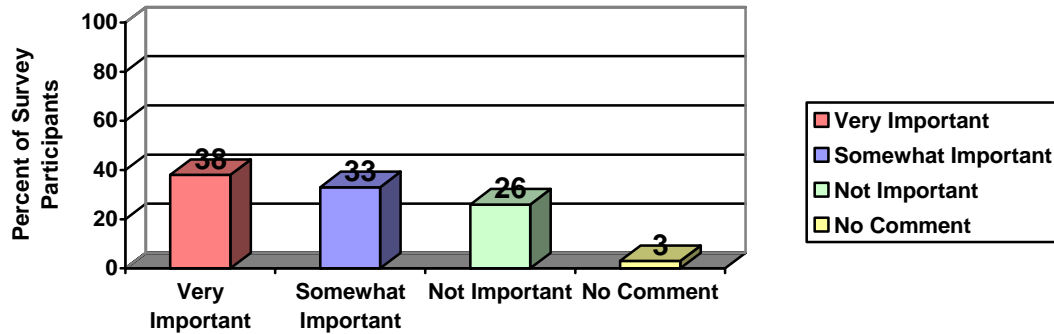
Erosion and Flood Control: Minimize wind and water erosion and construct adequate flood control facilities.



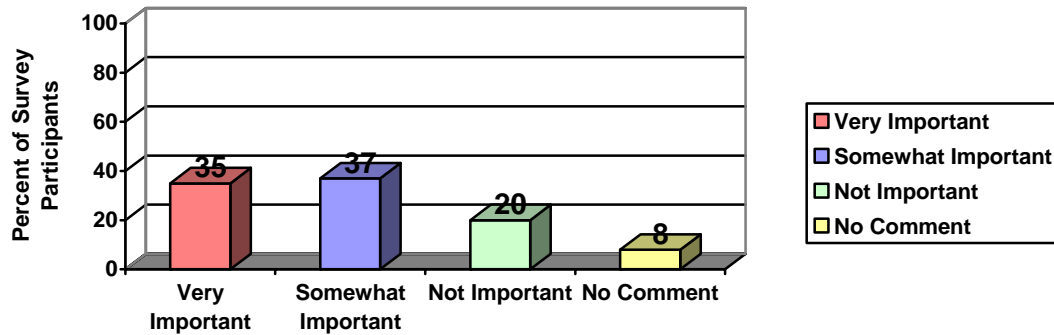
Preserve Natural Resources: Preserve water resources, the night sky, and biological resources in the Mesquite Dunes area.



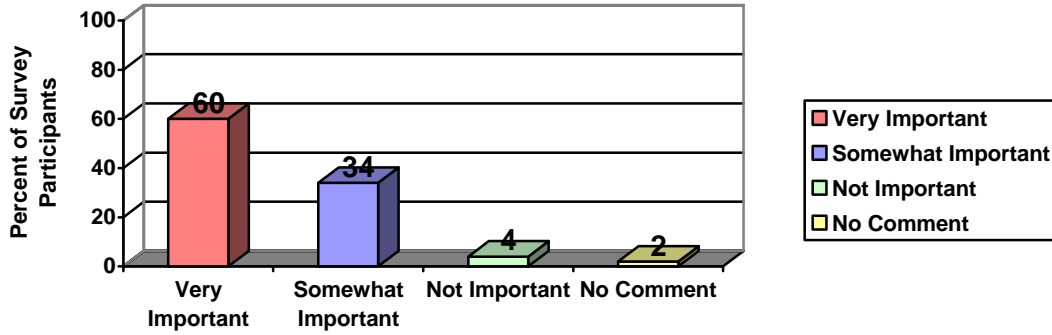
Scenic Resources: Maintain open space lands and minimize development impacts.



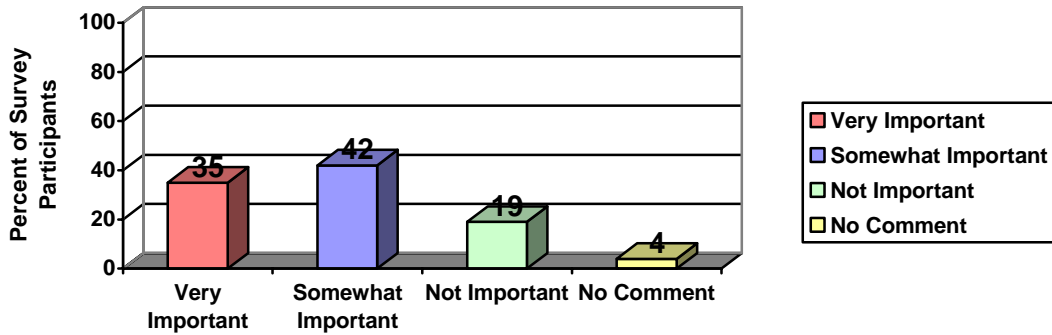
Park Acreage: Sustain a park acreage ratio of four (4) acres of parks per 1,000 people.



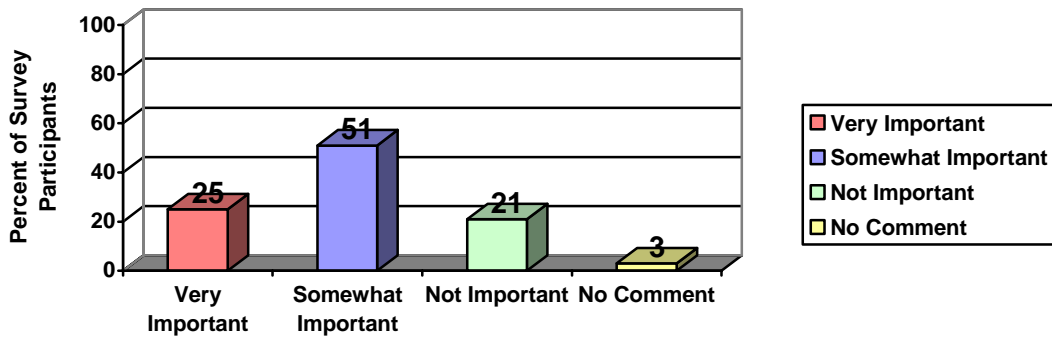
Recreational Amenities: Provide a variety of recreational facilities and programs for all segments of the community.



Bikeways: Provide bikeways throughout the City.



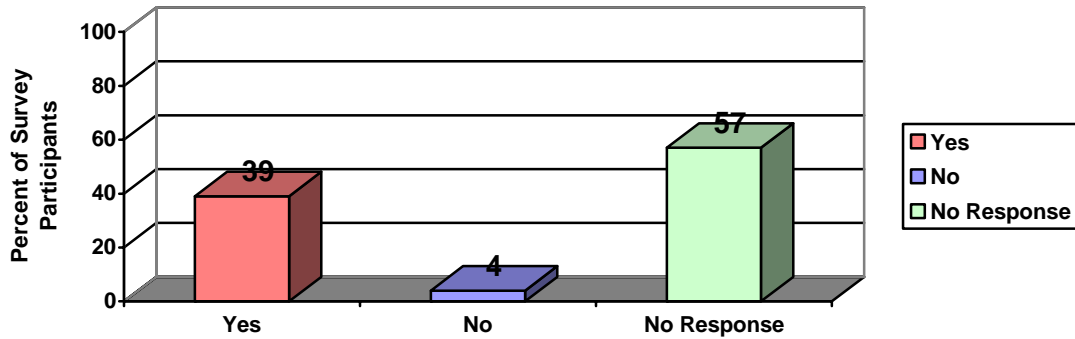
Art and Culture: Foster art and cultural event efforts.



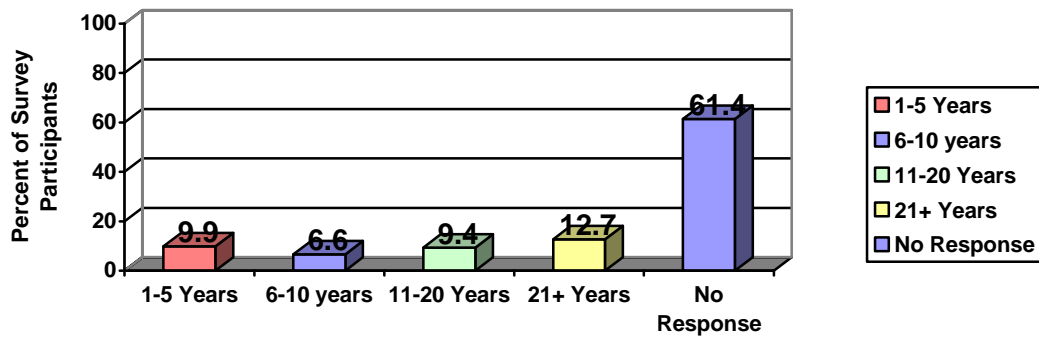
PART C: GENERAL INFORMATION

Survey participants were asked to provide demographic and other information about themselves. A summary of the information received is provided below:

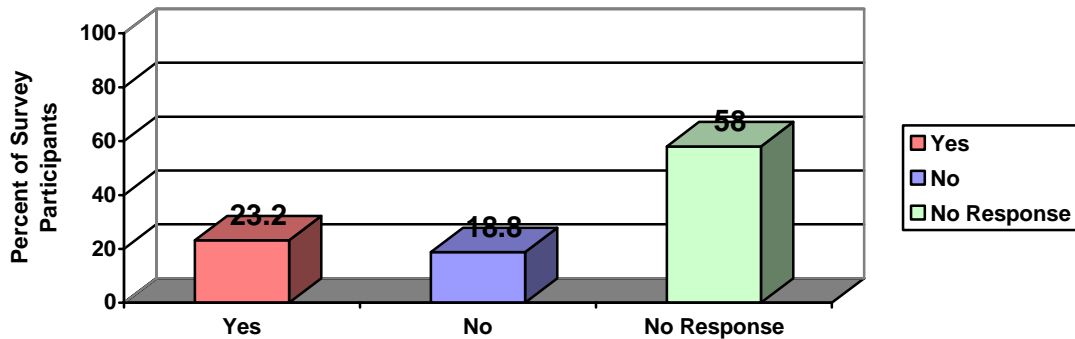
Do you *live* in the City of Twentynine Palms?



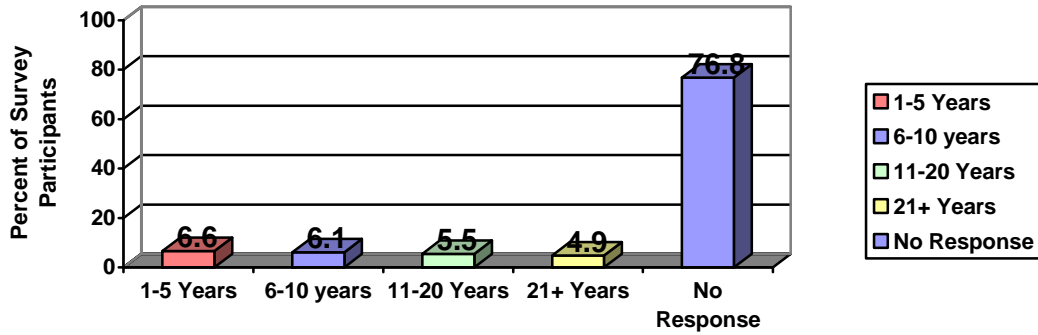
How many years have you *lived* in the City?



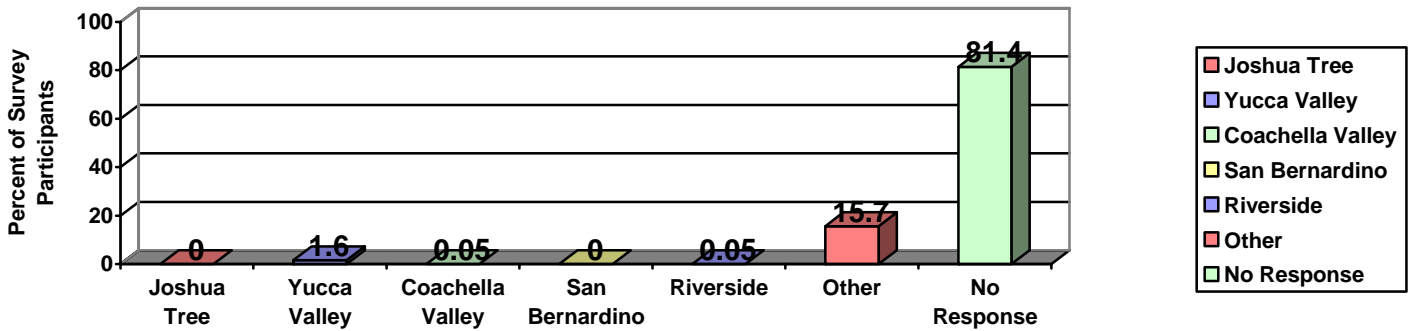
Do you *work* in the City of Twentynine Palms?



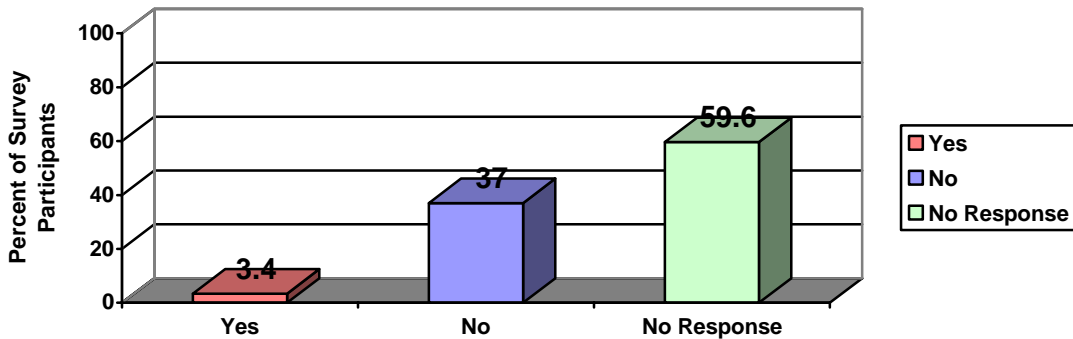
How many years have you worked in the City?



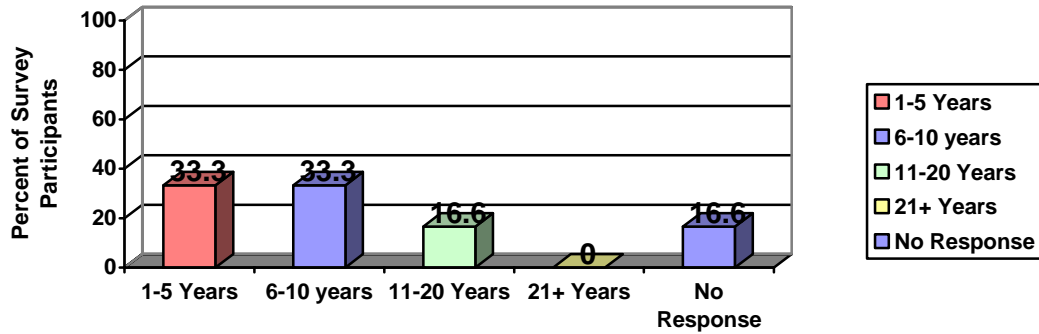
If you do not work in Twentynine Palms, where do you work?



Do you own a business in the City of Twentynine Palms?

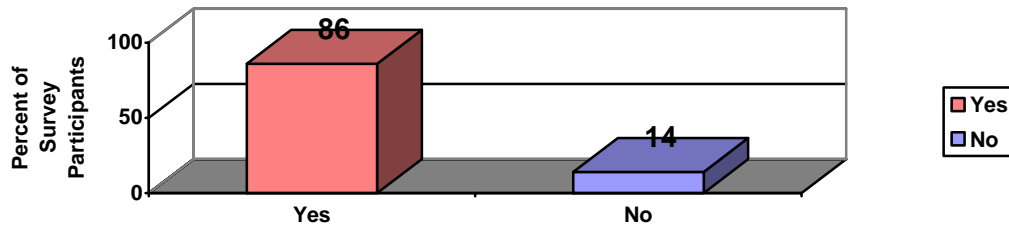


Of business owners, how many years have you owned a business in the City?

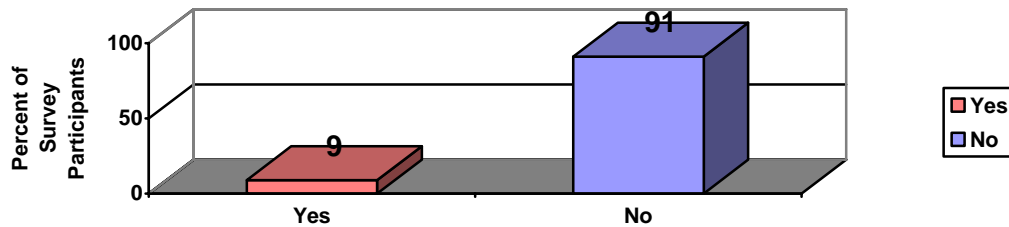


OF RESPONSES RECEIVED, THE FOLLOWING INFORMATION REGARDING SHOPPING AND SERVICES HAS BEEN PROVIDED:

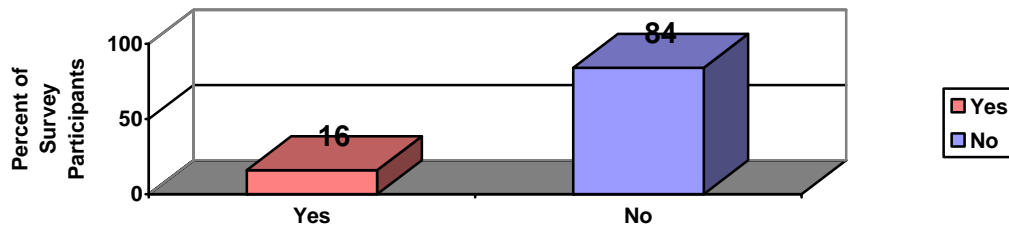
Percentage of participants who shop for *groceries & drug store items* in Twentynine Palms.



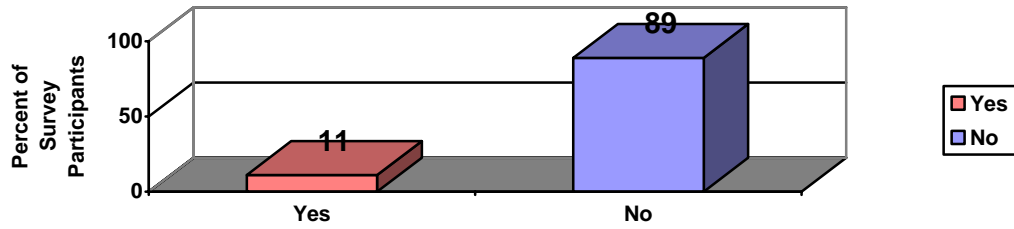
Percentage of participants who shop for *clothing* in Twentynine Palms.



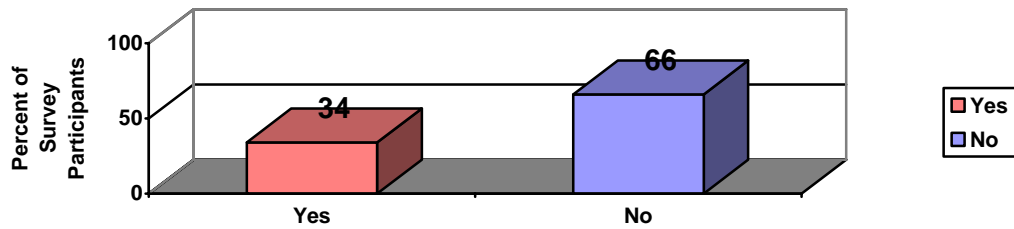
Percentage of participants who shop for *home furnishings and appliances* in Twentynine Palms.



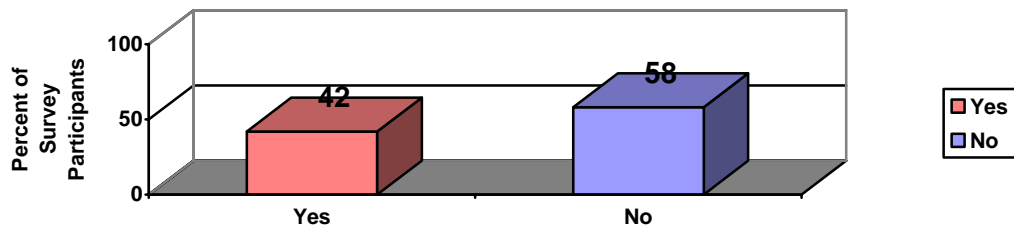
Percentage of participants who shop for *sporting & outdoor goods* in Twentynine Palms.



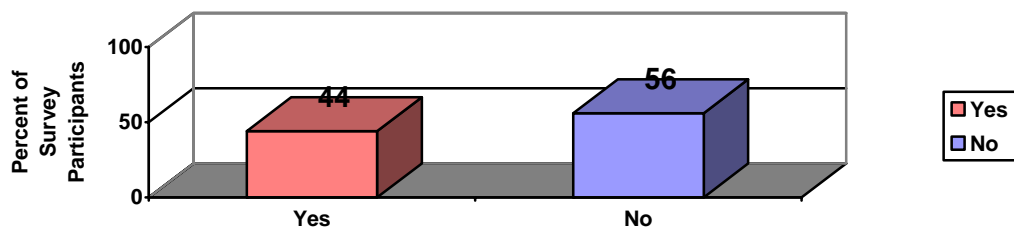
Percentage of participants who shop for *general merchandise* in Twentynine Palms.



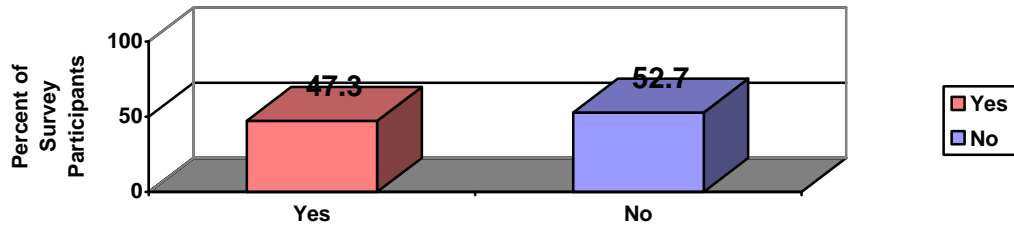
Percentage of participants who shop for *vehicles & auto parts* in Twentynine Palms.



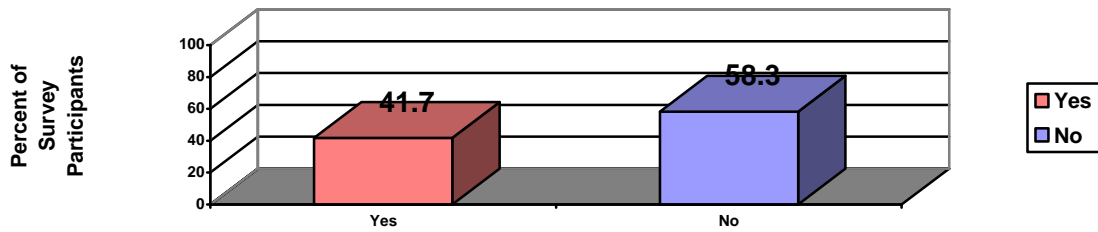
Percentage of participants who shop for *building materials & hardware* in Twentynine Palms.



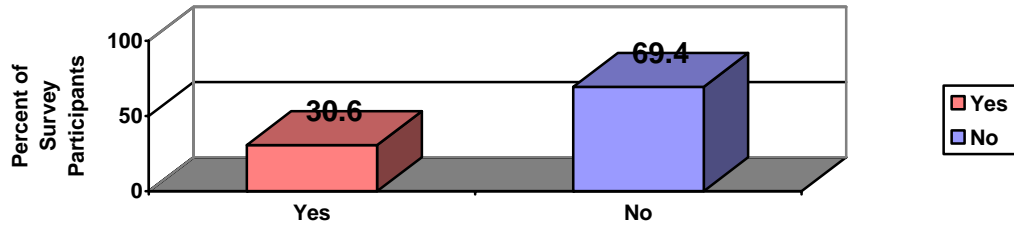
Percentage of participants whose *medical care* is located in Twentynine Palms.



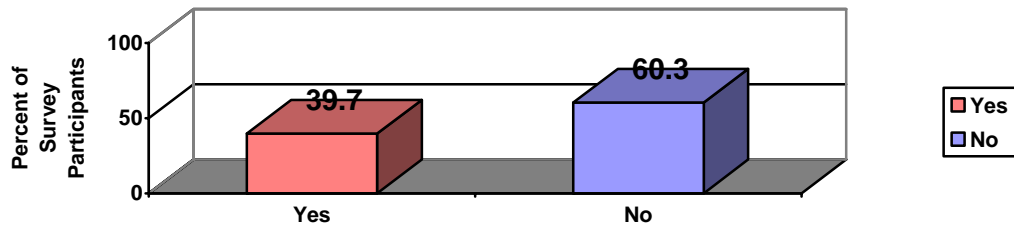
Percentage of participants who have frequent sit-down *restaurant meals* in Twentynine Palms.



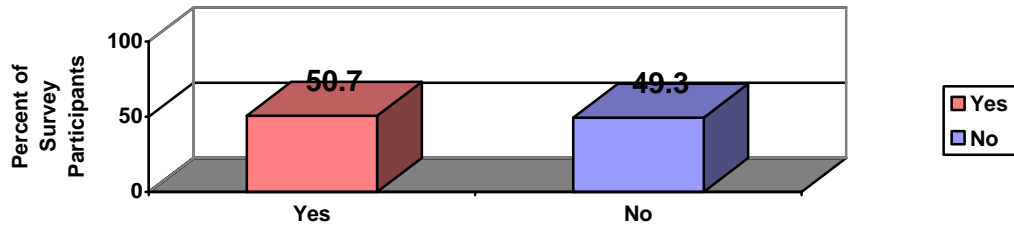
Percentage of participants who go to the *movies* in Twentynine Palms.



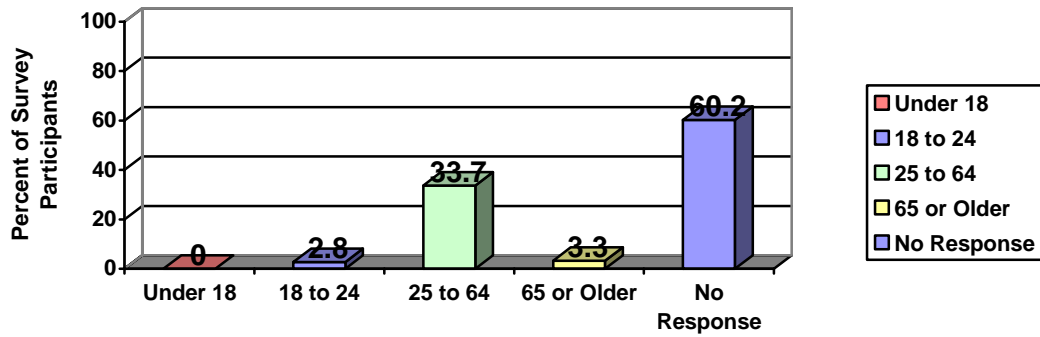
Percentage of participants who go to see *live entertainment* in Twentynine Palms.



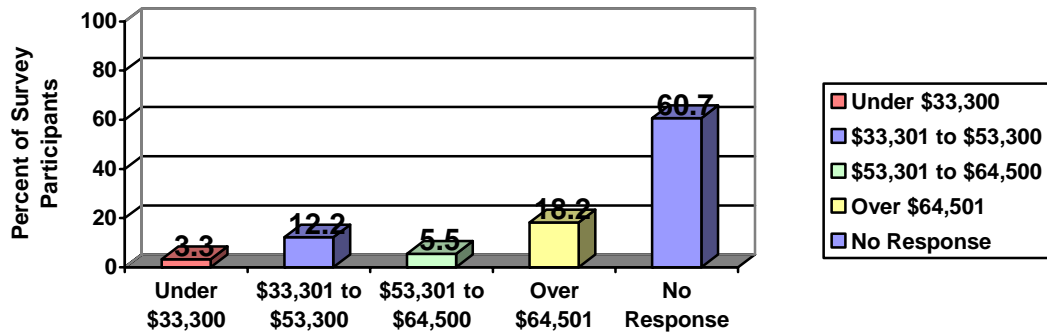
Percentage of participants who go to *social gatherings* in Twentynine Palms.



Participant age groups:



Total annual household income of participants:





City of Twentynine Palms General Plan Update

COMMUNITY WORKSHOP #1 SUMMARY October 21, 2009

A community workshop was held on October 21, 2009 at the City Council Chambers. Approximately 29 persons attended the workshop, including a planning commissioner and six (6) General Plan Advisory Committee (GPAC) members. The following is a summary of the responses received on the Existing General Plan Vision and Draft Guiding Principles at the community workshop and the comments, themes and issues that were identified by the workshop participants.

Overall Themes

Desire to create design guidelines to promote high quality development and preserve historically and culturally significant developments.

Workshop participants commonly expressed the desire to maintain a “small town” feel while promoting and defining high quality development through a set of design guidelines.

Desire to encourage alternative transportation modes.

Often cited was the desire to create a more walkable Downtown through the implementation of alternative transportation modes such as pedestrian, bicycle and equestrian paths. The desire was expressed for cluster development to promote walkability, citing Santa Cruz and University of California Santa Cruz (UCSC) as examples.

Desire to protect natural resources.

The desire to implement and integrate design principles that will protect natural resources from new development and redevelopment was frequently expressed with special concern for air and water quality. Participants were concerned with the implementation of a City sewer system, especially in the Downtown area. Concerns over air and water pollution and the desire to create policies to mitigate impacts were also commonly voiced.

Concern regarding Off-Highway Vehicles (OHV).

Concerns regarding the regulations of Off-Highway Vehicle use were widely expressed. A common concern of Off-Highway Vehicles was their incompatibility with the Draft Guiding Principles, especially with regards to sustainability and preservation of open space, noise and air quality.

Presentation Boards Comments Summary

Workshop participants were asked to discuss the Existing General Plan Vision and Draft Guiding Principles, as well as address any unidentified issues, concerns or thoughts. The following is a summary of the comments that were made by participants from each of the presentation boards at the Community Workshop.

Existing General Plan Vision

Frequent Comments

- Growth should not compromise vital environmental resources
- Need standards to support sustainability
- OHV does not comply with principles of sustainability

Common Comments

- Encourage Green Development
- Need for “Dwell” architectural guidelines (modern, simple and environmentally responsive and responsible architecture)

Other Comments

- How is social well-being incorporated with the health of residents
- Concerns over the development of the Indian Casino, including traffic, noise, crime, light and glare

Draft Guiding Principle #1 – Promote a high quality of life while preserving the City’s desert, small town feel.

Frequent Comments

- Implement good Design Guidelines, especially in Downtown
- Initiate a Farmer’s Market to build sense of community and encourage activity in Downtown

Common Comments

- Use small town history and feel to promote tourism, preserve historical and cultural buildings
- Encourage “Dwell” architecture (modern, simple and environmentally responsive and responsible architecture)
- Create walkability in Downtown, encourage connectivity and alternative transportation modes
- Avoid 4-story buildings

Other Comments

- Utilize art and research institutes to attract high paying jobs and further educational opportunities
- Improve parking along Highway 62
- Desire for an Architectural Review Committee

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

Frequent Comments

- Strictly limit and guide big box retail
- Desire to further define “high quality development”

Common Comments

- Encourage cluster developments
- High rise buildings negatively impact quality of life

Other Comments

- Allow for spa development in the Hot Water Mesa area
- Concerns over the elimination/reduction of multi-family zoning
- Problems that may arise with the development of the Indian Casino, including traffic, noise, crime, light and glare
- Loose the term “southwest design”

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

Frequent Comments

- Implement Community Garden and Farmer’s Market
- Attract and encourage tourist-friendly small, unique retail and restaurants
- Improve Downtown and provide connectivity

Common Comments

- Off-Highway Vehicles conflict with arts/cultural improvement and tourism
- Support education at all levels

Other Comments

- Create tax benefits for “cultural” businesses
- “Vacation Homes” should be more strictly regulated

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

Frequent Comments

- Off-Highway Vehicles are incompatible with this principle and should be discouraged throughout town and OHV use should be strictly regulated and enforced
- Develop a City sewer system, especially in Downtown
- Preserve night sky and wildlife corridors

Common Comments

- Preserve water quality
- Encourage Green Buildings
- Concern over developments on floodplains
- Expand Sphere of Influence

Other Comments

- Reduce hardscape especially in parking areas (encourage the use of permeable materials)
- Indian land impacts

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

Frequent Comments

- Concern over public safety, speed of traffic, traffic calming, street lights and crosswalks
- Preserve architecture and encourage unique development/regionally appropriate architecture that encourages sustainability

Common Comments

- Develop Drainage Plans
- Provide shade structures at bus stops and other public areas
- Keep open space

Other Comments

- Pave Morongo Road from Indian Trail to Two Mile Road
- Preserve and revitalize Historic Plaza
- Build methane convertors in low area of Downtown
- Encourage native landscaping

Visioneering

What do you like best about Twentynine Palms?

Frequent Comments

- Clean air
- Small town feel

Common Comments

- Open Spaces, desert views
- Night sky
- Mid-century architecture
- Proximity to Joshua Tree National Park

Other Comments

- Opportunity for eco-tourism
- Need year-round pool

What are the three (3) most important issues currently facing Twentynine Palms today?

Frequent Comments

- Need night sky ordinance
- Lack of adequate retail/restaurants
- Off-Highway Vehicles

Common Comments

- More parks, including dog parks and equestrian trails
- Sustainability and economic development need to work together
- Air quality
- Lack of walkability and opportunities for alternative transportation modes
- Public safety related to traffic issues

Other Comments

- Fear of losing unique quality with growth
- Improve community spirit

Circulation Network

Frequent Comments

- Need for pedestrian and bike trails, especially from Luckie Park to Downtown

Common Comments

- Add areas to Sphere of Influence such as Wonder Valley and Desert Heights
- Provide OHV staging areas

Other Comments

- Create a historic “walking tour”
- Incorporation of circulation element with community trails plan
- Traffic issues at Twentynine Palms Highway and Lear Avenue, Two Mile Road and Mesquite Springs Road, and along Adobe Road

What is a General Plan?

Frequent Comments

- Need to coordinate General Plan with Downtown Specific Plan

Common Comments

- Need updated design review process and desert appropriate design guidelines
- Require new development to be smart and green
- Values of residents, how are they incorporated?

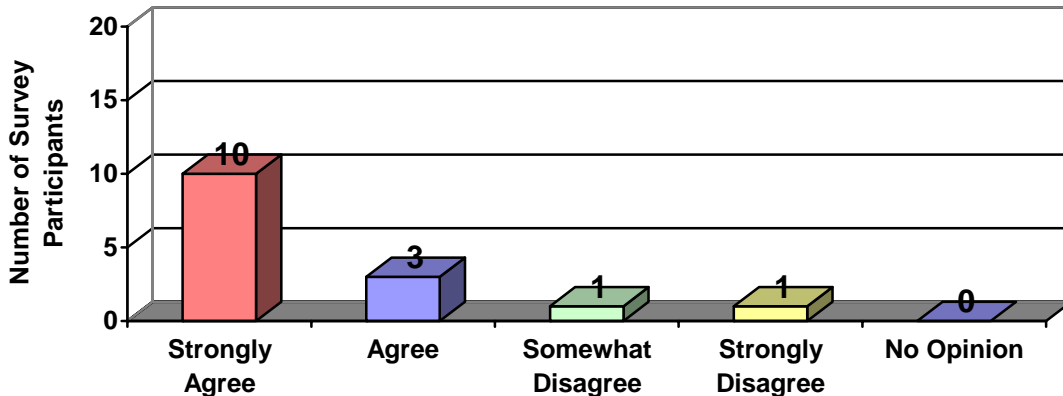
Other Comments

- No OHV in the City

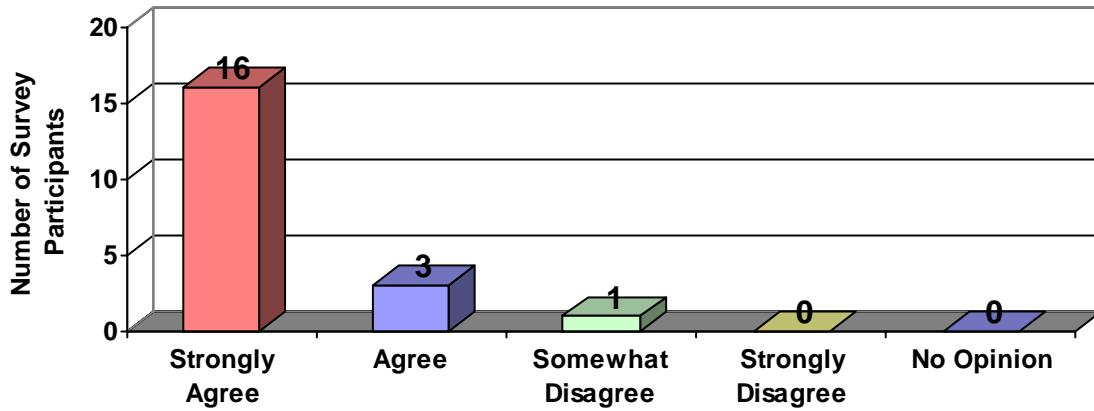
Comment Card Summary

Workshop participants were asked to provide input on the Existing General Plan Vision and Draft Proposed Guiding Principles. A survey was provided on Comment Cards that were distributed to all participants of the Community Workshop #1. The following are the results of the Comment Cards that were collected.

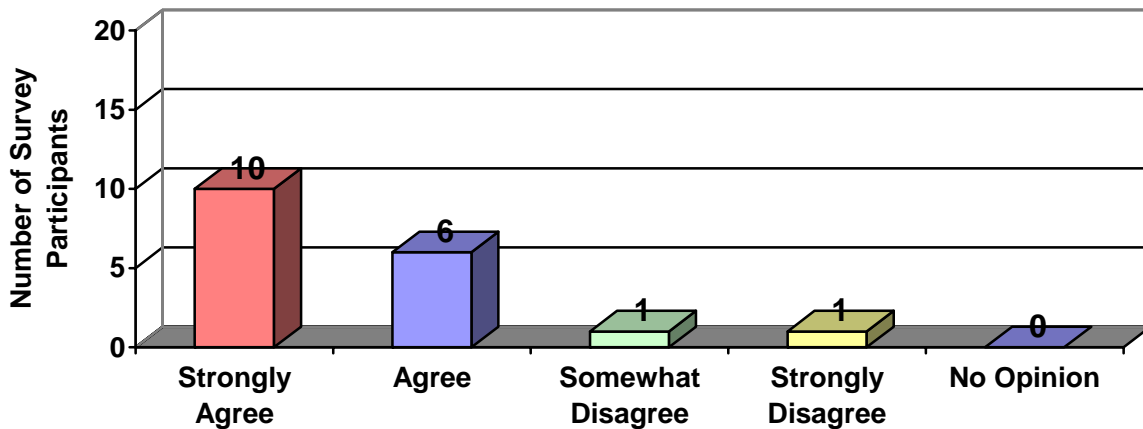
Existing General Plan Vision Statement



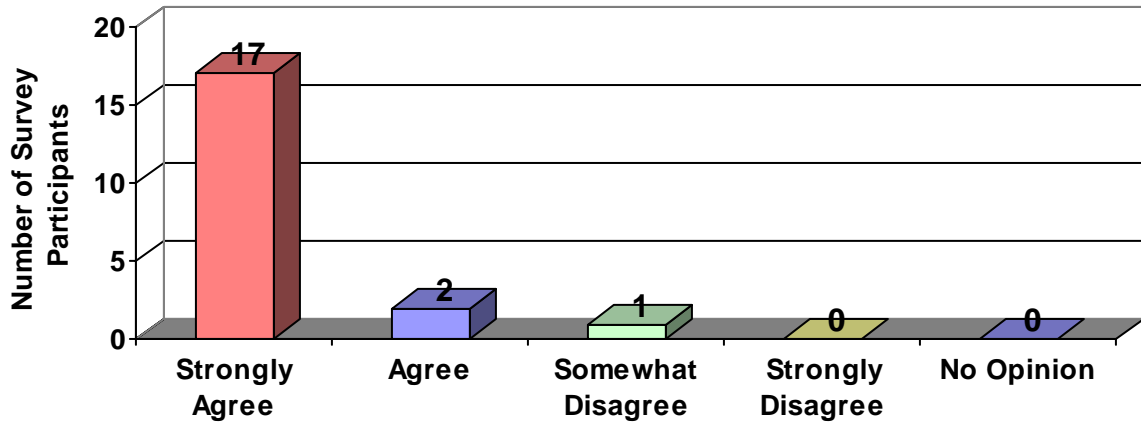
Draft Guiding Principle #1 – Promote a high quality of life while preserving the City’s desert, small town feel.



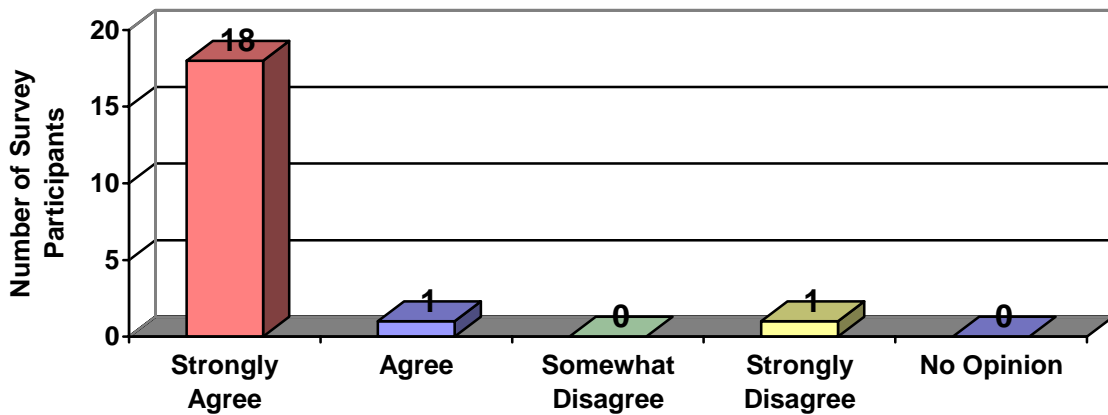
Draft Guiding Principle #2 – Encourage high quality development compatible with the Joshua Tree National Park, Marine Corps Air Ground Combat Center and the City’s desert, small-town character.



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



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



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

