

Joshua Tree Community Plan 2007 All Goals and some Policies

Land Use

Goal JT/LU 1. Retain the existing rural desert character of the community.

JT/LU 1.1 Require strict adherence to the land use policy map unless proposed changes are clearly demonstrated to be consistent with the community character.

JT/LU 1.3 Development shall be required to maintain, conserve and be complementary to environmentally sensitive areas and elements, including but not limited to: Joshua trees, Mojave yuccas, creosote rings and other protected plants, protected fauna, hillsides, scenic vistas, drainage areas, habitat, and unique geological features.

Goal JT/LU 2 Support development of the existing downtown commercial area of Joshua Tree as a focal point and core activity center within the community.

Goal JT/LU 3 Enhance commercial development within the plan area that is compatible in type and scale with the rural desert character, is located appropriately, and meets the needs of local residents and visitors.

JT/LU 3.3 Avoid strip commercial development by encouraging the expansion of commercial uses within well-defined core areas of the community.

JT/LU 3.5 Encourage the development or expansion of commercial uses that are compatible with adjacent land uses and respect the existing positive characteristics of the community and its natural environment, and that provide buffering from environmentally sensitive areas.

JT/LU 3.6 Discourage regional commercial facilities within Joshua Tree. To avoid “big box” commercial developments that are out of character with the rural desert community, establish development standards that restrict the size and scale of retail buildings.

JT/LU 3.7 Require desert-type vegetative landscaping or xeriscaping for all commercial and industrial areas through the development review process.

Goal JT/LU 4 Establish locational criteria for future development within the plan area to ensure compatibility between uses.

JT/LU 4.4 Limit “high density” residential development to areas compatible with adjacent land uses and with adequate, convenient commercial, public services and infrastructure.

JT/LU 4.5 Industrial land uses shall be located in areas where industrial uses will best serve the needs of the community and will have a minimum adverse effect upon surrounding property with minimal disturbance to the natural environment and the total community.

Goal JT/LU 5. Enhance residential and commercial development by encouraging and accommodating mass transit facilities.

Circulation and Infrastructure

Goal JT/CI 1. Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the desert landscape and rural character.

JT/CI 1.1 Ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS C.

JT/CI 1.5 Preserve the status of Twentynine Palms Highway (SR-62) and Park Boulevard/Quail Springs Road as County scenic routes and ensure protection of their scenic values through the following methods:

A. Require compliance with the provisions of the Open Space Overlay; and

B. Support the creation of a Hillside Preservation Ordinance that will include standards for hillside development to regulate densities, address allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.

JT/CI 1.6 Seek State support and assistance for the designation of Twentynine Palms Highway (SR-62) as an official State Scenic Highway.

JT/CI 1.8 Where feasible, prohibit the subdivision of land smaller than 2 ½ to 5 acres in size where adequate paved access cannot be provided for by private or public means.

Goal JT/CI 2. Ensure safe and efficient non-motorized traffic circulation within the community.

Goal JT/CI 3. Improve safety on Twentynine Palms Highway (SR-62) in Joshua Tree for vehicles, pedestrians, cyclists, the handicapped and others, while avoiding unnecessary interference with through traffic.

Goal JT/CI 4. Promote alternative modes of transportation.

Infrastructure

Goal JT/CI 5. Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Joshua Tree Community Plan area.

Goal JT/CI 6. Encourage and promote water conservation.

Goal JT/CI 7. Ensure that infrastructure improvements are visually and physically compatible with the natural environment and desert character of the community.

Goal JT/CI 8. Encourage property maintenance and community aesthetics with the promotion of water and soil conservation, recycling and proper waste disposal.

Goal JT/CI 9. Provide for the continued viability and safe operation of the Roy Williams Airport.

Goal JT/CI 10. Improve and support community facilities.

Conservation

Goal JT/CO 1. Encourage conservation and protection of native wildlife and vegetation habitats and soils.

JT/CO 1.1 Require future land development to be compatible with the existing topography and scenic vistas, and protect the natural vegetation.

JT/CO 1.2 Require retention of existing native vegetation for new development projects, particularly Joshua trees, Mojave yuccas and creosote rings, and other species protected by the Development Code and other regulations. This can be accomplished by:

A. Requiring a landscape plan, approved as part of the location and development plan review and approval process for all new development projects.

B. Requiring the Building Official to make a finding that no other reasonable siting alternatives exist for development of the land prior to removal of a protected plant.

C. Encourage on-site relocation of Joshua trees and Mojave yuccas. However, if on-site relocation is not feasible require developers to consult a list that will be established and maintained in the County Building and Safety Office of residents willing to adopt and care for relocated trees.

D. The developer/home builder shall bear the cost of tree or yucca relocation.

E. Retention and transplanted standards will follow best nursery practices.

JT/CO 1.3 Require future development to utilize water conservation techniques.

JT/CO 1.4 Reduce disturbances to fragile desert soils as much as practicable in order to reduce fugitive dust. The County shall consider the following in the development of provisions to limit clearing.

A. Parcels of one acre or larger shall not be disturbed or cleared of natural vegetation unless for the installation of building pads, driveways, landscaping, agriculture or other reasonable uses associated with the primary use of the land, including fire clearance areas.

B. Fire abatement or local clean-up efforts shall be accomplished by mowing or means other than land scraping whenever possible to minimize fugitive dust and windblown sand. When de-brushing or blading is considered the most feasible alternative, additional methods shall be required for erosion control.

C. The County Office of Building and Safety may issue permits for further grading or clearance of vegetation subject to Land Use Compliance review.

Goal JT/CO 2. Preserve wildlife corridors between Bureau of Land Management (BLM) land and Joshua Tree National Park.

JT/CO 2.1 Maintain wildlife corridors along natural washes and other travel areas within the plan area to facilitate wildlife travel to and from the National Park and BLM lands in north Joshua Tree. Once established, wildlife corridors shall be protected from surrounding development by establishing provisions for their protection. This can be accomplished by:

- A. Requiring an appropriate buffer zone, setbacks, and joint use of drainage easements.
- B. Discouraging fencing and other restraints to wildlife travel.
- C. Encouraging developers to dedicate additional open space lands to link wildlife corridors.
- D. Investigate the official establishment of a wildlife corridor overlay at a local scale, in conjunction with the National Park.

JT/CO 2.2 Flood control improvements shall retain the natural character of drainage areas as much as possible.

Goal JT/CO 3. Preserve significant historical and archaeological sites and structures, which contribute to the unique character of the Community Plan area.

Goal JT/CO4. Encourage utilization of renewable energy resources.

Goal JT/CO5. Protect and improve the scenic environment adjacent to county designated scenic routes on Twentynine Palms Highway and Quail Springs Road in Joshua Tree.

Goal JT/CO6. Provide aesthetically pleasing transitional areas on the borders of the Joshua Tree plan area, particularly along Twentynine Palms Highway.

Goal JT/CO7. Protect Joshua Tree viewsheds from physical degradation and inappropriate development.

Goal JT/CO8. Preserve the dark night sky as a natural resource to be enjoyed by residents and visitors to Joshua Tree

JT/CO8.2 All outdoor lighting, including street lighting, shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

Open Space

Goal JT/OS 1. Develop parks, recreation facilities and a non-motorized trail system to meet the recreational needs of the community.

JT/OS 1.8 Discourage unauthorized motorized use of the trail network by posting signage, providing barriers where appropriate and enforcing violations.

Goal JT/OS 2. Preserve open space lands to ensure that the rural desert character and scenic vistas of the community are maintained.

Goal JT/OS 3. Ensure that off-highway vehicle use within the plan area and in the surrounding region is managed to protect residential uses and environmentally sensitive areas.

Noise – See the Noise Element in the General Plan

Safety

Goal JT/S 1. Provide adequate fire safety measures to protect residents of the plan area.

Goal JT/S 2. Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.

Goal JT/S 3. Coordinate land use planning efforts with flood control planning and improvement programs.