Draft Initial Study
Mitigated Negative Declaration

Sixth Cycle Housing Element Update

Lead Agency:
City of Adelanto
Development Services Department
Planning Division
Louis Morales/760.246.2300
11600 Air Expressway Adelanto, CA 92301

Project Proponent:
City of Adelanto
Development Services Department
Planning Division
11600 Air Expressway
Adelanto, CA 92301

Consultant:
Infrastructure Engineers
3060 Saturn Street
Suite 250
Brea, California 92821

November 2023

TABLE OF CONTENTS

TABLE OF CONTENTS iii
DOCUMENT ORGANIZATION vii
SECTION I. INTRODUCTION 1
SECTION II. PROJECT DESCRIPTION 4
Table 1 – 6th Cycle Adelanto RHNA Allocation 10
Table 2 – Adelanto Quantified Housing Objectives ..... Error! Bookmark not defined.
Table 3– Summary of Special Needs Groups in Adelanto 17
SECTION III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 18
Table 4 – General Plan and Zoning Land Use Designations 20
Table 5 – Residential Development Standards 21
SECTION IV. MITIGATED NEGATIVE DECLARATION 23
Figure 1. REGIONAL LOCATION OF CITY OF ADELANTO 26
Figure 2. PROJECT VICINITY MAP 27
Figure 3. AREA-WIDE LOCATION OF THE CITY OF ADELANTO 28
Figure 4. SUB AREA REFERENCE MAP 29
Figure 5. SUB AREA 1 AERIAL MAP 30
Figure 6. SUB AREA 1 31
Figure 7. SUB AREA 2 AERIAL MAP 32
Figure 8. SUB AREA 2 33
SECTION V. EVALUATION OF ENVIRONMENTAL IMPACTS 36
AESTHETICS 37
Existing Setting 37
Regulatory Setting 37
Project Impacts 38
AGRICULTURE AND FORESTRY RESOURCES 41
Existing Setting 41
Regulatory Setting 41
Project Impacts 41
AIR QUALITY 44
Existing Setting 44

Regulatory Setting 45
Project Impacts 47
BIOLOGICAL RESOURCES 51
Existing Setting 51
Regulatory Setting 51
Project Impacts 55
CULTURAL RESOURCES 60
Existing Setting 60
Regulatory Setting 60
Project Impacts 63
ENERGY 66
Existing Setting 66
Regulatory Setting 66
Project Impacts 67
GEOLOGY AND SOILS 70
Environmental Setting 70
Regulatory Setting 70
GREENHOUSE GAS EMISSIONS 75
Existing Setting 75
Regulatory Setting 76
Regulatory Setting 81
Project Impacts 91
HAZARDS AND HAZARDOUS MATERIALS 92
Existing Setting 92
Regulatory Setting 92
Project Impacts 94
HYDROLOGY AND WATER QUALITY 99
Existing Setting 99
Regulatory Setting 99
Project Impacts 100
LAND USE AND PLANNING 104
Regulatory Setting 104
Project Impacts 105

MINERAL RESOURCES 106
Existing Setting 106
Regulatory Setting 106
Project Impacts 107
NOISE
Existing Setting 108
Regulatory Setting 109
Project Impacts 111
POPULATION AND HOUSING 117
Existing Setting 117
Regulatory Setting 120
Project Impacts 121
PUBLIC SERVICES 123
Existing Setting 123
Regulatory Setting 123
Project Impacts 124
RECREATION 129
Existing Setting 129
Regulatory Setting 129
Project Impacts 130
TRANSPORTATION AND TRAFFIC 132
Existing Setting 132
Regulatory Setting 132
Project Impacts 134
TRIBAL CULTURAL RESOURCES 136
Existing Setting 136
Regulatory Setting 136
Project Impacts 137
UTILITIES AND SERVICE SYSTEMS 140
Existing Setting 140
Regulatory Setting 140
Project Impacts 143
WILDFIRE 148

Existing Setting 148
Regulatory Setting 148
Project Impacts 149
MANDATORY FINDINGS OF SIGNIFICANCE 151
REFERENCES 152

DOCUMENT ORGANIZATION

This Initial Study (IS) analyzes potential environmental impacts associated with adoption of the City of Adelanto's 6th Cycle (2021-2029) Housing Element. The IS has been organized into the following sections:

Section I - Introduction: Describes the CEQA context and purpose of an IS.

Section II - Project Description: Provides background information on the Lead Agency and describes the project, in response to the *CEQA Environmental Checklist.*

Section III - Environmental Factors Potentially Affected: Identifies Potentially Significant Impacts, which are later explained in Section V.

Section IV – Mitigated Negative Declaration: Presents the determination regarding the appropriate environmental document for the project.

Section V – Evaluation of Environmental Impacts: Provides discussions of the possible environmental impacts of the project for specific issue areas that have been identified in the *CEQA Environmental Checklist*. For each issue area, potential impacts are discussed and evaluated.

It is important to note that the 6th Cycle Housing Element Update is a planning document and does not authorize site-specific residential development on properties identified as candidate sites for housing. Thereby, this Initial Study and accompanying Mitigated Negative Declaration (MND) provide an overall analysis of potential environmental impacts that may occur and, if so, would necessitate further environmental study for the site-specific developments proposed.

The topical sections in this Initial Study identify Mitigation Measures previously sanctioned in the 1994 General Plan and/or in the October 2022 General Plan Land Use Element Update although no site-specific Potentially Significant Impacts were identified, identification of the Mitigation Measures is intended to be informational only and to be used in the future for site-specific environmental analyses.

SECTION I. INTRODUCTION

Project Title:

City of Adelanto 6th Cycle 2021-2029 Housing Element Update

Lead Agency Name and Address:

City of Adelanto
Community Development Department, Planning Division
11600 Air Express Boulevard
Adelanto, California 92301
Louis Morales
lmorales@city.adelanto.ca.us
760.246.2300

Project Location:

The City of Adelanto is located in the Victor Valley region of the Mojave Desert, in the northern region of the Inland Empire. The City is located within San Bernardino County approximately nine miles northwest of the City of Victorville in the State of California.

Project Sponsor's Name, Phone Number and Address:

City of Adelanto
Community Development Department, Planning Division
11600 Air Express Boulevard
Adelanto, California 92301
Email: lmorales@city.adelanto.ca.us

Legal Authority and Findings

The City of Adelanto has prepared this IS in accordance with the Guidelines for the Implementation of CEQA (CEQA Guidelines) (California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000, et seq.). Although consultants assisted in the preparation of this IS, all analysis, conclusions, findings, and determinations presented in the IS represent the findings of the City of Adelanto, acting as the Lead Agency under CEQA. In accordance with the provisions of CEQA and the state and local CEQA Guidelines, as the Lead Agency, the City of Adelanto is responsible for reviewing the potential environmental effects, and after consideration, approving or denying the project.

Document Purpose

Section 15063(c) of the CEQA Guidelines defines an IS as in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this IS has been prepared to evaluate the potential environmental effects associated with the City of Adelanto 6th Cycle Housing Element Update (HEU; or, Project), which represents the City of Adelanto's policy program for the 2021-2029 6th Cycle planning period. The Housing Element is one of the State-mandated General Plan Elements that is included in the City of Adelanto General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs. This IS includes a description of the Project; an evaluation of the Project's potential environmental impacts; the findings of the environmental analyses; and recommended standard conditions and mitigation measures to avoid/lessen the Project's significant

adverse impacts on the environment. For the purposes of CEQA review and compliance, the City of Adelanto (City) serves as the Lead Agency. In accordance with State CEQA Guidelines, the City has the authority for environmental review and certification of the environmental documentation.

This IS has evaluated each of the environmental issue areas contained in the checklist provided in Section 3.0: Environmental Checklist. It provides decision-makers and the public with information concerning the potential environmental effects associated with Project implementation, and ways to reduce or avoid potentially significant environmental impacts. This is intended to be used as a decision-making tool for the City in considering and taking action on the Project. Any responsible agency may elect to use this environmental analysis for discretionary actions associated with Project implementation. In each housing element planning cycle, the California Department of Housing and Community Development (HCD) determines the Regional Housing Needs Assessment (RHNA) by income level for each region's Council of Governments (COG). The Southern California Association of Government (SCAG) is the COG for the six-county region of Orange, Los Angeles, San Bernardino, Riverside, Ventura, and Imperial counties. SCAG prepares the RHNA allocation for every city and county. The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA allocation. The proposed HEU includes the City Housing Policy Plan, which addresses the City's identified housing needs and includes Goals, Policies, and Programs concerning housing and housing-related services, as well as the City's approach to addressing its share of the regional housing need for the 6th Cycle planning period. The Project identifies candidate sites that can accommodate RHNA development, of which only two would require a zone change to accommodate housing development.

Terminology

A "significant effect" is defined by Section 15382 of the CEQA Guidelines as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." An economic or social change by itself shall not be considered a significant effect on the environment but may be considered in determining whether the physical change is significant.

Initial Study Public Review Process

The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration has been provided to the San Bernardino County Clerk-Recorder and mailed to responsible agencies and others who expressed interest in being notified. A 30-day public review period has been established in accordance with Section 15073 of the State CEQA Guidelines. During the public review period, the IS, including the technical appendices, can be accessed on the City's website and is available for review at the location identified below.

When reviewing the IS, affected public agencies, and interested members of the public should focus on the adequacy of the document in identifying and analyzing the potential environmental impacts and the ways in which the potentially significant effects of the Project can be avoided or mitigated. Comments on the IS and the analysis contained herein may be sent to: Louis Morales, Senior Planner, City of Adelanto Email: lmorales@cityofadelanto.com; Phone: 760.246.2300. Comments sent via email should include the Project title in the subject line and a valid mailing address in the email. Following receipt and evaluation of comments, the City of Adelanto will determine

whether any substantial new environmental issues have been raised. If so, further documentation may be required. If not or if the issues raised do not provide substantial evidence that the Project will have a significant effect on the environment, the Mitigated Negative Declaration and the Project will be considered for adoption and approval, respectively.

SECTION II. PROJECT DESCRIPTION

ADELANTO 6TH CYCLE 2021-2019 HOUSING ELEMENT UPDATE

The State of California requires all local governments to prepare, adopt, and maintain housing elements to identify planning strategies that will be effective in provision, conservation, and maintenance of housing that will meet existing and future needs of the community. The State of California Department of Housing and Community Development (HCD) is the State Agency responsible for ensuring California's housing laws are being implemented at the local level.

The Housing Element is a required component of the City General Plan and must be updated on a regular basis, as established in California Government Code Section 65588.

The Housing Element consists of three primary components, each of which is supported by data: Housing Needs; Constraints to Housing Development; Housing Resources (available sites and funding sources; and a Housing Plan.

The Adelanto 6th Cycle Housing Element Update focuses on the following issues:

- The City's responsibility in contributing to attainment of State and regional housing objectives;
- The City's desire to cooperate with the private and public sectors to promote and encourage opportunities for new housing;
- The City's intent to work with other public agencies and local governments to address local and regional housing needs;
- The City's intent to conserve existing housing resources through housing rehabilitation, while providing opportunities for new housing development;
- Promoting development of a range of housing types, styles, and densities that would serve all income groups that are living or that may choose to live in Adelanto; and,
- Establishing policies and programs to address the City's housing needs.

The Adelanto 6th Cycle Housing Element builds upon the housing policy adopted as part of the previous 5th Cycle Adelanto Housing Element. The 6th Cycle Housing Element Update consists of the following sections:

- Section 1 – *Introduction to the Housing Element* provides an overview of the City of Adelanto and indicates the statutory authority of the Housing Element;
- Section 2 – *Adelanto Community Profile* includes the requisite background technical analysis the State of California requires, including detailed demographic, housing characteristics, and socio-economic characteristics;
- Section 3 – *Constraints to Housing Development* identifies factors that could inhabit future development of new housing and summarizes efforts that will be effective in removing identified constraints;
- Section 4 – *Housing Plan* includes policies and implementing programs that will enable the City to accommodate its projected housing need; and,
- Appendices include the Draft – City of Adelanto 6th Cycle 2021-2029 Housing Element Update.

Purpose and Scope of the Adelanto Housing Element

The City of Adelanto intends to provide a balanced supply of housing in various ways, such as long-range planning, continued removal of bureaucratic barriers and governmental constraints to new housing development, and utilization of available resources to conserve existing housing resources. Key objectives of the 6th Cycle Housing Element Update include the following:

- To minimize governmental constraints, market constraints, and economic constraints that may impede development of new housing in the coming years;
- To continue to ensure fair and equal housing laws are enforced;
- To address future housing needs by initiating new and innovative land use planning strategies that will expand housing opportunities in Adelanto;
- To increase the supply of housing stock by encouraging new housing construction at higher densities along with conservation of existing housing stock; and,
- To review City development standards for residential development as a means to improve site design, architectural quality, and livability of all types of housing.

California State law requires counties and cities to periodically update their housing elements to better reflect changes in housing market conditions. The previously adopted Adelanto Housing Element addressed housing requirements between October 2014 and September 2021 (the 5th Cycle). This 6th Cycle Housing Element Update applies to the period extending from 2021 to October 2029. Pursuant to Section 65580 of the California Government Code, this Housing Element Update must conform to the following requirements:

- The Housing Element must identify sites along with the appropriate zoning, development standards, and availability of public facilities and infrastructure so as to accommodate the Regional Housing Needs Assessment (RHNA) applicable to Adelanto;
- The Housing Element must include programs and policies that will assist in development of new housing that will meet the City's existing and future housing needs;
- The Housing Element must identify and address potential governmental constraints that may impede maintenance, improvement, and development of new housing, particularly housing for lower income persons and for persons with disabilities;
- The Housing Element must strive to conserve the existing affordable housing stock and to preserve lower-income housing resources developments that exist in Adelanto; and,
- The Housing Element must continue to support equal housing regulations for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Public Participation

The City of Adelanto undertook a robust and comprehensive public outreach program that consisted of the following.

- City staff conducted three community workshops prior to the formal release of the Draft Housing Element to HCD for review;
- Staff uploaded the Draft Housing Element on the City website to enable pubic to have an opportunity to review the Element during the course of its preparation;

- The City requested a number of housing and service providers and others who have historically requested Community Development Block Grant funding to comment on the Housing Element and other housing-related issues, including provision of housing; and,
- The City held "Zoom" meetings with the local Building Industry Association to discuss housing opportunity areas and a number of development standards.

The City advertised community workshops in the local newspaper and posted additional notices at the Adelanto City Hall, local community centers, park bulletin boards, and supermarket bulletin boards. In addition, the City circulated meeting announcements in the City's water bills.

Project Location

The 6th Cycle Housing Element Update applies to the land area included within the City of Adelanto corporate boundaries and unincorporated areas the City has designated in its Sphere of Influence (SOI). An SOI is an area in which the City has power to affect developments although it has no formal authority.

The City of Adelanto (City) is located approximately 60 miles northeast of Downtown Los Angeles and 30 miles north of the City of San Bernardino in the Victor Valley area of the Mojave Desert, in the northern region of the Inland Empire in San Bernardino County. (Figure 1 – Regional Location of City of Adelanto). The City is bordered by unincorporated San Bernardino County to the north, by the City of Victorville and unincorporated San Bernardino County to the east, by the City of Hesperia and unincorporated San Bernardino County to the south, and by unincorporated San Bernardino County to the west. (Figure 2 – (Project Vicinity).

The City is predominantly comprised of residential land uses, with other notable land uses including commercial retail and restaurant uses along Highway 395.

Regional access to Adelanto is available via three area highways: Intestate 15 (I-15), which extends southwest to northeast approximately three miles east of Adelanto; United States Highway 395 (US-395), which traverses the eastern portion of Adelanto in a northwest to southeast orientation; and, State Route 18 (SR 18), which traverses the southern portion of the City in an east to west orientation (reference Figure 3 Area-Wide Location of the City of Adelanto).

The City of Adelanto occupies a land area of 52.88 square miles. The City's elevation is approximately 2,871 feet above mean sea level (amsl).

The United States 2020 Census estimated Adelanto's population to be 38,046, which is an increase from its 2010 population (31,765). The City's population thereby increased during these years by approximately 16.7 percent (6,353 persons).

The California Department of Finance estimates there are 9,658 residential units in Adelanto, including 7,467 single-family detached units, 203 single-family attached units, 468 units in structures containing 2-4 units, 773 units in multiple-family residences (5 or more units per structure), and 747 mobile home units.

Relationship to Other General Plan Elements

The Adelanto General Plan consists of the following seven elements: Circulation Element; Conservation Element; Housing Element; Land Use Element; Noise Element; Open Space Element; and Safety Element. The City's last comprehensive General Plan update was completed in May 1995. The City adopted the Adelanto North 2035 Plan in August 2014 as part of a State of California Sustainable Communities Planning Grant and Incentives Program. The Adelanto North 2035 Plan encompasses land in the City of Adelanto and unincorporated San Bernardino County that covers 55 square miles of the west Mojave Desert. The Planning Area boundaries include Oleander Street to the north; the western boundary of Southern California Logistics Airport (SCLA), Adelanto and Amethyst Roads to the east; Holly Road to the south; and Lessing Avenue to the west. The Planning Area is mainly comprised of residential, commercial, and industrial land uses. Concurrent with the Adelanto North 2035 Plan's adoption, the City amended the City of Adelanto's General Plan and Zoning Code for consistency with the Adelanto North 2035 Plan. However, if the Adelanto North 2035 Plan's goals, policies, and programs differ from, or conflict with, the policies contained in the Adelanto General Plan or any other applicable City regulation, rule, or policy, the Adelanto North 2035 Plan shall prevail unless otherwise indicated. The Planning Division staff shall resolve any issues that may arise with the interpretation of the Plan. The Adelanto North 2035 Plan includes the following key policies with respect to housing.

- Land Use and Community Design Policy 1.1 – Accommodate a range of land use designations to meet the residential, recreational, economic, educational, and social needs of current and future residents, business owners, and local employees in accordance with Figure LC-2 (this is the land use plan included in the Adelanto North 2035 Plan). The Housing Element conforms to this Policy. Those areas designated as Housing Development Opportunity Areas (HDPA) are designated for residential development in the Adelanto North 2035 Plan's Land Use Map.
- Land Use and Community Design Policy 2.2 – Encourage higher intensity commercial uses, higher density residential uses, and higher density/intensity mixed uses in the Mixed-Use Town Center and Mixed-Use Visitor Serving Center. The Housing Element conforms to this Policy. Those areas designated for higher densities and mix-use development in the Town Center area will continue to be promoted as part of this Housing Element's implementation.
- Land Use and Community Design Policy 4.1 – Develop residential neighborhoods to include walkable environments, integrated greenbelt trails, and accessible parks and schools. The Housing Element does not preclude the implementation of this Policy. This review is completed as part of the staff's review of individual development projects.
- Land Use and Community Design Policy 5.1 – Require new development to pay its fair share of the cost of public facilities, services, and infrastructure, including but not limited to transportation, incremental water supply, sewer and wastewater treatment, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation. The Housing Element does not preclude implementation of this Policy. This review is completed as part of the staff review of individual projects.
- Land Use and Community Design Policy 7.1 – Encourage the design and construction of buildings to go beyond the requirements of the CALGreen Building

Code. The Housing Element does not preclude the implementation of this policy. This review is completed as part of the staff's review of individual development projects.

- Land Use and Community Design Policy 8.6 – Require sidewalks on both sides of the street in the Single Family (RS-1 and RS-5), Medium Density Residential, and Mixed-Use classifications. Sidewalks on local streets in the Desert Living designation areas are not required but encouraged. The Housing Element does not preclude implementation of this Policy. This review is completed as part of the staff's review of individual development projects.
- Land Use and Community Design Policy 9.1 - Prohibit monotonous residential subdivision design that features repetitive architectural styles, facades, colors and materials, roof materials, and garage placement. The Housing Element does not preclude implementation of this Policy. This review is completed as part of the staff's review of individual development projects. This updated Housing Element includes a program to update zoning standards.
- Land Use and Community Design Policy 9.2 – Provide a mixture of building plans, elevations, and architectural styles to provide variety in neighborhoods. This Housing Element does not preclude the implementation of this Policy. This review is completed as part of the staff's review of individual development projects. This updated Housing Element includes a program to update zoning standards and the promotion of new types of developments such as "clustered housing" and "zero-lot-line" development.
- Land Use and Community Design Policy 9.3 – Allow a variety of residential building types, styles, colors, and layouts. This updated Housing Element includes a program to update zoning standards.
- Land Use and Community Design Policy 9.4 – Provide individuality and identity through variation in design and layout. This updated Housing Element includes a program to update zoning standards.
- Land Use and Community Design Policy 9.5 – De-emphasize garages along residential streets and prohibit continuous rows of garages that dominate the streetscape. This updated Housing Element includes a Program to update zoning standards.
- Land Use and Community Design Policy 10.3 – Emphasize the residential units' architectural detail and interactive architecture with porches, courtyards, entries, windows, and second story balconies related to the street. The Housing Element does not preclude implementation of this Policy. This review is completed as part of the staff's review of individual development projects.
- Land Use and Community Design Policy 11.4 – Encourage multi-family development to include side and rear yard access gates to public sidewalks and adjoining commercial uses, and transit stops. The Housing Element does not preclude implementation of this Policy. This review is completed as part of staff's review of individual development projects.
- Land Use and Community Design Policy 11.6 – Multi-family development projects shall provide outdoor living spaces, common open spaces, and communal amenities. This updated Housing Element includes a Program to update zoning standards.

SOURCES OF INFORMATION

The following are primary sources of information in producing the Adelanto 6th Cycle Housing Element Update.

- United States Bureau of the Census information, decennial census completed in 2020.
- California State Department of Finance (DOF) Demographic Research Unit for population and housing information (January 1, 2021, estimates).
- Southern California Association of Governments (SCAG) population, housing, and employment projections used in preparation of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA). SCAG prepared a "Profile of the City of Adelanto" used to prepare the background analysis. The Profile Report used data derived from the 2018 American Community Survey.
- Land use and housing condition surveys conducted during preparation of the 6h Cycle Housing Element Update.
- United States Department of Housing and Urban Development (HUD) data used to identify the number of households that are overpaying for housing. This data is based on special tabulations from sample Census data.
- Other demographic data from various sources within the County of San Bernardino. The Consolidated Annual Performance and Evaluation Report (CAPER) for the most recent fiscal year was also reviewed and pertinent statistical data used in preparation of the 6th Cycle Housing Element Update.

HOUSING PLAN

6th Cycle RHNA

The SCAG Regional Housing Needs Assessment (RHNA) estimated the 2021-2029 future housing construction need for Adelanto to be 3,763 units. Table 1 indicates the income assignments for the 6th Cycle RHNA Allocation.

Table 1 – 6th Cycle Adelanto RHNA Allocation

Income Group	2021-2029 RHNA	
	Units Allocated	Percentage of Units
Very Low	394	11%
Low	566	15%
Moderate	651	17%
Above Moderate	2,152	57%
TOTAL	3,763	100%

Summary of Quantified Objectives

The City of Adelanto 6th Cycle Housing Element Sites Inventory Summary Table B-2 has been prepared to provide a snapshot of where vacant land sites have been identified throughout the City to accommodate the 2021-2029 RHNA.

The summary table categorizes the proposed vacant land sites into planning areas, sites within an R-3 zone one area identified for an Affordable Housing Overlay (AHO) within the City of Adelanto. These include sites identified by developers or City staff for future residential development, sites identified to accommodate residential development throughout the City, and areas designated for intensified residential development (AHO area).

Table B-2 shows the total number of potential units allocated to each income bracket within each respective planning area. Based on the methodology outlined below, the City has the potential to far exceed the RHNA numbers within all income categories. Within the existing sites inventory in the previously designated subareas 1 and 2 (Figure 6 and Figure 8), the City would not meet the RHNA needs for the lower income sites (requirement to be at least 30 du/acre), so an Affordable Housing Overlay is being proposed (Table B-3). Multiple parcels have been selected to have their zoning overlaid with the Affordable Housing Overlay, which provides developers with an alternative route to develop at higher densities. The parcels were selected in accordance with the 2020 Census and Tax Credit Allocation Committee (TCAC) attributes displayed in the previous maps in Chapter II AFFH section, the planned growth areas laid forth in the Adelanto

North 2035 Sustainable Plan, the infrastructure conditions present in this section of the City, and individual parcel's proximity to adjacent developed parcels.

Table B-2
2021-2029 Sites Inventory Summary Table

Planning Area	Very Low	Low	Moderate	Above Moderate	How to Calculate Income Level
Planning Areas					
Subareas 1 and 2	0	0	3,616	3,289	Divided total sites between Moderate and Above Moderate 50/50 split
R3 Zoned Sites	438	438	0	0	Divided total sites between Very Low and Low 50/50 split
Sites in AHO (assuming separate from subareas 1 and 2)	1,227	1,227	0	0	Divided total sites between Very Low and Low 50/50 split
Total 2021-2029	1,665	1,665	3,616	3,289	
*Realistic Capacity = Acres X Max Density X 0.8					

Table B-3
AHO Vacant Sites

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Very Low	Low	Moderate	Above Moderate	Acres	Realistic Capacity
312813112	R-M12	R-M12	30	54	55			4.57	109
312813114	R-M12	R-M12	30	95	96			7.96	191
312813118	R-M12	R-M12	30	54	55			4.56	109
312813119	R-M12	R-M12	30	105	105			8.73	210
312814122	R-S5	R-S5	30	119	120			9.99	239
312817114	R-S5	R-S5	30	29	29			2.45	58
312817115	R-S5	R-S5	30	32	33			2.72	65
312817116	R-S5	R-S5	30	91	91			7.61	182
312817118	R-S5	R-S5	30	14	14			1.19	28
312817119	R-S5	R-S5	30	17	17			1.42	34
312817120	R-S5	R-S5	30	24	23			1.97	47
312817121	R-S5	R-S5	30	24	24			2.01	48
312817122	R-S5	R-S5	30	23	24			2.00	47
312817123	R-S5	R-S5	30	24	24			2.00	48
312817124	R-S5	R-S5	30	45	45			3.80	91
312817125	R-S5	R-S5	30	45	45			3.82	91
312817126	R-S5	R-S5	30	58	58			4.86	116
312817127	R-S5	R-S5	30	23	24			1.97	47
312817128	R-S5	R-S5	30	23	24			1.98	47
312818103	R-S5	R-S5	30	25	25			2.08	50
312818104	R-S5	R-S5	30	27	28			2.32	55
312818105	R-S5	R-S5	30	27	27			2.28	54
312818106	R-S5	R-S5	30	24	23			2.00	47
312822106	MU	MU	30	10	9			0.82	19
312822107	MU	MU	30	15	15			1.25	30
312822108	MU	MU	30	30	30			2.51	60
312822109	MU	MU	30	21	21			1.75	42
312822110	MU	MU	30	21	20			1.72	41
312822111	MU	MU	30	21	20			1.72	41
312822112	MU	MU	30	21	20			1.72	41
312822118	MU	MU	30	30	29			2.48	59
312822119	MU	MU	30	12	12			1.00	24
312822121	MU	MU	30	22	21			1.81	43
312822122	MU	MU	30	22	21			1.80	43

Available Sites

Candidate development sites were identified in the 6th Cycle Housing Element Update as candidates for future residential development to accommodate the City of Adelanto's future housing need. The sites will potentially allow for 6,905 units. As a result, Adelanto has a surplus of undeveloped land zoned for residential development although there are constraints to such development that include the following:

- Absence of roads in some areas of the City;
- Absence of water and sewer lines in some areas of the City;
- Some areas in the City may be underserved by public services;
- Portions of the City are not well-served by utilities (natural gas and electricity); and,
- The recent listing of the western Joshua Tree as a candidate threatened species.

Subareas (Figures 4 through 9)

- Subarea 1 – This subarea occupies 288 acres and is bordered on the north by Bartlett Avenue, on the south by Violet Road, on the east by Highway 395, and on the west by Bellflower Street. This sub area consists of 108 vacant parcels.

  Subarea 2 – This subarea occupies 694 acres and is bordered by Auburn Avenue to the north, Air Expressway to the south, Bellflower Street to the east, and Steven Street to the west. This subarea consists of 466 vacant parcels. Properties within the identified housing candidate sites are designated for residential development. Both subareas are located west of US-395 and north of State Route 18. The combined acreage of the two identified subareas is 982 acres; vacant areas within the two subareas is 574. The two subareas are estimated to be able to accommodate 6,905 dwelling units.

- R3-30 Sites – These sites include four vacant parcels on 28.03 acres situated in the southern section of the city (Figure 9).

- Affordable Housing Overlay (AHO)- These include 35 parcels situated on 111.44 acres identified by developers or City staff for future residential development, sites identified to accommodate residential development throughout the City, and areas designated for intensified residential development (Figure 9).

Housing Element Goals and Policies

The 6th Cycle 2021-2029 Housing Element Update does not specifically authorize construction of any housing development and does not indicate where and when specific housing projects will be constructed, rather, the Housing Element Update is a policy document that sets forth Adelanto's plan to accommodate its share of regional housing needs, determined by the Southern California Association of Governments (SCAG). The 6th Cycle Housing Element Housing Plan identifies long-term housing goals and shorter-term policies to address identified housing needs. The Housing Element Goals and Policies will be implemented through a series of Housing Programs that define specific actions the City will take to achieve the stated Goals and Policies.

Goals

The Housing Programs are organized according to the City's five housing Goals. The Housing Policies are arranged in relation to the following Goals.

- Goal Number 1 – Housing Conservation. Policies included indicate the City will remain committed to efforts designed to preserve and maintain existing housing resources, including affordable housing.
- Goal Number 2 – Removal of Governmental Constraints. The City will continue to explore and implement strategies designed to remove those governmental constraints related to production of new housing.
- Goal Number 3 – Identification of Adequate Sites. The City will remain committed to the identification of potential sites along with the appropriate zoning.
- Goal Number 4 – Development of New Affordable Housing. The City is committed to continuing assistance in the development of new housing for all income groups.
- Goal Number 5 – Equal Housing. The City will adopt policies that underscore Adelanto's commitment to equal housing opportunities.

Policies

Policies for Goal Number 1 (Housing Conservation)

- Policy 1.1: The City of Adelanto shall require the maintenance and rehabilitation of existing owner-occupied and rental housing, where feasible.
- Policy 1.2: The City of Adelanto shall promote the removal and replacement of those substandard units which cannot be rehabilitated.
- Policy 1.3: The City of Adelanto shall continue to support code enforcement efforts so as to maintain all residential properties in a healthy and safe condition and require that all residential properties maintain a high standard of maintenance.
- Policy 1.4: The City of Adelanto shall investigate and pursue programs and funding sources available to assist in the improvement and maintenance of the residential property.
- Policy 1.5: The City of Adelanto shall prevent the encroachment of incompatible uses into established residential areas.

Policies for Goal Number 2 (Removing Governmental Constraints)

- Policy 2.1: The City of Adelanto shall continue to streamline the development review process for new residential development in the City.
- Policy 2.2: The City of Adelanto shall continue to work with other State and local agencies to ensure that new regulations are not overly burdensome to the development of new housing.
- Policy 2.3: The City of Adelanto shall continue to review its ordinances and regulations to ensure that they do not become a constraint to development in the future.

Policies for Goal Number 3 (Provision of New Development Sites)

- Policy 3.1: The City of Adelanto shall ensure the compatibility of residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.
- Policy 3.2: The City of Adelanto shall encourage the ongoing development of vacant residential land consistent with the General Plan and Zoning Map.
- Policy 3.3: The City of Adelanto shall encourage the recycling of underutilized residential land, where such recycling is consistent with established land use plans.
- Policy 3.4: The City of Adelanto shall ensure that all residential areas are provided with adequate public facilities and services.

- Policy 3.5: The City of Adelanto shall ensure that all new residential developments are located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities.

Policies for Goal Number 4 (Affordable Housing)

- Policy 4.1: The City of Adelanto shall promote the development of affordable housing for all income levels in the City.
- Policy 4.2: The City of Adelanto shall discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of low- and moderate-income housing.
- Policy 4.3: The City of Adelanto shall investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.
- Policy 4.4: The City of Adelanto shall encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety, and aesthetic considerations.
- Policy 4.5: The City of Adelanto shall strive to provide incentives and encourage the private development of new affordable housing for low- and moderate-income households.

Policies for Goal Number 5 (Equal/Fair Housing)

- Policy 5.1: The City of Adelanto shall encourage the development of housing which meets the special needs of handicapped and elderly households.
- Policy 5.2: The City of Adelanto shall promote the provision of housing to meet the needs of families of all sizes and encourage the provision of rental units for families with children.

Housing Element Programs

The 6th Cycle Housing Element Update provides Housing Programs the City of Adelanto will implement to comply with stated Housing Goals and Policies. The Housing Programs pertain to the following:

- Neighborhood Rehabilitation Program
- Home Energy Conservation Program
- Energy Efficient Design
- Implementation of Title 24 Conservation Program
- Code Enforcement
- Home Ownership Program
- County Partnership Program
- Density Bonus
- Single-Family Development
- Multi-Family Residential Development
- Section 8 Assistance
- Residential Development Standards
- Extremely Low Income and Special Needs Housing
- Water and Sewer Service Providers
- Flood Plain Management
- Reasonable Accommodation
- Fair Housing Program
- Public Information Program

- Foreclosure Prevention
- Adequate Sites
- Large Sites Program
- Accessory Dwelling Units
- City Website Publication
- Housing Crisis Act Application Submittal Requirements
- AB 2234 Post-Entitlement Phase Permits
- Infrastructure Improvements & Other Incentives to Facilitate Housing for Lower & Moderate-Income Households & Special Needs Populations
- Wastewater Infrastructure
- Prioritize Resources to TCAC Areas of High Segregation & Poverty

Adelanto Demographic Characteristics

Population

According to the Southern California Association of Governments (SCAG) 2016 – 2040 Regional Growth Forecast, the City's population is forecast to grow to approximately 123,700 persons by 2040. Therefore, Adelanto is projected to have an average annual growth of approximately 1.4 percent (1,622 persons) between 2021 and 2040. The United States Census 2018 American Community Survey estimated Adelanto's housing stock was 42,867 units in 2010. The City's current housing stock inventory (as of January 2021) is 43,658 units. From 2010 to 2018, the City's housing stock increased 1,233 units, or 0.6 percent, to approximately 43,100 units. According to the SCAG 2016 – 2040 Regional Growth Forecast, the City's housing stock is forecast to grow to approximately 42,500 households by 2040.

Housing Issues and Contributing Factors

Portions of the vacant properties may support native wildlife or special status species, particularly western Joshua Trees. Impacts to special status species would be considered significant if the 6th Cycle Housing Element Update build out would convert open space areas or other vacant areas within the candidate sites to residential use. Some of the vacant areas may have a reasonable probability of a special status species occurrence. A reasonable probability of occurrence would include relatively recent sightings and presence of appropriate habitat.

Residential build out as provided for in the 6th Cycle Housing Element Update will directly and indirectly affect non-sensitive plant and wildlife species that potentially would result in loss of prey, species diversity, or other resources that resident or migratory species may use. Residential development around existing desert communities will adversely affect native resident and migratory species. In addition, human population increase is expected to result in additional effects to buffer habitat between developed properties and open space. Additional direct and indirect impacts to protected species may result from increased populations of domestic and feral populations of dogs and cats (Reference Section V-4 – Biological Resources).

Affirmatively Furthering Fair Housing (AFFH)

In 2018, the California State Legislature passed Assembly Bill 686 (AB 686) to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA), which requires State and local public agencies to address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 also creates new requirements that apply to all housing

elements due for revision on or after January 1, 2021. As of January 1, 2019, AB 686 proactively applies the obligation to affirmatively further fair housing to all public agencies in California. Public agencies are now required to examine existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities. AB 686 also added the requirement for an assessment of fair housing to the Housing Element.

California Government Code Section 65583 (10)(A)(ii) requires the City to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

The focus of the AFFH analysis is on those residents who have special housing needs, namely those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. The following table (Table 3) presents a summary of special needs groups in the City of Adelanto (derived from the 2020 American Community Survey).

Table 3– Summary of Special Needs Groups in Adelanto

Special Needs Groups	Number of Persons or Households		Change
	2010	2020	
Farm Workers (population)	21	24	3
Elderly (65 years and older) Households	1,038	1,315	277
Elderly Living Alone (households)	172	--	--
Large (5 or more members) Households	2,088	4,223	2,135
Female-headed Households	1,858	2,238	380
Female-headed households with Children	1,414	1,517	103
Disabled Persons	3,003	--	--
Disabled Persons Younge than 18 Years	511	--	--
Disabled Persons 18-64 Years Old	1,736	--	--
Disabled Persons Ages 65 and Older	756	--	--

SECTION III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a "Potentially Significant Impact" or a "Potentially Significant Unless Mitigation is Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population & Housing
☐ Agriculture & Forestry Resources	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Air Quality	☒ Hydrology & Water Quality	☐ Recreation
☒ Biological Resources	☐ Land Use & Planning	☐ Transportation & Traffic
☐ Cultural Resources	☐ Mineral Resources	☒ Utilities & Service Systems
☒ Geology & Soils	☐ Noise	☒ Mandatory Findings of Significance
☒ Tribal Cultural Resources	☐ Wildfire	

DETRMINATION

On the basis of this initial evaluation:

☐ I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

_____ City of Adelanto

This page has intentionally been left blank.

CITY OF ADELANTO GENERAL PLAN LAND USE

The Adelanto General Plan Land Use Map guides residential development in the City. The General Plan Land Use Element has the most direct influence on residential development by specifying the amount, location, type, and density of residential development. The City Zoning Ordinance reinforces the Land Use Element objectives by regulating development densities, housing types, and development standards in residential zones. The City of Adelanto's Land Use Element and Zoning Ordinance contain basic standards that allow for development of a variety of housing types. This Housing Element identifies available housing sites that will meet Adelanto's Regional Housing Needs Assessment, while the City Zoning Ordinance includes development standards. The Zoning Ordinance contemplates single-family housing, multi-family housing, mobile and manufactured homes, emergency shelters, and transitional housing. In that Adelanto operates on a "one-map system," in which the General Plan Land Use Map also serves as the Zoning Map, Table 4 presents land use zone districts that conform to the respective General Plan land use designations (Adelanto Zoning Ordinance, 2021, Section 17.20.030).

Table 4 – General Plan and Zoning Land Use Designations

General Plan Zoning	Density (Minimum Lot Size)	Typical Residential Types
Open Space (OS)	1 unit/50 acres	Provides for development of single-family uses with minimum lot size of 5 acres
Desert Living (DL-9)	1 unit/9 acres (9 acres)	Provides for development of large lot single-family residential uses, with minimum lot size of 9 acres
Desert Living (DL-5)	1 unit/5 acres (5 acres)	Provides for development of large lot single-family residential uses, with minimum lot size of 5 acres
Desert Living (DL-2.5)	1 unit/2.5 acres (2.5 acres)	Provides for development of single-family residential uses, with minimum lot size of 2 ½ acres
Single Family Residential (R1-5)	2 units/acre (20,000 sq. ft.)	Provides for development of single-family residential uses
Single Family Residential (R-1)	4 units/acre (7,200 sq. ft.)	Provides for development of single-family residential uses

Single Family Residential (R-S5)	5 units/acre (5,000 sq. ft.)	Provides for the development of single-family residential uses, with minimum density8 of 5 units/acre
Medium Density Residential (R3-8)	8 units/acre (7,200 sq. ft.)	Provides for development of medium-density residential uses
Medium Density Residential (R-M12)	12 units/acre (3,500 sq. ft.)	Allows for single-family residential development
High Density Residential (R3-30)	30 units/acre (1 acre)	Includes high-density apartments, condominiums, and townhouses
Mixed Use	12-18units/acre	Includes high-density apartments, condominiums, and townhouses with commercial development at a maximum height of 4 stories

The City of Adelanto has adopted regulations that determine size, type, density, and scale of residential development intended to promote the health, safety, and general welfare of residents, preserve the character and integrity of neighborhoods, and implement General Plan Goals and Policies. Table 5 presents the adopted standards for developing new housing, including density ranges, building heights, yards, and open space.

Table 5 – Residential Development Standards

Development Standard	DL-9	DL-2.5 & DL-5	R1-.5	R1	RS-5	R3-8	R-M12	R3-30
Minimum Lot Size	9 acres	2.5 ac/5ac	20,000 sq ft	7,200 sq ft	5,000 sq ft	7,200 sq ft	3,500 sq ft	1 acre
Minimum Lot Width	150 feet	150 feet	60 feet	60 feet	50 feet	60 feet	35 feet	150 feet
Minimum Lot Depth	200 Feet	150 feet	100 feet	100 feet	100 feet	100 feet	100 feet	200 feet
Maximum Lot Coverage	5%	10%	20%	40%	40%	60%	60%	60%

Maximum Coverage in Front Yard by Impervious Surfaces	10%	20%	50%	50%	50%	50%	50%	50%
Maximum Density	1 du/9 ac	1 du/2.5 ac/5 ac	2 du/ac	4 du/ac	5 du/ac	8 du/ac	8 du/ac	30 du/ac
Maximum Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	40 feet
Maximum Front Yard Setback	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum Side Yard Setback	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	10 feet
Minimum Rear Yard Setback	25 feet	25 feet	15 feet	15 feet	15 feet	10 feet	10 feet	10 feet
Minimum Usable Private Open Space	N/A	N/A	N/A	2,000 sq ft/du	2,000 sq ft/du	150 sq ft/du	150 sq ft/du	N/A

In addition, key development standards are summarized as follows:

- Single-family residences are permitted by right in all residential zones.
- Multiple-family dwellings would be permitted by right in the RM-12 and R3-30 zones. These zones are located in those areas where infrastructure, especially water and sewer facilities, can support the higher densities. These zoned areas also are located near shopping, services, and schools.
- Mobile Homes would be permitted by right in the RM-12 and R3-30 zones. Manufactured units are permitted in all zones where single-family units are permitted. Mobile home parks will be an important source of affordable housing in the coming years.
- Residential Care facilities (with six or fewer people) are permitted by right in all residential zones.
- Large Residential Care facilities are conditionally permitted uses in all residential zones.

SECTION IV. MITIGATED NEGATIVE DECLARATION

TO WHOM IT MAY CONCERN:

Pursuant to the California Environmental Quality Act of 1970 (CEQA) the State CEQA Guidelines for Implementation of CEQA and State CEQA Guidelines, City of Adelanto is the lead agency. The City of Adelanto Planning Department has made an Initial Study of possible environmental impacts of the following-described project:

APPLICANT: City of Adelanto
11600 Air Expressway
Adelanto, CA 92301

APPLICATION: 2021-2029 Housing Element Update

LOCATION: The 52.88-mile City of Adelanto (City) is located approximately 60 miles northeast of Downtown Los Angeles and 30 miles north of the City of San Bernardino in the Victor Valley area of the Mojave Desert, in the northern region of the Inland Empire in San Bernardino County. The City is bordered by unincorporated San Bernardino County to the north, by the City of Victorville and unincorporated San Bernardino County to the east, by the City of Hesperia and unincorporated San Bernardino County to the south, and by unincorporated San Bernardino County to the west (Figure 1 – Regional Location).

DESCRIPTION OF PROPOSED PROJECT: Reference Project Description above.

MITIGATION MEASURES: (Included in the Proposed Project to Avoid Potentially Significant Effects, if required):

The topical sections in this Initial Study identify Mitigation Measures previously sanctioned in the 1994 General Plan and/or in the October 2022 General Plan Land Use Element Update although no site-specific Potentially Significant Impacts may have been identified, identification of the Mitigation Measures is intended to be informational only and to be used in the future for site-specific environmental analyses. Mitigation Measures are provided in each topical Section, as appropriate.

INCLUSION OF MITIGATION MEASURES AS PART OF PROJECT:

I, as applicant/authorized agent, have reviewed the mitigation measures noted above and agree to include said measures as part of this Project.

Signed: _____ Dated:

FINDINGS: It has been found that this Project, as described and proposed to be mitigated herein, will not have a significant effect on the environment and that an environmental impact report (EIR) is, therefore, not required. A brief statement of reasons supporting such findings is as follows: It is important to note that the 6th Cycle Housing Element Update is a planning document and does not authorize site-specific residential development on any site. Thereby, this Initial Study and accompanying Mitigated Negative Declaration provide an overall analysis of potential environmental impacts that may occur and, if so, would necessitate further environmental study for the site-specific developments proposed.

PUBLIC INQUIRY: Any person may object to dispensing with such finding or respond to the findings herein. Information relating to the proposed project is on file in the office of the Planning Department at the address shown below. Any person wishing to examine

or obtain a copy of that information, or this document is seeking information as to the time and manner to so object or respond, may do so by inquiring at said office during regular business hours.

A copy of the Initial Study is attached hereto.

PROPOSED MITIGATED NEGATIVE DECLARATION DATE:

MITIGATED NEGATIVE DECLARATION REVIEW PERIOD ENDS:

AGENCY CONSULTATION REQUIRED: (☐ Yes ☐ No)

AGENCIES CONSULTED:

STATE CLEARINGHOUSE NUMBER (if required):

INITIAL STUDY PREPARED BY: Infrastructure Engineers; 3060 Saturn Street, Suite 250, Brea, CA, 92821

DATE POSTED:

DATE OF NOTICE TO PUBLIC:

This page has intentionally been left blank.

Figure 1. Regional Location of the City of Adelanto

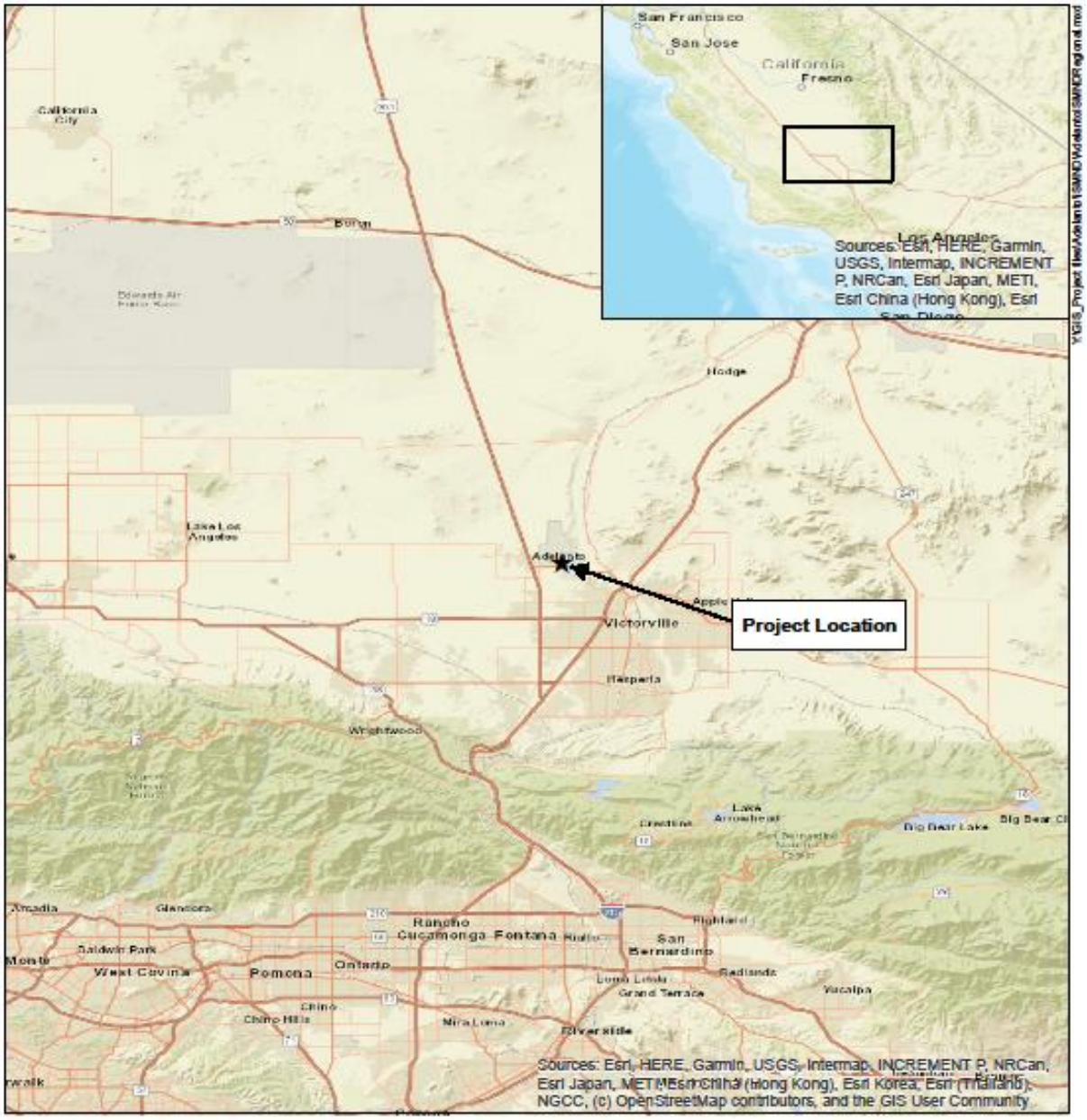

Figure 1 - Regional Map

City of Adelanto HEU IS/MND

N

0 6 12 24

Miles

INFRASTRUCTURE ENGINEERS
a Bowman company

Map Date: 1/23/2023

Figure 2. Project Vicinity Map

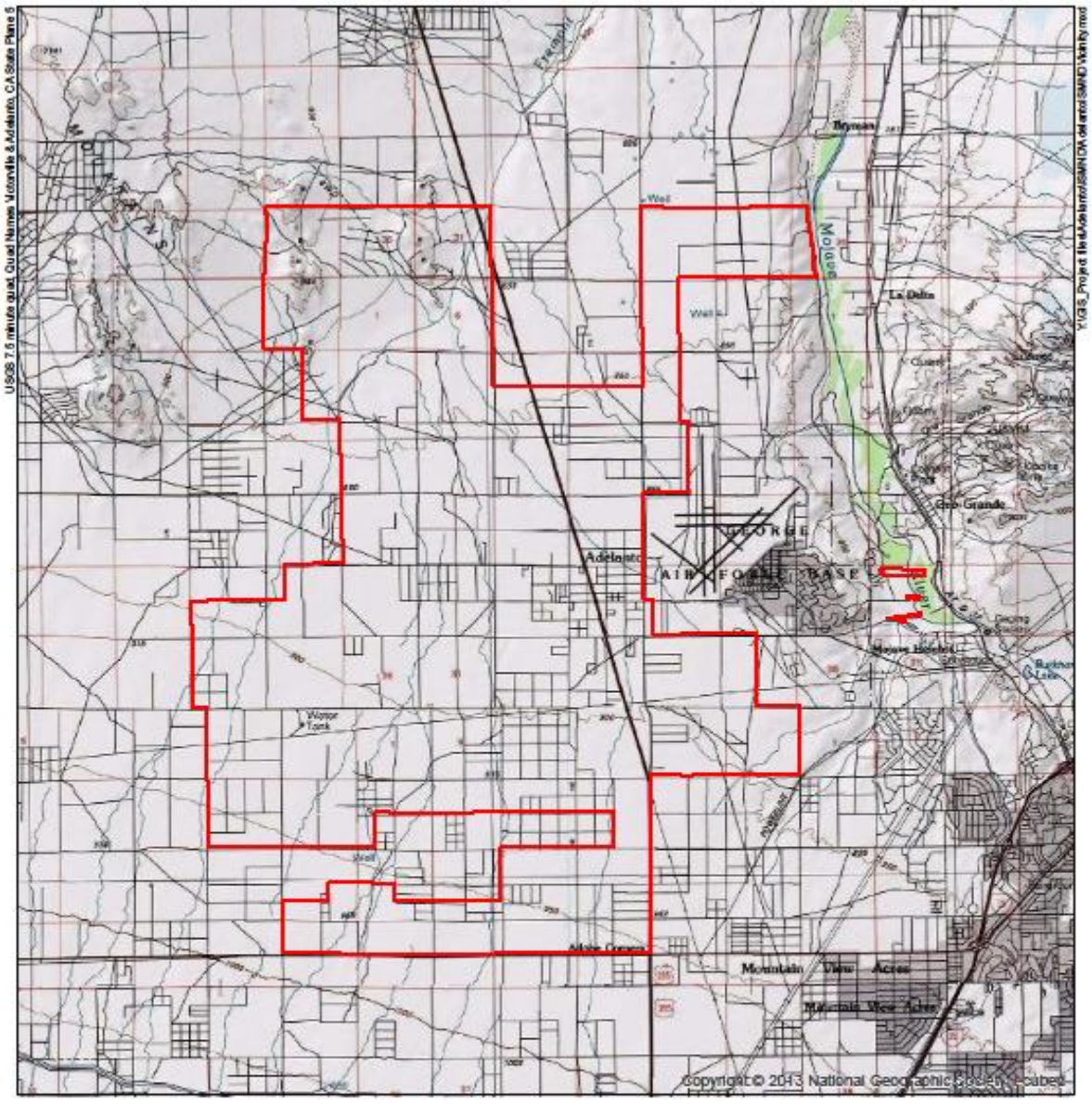

Figure 2 - Vicinity Map

City of Adelanto HEU IS/MND

Legend

City of Adelanto Boundary

N

0 1 2 4

Miles

Map Date: 1/23/2023

INFRASTRUCTURE ENGINEERS
a Bowman company

Figure 3. Area-Wide Location of the City of Adelanto

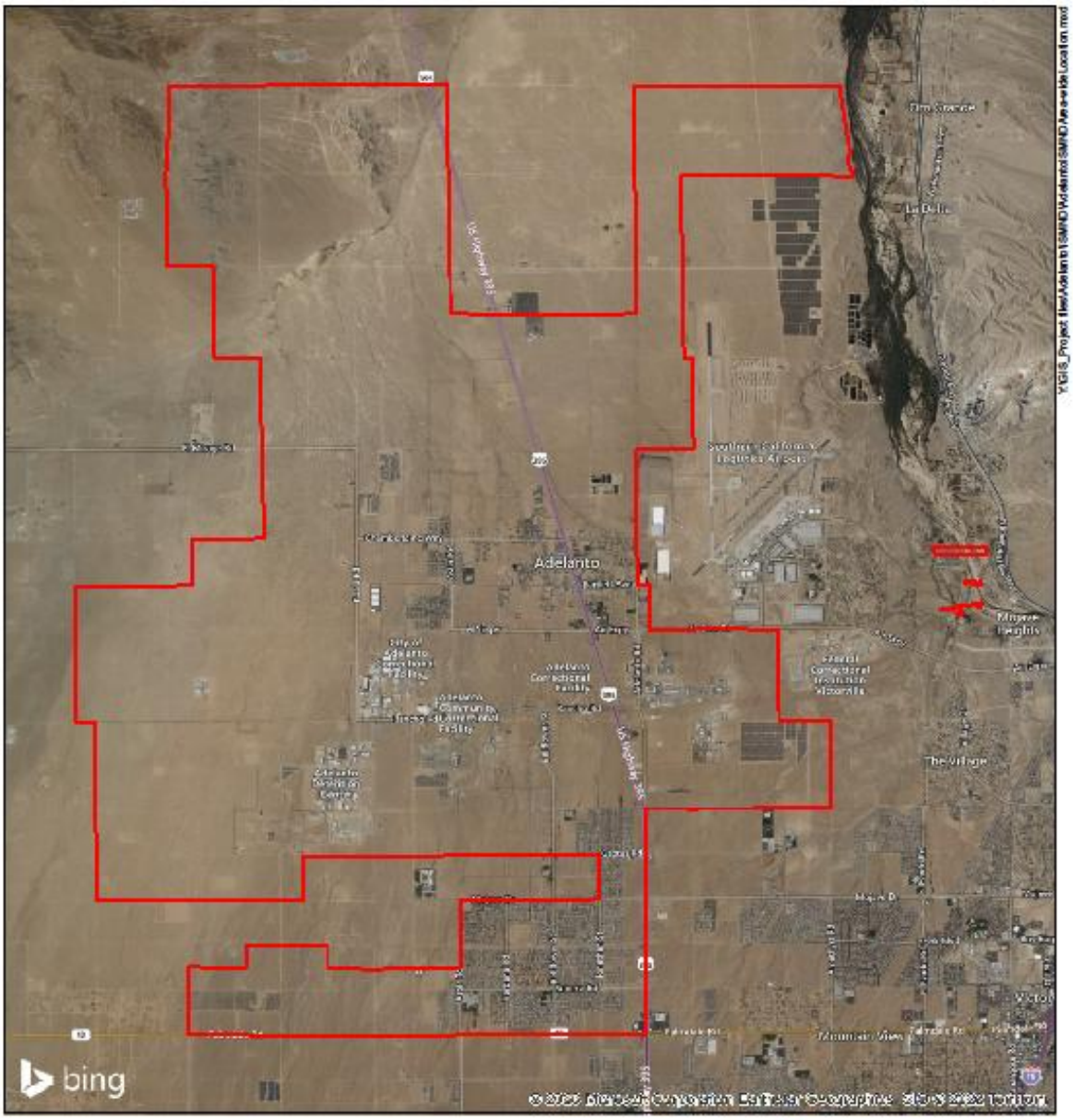

Figure 3 - Area-Wide Location of the City of Adelanto

Legend

City of Adelanto Boundary

N

0 4,000 8,000 16,000

Feet

City of Adelanto HEU IS/MND

INFRASTRUCTURE ENGINEERS
a Bowman company

Map Date: 1/23/2023

Figure 4. Housing Sites Inventory Map

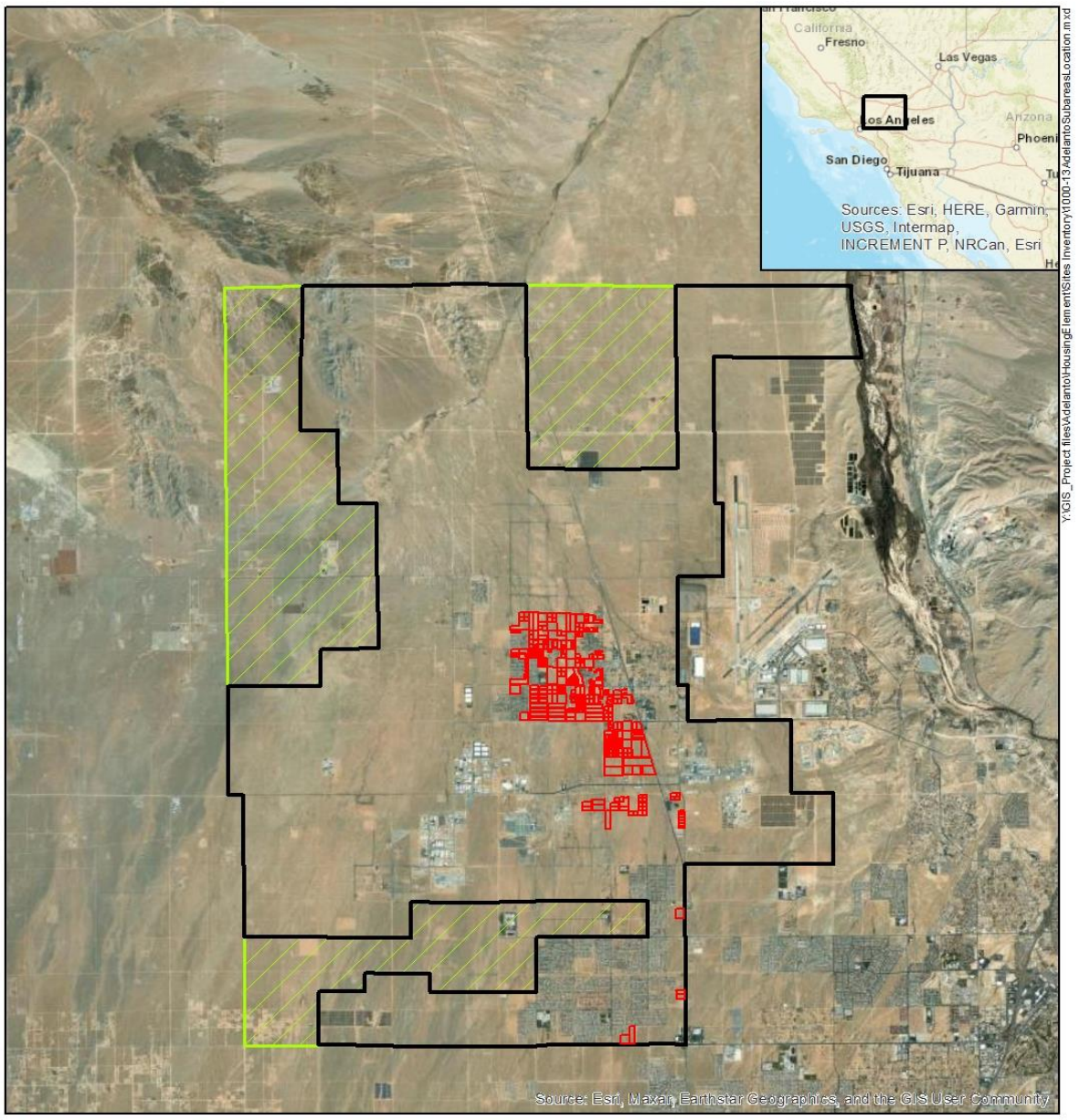

Figure 4 - Housing Inventory Locations (Adelanto)

City of Adelanto 2021-2029 HEU

Legend

- Site Inventory Parcels
- City Limits
- Sphere of Influence

N

0 1 2 4 Miles

Map Date: 11/8/2023

Figure 5. Sub Area 1 Aerial Map

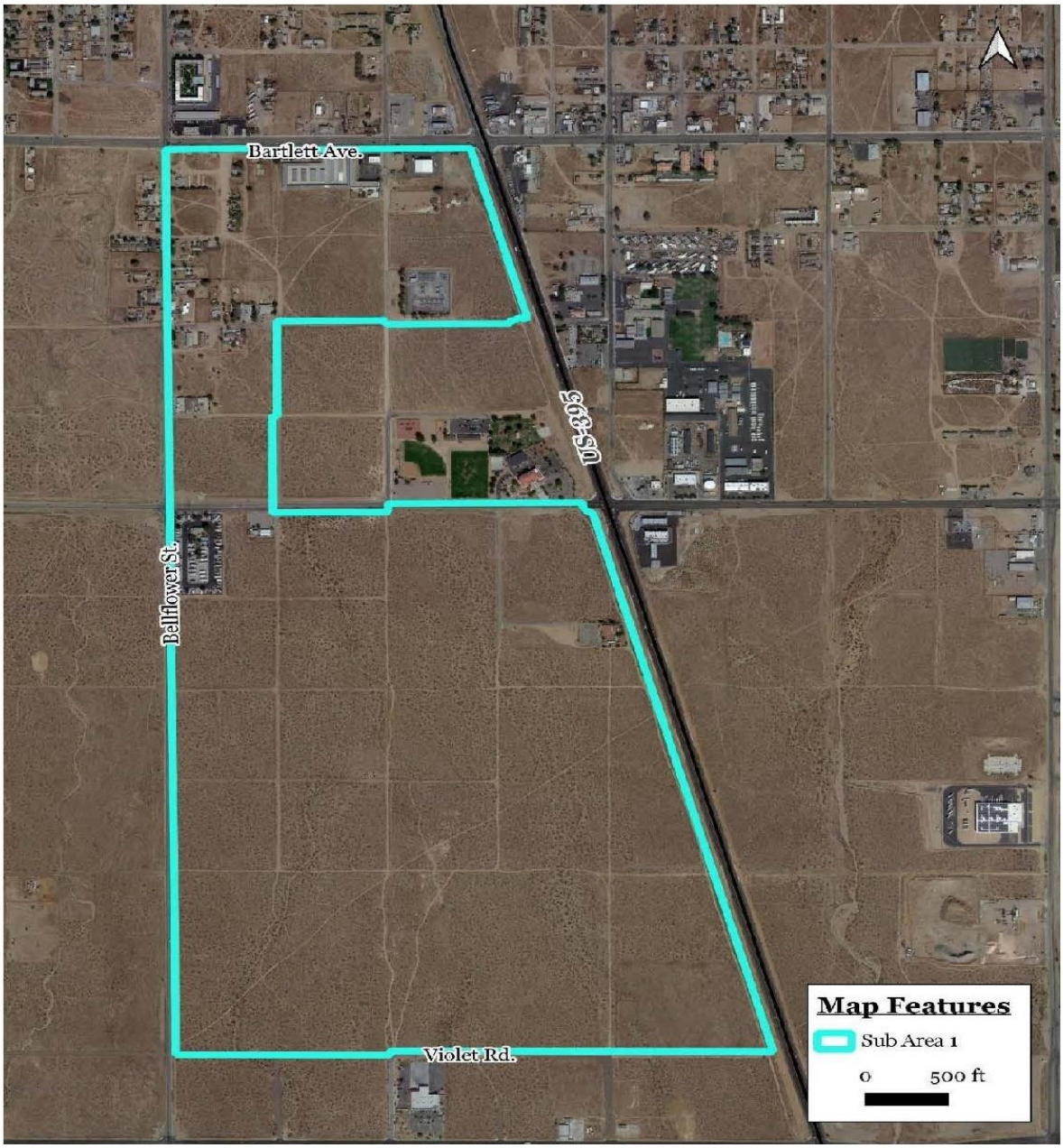

Figure 5 - Sub-Area 1 Aerial Map

City of Adelanto HEU IS/MND

INFRASTRUCTURE ENGINEERS a Bowman company

Map Date: 1/30/2023

Figure 6. Sub Area 1

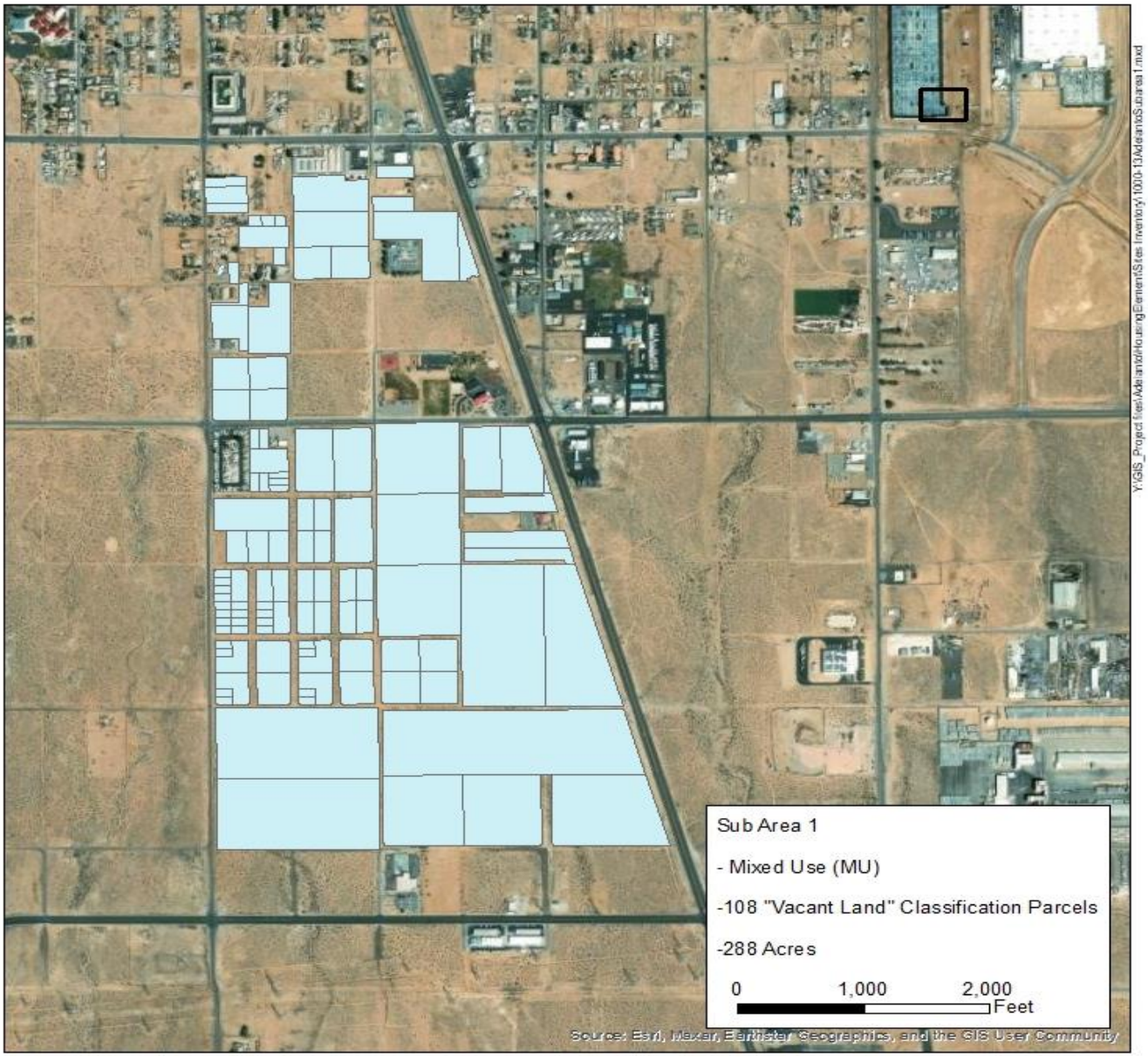

Figure 6 - Sub Area 1

City of Adelanto HEU IS/MND

INFRASTRUCTURE ENGINEERS a Bowman company

Map Date: 8/1/2023

Figure 7. Sub Area 2 Aerial Map

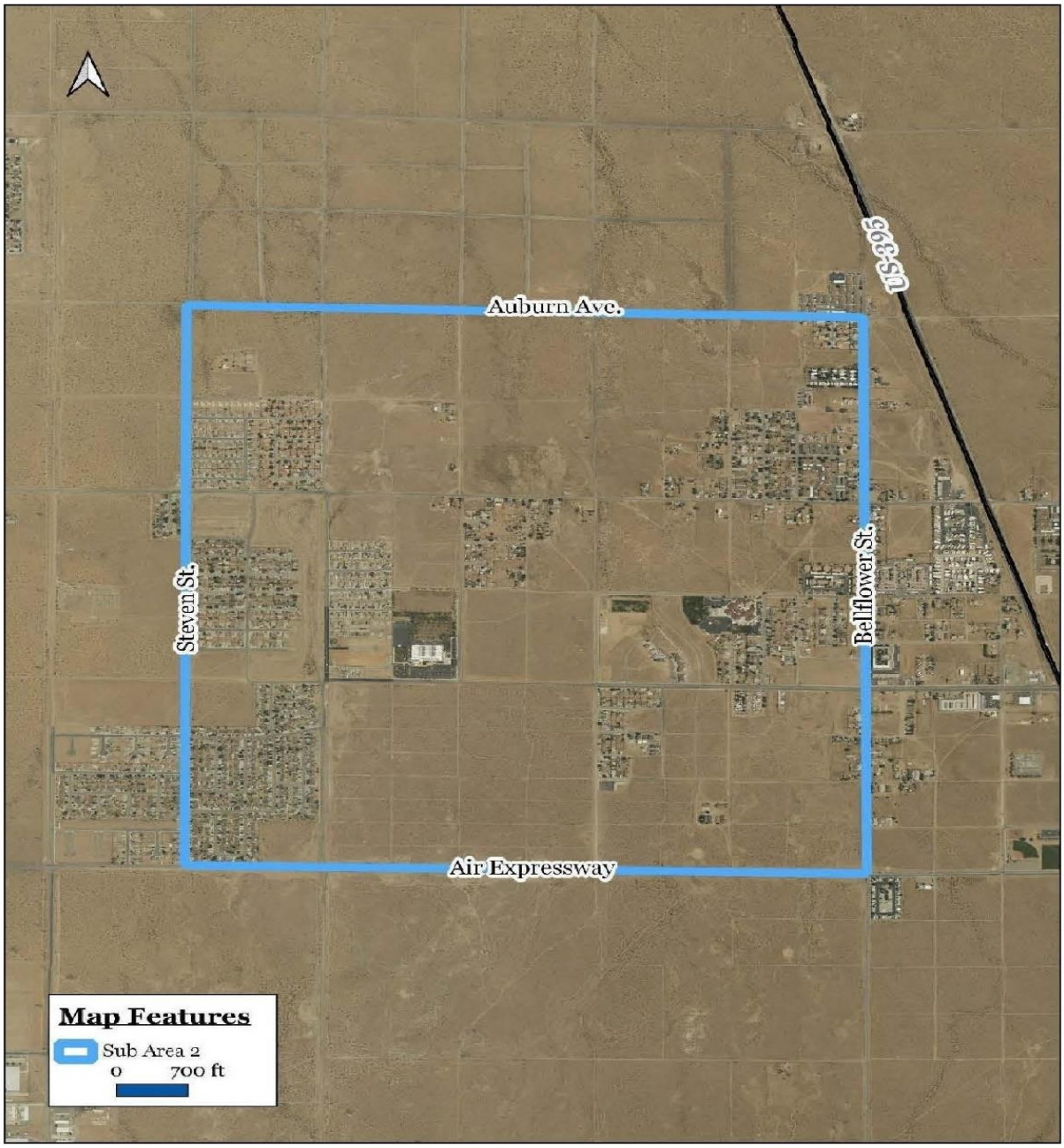

Figure 7 - Sub-Area 2 Aerial Map

City of Adelanto HEU IS/MND

INFRASTRUCTURE ENGINEERS a Bowman company

Map Date: 1/30/2023

Figure 8. Sub Area 2

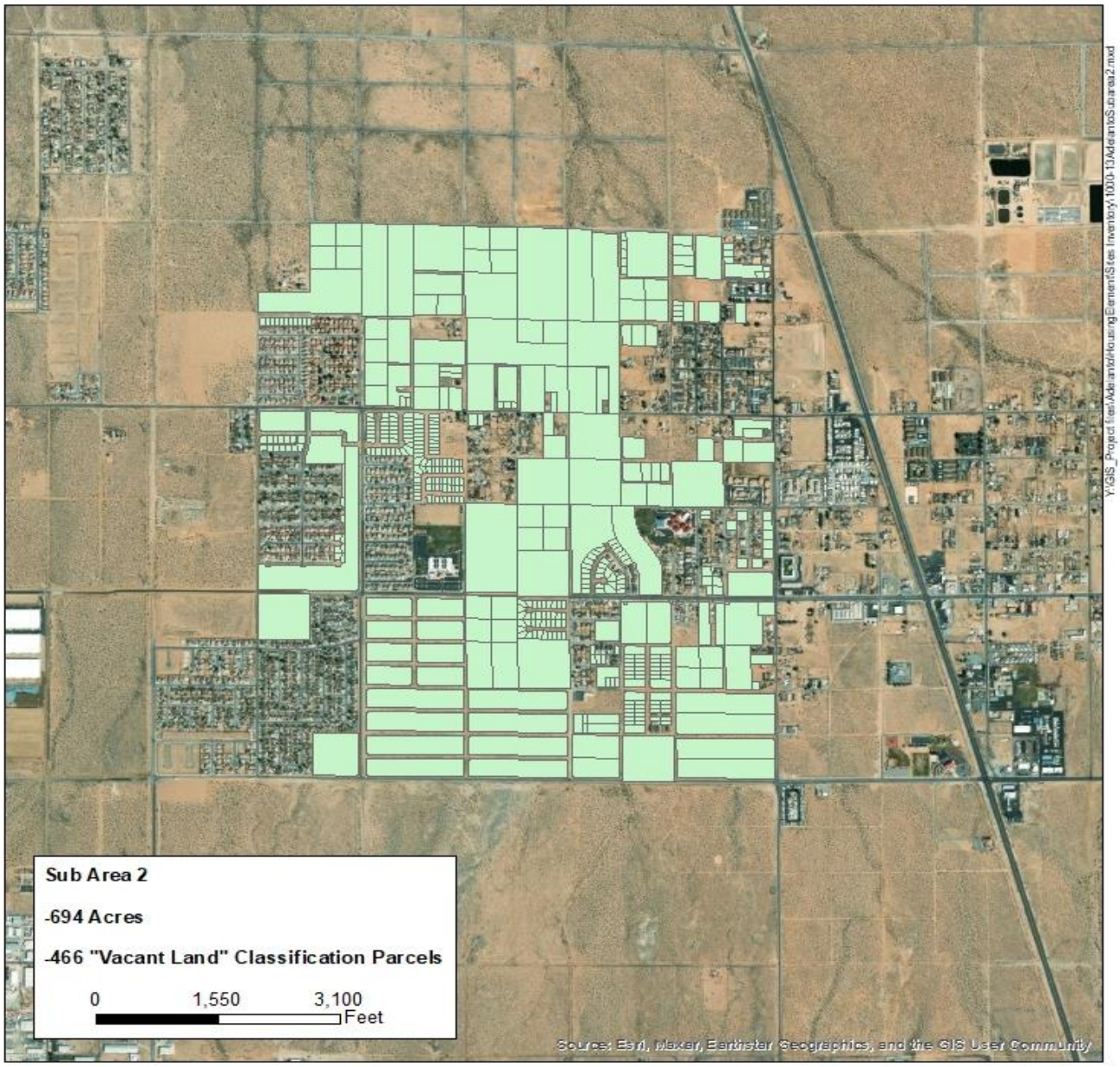

Figure 8 - Sub Area 2

City of Adelanto HEU IS/MND

INFRASTRUCTURE ENGINEERS
a Bowman company

Map Date: 8/2/2023

Figure 9. AHO and R-3 Housing Inventory Locations

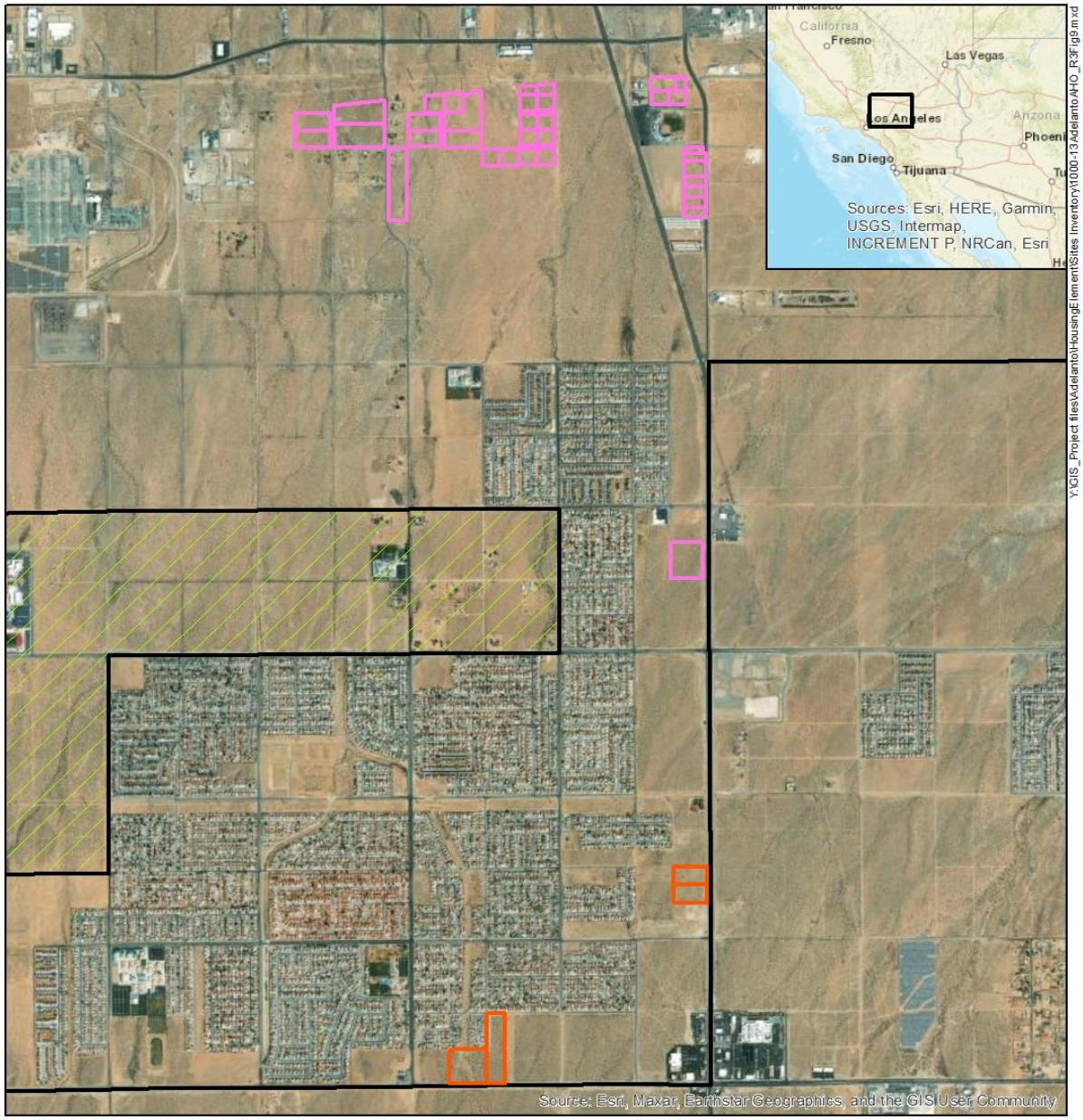

Figure 9 - Housing Inventory Locations
AHO and R-3 only (Adelanto)

City of Adelanto 2021-2029 HEU

Legend

- City Limits
- Sphere of Influence
- AHO Parcel
- R-3-30 Parcel

Map Date: 11/9/2023

N

0 0.25 0.5 1 Miles

Parcel Type	No of Parcels	Total Acres
R3-30	4	28.03
AHO	35	111.44

This page has intentionally been left blank.

SECTION V. EVALUATION OF ENVIRONMENTAL IMPACTS

"No Impact" applies where the project would not result in an impact in a category.

"Less Than Significant Impact" applies where the project would result in an impact, but the magnitude of the impact is considered insignificant or negligible.

"Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an impact from a "Potentially Significant Impact" to a "Less Than Significant Impact."

"Potentially Significant Impact" applies where the project has the potential to result in a significant and unmitigable environmental impact.

AESTHETICS

This section describes the existing aesthetics setting and the potential effects from project implementation on the project site and its surrounding area. Information in this Section is derived primarily from the Adelanto General Plan Update Supplemental EIR (October 2022) for North and South Adelanto, and from field visits.

Existing Setting

The City of Adelanto is located in the high desert region of San Bernardino County and is bound to the west by the Mojave Desert and the San Gabriel Mountains to the east. The City consists of primarily undeveloped desert land with distant views of the mountains and single-family residences. Land uses in the City include mostly scattered parcels developed with single-family residences, and commercial land uses and an airport. Existing sources of light include nighttime street lighting from distant residential and commercial areas and schools.

Regulatory Setting

State Regulations

California State Scenic Highway Program

The California State Legislature created the California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans) in 1963 to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment.

Local Regulations

Adelanto North 2035 Comprehensively Sustainable Plan Programs

Program OS-3 Development Impacts on Viewsheds: For new development proposals, analyze existing viewsheds and scenic resources. Where possible, provide for the protection of enhancement of the viewsheds and scenic resources.

1994 Adelanto General Plan

Conservation and Open Space Element Policy COS 1: The City will continue requiring the underground placement of existing and future utility lines to reduce visual impact as projects are approved.

Community Design Element Policy 1. Development Plans. The Planning Commission, with input from the Planning Staff, will determine the acceptability of all proposed development projects. All components of each project must conform to those established in the General Plan, Zoning Code, and the Community Design Element. If a proposed project does not meet the standards set forth in these documents, the Planning Commission shall deny such proposal until compliance with these standards is achieved.

Community Design Element Policy 2. Architectural/Landscaping Design Review. Precise plans for all developments (which should include architectural design, site plans, landscaping, and signage) shall be reviewed and evaluated by Planning Staff prior to Planning Commission review to determine their compliance with the objectives and specific requirements of the Zoning Code, General Plan, and the Community Design Element.

Community Design Element Policy 3. Building and Safety. All development projects must also be reviewed by the Building and Safety Department prior to approval of such projects. Parking Standards, building setbacks, circulation, signage, and lighting are all components that will be scrutinized according to the Development Code.

1994 General Plan Final EIR Mitigation Measures

Land Use Element

3.7.3.5 – Require new development to accommodate design criteria established in the Community Design Element.

3.7.3.20 – Require the preparation of development plans that incorporate the design components contained in the Community Design Element.

3.7.3.46 – Encourage residential developments to contain a variety of product types, designs, and features.

LU 3.7.3.51 – Enforce the requirements set forth in the Development Regulations section of {the Adelanto General Plan Land Use Element Update – October 2022] to assure quality development and upkeep.

LU 3.73.57 – Promote architectural designs that give Adelanto a unique, positive community image as it relates to the desert environment.

LU 3.7.58 – Protect environmentally unique and fragile areas such as bluffs, Joshua Tree woodland, the Mojave River Corridor and sensitive wildlife habitat areas.

3.8.3.5.8 – The City will seek to identify potential natural resources which may occur within the Planning Area and to conserve and protect those resources which may have substantial value to residents.

Project Impacts

a) Would the Project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact

A scenic vista is defined as a publicly accessible vantage point that provides expansive views of a highly valued landscape. Impacts to scenic vistas are analyzed from points or corridors accessible to the public and that provide a view of a scenic vista. The City of Adelanto's General Plan identifies Shadow Mountains (in the northern portion of the City), the Mojave River (in the eastern portion of the City), and undeveloped land within the City limits that is not intended for urban uses as important visual and scenic vistas. The City General Plan Open Space and Conservation Element combines two state-mandated general plan elements to help protect local natural resources, including viewsheds and other aesthetics resources.

Structures within a viewer's line of sight of a scenic vista may interfere with a public view of a scenic vista, either by physically blocking or screening the scenic vista from view, or by impeding or blocking access to a formerly available viewing position. Those viewers may experience the scenic areas prior to residential development but could have their views of the scenic vista blocked after completion of contemplated residential development. However, Shadow Hills and Mojave River are sufficiently distant from the areas contemplated for residential development that public views of the scenic vistas would not be blocked by Project development.

Also, the Adelanto Zoning Ordinance Section 17.30.080, Table 30-1 limits building heights to 35 feet (stories), maximum lot coverage to 40%, and requires building setbacks from property lines that create space between structures. Together with incorporation of the City General Plan Elements, Policies, Ordinances, Building Codes, and the 6th Cycle Housing Element Update, the impacts of the Project on scenic vistas would be less than significant.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? and

c) Would the Project – In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact

The City of Adelanto has a goal of preserving and protecting scenic corridors and viewsheds. The General Plan Policies express Adelanto's vision for balanced growth and ensuring new development is integrated into the natural topography. Adherence to City residential design standards and implementation of General Plan Policies would ensure future residential development such as that contemplated in the 6th Cycle Housing Element Update would be accommodated in a manner that would not result in significant impacts to scenic resources. New residential projects would be required to preserve viewsheds and view corridors. Thereby, related impacts from implementation of the 6th Cycle Housing Element Update would be less than significant.

d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact

Existing sources of light and glare in Adelanto's residential areas include interior and exterior building lighting, security lighting, and parking area lighting. Other existing sources of nighttime light and glare include streetlights and vehicular traffic along roadways. In addition, some ambient lighting occurs from surrounding communities and roadways.

The Housing Element Update identified sites throughout the City of Adelanto for future residential development on currently undeveloped properties. In that the City and surrounding area are largely undeveloped, lighting associated with improvements and structures of future residential development could increase nighttime light and glare within Adelanto. Light and glare sources from new development or redevelopment would include lighting necessary to provide nighttime street and building illumination, security lighting, nighttime traffic sign illumination, and lighting associated with construction activities.

Undeveloped areas of the City identified in the Housing Element Update, redevelopment of underutilized residential properties, and replacement, expansion, or refurbishment of existing development would introduce new sources of light and glare that may adversely

affect daytime or nighttime views in the City and that may impact sensitive biological resource areas such as wildlife corridors, open space, and conservation areas.

All future residential development projects contemplated by the Housing Element Update would be required to comply with the State of California Building Energy Efficiency Standards for Residential Buildings (Title 24, Part 6 of the California Code of Regulations), which includes mandatory provisions for lighting control devices and luminaries. In addition, all outdoor lighting is required to be designed and installed in compliance with the Adelanto Zoning Ordinance (Section 17.90.040 – Lighting, as follows:

"Except for residential light fixtures using less than a 75-watt bulb, the following shall apply to all outdoor lighting fixtures:

(a) All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
(b) Light fixtures shall be shielded so no light is emitted above the horizontal plane of the bottom of the light fixture.
(c) Light fixtures shall be shielded so no light above 0.5 footcandle spills over onto adjacent properties and rights-of-way. There shall be no spillover (0.0 footcandle) onto adjacent residential used or zoned properties."

Section 17.20.040(b) of the City Zoning Ordinance requires siding material to consist of stucco, wood, brick, stone, or decorative concrete block which are non-reflective materials that do not result in glare.

Compliance with City of Adelanto regulations and implementation of General Plan Policies would ensure that light and glare from new development and redevelopment projects contemplated by the Housing Element Update would be minimized and that significant impacts would not result.

AGRICULTURE AND FORESTRY RESOURCES

This section describes the existing agricultural setting and the potential effects from the development of housing on properties identified in the Sites Inventory. Information in this Section is derived primarily from the Adelanto General Plan/Zoning Map.

Existing Setting

The proposed Project is located in the City of Adelanto, in San Bernardino County. The proposed Project site is zoned Single-Family Residential (R-S5) which allows construction of residences with a density of up to five (5) units per gross acre. There is no agricultural land use at the site or in the Project area. According to the Adelanto 2035 Sustainable Plan and the Adelanto General Plan Land Use and Zoning Map (March 2022) the City does not contain zoning or land uses for agricultural or forestry uses.

Regulatory Setting

State Regulations

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value (CDOC, 2015). The intent of the Williamson Act is to encourage voluntary land conservation, particularly conservation of agricultural land in California.

Project Impacts

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?

b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use:

No Impact

No properties in the City of Adelanto or within its Sphere of Influence are designated by the California Department of Conservation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Sites identified in the Sites Inventory are designated for residential development.

The City of Adelanto does not contain any land within its jurisdictional boundaries or within its unincorporated Sphere of Influence that the California Department of Conservation designates Important Farmland. Therefore, implementation of the 6th Cycle Housing Element Update will not result in any impacts or result in the loss of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impact would result.

c) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

There is no agricultural zoning designation in the City of Adelanto Municipal Code. In addition, the City Land Use/Zoning Map does not depict any areas for agricultural activities. The County of San Bernardino Development Code does establish Agriculture (AG) and Resource Conservation (RC) Land Use Zoning Districts but does not identify any areas as AG within the City of Adelanto Sphere of Influence. The County zoning map does identify an area of land northwest of the City as RC. Agricultural uses are permitted on County land with an RC designation.

The County of San Bernardino does not have Williamson Act contracts within the Adelanto city limits or within Adelanto's unincorporated Sphere of Influence. Furthermore, future Williamson Act contracts are not expected because no agriculturally zoned land exists within the city limits. Therefore, implementation of the 6th Cycle Housing Element Update would not conflict with existing zoning for agricultural use or with a Williamson Act contract. No impact would result.

d) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

e) Result in the loss of forest land or conversion of forest land to non-forest use?

f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact

California Public Resources Code Section 12220(g) defines forest land as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Section 4526 of the California Public Resources Code defines timberland as land, other than land owned by the federal government or land designated by the State as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees.

There are no forest resources within the City of Adelanto. Rather, the United States Department of Agriculture classifies Adelanto as "Non-Forest," as indicated by California Forest Inventory and Analysis survey information. In addition, there are no timberland resources or timberland zoned "Timberland Production" areas within the City of Adelanto or within its Sphere of Influence. Therefore, no impact would result from implementation of the 6th Cycle Housing Element Update.

AIR QUALITY

This section describes the existing air quality setting and potential effects from project implementation on the Project site and its surrounding area. Descriptions and analysis in this section are provided in part by the Mojave Desert Air Quality Management District. https://www.mdaqmd.ca.gov/rules/overview, and from analyses in the Adelanto General Plan Land Use Element Update Supplemental EIR for North Adelanto and South Adelanto (October 2022).

Existing Setting

Local Climate and Meteorological Conditions

The proposed Project site is located within the boundaries of the Mojave Desert Air Basin (MDAB). The mountain ranges within the air basin bordering the proposed Project site influence wind direction and speed and atmospheric inversion layers in Victor Valley. These mountain ranges channel winds through the valley, affecting both the climate and dispersion of air pollutants. Temperature inversions, when the upper air is warmer than the air beneath it, occur frequently in the valley. The inversions trap pollutant emissions near the Earth's surface and prevent upward dispersal to the atmosphere. Inversions occur frequently throughout the year in Victor Valley, though they are more prevalent and of a greater magnitude in late summer and fall. Air quality within this region is affected by the amount of air pollution generated from stationery, mobile, area, and natural sources located within that region. Examples of stationary sources are factories, industrial facilities, and power plants. Mobile sources include cars, trucks, airplanes, and off-road vehicles including trains, construction equipment, and recreational vehicles. Area-wide sources are small emission sources, such as dry cleaners, restaurants, aerosols, consumer products, residential water heaters, and automotive shops located in a general vicinity of each other. Natural sources include forest fires, pollen, and wind-blown dust. In addition, air pollution is transported from adjacent air basins during certain meteorological conditions and contributes to air pollution problems for neighboring basins.

Ambient Air Quality Attainment Status

Local monitoring data are used to designate areas as nonattainment, maintenance, attainment, or unclassified for the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The four designations are defined as follows.

- Nonattainment: assigned to areas were monitored pollutant concentrations consistently violate the standard in question.
- Maintenance: assigned to areas where monitored pollutant concentrations exceeded the standard in question in the past but are no longer in violation of that standard.
- Attainment: assigned to areas where pollutant concentrations meet the standard in question over a designated period of time.
- Unclassified: assigned to areas where data are insufficient to determine whether a pollutant is violating the standard in question.

Regulatory Setting

Federal and *State Regulations*

The United States (U.S.) Environmental Protection Agency (U.S. EPA) is responsible for national and interstate air pollution issues and policies. The U.S. EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans (SIP), provides research and guidance for air pollution programs, and sets National Ambient Air Quality Standards (NAAQS) under the Federal Clean Air Act (FCAA) for criteria pollutants, which are Ozone (O_3), Particulate Matter (PM_{10}), Fine Particulate Matter ($PM_{2.5}$), carbon monoxide (CO), Nitrogen Dioxide (NO_2), Sulfur Dioxide (SO_2), and Lead.

A State Implementation Plan (SIP) is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The SIP for the State of California is administered by the California Air Resources Board (CARB), which has overall responsibility for statewide air quality maintenance and air pollution prevention. California's SIP incorporates individual Federal Attainment Plans for regional air districts – these air districts prepare their federal attainment plans, which are sent to CARB to be approved and incorporated into the California SIP. Federal Attainment plans include the technical foundation for understanding air quality (e.g., emission inventories and air quality monitoring), control measures and strategies, and enforcement mechanisms.

Under the California Clean Air Act (CCAA), CARB requires that each local air district prepare and maintain an air quality management plan to achieve compliance with CAAQS. These standards are generally more stringent and apply to more pollutants than the NAAQS (i.e., visibility reducing particulates, hydrogen sulfide, and sulfates).

CARB also has passed numerous regulations to reduce the public's exposure to air emissions. For example, the In-Use Off-Road Diesel Vehicle Regulation includes enforceable elements, such as limits on vehicle idling to no more than five consecutive minutes, and equipment reporting and labeling.

Local Regulations

Mojave Desert Air Basin (MDAB)

The MDAB (District) works to protect the health of its residents by safeguarding the region's air quality. The District encompasses desert portions of Kern, Los Angeles, Riverside and San Bernardino counties. The MDAB operates and maintains six air monitoring stations in Barstow, Hesperia, Phelan, Trona, Twentynine Palms and Victorville within the District's 20,00-mile jurisdiction. The nearest monitoring stations to the Adelanto include Air Sensor GEA-SCLA, located 3.2 miles east of the site at the Southern California Logistics Airport in Victorville, CA. The second air monitoring station is Air Sensor MDAQMD-VV1, located 7.5 miles southeast of the site at the Mojave Desert Air Quality Management District (MDAQMD) office in Victorville, CA.

Adelanto North 2035 Comprehensively Sustainable Plan

The following goals and policies related to air quality that are relevant to the HEU are contained in the Adelanto North 2035 Comprehensive Sustainable Plan:

Goal OS 6 – Local air quality is good; local contributions of airborne pollutants to the air basin are reduced.

Policy OS 6.1: Pursue efforts to reduce air pollution and greenhouse gas emissions by promoting the use of renewable energy (e.g., solar and wind power), and implement effective energy conservation and efficiency measures.

Policy OS 6.2: Integrate air quality planning with land use, economic development, and transportation planning.

Policy OS 6.3: Require projects that generate potentially significant levels of air pollutants and odors to incorporate the most effective air quality mitigation into project design, as feasible.

Adelanto 1994 General Plan Policies

Policy OS 6.1 – Pursue efforts to reduce air pollution and greenhouse gas emissions by promoting the use of renewable energy (e.g., solar and wind power), and implement effective energy conservation and efficiency measures.

Policy OS 6.3 – Require projects that generate potentially significant levels of air pollutants and odors to incorporate the most effective air quality mitigation into project design, as feasible.

Policy OS 7.1 – Minimize vehicle emissions by reducing automobile use and encouraging alternative means of transportation, including transit, walking, and biking.

Policy OS 7.2 – Support programs that decrease vehicle emissions by increasing the number of housing units located near jobs and transit, and encouraging commuting via transit, walking, and bicycling; thereby decreasing vehicle miles traveled (VMT).

Policy OS 7.3 – Purchase fuel efficient vehicles and equipment for the City's fleet and equipment, whenever feasible.

Adelanto 1994 General Plan DEIR Mitigation Measures

3.2.3.1 – The City shall continue to work with the Mojave Desert Air Quality Management District and any other agencies in order to enforce and implement regional air quality plans.

3.2.3.2 – The City will review, as necessary, all new developments to determine the potential air quality impacts, as well as any other environmental analysis deemed appropriate by the City.

Adelanto General Plan Land Use Element Update (October 2022)

3.2.3.3 – Require new development to incorporate design features that facilitate transit service and encourage transit ridership such as bus pull-out areas, covered bus stop facilities, efficient trail system through projects to transit stops, designation of special on-site parking spaces beyond base requirements for commuter park-n-ride purposes, and incorporation of pedestrian walkways that pass-through subdivision boundary walls.

3.2.3.11 – Require circulation improvements prior to, or concurrent with development.

3.2.13 – Require specific plans and other mixed-use projects to provide an internal system of trails linking schools, shopping centers, transit, and other public facilities with residential areas.

3.2.3.17 – Require new residential subdivisions over 160 acres to include supportive commercial uses, including retail uses and services, that are conveniently accessible to pedestrians and bicyclists.

3.2.3.22 – Minimize particulate emissions during the road, parking, lot and building construction phase.

Project Impacts

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant

The City of Adelanto is located within the Mojave Desert Air Basin and is under the jurisdiction of the Mojave Desert Air Quality Management District. Under the Federal Clean Air Act, the Mojave Desert Air Quality Management District (MDAQMD) has adopted a variety of Air Quality Management Plans for a variety of non-attainment pollutants. The MDAQMD is responsible for maintaining and ensuring compliance with the Air Quality Management Plans. Conformity with the Air Quality Management Plan is determined based on the following:

1) A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project also may be non-conforming if it increases the gross number of dwelling units, increases the number of vehicular trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).
2) A project is conforming if it complies with all applicable Mojave Desert Air Quality Management District rules and regulations, complies with all proposed control measures not yet adopted from the applicable plan(s), and is consistent with growth forecasts in the applicable plan(s) or is directly included in the applicable plan.

Construction Emissions

The Adelanto 6th Cycle Housing Element Update provides opportunities sites for implementing the City's required housing needs to meet the RHNA. Future development of housing would entail emissions from construction activities. Potential emissions due to future construction activities would be assessed in conjunction with City review of site-specific air quality and greenhouse gas emissions data and studies, with inclusion of appropriate Mitigation Measures. Such review would occur during the project planning process and culminate prior to approval of the relevant projects subject to review under the California Environmental Quality Act. The reviews will provide an adequate mechanism to require specific measures to mitigate potentially significant air quality and greenhouse gas emissions impacts for the Adelanto 6th Cycle Housing Element Update.

Operational Emissions

The Adelanto 6th Cycle Housing Element Update provides opportunities for implementing the City's required housing to meet the RHNA. Operational emissions will depend on

future residential densities and associated vehicle miles traveled, in addition to such adjunct operations as building heating and air conditioning. Site-specific analysis of operational air emissions will be performed upon submission of individual development applications.

Consistency with Control Measures

The MDAQMD maintains a set of Rules and Regulations to improve and maintain healthy air quality for the entire population within its jurisdiction. The MDAQMD must comply with complex procedures established by statutes in Federal and State codes. The following are some Rules that would apply to future development of residential projects according to the provisions of the 6th Cycle Housing Element Update; projects within the City are required to comply with the MDAQMD rules, regulations, and control measures.

Rule 201: Permit to Construct. A person shall not build, erect, install, alter, or replace any equipment, the use of which may cause the issuance of air contaminants or the use of which may eliminate, reduce, or control the issuance of air contaminants without first obtaining written authorization for such construction from the Air Pollution Control Officer. A permit to construct shall remain in effect until the permit to operate the equipment for which the application was filed is granted or denied, or the application is canceled.

Rule 203: Permit to Operate. A person shall not operate or use any equipment, the use of which may cause the issuance of air contaminants or the use of which may reduce or control the issuance of air contaminants, without first obtaining a written permit from the Air Pollution Control Office. The equipment shall not be operated contrary to the conditions specified in the permit to operate.

Rule 204: Permit Conditions. To ensure compliance with all applicable regulations, the Air Pollution Control Officer may impose written conditions on any permit. Commencing work or operation under such a permit shall be deemed acceptance of all the conditions so specified.

Rule 403: Fugitive Dust Control. The purpose of this Rule is to reduce the amount of PM_{10} entrained in the ambient air from anthropogenic Fugitive Dust sources within the District by requiring actions to prevent, reduce, or mitigate Fugitive Dust.

Rule 1113: Architectural Coatings. The purpose of this Rule is to limit the quantity of Volatile Organic Compounds (VOC) in Architectural Coatings.

According to MDAQMD California Environmental Quality Act and Federal Conformity Guidelines (February 2020, Table 2 – MDAQMD Attainment Plans, the applicable air quality planning documents for the Mojave Air Basin are as follows:

- MDAQMD Federal 75 ppb Ozone Attainment Plan (Western Mojave Desert Nonattainment Area), adopted February 27, 2012;
- Federal 8-hour Ozone (75 ppb) Western Mojave Desert Nonattainment Area (MDAQMD portion) NO_x and VOC 2027 Federal 9-Hour Ozone Attainment Plan (Western Mojave Desert Nonattainment Area), adopted June 9, 2008;
- 2004 Ozone Attainment Plan (State and Federal), adopted April 26, 2004;
- Attainment Demonstration, Maintenance Plan, and Redesignation Request for the Trona Portion of the Searles Valley PM_{10} Nonattainment Area, adopted March 25, 1996;

- Triennial Revision to the 19091 Air Quality Attainment Plan, adopted January 22, 1996;
- Mojave Desert Planning Area Federal Particulate Matter Attainment Plan, adopted July 31, 1995;
- Post 1996 Attainment Demonstration and Reasonable Further Progress Plan, adopted October 26, 1994;
- Reasonable Further Progress Rate-of-Progress Plan, adopted October 26, 1994; and,
- 1991 Air Quality Management Plan adopted August 26, 1991.

The MDAQMD Attainment Plans are based on several assumptions. The local population may be one such assumption factor, other factors used to generate emission projections may include the number of days an air quality standard is exceeded; the number and type of stationary sources; the condition of roadways; the amount of construction and demolition activity; vehicle miles traveled; and meteorology. The CARB also disseminates the following types of emissions data for use by air districts for preparing Attainment Plans:

- Annual Statewide Emissions Summaries for mobile, stationary, and areawide;
- Facility Emissions Data for individual facility emissions by region, industrial sector, or name;
- Regional Emission Summaries for the state air districts, air basins, counties, and by neighborhood; Neighborhood Emissions Data mapping with the Community Health Air Pollution Information System and Regional Emission Summaries; and,
- Trends in Emissions for historical data and future years.

Any project that would result in development that results in greater than anticipated growth projections would not necessarily result in an inconsistency that may obstruct or conflict with the MDAQMD Attainment Plans based on a population increase, such as that which would occur with buildout of the RHNA provided for in the 6th Cycle Housing Element Update.

The MDAQMD is geographically the second largest of California's 35 air districts. The MDAQMD encompasses 20,000+ square miles and includes Adelanto, Apple Valley, Blythe, Barstow, Hesperia, Lucerne Valley, Needles, Spring Valley Lake, Twenty-Nine Palms, Victorville, and Yucca Valley. As of January 1, 2022, the population of Adelanto (36,588) accounted for approximately 6% of the MDAQMD population (estimated at 600,000). Implementation of the 6th Cycle RHNA requirement would add an estimated 15,278 persons to the City population. As such, the population increase is contemplated to occur over years and would not be substantial and would be within MDAQMD planning projections used for the Attainment Plans. The resultant level of impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations.

Less Than Significant Impact

The 6th Cycle Housing Element Update provides locations where housing could be built within the City of Adelanto but would not in itself directly authorize any specific construction. However, construction of future housing projects potentially could expose sensitive receptors to temporary, localized pollutant concentrations in excess of air quality standards, even if the broader region is in attainment. Emissions of fugitive dust

and vehicle and machinery exhaust during grading, building construction and/or roadway and infrastructure construction activities could exceed MDAQMD standards. Under limited circumstances, large-scale construction activities could result in emissions of fugitive dust, nitrogen oxides, and other criteria pollutants that could exceed MDAQMD daily thresholds of significance and thereby could result in a significant air quality impact. Emissions of fugitive dust near sensitive receptors such as schools, churches, parks, and senior residential facilities could be a primary concern because particulate matter tends to remain close to ground level, unlike gaseous pollutants that quickly rise and affect the upper atmosphere.

Pursuant to CEQA and implementation of the MDAQMD Rule Book, individual residential projects will be assessed by the City to determine if potential emissions could impact sensitive receptors or otherwise violate air quality rules. These analyses of individual projects will include project-specific mitigation measures, as appropriate. In addition, future residential construction activities will be subject to routine MDAQMD (Rules 402, 403, and 1113) control measures. MDAQMD does not provide guidance pertaining to the analysis of localized criteria pollutant impacts. Therefore, future construction projects may be assessed for localized criteria pollutant impacts on a case-by-case basis under the purview of the City of Adelanto.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact

Future residential development contemplated by the 6th Cycle Housing Element Update would generate minor odors, generated by such activities as the application of exterior paints for building aesthetic improvement, outdoor maintenance, and cooking. These activities are not considered potential generators of odors that could affect a substantial number of people. Therefore, odors generated from residential development associated with the 6th Cycle Housing Element Update are considered to be less than significant.

During residential construction, equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors that would be intermittent in nature. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment. These odors would be diluted to well below any level of air quality concern by the time such emissions reach any sensitive receptor sites. Also, short-term construction-related odors are expected to cease upon drying or hardening of odor-producing materials. Therefore, the impact level associated with construction-generated odors is considered to be less than significant.

BIOLOGICAL RESOURCES

This section describes the existing biological resources setting and potential effects from Project implementation on the Project sites and surrounding areas. Descriptions and analysis in this section are based primarily on information provided in the Adelanto General Plan Land Use Element Update Supplemental EIR for North Adelanto and South Adelanto (October 2022) and the City of Adelanto Sustainability Plan.

Existing Setting

All sites identified in the Housing Sites Inventory in the City of Adelanto are vacant. Some areas have extensive desert scrub vegetation, which serve as potential habitat for the desert tortoise, Mohave ground squirrel and Swainson's hawk However, special status species (particularly the western Joshua Tree) could be located on vacant properties.

Regulatory Setting

The following regulations are applicable to biological resources in the Project area.

Federal Regulations

Federal Endangered Species Act

Section 7 of the Federal Endangered Species Act (FESA) requires federal agencies to ensure actions they engage in, permit, or fund do not jeopardize the continued existence of endangered or threatened species or result in the destruction or adverse modification of designated critical habitat for these species. These species have been identified as "Threatened' under the California Endangered Species Act (CESA). Also, the following species may be present on the vacant properties: burrowing owl; ferruginous hawk; California horned lark; Loggerhead shrike; Le Conte's thrasher; and pallid San Diego pocket mouse.

In addition, primarily isolated waters that are/are not within the jurisdiction of federal and/or state agencies may be located within some of the properties identified in the sites inventory.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (50 Code of *Federal Regulations* (CFR) Part 10 and Part 21) protects migratory birds, their occupied nests, and their eggs from disturbance or destruction. "Migratory birds" include all nongame, wild birds found in the U.S., except for the house sparrow (*Passer domesticus*), European starling (*Sturnus vulgaris*), and rock pigeon (*Columba livia*).

State Regulations

California Fish and Game Code

Sections 3503, 3513, and 3800 of the California Fish and Game Code prohibit the take of birds protected under the MBTA and protects their occupied nests. On September 22, 2020, Section 2074.2 of the California Fish and Game Code accepted for consideration the petition submitted to list the western Joshua tree (Yucca brevifolia) as threatened or endangered under the California Endangered Species Act. Based on that finding and the acceptance of the petition, the Commission determined that western Joshua tree is a candidate species as defined by Section 2068 of the Fish and Game Code. It is estimated

that the Commission will make a final decision regarding the protected practices during 2023.

State-listed species and those petitioned for listing are protected under CESA. Under Section 2080.1 of the California Fish and Game Code, if a species is both federally and state listed, a determination of consistency with the protections of FESA permits (if there would be take of listed species) is required. Under Section 2081, if a species is state-listed only, consultation with the California Department of Fish and Wildlife (CDFW) is required in order to obtain an incidental take permit if the project could result in take of a state-listed species. Because the project is expected to result in impacts on state-listed species, consultation with the CDFW is anticipated.

Invasive Species

Executive Order 13112 directs all Federal agencies to refrain from authorizing, funding, or carrying out actions or projects that may spread invasive species. This order further directs federal agencies to prevent the introduction of invasive species, control and monitor existing invasive species populations, restore native species to invaded ecosystems, research and develop prevention and control methods for invasive species, and promote public education on invasive species. As the project proponent, the City, or its designee, would be responsible for complying with Executive Order 13112 and ensuring that the Project would not contribute to the spread of invasive species. Plants listed in the Pest Ratings of Noxious Weed Species and Noxious Weed Seed (California Department of Food and Agriculture, 2003)would not be used as part of the Project.

Local Regulations

Adelanto North 2035 Comprehensively Sustainable Plan

The following Goals and Policies that pertain to the Project are contained in the Adelanto North 2035 Comprehensive Sustainable Plan:

Goal LC 6: Natural desert habitat/wildlife and limited residential development/ recreational opportunities are within Open Spaces and Green Belt Corridors.

- Policy LC 6.1 – Minimize direct or indirect impacts to sensitive biological resources while optimizing the potential for mitigation.
- Policy LC 6.2 – Protect and enhance the natural environmental features in Adelanto North 2035 Plan by preserving open space resources as habitat resources.
- Policy LC 6.3 – Provide Greenbelt Corridors for drainages and utility easements that protect natural drainages, including Fremont Wash, and accommodate transmission of energy and fuel resources.
- Policy LC 6.4 - Establish a habitat mitigation bank, in accordance with policies and programs established in the Open Space and Conservation Chapter.

Goal OS 2: Open spaces, sensitive biological resources, native habitat, and vegetation communities that support wildlife species are identified, protected, and restored.

- Policy OS 2.1 – Survey and map potential habitat for sensitive biological resources, including special-status plant and wildlife species and sensitive natural communities.

- Policy OS 2.2 – Develop a habitat conservation plan that establishes a mitigation banking program and habitat preserve aimed at protecting sensitive biological resources and native habitat area.
- Policy OS 2.3 – Ensure that new development and major transportation projects minimize encroachment into sensitive desert habitats and minimize direct or indirect impact to sensitive biological resources while optimizing the potential for mitigation.

Program OS-21 Biological Assessments – The City will require biological assessments and reports for projects in known or suspected natural habitat areas prior to project approval. These reports will be used to establish significant natural habitat areas and ecologically sensitive zones in order to prevent disturbance and degradation of these areas. Recommended mitigation measures as identified in the reports will be required to be implemented as development occurs.

Program OS-30 Multiple Species Habitat Conservation Plan – Prepare a Multiple Species Habitat Conservation Plan (MSHCP) focusing on the conservation of species and their associated habitats in the Mojave Desert. The goal of the plan is to maintain biological and ecological diversity while accommodating development growth. The MSHCP will allow Adelanto to better control local land-use decisions and maintain a strong economic climate in the region while addressing the requirements of State and Federal Endangered Species Acts.

Program OS-35 Protect, Preserve, and Manage Biological Resources – As an overall effort to minimize cumulative impacts to natural resources in the Project Area from increased development proposed by the Plan, the City shall continue to work on identifying critical habitat areas, biological corridors, and ecosystems functions that must be preserved to maintain a healthy, Open Space and Conservation 178 Adelanto North 2035 Comprehensively Sustainable Plan self-sustaining environment. The City shall work with local, state, and regional agencies to protect, preserve, and manage biological resources, especially threatened, endangered, and sensitive plants and wildlife species and their habitats. Areas containing valuable habitat shall be managed accordingly for the preservation and protection of their biological and natural resources, and if not already designated as Open Space such lands shall be considered for an open space land use designation as appropriate.

City of Adelanto 1994 General Plan Update EIR

- Land Use Element-Policy 2 – Require the preservation and relocation of endangered plants and animals which may be in jeopardy due to increased development activity.
- Land Use Element-Policy 15 – Protect Environmentally unique and fragile areas such as bluffs, Joshua Tree woodland, the Mojave river Corridor and sensitive wildlife habitat.
- Conservation and Open Space Element-Policy BIO 1.1 – The City will only allow development which minimizes the destruction of biotic resources within the City, such as the Mojave River Corridor.
- Conservation and Open Space Element – Policy BIO 1.8 – The City shall require the applicant for a proposed Project within or potentially affecting the resources of a Riparian Corridor or the Planning Areas natural drainage channels to enter into an agreement with the California Department of Fish and Game (Fish and

Wildlife), as applicable, pursuant to Chapter 6 of Division 2 of the Fish and Game Code.

- Conservation and Open Space Element – Policy BIO 1.9 – The City shall consult with the California Department of Fish and Game (Fish and Wildlife) on any project that could affect a species which is listed or in fact rare, threatened, or endangered (CEQA Guideline Section 15380, as identified by the biological survey). The City will only allow development which minimizes or eliminates destruction of or damage to any and all significant biotic resources – i.e., the Mojave River Corridor, Fremont Wash.

1994 General Plan Final EIR Mitigation Measures

MM 3.4.3.7 – The City shall require the applicant for a proposed project within or potentially affecting the resources of a Riparian Corridor or the Planning Areas natural drainage channels to enter into an agreement with the California Department of Fish and Wildlife, as applicable, pursuant to Chapter 6 of Division 2 of the Fish and game Code.

MM3.4.3.8 – The City shall consult with the California Department of Fish and Wildlife on any project that could affect a species which is listed or in fact rare, threatened, or endangered (CEQA Guidelines Section 15380, as identified by the biological survey).

MM 3.4.3.9 – The City will only allow development which minimizes or eliminates destruction of or damage to any and all significant biotic resources; i.e., the Mojave River Corridor, Fremont Wash.

Mitigation Measure Added by Lead Agency

In addition to Mitigation Measure MM 3.4.3.7, the City shall require that any development adjacent to riparian corridors minimize removal of vegetation; minimize erosion, sedimentation and runoff by appropriate protection or vegetation and landscape; provide for sufficient passage of native and anadromous fish as specified by the California Department of Fish and Wildlife regarding wastewater discharges and entrapment; prevention of groundwater depletion or substantial interference with surface and subsurface flows; and provision of natural vegetation buffers.

Development in Adelanto has the potential to impact biological resources. At a programmatic level, the City requires all future development to protect biological resources. Implementing the existing general plan and other city programs and policies as well as required regulations and new mitigation for Joshua Tree Incidental take will ensure protection of biological resources to be mitigated to less than significant levels. Given required compliance with local and *State Regulations* and implementation of implementing programs, impacts associated with development supported by the City General Plan and Implementing Actions will be less than significant. The 6th Cycle Housing Element Update provides areas for proposed residential development within the City. At the time of project level entitlements, the City will require site-specific surveys of biological resources. Thereby, the following impact analysis is intended to be reflective of a programmatic level.

Project Impacts

Would the Project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service:

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact

The City of Adelanto is a rural desert environment susceptible to many natural hazards common throughout Southern California. Adelanto is within the California Desert Conservation Area that is managed by the Bureau of Land Management (BLM). A portion of the northernmost part of Adelanto is within the Desert Conservation Area Plan's "Western Mojave Desert" critical habitat area. The City of Adelanto is also subject to the California Desert Native Plant Act. Identification of these resources within the City is not considered a constraint to housing development in that the City has plenty of land outside of the California Desert Conservation area that is vacant and available for development.

On October 21, 2019, the California Fish and Game Commission received a petition from the Center for Biological Diversity to list the Western Joshua Tree as Threatened under CESA. California Fish and Game Code Section 2073.5 requires that the California Department of Fish and Wildlife evaluate the petition and submit a written evaluation with a recommendation to the Fish and Game Commission, which was received at the Commission's April 2020 meeting. On September 22, 2020, the Fish and Game Commission determined that threatened listing may be warranted pursuant to Fish and Game Code Section 2074.2, and therefore the western Joshua Tree became a Candidate species. The Department of Fish and Wildlife subsequently undertook a one-year status review. The review continues to early, 2023, at which time a final action is needed for protection of the western Joshua Tree. Until a final determination is made, the western Joshua Tree is afforded protection under the California Endangered Species Act and can be removed only with approval of a Take Permit issued by the California Department of Fish and Wildlife.

On June 28, 2023, the State of California passed the Western Joshua Tree Conservation Act (WJTCA). The WJTCA promotes the conservation of the western Joshua tree (WJT) by prohibiting the import, export, take, possession, purchase, or sale of any WJT in California, providing for the creation of a range wide conservation plan for the species and establishing a fund to pay for actions to conserve WJT and its habitat. The WJTCA also facilitates renewable energy, housing, and other critical projects by creating new, streamlined permitting options for the authorization of incidental take of WJT subject to appropriate avoidance, minimization, and mitigation and for removal of dead WJT and trimming of WJT. The WJTCA authorizes CDFW to issue permits for the incidental take as long as certain conditions are met. Permittees may pay specified fees in lieu of conducting mitigation activities. Under the WJTCA, all in-lieu fees collected will be deposited into the Western Joshua Tree Conservation Fund, which is continually appropriated to CDFW solely for the purposes of acquiring, conserving, and managing WJT conservation lands and completing other activities to conserve the western Joshua

tree. The WJTCA also authorizes an exceptionally streamlined process for CDFW to issue permits at no cost for the removal or trimming of dead western Joshua trees and the trimming of live WJTs under certain circumstances. Pursuant to the WJTCA, CDFW may enter into an agreement with any county or city to delegate limited authority to permit the taking of WJT associated with developing single-family residences, multifamily residences, accessory structures and public works projects. CDFW may similarly enter into an agreement with any county or city to delegate limited authority to permit the removal or trimming of dead western Joshua trees and the trimming of live western Joshua trees.

Residential build out as provided for in the 6th Cycle Housing Element Update could directly and indirectly affect non-sensitive plant and wildlife species that potentially would result in loss of prey, species diversity, or other resources that resident or migratory species may use. Residential development around existing desert communities could adversely affect native resident and migratory species. In addition, human population increase is expected to result in additional effects to buffer habitat between developed properties and open space.

Development contemplated in the 6th Cycle Housing Element Update within desert scrub habitats potentially could result in loss of the desert tortoise, Mohave ground squirrel, and Swainson's hawk and their associated habitats. These three species have been designated as "Threatened" under the California Endangered Species Act. Also, direct, and indirect impacts to such species as the Burrowing owl, Ferruginous hawk, California horned lark, Loggerhead shrike, Le Conte's thrasher, and Pallid San Diego pocket mouse may occur. The California Fish and Wildlife Service lists these species as Species of Special Concern or on the watch list.

Furthermore, development potential provided for in the 6th Cycle Housing Element Update that would occur within all habitats potentially could result in direct impacts to active bird nests and nestlings. Some bird species that nest within the planning area is covered by the Migratory Bird Treaty Act. All nests are protected under the California Fish and Game Code and are considered independently and cumulatively significant. The City of Adelanto General Plan North Land Use Element includes the following implementing Programs.

- Implementing Program OS-22 – Requires developers of future development projects within desert scrub habitats consult with the United States Fish and Wildlife Service and California Department of Fish and Wildlife to determine the need for desert tortoise surveys, qualified biologist monitoring of all construction activities, and a workers environmental awareness program (WEAP) training pertaining to the desert tortoise be provided to all personnel who will be within work areas, and that work areas with high desert tortoise numbers be fenced off. All work activities shall cease if desert tortoises are discovered within fenced off areas.
- Implementing Program OS-23 – Requires that a qualified ornithologist conduct pre-construction surveys within one mile of a proposed project site for nesting Swainson's hawks. Nest trees shall not be removed unless avoidance measures are determined to be infeasible. To compensate for the loss of foraging habitat for Swainson's hawks, Habitat Management (HM) land shall be provided depending on the distance between the project area and the nearest active nest site.

- Implementing Program OS-24 – Requires preparation of pre-construction surveys in addition to three protocol surveys for burrowing owls in conformance with California Department of Fish and Wildlife guidelines. In the event burrowing owls occupy the development site and avoidance is infeasible, habitat compensation on off-site mitigation lands shall be required.
- Implementing Program OS-25 – Requires that a qualified biologist determine suitability of the project site to support burrowing owl, ferruginous hawk, California horned lark, Loggerhead shrike, Le Conte's thrasher, and pallid San Diego pocket mouse. Avoidance and minimization measures shall be implemented as needed.
- Implementing Program OS-26 – Requires surveys for active nests if site disturbance activities will occur during the bird breeding season and implementation of buffer areas around active nests.
- Implementing Program OS-27 – Requires a qualified biologist to conduct florist surveys for the thirteen special-status plant species that have potential to occur in a Project area. Project-level mitigation shall be implemented as needed.
- Implementing Program OS-35 – Requires preparation of biological assessments for individual development projects to determine occurrences of special status species or habitat, and to recommend mitigation measures in the event special status species are observed. Examples of project-level mitigation include relocation, on-site conservation, off-site banking, and avoidance.

The Adelanto 6th Cycle Housing Element Update is a planning document and does not authorize any specific project development nor would it in itself result in environmental impacts. Therefore, with implementation of existing general plan policies and programs OS-22 through OS-035 which requires each individual project to undergo environmental review during the entitlement phase, potential impacts to special status species and their habitats resulting from proposed future development will be identified and evaluated at independent project approvals. Therefore, the Adelanto 6th Cycle Housing Element Update would result in a "No Effect" determination.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact

Development contemplated by the Adelanto 6th Cycle Housing Element Update may directly and indirectly affect state and federal protected waters. Some of the properties identified in the Sites Inventory may support primarily isolated waters that are not within the jurisdiction of agencies regulating compliance with the Clean Water Act. Ephemeral desert washes that may be found on some of the properties identified in the sites inventory are all waters of the state and development may impact these directly or indirectly.

Section 401 of the Clean Water Act (CWA) requires an applicant to obtain certification for any activity that may result in a discharge of a pollutant into waters of the United States. Thereby, proposed fill in waters and wetlands require coordination with the appropriate State Regional Water Quality Control Board that administers Section 401 and provides certification. The Regional Water Quality Control Board also plays a role in review of

water quality and wetland issues, including avoidance and minimization of impacts. Section 401 certification is required prior to issuance of a Section 404 permit.

Under Section 404 of the Clean Water Act, the United States Army Corps of Engineers has jurisdiction over "Wetlands" and "Waters of the United States." Permitting of activities that could discharge fill or dredge materials or otherwise adversely modify wetlands or other waters of the United States and associated habitat is required. Permits authorized by the Army Corps of Engineers under the act typically involve mitigation to offset unavoidable impacts on wetlands and other waters of the United States in a manner that achieves no net loss of wetland acres or values. The City of Adelanto General Plan Land Use Element includes implementing Program OS-28, which requires that a qualified biologist survey the areas to be impacted for future projects to determine impacts to hydrological features. Resultant levels of impacts will be less than significant with implementation of Implementing Program OS-28.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact

The City of Adelanto General Plan Land Use Element and implementing actions do not include any land use policies or circulation changes that could fragment the Mojave River and impede its use as local or migratory wildlife corridors. There are no wildlife nurseries in the City. No impact will result from development contemplated by the Adelanto 6th Cycle Housing Element Update.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Unless Mitigation Incorporated Local Policies or Ordinances

The County of San Bernardino General Plan (County Wide Plan) and the City of Adelanto General Plan include policies to protect natural resources that include habitat and sensitive species. Implementation of the Adelanto 6th Cycle Housing Element Update and implementing actions will not conflict with any city or county policies, regulations, or standards designed to protect biological resources. The City of Adelanto General Plan includes policies designed to preserve native habitat and sensitive biological resources by designating open space areas, preserving drainages and washes in their natural state to the extent feasible, and developing a Habitat Conservation Plan. No impact would result from implementation of development of housing contemplated by the Adelanto 6th Cycle Housing Element Update.

Habitat Conservation Plan or Natural Community Conservation Plan

Although the City of Adelanto is located within the Western Mojave Plan area, the City is not a signatory. Currently, the Western Mojave Plan is applicable only to public lands. Three Bureau of Land Management-administered lands are located in the northwestern portion of the City and outside the Adelanto North General Plan Project Area. One parcel is located at the northwest corner of Adelanto, designated for open space, and the other

two are located in the north, designated for Desert Living. Any future development on the two Desert Living parcels would be subject to the comprehensive strategy to conserve and protect sensitive plant and animal species and their natural communities. City General Plan Implementing Program OS-29 requires that the three bureau-managed parcels (or any future Bureau of Land Management parcels) located within the North General Plan area implement conservation strategies laid out in the Western Mojave Plan. The resultant level of impact from implementation contemplated by the Adelanto 6th Cycle Housing Element Update would be less than significant with implementation of Implementing Program OS-29.

The City of Adelanto is located within the boundaries of the Desert Renewable Energy Conservation Plan. When this plan is finalized and implemented, it will comprehensively address how participating entities with jurisdiction over renewable energy and transmission development projects in the California deserts will conserve natural communities and species pursuant to the California Natural Communities Conservation Plan Act and the Federal Endangered Species Act. The plan supports conservation of habitat and sensitive species and would not conflict with implementation of development contemplated by the Adelanto 6th Cycle Housing Element Update. Thereby, any related environmental impacts would be at a less than significant level, particularly with implementation of Mitigation Measure MM-BIO-1.

Mitigation Measures

MM-BIO-1: The western Joshua tree is a candidate threatened species under the California Endangered Species Act, and the following measures will be implemented:

- Prior to the initiation of Joshua tree removal, obtain California Endangered Species Act (CESA) Incidental Take Permit under Section 2081 of the Fish and Game Code. The Project Applicant will adhere to measures and conditions set forth within the Incidental Take Permit.
- Mitigation for direct impacts to western Joshua trees shall be fulfilled through conservation of western Joshua trees at a 1:1 habitat replacement ratio, of equal or better functions and values to those impacted by the Project. Mitigation can be through purchases of credits at a California Department of Fish and Wildlife (CDFW)-approved mitigation bank for western Joshua tree. Additionally, no take of western Joshua tree will occur without authorization from CDFW in the form of an Incidental Take Permit pursuant to Fish and Game Code 2081 while it is being considered as a candidate or if it is listed under the CESA.
- Name, qualifications, business address, and contact information of a biological monitor (designated botanist) shall be submitted to CDFW at least 30 days prior to Project activities. The designated botanist shall be responsible for monitoring Project activities to help minimize and fully mitigate or avoid incidental take of Joshua trees.
- An education program (Worker Environmental Awareness Program) shall be conducted for all persons employed or working in the project area before performing any work.
- A trash abatement program shall be in place before starting project activities and throughout the duration of the Project to ensure that trash and food are contained in animal proof containers.

- The boundaries of the Project site shall be clearly delineated, in consultation with the designated botanist, prior to project activities with posted signs, posting stakes, flags, and/or rope or cord.
- Project-related personnel shall access the Project area using existing routes, or routes identified in the Project description, and shall not cross Joshua tree habitat outside or on route to the Project area.
- The designated botanist shall have authority to immediately stop any activity that does not comply with the ITP, and/or to order any reasonable measure to avoid unauthorized take of an individual Joshua tree.
- The Project analyzed impacts to western Joshua trees by applying the 186-foot and 36-foot buffer zone overlap with the project boundaries of two adjacent proposed developments. Any impacts to overlapping Joshua trees will be analyzed by CDFW.
- The Western Joshua Tree Conservation Act has been signed and put into effect by the California Governor's Office. In the event that the Western Joshua Tree Conservation Act is implemented for the project, effectively providing a streamlined mitigation approach under CESA and Western Joshua tree conservation, alternative habitat replacement mechanisms, providing equal or better function and value to existing mechanisms under CESA, will be implemented as required under state law.

CULTURAL RESOURCES

This section describes the existing cultural resources setting and potential effects from Project implementation on the Project site and its surrounding area. Descriptions and analysis in this section are based on information provided by the Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022) and the Adelanto Sustainability Plan.

Existing Setting

All properties identified in the Housing Sites Inventory are vacant with some areas consisting of extensive desert scrub vegetation.

Regulatory Setting

Federal Regulations

National Historic Preservation Act

The National Historic Preservation Act (NHPA) is legislation intended to preserve historical and archaeological sites in the U.S. Section 106 of the NHPA requires federal agencies to consider the effects of their undertaking on historic properties and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment.

State Regulations

California Environmental Quality Act (CEQA)

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of

Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance. CEQA requires public agencies and private interests to identify the potential adverse impacts or environmental consequences of their project on any object or site of significance with respect to history. CEQA also provides protection for paleontological remains, as indicated in the "Geology" discussion of this IS.

California Register of Historical Resources

California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of people important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or,
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR Section 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location; setting; design; materials; workmanship; feeling; and association. Finally, CEQA requires that significant effects on unique archaeological resources be considered and addressed. CEQA defines a unique archaeological resource as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:
    1. Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
    2. Has a special quality such as being the oldest of its type or the best.
    3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

California Public Resources Code PRC 21083.2, 5097.5, 30244, and 21084.1

According to PRC 21083.2 (a), if archaeological resources are determined to be significant, then the impacts on that resource should be addressed. PRC 5097.5 prohibits the excavation and/or the removal of a "vertebrate paleontological site…or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands." PRC 30244 requires reasonable mitigation of adverse impacts on paleontological resources resulting from development on public land.

PRC 21084.1 gives the lead agency power to determine that a resource is a historical resource, even if the resource is not listed or eligible for listing in the California Register of Historical Resources or a local register of historical places. In addition, the lead agency can also determine that a resource is a historical resource, even if it is not deemed significant in a historical resource survey.

Native American Heritage Act

The Native American Heritage Act, passed by California in 1976, established the Native American Heritage Commission (NAHC) for protecting Native American religious values on state property. The NAHC not only protects the heritage of Native Americans, but also ensures their participation in matters concerning heritage sites. The commission's duty is to assist both federal and state agencies in protecting Native American sacred places and provide recommendations concerning Native American heritage in accordance with environmental law and policy. The act protects burials from disturbance, vandalism, and accidental destruction. It also stipulates which specific procedures laid out in the California Health and Safety Code must be implemented if a Native American burial is uncovered during project construction or archaeological data recovery.

Assembly Bill 52 (PRC 21080.1, 21080.3.1, and 21080.3.2)

As of July 1, 2015, Assembly Bill (AB) 52 requires public agencies to consult with California Native American tribes identified by the NAHC for the purpose of mitigating impacts on tribal cultural resources. The specific directives of the bill are as follows:

> "Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section (PRC Section 2180.1(d))."

California Health and Safety Code Section 7050.5

California Health and Safety Code Section 7050.5 requires that if human remains are discovered during ground disturbing activities, the County Coroner must be notified, and no further disturbance is authorized to occur until the County Coroner has decided of origin and disposition of the remains. If the human remains are determined to be prehistoric, the coroner must notify the NAHC, who will determine and notify a Most Likely Descendant (MLD). The MLD then inspects the site and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Local Regulations

Adelanto North 2035 Comprehensively Sustainable Plan

The following goals and policies applicable to the Project are contained in the Adelanto North 2035 Comprehensive Sustainable Plan:

Goal OS 10 – Cultural and historical resources are protected and preserved.

- Policy OS 9.1 – Identify, protect, and minimize impacts to archaeological and paleontological resources.
- Policy OS 9.2 – Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.

Adelanto 1994 General Plan Update Policies

CUL 1.4 – The City will require that all archaeological resources, historic or prehistoric be evaluated in accordance with CEQA regulations and appropriate California guidelines prior to the adoption of mitigation measures and the acceptance of conditions of approval and required permit approvals.

OS 10.1 – Identify, protect, and minimize impacts to archaeological and paleontological resources.

OS 10.2 – Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.

1994 General Plan Update Final EIR Mitigation Measures

3.12.3.1 – The City will require that all archaeological resources, historic or prehistoric be evaluated in accordance with CEQA regulations and appropriate California guidelines prior to the adoption of mitigation measures and the acceptance of conditions of approval and required permit approvals.

3.12.3.3 – As part of the City's land development review process and project environmental assessment, City staff will review proposed developments for sites that may have potential archaeological significance. If determined necessary by the City, an archaeological survey will be performed by a licensed archaeologist and appropriate site-specific mitigation measures shall be implemented, including possible extraction, and cataloging of significant resources.

Project Impacts

The Adelanto North 2035 Plan (Adelanto General Plan) EIR determined impacts related to Cultural Resources were less than significant and identified no Mitigation Measures. The Adelanto 6th Cycle Housing Element Update plans for, but does not directly propose, construction of new residential development through submission and approval of a site-specific Land Development Permit.

Would the Project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less Than Significant Impact

Historical resources are buildings, structures, objects, sites, and districts of significance in history, archaeology, architecture, and culture. These resources include intact structures of any type that are 50 years or more of age and can include houses, structures such as irrigation works and engineering features.

There is one property in Adelanto that has been determined eligible for the National Register of Historic Properties and therefore is considered a historical resource under CEQA. The Edison Company Dramer-Victory Transmission Line is a linear feature that extends adjacent to US 395 and is near the location of Subarea 1. This feature was found ineligible for the National Register of Historic Places but was not evaluated for state or

local significance. The early development of Adelanto occurred primarily in the town center area and, following the establishment of George Air Force Base, expanded westward across Highway 395. Additional early development occurred less frequently in areas outside the town center, connected by a series of roadways. According to the General Plan EIR, these areas have not been comprehensively surveyed and buildings or structures of historic age that may qualify as historical resources pursuant to CEQA also may exist.

The Adelanto General Plan Land Use Element EIR indicates records search further identified two historic-era residences in the town center area that have been recorded, but not evaluated for historic significance.

At a programmatic level, the City of Adelanto via its general plan policies requires all future development, such as the residential development contemplated in the Adelanto 6th Cycle Housing Element Update, to protect cultural resources, including historical, archaeological, and paleontological materials or artifacts. Implementing existing programs and policies will ensure protection of historic resources by requiring a records search be performed prior to construction activities affecting historical resources and by requiring that impacts to historic resources be mitigated to less than significant levels. Given required compliance with local and *State Regulations* and implementation of the proposed General Plan Implementing programs, impacts associated with build out of housing contemplated by the Adelanto 6th Cycle Housing Element Update would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 16064.5?

Less Than Significant Impact

Development of housing contemplated by the Adelanto 6th Cycle Housing Element Update would include potential grading of sensitive areas that may impact archaeological resources. Thereby, there is a potential to uncover archaeological resources in the identified candidate sites.

Previous studies suggest that most prehistoric settlements in the Adelanto vicinity were focused along major waterways, such as the Mojave River watershed, generally occurred between the 2,260-foot and 2,970-foot elevations. As indicated in the Adelanto General Plan Land Use Element Update-October 2022 (page 451), "results from surveys and site investigations indicate that most prehistoric sites are lithic scatters, lithic quarries, bedrock milling features, and temporary campsites. Many of the earliest archaeological records in the region have likely been buried beneath alluvium deposited by the Mojave River." Therefore, future ground-disturbing activities associated with residential development have the potential to reveal buried deposits not observed on the ground surface. Implementation of Adelanto General Plan Policies and Mitigation Measures will ensure that potential impacts from residential development contemplated by the Adelanto 6th Cycle Housing Element Update will be less than significant.

State Regulations (Senate Bill 18; Assembly Bill 52) require consultation with local Native American tribal groups. Implementation of the Adelanto North 2035 General Plan Policies, together with tribal consultation, would provide protection and preservation to archaeological resources and would ensure development of housing contemplated by the Adelanto 6th Cycle Housing Element would be less than significant.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact

The Adelanto 6th Cycle Housing Element Update plans for but does not directly propose construction of new residential development. However, development of housing contemplated by the Adelanto 6th Cycle Housing Element Update would involve grading that might disturb human remains, including those outside of formal cemeteries. The potential for individual project-level impacts to unidentified and unrecorded tribal cultural places remains moderate to high, according to the Adelanto General Plan Land Use Element Update certified in October 2022. Excavation and grading activities of any individual project could result in impacts to human remains. Compliance with existing regulations, including California Public Resources Code Section 5097.98, Health and Safety Code Section 7050.5, Public Resources Code Section 21083.2, and CEQA Guidelines Section 15064.5(f) is required and would afford protection for human remains discovered during project development. Also, CEQA requires review and protection for projects subject to discretionary action, particularly for activities that could potentially disturb human remains. Senate Bill 18 requires consultation with appropriate Native American tribes pertaining to Native American sites and artifacts. Furthermore, the Adelanto 1994 General Plan Final EIR contained sanctioned Mitigation Measures that pertain to ensuring safe and appropriate treatment of any human remains that may be encountered, as indicated below. That is, existing General Plan policies and state requirements will provide sufficient programmatic protection for undiscovered archaeological resources or artifacts that may be present within the City. Compliance with stated Code sections requirements and with CEQA Guidelines requirements would ensure any potential impacts to human remains resulting from implementation of the housing contemplated by the Adelanto 6th Cycle Housing Element Update would be less than significant.

ENERGY

This section describes the existing energy resources and potential effects from project implementation on the Project site and its surrounding area. Descriptions and analysis in this section are based on information provided by the Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022).

Existing Setting

Southern California Edison (SCE) is the electricity service provider for the City. SCE maintains several distribution lines and substation facilities in the Adelanto area, which includes the Roadway Substation. Natural gas is provided by the Southwest Gas Corporation (SGC). SGC has a network of gas transmission lines and hazardous liquid pipelines that run throughout the City that provide service to the residents.

Regulatory Setting

State Regulations

California Energy Commission

The regulations directly applicable to the Project are Building Energy Efficiency Standards, Title 24, Part 6, and CALGreen Title 24, Part 11. These regulations include but are not limited to the use of energy efficient heating and cooling systems, water conserving plumbing and water-efficient irrigation systems. The proposed Project is required to demonstrate compliance with these regulations as part of the building permit and inspection process.

Local Regulations

Adelanto North 2035 Comprehensively Sustainable Plan

The following goals and policies that are applicable to the project are contained in the Adelanto North 2035 Comprehensive Sustainable Plan:

Goal LC 4 – Sustainability incorporated into land use patterns and development approaches.

- Policy LC 4.4 – Promote the use of solar, wind, and other alternative energy generation systems as part of new planned development.
- Policy LC 4.5 - Seek energy demand reductions in both residential buildings and large industrial and commercial buildings, where reductions by a single user could have a large effect.

Goal LC – Passive solar design and green building practices take advantage of Adelanto's solar and wind conditions.

- Policy LC 7.8 – Encourage buildings and large-scale residential subdivisions' design to integrate green building methods regarding site and structure design efficiency, energy and water efficiency, materials and resources conservation and recycling, and improving indoor environmental quality.
- Policy LC 7.9 - Encourage the building envelope to:
    - minimize heat loss and gain.
    - reduce energy demand.
    - maximize passive heating and cooling.
    - minimize mechanical HVAC requirements.

- Policy LC 7.11 – Encourage the use of energy-efficient heating, ventilation, and air conditioning (HVAC) Systems and electrical systems.

Goal OS 3 – Energy conservation and renewable energy production is maximized to reduce natural resources and fossil fuels consumption.

- Policy OS 3.3 - Encourage new residential development to be designed to support solar panels.
- Policy OS 3.4 – Encourage the use of rooftop solar power systems on new public buildings (City, County, State, Federal, School District).
- Policy OS 3.6 – Encourage orientation of new residential street blocks, parcel patterns, and building roofs to maximum solar exposure to roofs.
- Policy OS 3. – Conserve energy by promoting efficient and cost-effective lighting that reduces glare and light pollution.
- Policy OS 3.9 – Streamline the solar panel installation process by issuing permits over the counter.

Applicable 1994 General Plan Update Policies

COS 2 – All new developments will be required to implement energy conservation techniques into the development design.

COS 4 – Conservation techniques shall be required for proposed development (both domestic and industrial to minimize consumption levels of renewable and non-renewable natural resources including water resources.

COS 8 – The City will encourage residential, commercial, industrial users to conserve the use of water and other renewable and non-renewable natural resources by incorporating conservation measures.

COS 9 – The City shall promote the development and use of alternative energy sources, such as passive solar in industrial, commercial, and residential developments.

1994 General Plan Update Final EIR Mitigation Measures

3.7.3.1 – The City will require "low flow" plumbing fixtures and other water conserving techniques to reduce overall per capita water consumption.

3.7.3.2 – All new developments will be required to implement energy conservation techniques into the development design.

3.7.3.4 – Conservation techniques shall be required for proposed development (both domestic and industrial) to minimize consumption levels of renewable and non-renewable natural resources including water resources.

3.7.3.8 – The City will encourage residential commercial and industrial users to conserve the use of water and other renewable and non-renewable natural resources by incorporating conservation measures.

3.7.3.9 – The City shall promote the development and use of alternative energy sources, such as passive solar in industrial, commercial, and residential developments.

Project Impacts

Would the Project:

a) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact

All new residential development would be subject to current California Building Code Title 24 requirements for building energy efficiency. New buildings may incorporate energy saving features or renewable energy sources. In addition, electricity will indirectly be required to treat and convey water to and convey wastewater away from development that would implement the Adelanto 6th Cycle Housing Element Update. Pursuant to the City of Adelanto landscape irrigation requirements and the Water Conservation in Landscaping Act, outdoor water use will continue to be regulated for new development to plan landscaping accordingly and conserve water. In addition, pursuant to California Building Code CALGREEN requirements, housing development will be subject to the following requirements:

- 20 percent reduction in water demand
- 20 percent reduction in wastewater discharges

b) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact

Future development of housing contemplated in the Adelanto 6th Cycle Housing Element Update would result in short-term demand for energy from grading and construction of individual residential projects. This demand would include energy demand from workers and vendor vehicle trips and use of construction equipment. Long-term demand for energy would result from the operation of future residential uses. This demand would result from vehicle trips, electricity usage, natural gas usage, and water and wastewater conveyance to residential buildings and the project(s) infrastructure.

Mobile source energy demand primarily is associated with individual vehicle energy demand (gasoline; diesel fuel; electricity for electric vehicles). Most construction activity would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel.

Residential development is not inherently energy intensive. Electricity and natural gas would be required to provide energy to the housing developments contemplated by the Adelanto 6th Cycle Housing Element Update. Electric power tools would be used during construction of buildings. Natural gas use typically is not used during building construction.

Occupancy of future residential buildings would result in consumption of natural gas and electricity. Southwest Gas corporation would supply natural gas to the residential development; Southern California Edison would supply electricity to residential buildings.

All new residential development would be subject to current California Building Code Title 24 requirements for building energy efficiency. New buildings may incorporate energy saving features or renewable energy sources. In addition, electricity will indirectly be required to treat and convey water to and convey wastewater away from development that would implement the Adelanto 6th Cycle Housing Element Update. Pursuant to the City of Adelanto landscape irrigation requirements and the Water Conservation in Landscaping Act, outdoor water use will continue to be regulated for new development to plan landscaping accordingly and conserve water. In addition,

pursuant to California Building Code CALGREEN requirements, housing development will be subject to the following requirements:

- 20 percent reduction in water demand
- 20 percent reduction in wastewater discharges

Heavy construction equipment (e.g., dozers; graders; backhoes; dump trucks) would be diesel powered; smaller construction vehicles (pick-up trucks; workers' personal vehicles) would largely be gasoline powered. Fuel consumption would be temporary and not represent a significant demand for available supplies. As required by State law (California Code of Regulations Title 13, Motor Vehicles, Section 2449(d)(3), idling times of construction vehicles is limited to a maximum five minutes, which would minimize or eliminate unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Thereby, equipment used in construction of housing contemplated by the Adelanto 6th Cycle Housing Element Update would not result in inefficient, wasteful, or unnecessary fuel consumption.

Fuel that would be consumed by traffic generated by future residential projects would be a function of total vehicle miles traveled and estimated vehicle fuel economies of vehicles accessing residential projects. Enhanced fuel economies pursuant to federal and state regulatory actions and related transition of vehicles to alternative energy sources likely would decrease future gasoline fuel demands per vehicle miles traveled.

d) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact

Regulations directly applicable to future residential development such as those contemplated by the Adelanto 6th Cycle Housing Element Update are *Building Energy Efficiency Standards, Title 24,* Part 6, and CAL Green Title 24, Part 11. These regulations include, but are not limited to, use of energy efficient heating and cooling systems, water conserving plumbing and water-efficient irrigation systems. Future development under the Adelanto 6th Cycle Housing Element Update would be required to demonstrate compliance with these regulations as part of the building permit and inspection process.

Renewable energy and energy efficient impacts resulting from build out of the residential projects contemplated by the Adelanto 6th Cycle Housing Element Update would be less than significant.

GEOLOGY AND SOILS

This section describes the existing geological and soils settings in the City of Adelanto and related potential effects from Project implementation on the Project site and its surrounding area. Descriptions and analysis in this section are based on information provided by the Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022).

Environmental Setting

California is a seismically active region. Primary earthquake hazards include surface rupture and ground motion. Secondary hazards resulting from major earthquakes include liquefaction, seismically induced flooding, and seismically induced land sliding. The majority of the eastern portion of Adelanto is underlain by Bryman series soils that are subject to moderate shrink-swell potential and may apply to portions of the candidate sites.

Regulatory Setting

State Regulations

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (AP Act) (PRC Sections 2621 to 2630) was passed in 1972 to provide a statewide mechanism for reducing the hazard of surface fault rupture to structures used for human occupancy. The main purpose of the AP Act is to prevent the siting of buildings used for human occupancy across the traces of active faults. It should be noted that the AP Act addresses the potential hazard of surface fault rupture and is not directed toward other earthquake hazards, such as seismically induced ground shaking or landslides.

The law requires the State Geologist to identify regulatory zones (known as Alquist-Priolo (AP) Fault Zones) around the surface traces of active faults, and to depict these zones on topographic base maps, typically at a scale of 1 inch to 2,000 feet. AP Fault Zones vary in width, although they are often 0.75 mile wide. Once published, the maps are distributed to the affected cities, counties, and state agencies for their use in planning and controlling new or renewed construction. Except for single-family wood-frame and steel-frame dwellings that are not part of a larger development (i.e., four units or more), local agencies are required to regulate development within the mapped zones. In general, construction within 50 feet of an active fault zone is prohibited.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (SHMA) (PRC Sections 2690 to 2699.6), which was passed in 1990, addresses earthquake hazards other than surface fault rupture. These hazards include strong ground shaking, earthquake-induced landslides, liquefaction, or other ground failures. Much like the AP Act discussed above, these seismic hazard zones are mapped by the State Geologist to assist local government in the land use planning process. SHMA states, "It is necessary to identify and map seismic hazard zones in order for cities and counties to adequately prepare the safety element of their general plans and to encourage land use management policies and regulations to reduce and mitigate those hazards to protect public health and safety." SHMA also states, "Cities and counties shall require, prior to the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard."

California Building Code

The State of California provides minimum standards for building design through the California Building Standards Code (CBC) (CCR, Title 24). Where no other building codes apply, Chapter 29 regulates excavation, foundations, and retaining walls. The CBC applies to building design and construction in the state and is based on the Federal Uniform Building Code (UBC) used widely throughout the country (generally adopted on a state-by-state or district-by-district basis). The CBC has been modified for California conditions with more detailed and/or more stringent regulations.

The State Earthquake Protection Law (California Health and Safety Code Section 19100, et seq.) requires that structures be designed to resist stresses produced by lateral forces caused by wind and earthquakes. Specific minimum seismic safety and structural design requirements are set forth in Chapter 16 of the CBC. The CBC identifies seismic factors that must be considered in structural design. Chapter 18 of the CBC regulates the excavation of foundations and retaining walls, and Appendix Chapter A33 regulates grading activities, including drainage and erosion control and construction on unstable soils, such as expansive soils and areas subject to liquefaction. The CBC is updated every three years, and the current 2013 CBC took effect January 1, 2014.

Local Regulations

Adelanto North 2035 Comprehensive Sustainable Plan

The following goals and policies that are relevant to the project are contained in the Adelanto North 2035 Comprehensive Sustainable Plan:

Goal HS 1 – Potential damage to structures and loss of life that can result from earthquakes and other geologic hazards are minimized.

- Policy HS 1.1 – Identify structural types, land uses, and sites that are highly sensitive to earthquake activity and other geological hazards and seek to abate or modify them to achieve acceptable levels of risk.
- Policy HS 1.2 – Enforce the most recent building codes governing seismic safety and structural design to minimize damage from earthquakes.

1994 General Plan Update Final EIR Seismicity Mitigation Measures

- 3.1.3.1 – All grading within the project area must be accomplished in accordance with the appropriate requirements set forth in the City of Adelanto Grading Ordinance and Standard Conditions as approved by the City Engineer, including dust control measures.
- 3.1.3.3 – Sie specific soil studies may be necessary to evaluate the potential for liquefaction at any given building site. For new construction, most liquefaction problems can be resolved by proper identification of the problem and appropriate foundation design. Specific guidelines shall be developed for the collection of data for determination of liquefaction potential at a site. The guidelines should include minimum depth of bore holes, minimum lapse time for observation of water level, sample types and frequencies, and the appropriate soils test for evaluation of suspect soil types.
- 3.1.3.5 – All new developments must comply with the Building Code, the Zoning Ordinance, the Subdivision Ordinance, and established seismic safety standards.

- 3.1.3.6 - The City will require all proposed developments to submit a soil and geologic report prepared by a certified geologist which shall include mitigation if any geologic hazards are identified.

1994 General Plan Update Final EIR Liquefaction Mitigation Measures

Same as above Applicable Seismicity Mitigation Measures.

- 3.1.3.14 – Require special soils and structural investigation for all proposed structures of large-scale buildings or involving large groups of people.

Project Impacts

Would the Project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
   (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
   (ii) Strong seismic ground shaking:
   (iii) Seismic-related ground failure, including liquefaction?
   (iv) Landslides?

Less Than Significant Impact

Each housing project provided for by the Adelanto 6th Cycle Housing Element Update would be required to comply with seismic safety provisions stipulated in the California Building Code (CBC) Title 24, Part 2 of the California Code of Regulations and to have a geotechnical investigation. The geotechnical investigation would calculate seismic design parameters pursuant to CBC requirements and would include foundation and structural design recommendations, as necessary, to reduce hazards to people and structures arising from ground shaking. Resultant potential impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

Grading and construction activities could expose substantial amounts of soil and could result in soil erosion if effective erosion control measures were not used. National Pollution Discharge Elimination System (NPDES) regulations (pursuant to the Federal Clean Water Act) requires implementation of Best Management Practices (BMP) NPDES requirements for construction projects of one or more acre in area are set forth in the General Construction Permit issued by the State Water Resources Control Board (SRWCB; Order No. 2009-0009-DWQ). In addition, new development projects within Adelanto are required to prepare site-specific Water Quality Management Plans. These plans contain post-construction mitigation measures that will assist in reducing potential impacts to soil erosion to less than significant levels and identify measures to treat and/or limit entry of containments into the storm drain system. Furthermore, land clearing, grading, and construction activities of projects approved pursuant to the Adelanto 6th Cycle Housing Element Update would be required to comply with the Mojave

Desert Air Quality Management District Rules 403 and 403.2, regulating fugitive dust emissions and thereby would minimize wind erosion from grading. Thereby, construction activities would not generate substantial erosion and soil erosion impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact Unless Mitigation Incorporated

Land subsidence is a gradual settling or sudden sinking of the earth's surface due to subsurface movement of earth materials. More than 80 percent of identified subsidence in the United States is the result of over-drafting of groundwater. Other causes of subsidence are drainage of organic soils, underground mining, natural compaction, and thawing of permafrost. Subsidence causes large areas of land to sink and thereby can damage building foundations, walls, and flooring.

Collapsible soils consist of loose, dry, low-density materials that collapse and compact with the addition of water or excessive loading and are typical in areas of yond alluvial fans, debris flow sediments, and aeolian deposits. Collapse occurs when subsurface soils are excessively saturated at levels deeper than those reached by an average rainfall and the clay bonds holding the soil grains together are eliminated. Soil collapse can result in cracked foundations, floors, and walls. Collapse could occur in any area dominated by young alluvial sediments and could be exacerbated by human activities such as excessive irrigation.

Expansive soils and rocks are characterized by shrinking and swelling of clayey material as materials dry or become wet. If the shrink-swell potential (the potential for volume change in a soil with a loss or gain in moisture) is rated moderate to very high, damage to buildings, roads, and other structures may occur. Special building design may be necessary to counteract impacts of expansive soils.

The Adelanto North 2035 Plan (General Plan) and implementing actions will not directly subject people or structures to hazards associated with expansive soils because it does not authorize any construction project, any development plan, or any other land alteration activities. The majority of the eastern portion of the Project area is underlain by Bryman series soils that are subject to moderate shrink-swell potential and applies to much of the Project area. Expansive soils could impact low density residential development in the northeast portion of the Project area and industrial development through the Airport Development District, Business Park, and Light Manufacturing designations located along the eastern portion of the Project area. Impacts associated with expansive soils are generally structurally related, including cracked walls and foundations.

Soils testing to determine expansive characteristics is required for new development, pursuant to the CBC and future iterations of the CBC. Mitigation of expansive conditions is also required and must be fully defined during the Grading Permit process; Therefore, mitigation measure GEO-1 would be required. The City of Adelanto will continue to

administer CBC regulations and any updates thereto for all new development in the Project area. This ongoing regulatory program will avoid significant impacts involving expansive soils.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Less Than Significant Impact

Portions of the Project areas are readily serviced by public sewer improvements. The remaining acres are undeveloped or operate with private septic systems.

Septic system use for residential property is allowed if the property is farther than 500 feet from a public sewer main, has a residential density of fewer than two dwelling units per acre, has a ground slope of less than 30 percent, and meets minimum soil percolation rates. In the absence of those conditions, the City of Adelanto requires connection to the public sewer system.

In general, soil conditions within the Project areas are suitable for installation of septic tanks. Cajon and Hellendale series soils in the central and western portion of the Project Area feature rapid permeability and thereby are well-performing septic tank absorption fields. Bryman and Lavic series soils feature moderate and moderately slow permeability and require design considerations for septic tanks to operate properly. Permeability problems can be overcome by increasing the size of the septic tank absorption field or by placing the filter tile below the moderately or moderately slow permeable layer. Development contemplated by the Adelanto 6th Cycle Housing Element Update could include connections to sewage lines although soil in the Project areas area suitable for use of septic tanks. Thereby related impacts will be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact Unless Mitigation Incorporated

There is a potential to uncover paleontological resources in Adelanto because Adelanto contains geologic formations known as potentially to contain paleontological resources. Future development of vacant land such as that within the candidate sites identified in the Adelanto 6th Cycle Housing Element Update may uncover previously undiscovered fossiliferous materials. Therefore, the level of impact is potentially significant.

However, implementation of Adelanto North 2035 Plan (General Plan) Goals and Policies as well as State of California regulatory requirements will reduce potential impacts to paleontological resources from future housing development contemplated by the Adelanto 6th Cycle Housing Element Update will be reduced to less than significant levels. Additionally, in the inadvertent event of discovery of paleontological resources, impacts could be potentially significant. With implementation mitigation measure GEO-2, GEO-3 and GEO-4, impacts would be less than significant.

Mitigation Measures

MM GEO-1: During construction of any residential units contemplated by the Adelanto 6th Cycle Housing Element Update, each Project developer shall prepare a Geotechnical Investigation report as described in the Adelanto Municipal Code Section 16.04.050, which sets forth the procedures governing the requirements for soils reports, which includes data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures an d other data required by the Building Official. Successful incorporation of these specifications shall be verified by the City of Adelanto prior to the issuance of final approval of each Project.

MM GEO-2: If unanticipated fossil discoveries are made, all work must halt within 50 feet until a qualified paleontologist can evaluate the findings. Work may resume immediately outside of the 50-foot radius. Mitigation Measures GEO-2 and GEO-4 shall be implemented.

MM GEO-3: If the discoveries are determined to be significant, full-time paleontological monitoring will be recommended for the remainder of ground disturbance for the project. Paleontological monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected, if warranted. Monitoring efforts can be reduced or eliminated at the discretion of the project paleontologist.

MM GEO-4: Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point ready for curation. Following laboratory work, all fossil specimens shall be identified to the most specific taxonomic level possible, cataloged, analyzed, and offered to the Natural History Museum of Los Angeles County for permanent curation and storage. At the conclusion of laboratory work and museum curation, a final Paleontological Monitoring Report (PMR) shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the Project. The report shall include a summary of the field and laboratory methods, an overview of the project area geology and paleontology, a list of taxa recovered, an analysis of fossils recovered and their scientific significance, and recommendations. A copy of the report shall also be submitted to the Natural History Museum in Bakersfield.

GREENHOUSE GAS EMISSIONS

This section describes the existing greenhouse gas emissions setting and potential effects from project implementation on the candidate sites for future housing development. Descriptions and analysis in this section are based on information provided by information provided by the Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022).

Existing Setting

According to climate scientists, the earth's climate has been warming for the past century; it is believed by 97 percent of climate scientists that this warming trend is related to the release of certain gases into the atmosphere by human activities (NASA,

2015). The most recognized GHGs include CO_2, CH_4, N_2O, water vapor, ozone, aerosols, HFCs, chlorofluorocarbons (CFCs), PFCs, and SF_6.

Emissions of GHGs contributing to global climate change are largely attributable to human activities associated with industrial/manufacturing, utility, transportation, residential, and agricultural sectors. About 75 percent of human emissions of CO_2 to the global atmosphere during the past 20 years are a result of fossil fuel burning. Atmospheric concentrations of CO_2, CH_4, and N_2O have increased 31 percent, 151 percent, and 17 percent, respectively, since the year 1750 (Intergovernmental Panel on Climate Change, 2001).

Worldwide, California is ranked as the 12th largest emitter of GHGs. Based on the most recent GHG emissions inventory, California's gross annual emissions of GHGs in 2013 totaled 459.3 million metric tons of carbon dioxide equivalents ($MTCO_2e$) (CARB, 2013). Most of California's emissions, approximately 81 percent, consist of CO_2 produced from fossil fuel combustion. The transportation sector is the single largest category of California's GHG emissions, accounting for approximately 37 percent of the state's total GHG emissions, followed by electricity consumption (from both in-state and out-of-state providers), which accounts for a total of roughly 23 percent of the state's total GHG emissions, and then the industrial sector accounting for approximately 20 percent of the state's total GHG emissions. The contribution from each of the various other use sectors contribute roughly one to eight percent each to the total GHG emissions inventory (CARB, 2013).

Global Climate Change Setting/Defined

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as Water Vapor, Carbon Dioxide (CO_2), Nitrous Oxide (N_2O), Methane (CH_4), Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride - - gases that remain in the atmosphere from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, thusly warming the earth's atmosphere. GCC also can occur naturally as it had in the past with previous ice ages.

Gases that trap heat in the atmosphere often are referred to as "greenhouse gases." These gases are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the earth's average temperature would be approximately 61 degrees Fahrenheit cooler than the current average temperature. The cumulative accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature.

Regulatory Setting

State of California

The following are identified greenhouse gases.

Water Vapor (H_2O) – Water Vapor is the most abundant, important, and variable greenhouse gas in the earth's atmosphere. Water vapor is not a pollutant; rather, in the atmosphere it maintains a climate necessary for life. Changes in the atmospheric concentration of water vapor are directly related to warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises,

more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). There are no human health effects from water vapor itself. However, when some pollutants come in contact with water vapor, they can dissolve, and the water vapor then can function as a pollutant-carrying agent. The primary source of water vapor is evaporation from oceans (approximately 85 percent). As a greenhouse gas, the higher concentration of water vapor is able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it eventually will also condense into clouds that are more able to reflect incoming solar radiation. This will allow less energy to reach the Earth's surface and thereby affect surface temperatures. Other sources include evaporation from other water bodies, sublimation (change from solid to gas) from sea ice and snow, and transpiration from plant leaves.

Carbon Dioxide (CO_2) – Carbon Dioxide is an odorless and colorless greenhouse gas. Outdoor levels of Carbon Dioxide are not sufficiently high to result in negative health effects. Carbon Dioxide is naturally removed from the air by photosynthesis, dissolution into ocean water, transfer to soils and ice caps, and chemical weathering of carbonate rocks. Carbon Dioxide is emitted from natural sources (e.g., decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; volcanic outgassing) and from anthropogenic sources (e.g., burning of coal, oil, natural gas, and wood). Since the industrial revolution began in the mid-18th century, the type of human activity that increases greenhouse gas emissions has increased dramatically in scale and distribution. Since the beginning of the industrial revolution, Carbon Dioxide concentrations have increased more than 30 percent and left unchecked, are projected to increase to nearly double the concentrations in the atmosphere at the dawn of the industrial revolution as a direct result of anthropogenic sources. The International Panel on Climate change (IPCC, Fifth Assessment Report, 2014) estimates that emissions of Carbon Dioxide from fossil fuel combustion and industrial processes contributed approximately 785 of the total greenhouse gas emissions increase from 1970 to 2010.

Methane (CH_4) – Methane is a very effective absorber of radiation but has an atmospheric concentration less than Carbon Dioxide and its lifetime is 10-12 years. Exposure to elevated levels of methane can cause asphyxiation, loss of consciousness, headache and dizziness, nausea and vomiting, weakness, loss of coordination, and an increased breathing rate. Methane has natural and anthropogenic sources. It is released as part of biological processes in low oxygen environments, such as in swamplands or in rice production. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and coal mining have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil fuel combustion and biomass burning.

Nitrous Oxide (N_2O) – Nitrous Oxide is also known as laughing gas and is a colorless greenhouse gas. Nitrous Oxide and cause dizziness, euphoria, and sometimes light hallucinations. It is considered harmless in small doses. However, in some cases heavy and extended use can cause Olney's Lesions (brain damage). Nitrous Oxide concentrations began to increase at the beginning of the industrial revolution. It is produced by microbial processes in soil and water, including those reactions that occur in fertilizer containing nitrogen. Also, some industrial processes (e.g., fossil fuel fired power plants, nylon production, nitric acid production, vehicle emissions) contribute to its atmospheric load.

Chlorofluorocarbons (CFC) – Chlorofluorocarbons are gases formed synthetically by replacing all hydrogen atoms in Methane or Ethane (C_2H_6) with chlorine and/or fluorine atoms. CFC are non-toxic, non-flammable, insoluble and chemically unreactive in the troposphere (the level of air at the earth's surface). CFC are no longer being used and therefore it is not likely health effects would be experienced. However, in confined indoor locations, working with CFC-113 or other CFC is thought to result in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation. Levels of major CFC now are remaining steady or declining. However, their long atmospheric lifetimes mean some CFC will remain in the atmosphere for more than 100 years.

Hydrofluorocarbons (HFC) – Hydrofluorocarbons are synthetic, man-made chemicals used as a substitute for CFC. They are one of three groups with the highest global warming potential. No health effects are known to result from exposure to HFC, which are manmade for applications such as automobile air conditioners and refrigerants.

Perfluorocarbons (PFC) – Perfluorocarbons have stable molecular structures and do not break down through chemical processes in the lower atmosphere. High-energy ultraviolet rays that occur about 60 kilometers above the surface of the earth are able to destroy the compounds. Therefore, PFC have very long lifetimes - - between 10,000 and 50,000 years. No health effects are known to result from exposure to PFC. The two primary sources of PFC are primary aluminum production and semiconductor manufacture.

Sulfur Hexafluoride (SF_6) – Sulfur Hexafluoride is an inorganic, odorless, colorless, non-toxic nonflammable gas that has the highest global warming potential of any gas evaluated. In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces the oxygen needed for breathing. Sulfur Hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Nitrogen Trifluoride (NF_3) – Nitrogen Trifluoride is a colorless gas with a distinctly moldy odor used in industrial processes and is produced in the manufacture of semiconductors and Liquid Crystal Display panels, types of solar panels and chemical lasers. Long-term or repeated exposure may affect the liver and kidneys and may cause fluorosis.

Carbon Dioxide Equivalent (CO_2e) is a term used for describing the difference greenhouse gases in a common unit. CO_2e signifies the amount of CO_2 that would have the equivalent global warming potential.

Greenhouse gases have different Global Warming Potential values. Global Warming Potential of a greenhouse gas indicates the amount of warming a gas caused over a given period of time and represents the potential of a gas to trap heat in the atmosphere. The Global Warming Potential (100-year time horizon) ranges from 1 for Carbon Dioxide to as much as 23,900 for Sulfur Hexafluoride.

Greenhouse Gas Emissions Inventories

Global

The Intergovernmental Panel on Climate Change tracks worldwide anthropogenic greenhouse gas emissions for industrialized and developing nations. As the following Table 6 indicates, the United States as a single country was the number two producer of greenhouse gas emissions in 2016. The primary greenhouse gas emitted by human

activities in the United States was Carbon Dioxide, representing approximately 81.6 percent of total greenhouse gas emissions in the United States. Carbon dioxide from fossil fuel combustion, as the largest source of United States greenhouse gas emissions, accounted for approximately 93.5 percent of the Carbon Dioxide emissions.

Table 6- GHG Emissions, By Country

Emitting Countries	GHG Emissions (Gg CO_2e)
China	11,895,765
United States	6,511,302
European Union (28 member countries)	4,291,252
India	2,643,817
Russian Federation	2,100,850
Japan	1,304,568
TOTAL	28,747,554

State of California

The State of California requires CEQA documents to include an evaluation of Greenhouse Gas Emissions (GHG), or gases that trap heat in the atmosphere. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increasing sea levels, and changing the worldwide biome.

California has significantly slowed the rate of growth of greenhouse gas emissions due to implementation of energy efficiency programs as well as adoption of strict emission controls but is still a substantial contributor to the United States emissions inventory total. The California Air Resources Board compiles greenhouse gas inventories for the State of California. Based upon the 2018 greenhouse gas inventory data for the 2000 to 2016 greenhouse emissions inventory, California emitted 429.4 $MMTCO_2e$ including emissions resulting from imported electrical power in 2015.

Effects of Climate Change in California

Public Health

Higher temperatures may increase frequency, duration, and intensity of conditions conducive to air pollution formation. In addition, if global background Ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter than can travel long distances depending on wind conditions. The Climate Scenarios report indicates that large wildfires could become up to 55 percent more frequent if greenhouse gas emissions are not significantly reduced. In addition, under the higher warming range scenario there could be up to 100 more days

per year with temperatures above 90 degrees Fahrenheit in Los Angeles and 95 degrees Fahrenheit in Sacramento by 2100. This is a large increase over historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures could increase risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

Water Resources

A vast network of man-made reservoirs and aqueducts captures and transports water throughout the state from northern California rivers and the Colorado River. The current distribution system relies on the Sierra Nevada snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, increasing the risk of summer water shortages. The State's water supplies are also at risk from rising sea levels. An influx of saltwater could degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to quality and reliability of water within the southern edge of the Sacramento/San Joaquin River Delta a major fresh water supply.

If temperatures continue to increase, more precipitation could fall as rain instead of snow, and the snow that does fall could melt earlier, thereby reducing the Sierra Nevada spring snowpack by as much as 70 to 90 percent. Under the lower warming range scenario, snowpack losses could be only half as large as those possible if temperatures were to rise to the higher warming range. It also could adversely affect winter tourism, particularly by shortening the ski and snowboarding season.

Agriculture

Increased temperatures could cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. California farmers could face greater water demand for crops and a less reliable water supply as temperatures rise. Crop growth and development could change, as could intensity and frequency of pest and disease outbreaks. Rising temperatures could aggravate Ozone pollution, which makes plants more susceptible to disease and pests and interferes with plant growth. Rising temperatures could worsen quantity and quality of yield for some of California's agricultural products, including wine grapes, fruits, and nuts. In addition, Global Climate Change could shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Also, continued global climate change could alter abundance and types of many pests, lengthen pest breeding seasons, and increase pathogen growth rates.

Forests and Landscapes

Global climate change has the potential to intensify the current threat to forests and landscapes by increasing the risk of wildfire and altering distribution and character of natural vegetation. Since wildfire risk is determined by a combination of factors including precipitation, winds, temperature and landscape and vegetation conditions, future risks will not be uniform throughout the State. Continued global climate change has the potential to alter natural ecosystems and biological diversity within the state and could decrease the productivity of the state's forests.

Rising Sea Levels

Rising sea levels, more intense coastal storms, and warmer water temperatures could increasingly threaten California's coastal regions. Under the higher warming range scenario, sea level is anticipated to rise 22 to 35 inches by 2100. Elevations of this magnitude would inundate low-lying coastal areas with salt water, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats. Under the lower warming range scenario, sea level could rise 12 to 14 inches.

Human Health Effects

The potential health effects related directly to emissions of Carbon Dioxide, Methane and Nitrous Oxide as they relate to development projects are still being debated in the scientific community. Their cumulative effects to global climate change have the potential to cause adverse effects to human health. Climate change will likely cause shifts in weather patterns, potentially resulting in devastating droughts and food shortages in some areas.

Regulatory Setting

Federal Regulations

On December 7, 2009, the U.S. EPA signed two distinct findings regarding greenhouse gases (GHG) under Section 202(a) of the FCAA:

- The U.S. EPA finds that the current and projected concentrations of the mix of six key GHGs—carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF_6)—in the atmosphere threaten the public health and welfare of current and future generations. This is referred to as the endangerment finding.
- The U.S. EPA finds that the combined emissions of CO_2, CH_4, N_2O, and HFCs from new motor vehicles and motor vehicle engines contribute to the atmospheric concentrations of these key GHGs and hence to the threat of climate change. This is referred to as the cause or contribute finding.

State Regulations

There are numerous state plans, policies, regulations, and laws related to GHGs and global climate change that 1) establish overall state policies and GHG reduction targets; 2) require state or local actions that result in direct or indirect GHG emission reductions for the project; 3) require CEQA analysis of GHG emissions; and 4) provide generally accepted guidance in performing GHG analyses. The major components of California's climate change policy are reviewed below.

Assembly Bill 32, the California Global Warming Solutions Act of 2006

The State of California legislature has enacted a series of bills that constitute the most aggressive program to reduce greenhouse gas emissions of any state in the nation. Project development and operation would be required to comply with all mandates imposed by the State of California and the SCAQMD aimed at reduction of air quality emissions. The regulatory mandates that are applicable to the Project and that would assist in the reduction of greenhouse gas emissions are the following.

Global Warming Solutions Act of 2006 (California State Assembly Bill 32)

AB 32 requires greenhouse gas emissions in California be reduced to 1990 levels by the year 2020. "GHG" as defined under this legislation include Carbon Dioxide, Methane, N_2O, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Since AB 32 was enacted, a seventh chemical – nitrogen trifluoride – has been added to the list of greenhouse gas emissions. The California Air Resources Board is the state agency charged with monitoring and regulating sources of greenhouse gases. Under an updated forecast, a 21.7 percent reduction from "business as usual" is required to achieve 1990 levels. The Air Resources Board has made substantial progress in achieving its goal of achieving 1990 emissions levels by 2020.

California Air Resources Board Scoping Plan

The California Air Resources Board Climate Change Scoping Plan (Scoping Plan) contains measures designed to reduce the state emissions to 1990 levels by the year 2020 to comply with AB 32. The Scoping Plan identifies recommended measures for multiple greenhouse gas emission sectors and associated emission reductions needed to achieve the year 2020 reduction target. Most measures target the transportation and electricity sectors. The Scoping Plan states the key elements of the strategy for achieving the 2020 greenhouse gas target include the following:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a Statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other western climate Initiative partner programs to create a regional market system;
- Establishing targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and,
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

The Air Resources Board approved the first update to the Scoping Plan on May 22, 2014. The update identifies the next steps for California's climate change strategy. The Update shows how California continues on its path to meet the near-term 2020 greenhouse gas limit, but also sets a path toward long-term, deep greenhouse gas emission reductions. The report establishes a broad framework for continued emissions reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

2017 Climate Change Scoping Plan Update (November 2017)

The 2017 Climate Change Scoping Plan Update identifies California's post-2020 reduction strategy and reflects the 2030 target of a 340 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by Senate Bill 32. Key programs the proposed Second Update builds upon include the Cap-and-Trade Regulation, the Low Carbon Fuel Standard, and much cleaner cars, trucks, and freight movement, utilizing cleaner, renewable energy, and strategies to reduce methane emissions from agricultural and other wastes. Major elements of the 2017 Scoping Plan framework include the following:

- Implementing and/or increasing the standards of the Mobile Source Strategy, which include increasing ZEV buses and trucks;
- Low Carbon Fuel Standard (LCFS), with an increased stringency (18 percent by 2030);
- Implementing Senate Bill 350, which expands the Renewables Portfolio Standard (RPS) to 50 percent RPS and doubles energy efficiency savings by 2030;
- California Sustainable Freight Action Plan, which improves freight system efficiency, utilizes near-zero emissions technology and deployment of ZEV trucks;
- Implementing the proposed Short-Lived Climate Pollutant Strategy (SLPS), which focuses on reducing methane and hydrofluorocarbon emissions by 40 percent and anthropogenic black carbon emissions by 50 percent by year 2030;
- Continued implementation of Senate Bill 375;
- Post-2020 Cap-and-Trade Program that includes declining caps;
- 20 percent reduction in greenhouse gas emissions from refineries by 2030; and,
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

The 2017 Scoping Plan also identifies local governments as essential partners in achieving California's long-term greenhouse gas reduction goals and identifies local actions to reduce greenhouse gas emissions.

The State achieved its 2020 target four years earlier than mandated. The 2017 Scoping Plan provided a cost-effective and technologically feasible path to achieve a 40 percent reduction from 1990 levels by 2030.

2022 Climate Change Scoping Plan Update

The 2022 Scoping Plan Update is currently underway. The Update will assess progress toward achieving the Senate Bill 32 2030 target and lay out a path to achieve carbon neutrality by 2045. Achieving carbon neutrality will require the State of California to consider engineered carbon removal at the source of emissions and directly from the atmosphere. The California Air Resources Board and the California Natural Resources Agency have assembled expert to discuss recent market trends, potential applications, environmental factors, and community considerations for engineered (technical solutions) carbon removal. The term "engineered" is inclusive of, but not limited to, projects that capture carbon emissions from industrial facilities, filter carbon emissions directly from the atmosphere, and safely store carbon in geologic formations.

Achieving carbon neutrality will bring several changes to California, including moving the state away from fossil fuel combustion in a manner that supports job retention and creation as California makes a just transition toward a clean energy economy.

Cap-and-Trade Program

The Scoping Plan identifies a Cap-and-Trade Program as one of the key strategies for California to reduce its greenhouse gas emissions. Under cap-and-trade, an overall limit on greenhouse gas emissions from capped sectors is established and facilities subject to the cap will be able to trade permits to emit greenhouse gases within the overall limit. The Cap-and-Trade Program provides a firm cap, ensuring that in 2020 California Statewide emission limit will not be exceeded. As of January 1, 2015, the Cap-and-Trade Program covered approximately 85 percent of California's greenhouse gas emissions. The program covers greenhouse gas emissions associated with electricity consumed in California, whether generated in-State or imported. Thereby, greenhouse gas emissions

associated with CEQA projects' electricity usage are covered by the program. The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels. This program works with other direct regulatory measures and provides an economic incentive to reduce emissions.

Senate Bill 375 – The Sustainable Communities and Climate Protection Act of 2008

This Bill recognizes the transportation sector is the largest contributor of GHG emissions, accounting for more than 40 percent of total GHG emissions in California. Senate Bill 375 (SB 375) does the following: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions; (2) aligns planning for transportation and housing; and (3) creates specified incentives for implementation of the strategies. Concerning CEQA, SB 375 (as codified in Public Resources Code Section 21159.28) states that CEQA findings for certain projects are not required to reference, describe, or discuss growth inducing impacts or any project-specific or cumulative impacts from cars and light-duty truck trips generated by the project on global warming or the regional transportation network if the project:

1. Is in an area with an approved "Sustainable Communities Strategy" or an alternative planning strategy that the Air Resources Board accepts as achieving the GHG emission reduction targets.
2. Is consistent with that strategy (in designation, density, building intensity, and applicable policies).
3. Incorporates mitigation measures required by an applicable prior environmental document.

Pavley Fuel Efficiency Standards (California State Assembly Bill 1493)

This Assembly Bill (enacted on July 22, 2002) required the Air Resources Board to develop and adopt regulations that reduce greenhouse gases emitted by passenger vehicles and light duty trucks. The regulation will reduce greenhouse gases from new cars by 334 percent from 2016 levels by 2025. The rules will clean up gasoline and diesel-powered cars and deliver increasing numbers of zero-emission technologies such as full battery electric cars, newly emerging plug-in hybrid electric vehicles and hydrogen fuel cell cars. Also, adequate fueling infrastructure availability will be ensured for the increasing numbers of hydrogen fuel cell vehicles planned for deployment in California.

Senate Bill 100 – California Renewable Portfolio Standard Program: Emissions of Greenhouse Gases 2017-2018

"This bill would state that it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045. The bill would require that the achievement of this policy for California not increase carbon emissions elsewhere in the western grid and that the achievement not allow resource shuffling. The bill would require the PUC and the Energy Commission, in consultation with the state board, to take steps to ensure that a transition to a zero-carbon electric system for the State of California does not cause or contribute to greenhouse gas emissions increases elsewhere in the western grid."

Executive Order S-3-05

This Executive Order (signed January 18, 2007) announces the following GHG emissions reduction targets:

- By 2010, reduce GHG emissions to 2000 levels
- By 2020, reduce GHG emissions to 1990 levels
- By 2050, reduce GHG emissions to 80 percent below 1990 levels

The 2050 reduction goal represents what some scientists believe is necessary to reach levels that will stabilize the climate. The goals are not legally enforceable for local governments or the private sector because this is an Executive Order.

Executive Order S-01-07- Low Carbon Fuel Standard (LCFS)

The Executive Order became effective on January 18, 2007. The Order mandates a California statewide goal shall be established to reduce carbon intensity of California's transportation fuels by at least 10 percent by 2020. After legal challenges, a new LCFS regulation became effective on January 1, 2016.

Executive Order B-30-15

This Executive Order became effective on April 29, 2015, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030. This Order aligns California's GHG reduction targets with those of leading international governments ahead of the United Nations Climate Change Conference in Paris in late 2015. This target was set to ensure California meets its target of reducing GHG emissions to 80 percent below 1990 levels by 2050 and directed the Air Resources Board to update the Climate Change Scoping Plan to express the 2030 target in terms of million metric tons of CO2 equivalent (MMCO2e). The Order also requires the State Climate Adaptation Plan to be updated every three years and for California to continue its climate change research program among other provisions. This Order is not legally enforceable for local governments and the private sector.

California Regulations and Building Codes

The State of California has adopted regulations to improve energy efficiency in new and remodeled buildings, which have kept California's energy consumption relatively flat even with rapid population growth.

Title 20 Appliance Efficiency Standards

This standard regulates the sale of appliances in California and includes standards for federally regulated appliances and non-federally regulated appliances (totaling 23 categories of appliances).

Title 24 Energy Efficiency Standards and California Green Building Standards

These standards were initially adopted in 1978 to reduce energy consumption and are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. The 2016 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2017, and is applicable to the Project.

The 2019 Title 24 standards will require solar photovoltaic systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, and update indoor and outdoor lighting

for nonresidential buildings. It is anticipated that nonresidential buildings will use approximately 30 percent less energy due to lighting upgrades.

The California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that became effective on January 1, 2011. CALGreen is administered by the California Building Standards Commission and is updated regularly. The most recent update became effective January 1, 2017. Local jurisdictions are permitted to adopt more stringent requirements because State law provides methods for local enhancements. The Code also provides exemptions for areas not served by construction and demolition recycling infrastructure. CALGreen requires the following.

- Short-Term Bicycle Parking – If a commercial project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passersby, for 5 percent of visitor motorized parking capacity, with a minimum of one two-bike capacity rack.
- Long-Term Bicycle Parking – For new buildings with 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking capacity, with a minimum of one space.
- Designated Parking – Provide designated parking in commercial projects for any combination of low-emitting, fuel-efficient and carpools/and pool vehicles.
- Recycling by Occupants – Provide readily accessible areas that serve the entire building and are identified for depositing, storage, and collection of nonhazardous materials for recycling.
- Construction Waste – A minimum 65 percent diversion of construction and demolition waste from landfills, increasing voluntarily to 80 percent for new homes and commercial projects. All (100 percent) of trees, stumps, rocks and associated vegetation and soils resulting from land clearing shall be reused or recycled.
- Wastewater Reduction – Each building shall reduce generation of wastewater by installation of water-conserving fixtures or using non-potable water systems.
- Water Use Savings – Mandatory 20 percent reduction of non-residential indoor water use with voluntary goal standards for 30, 35, and 40 percent reductions.
- Water Meters – Separate water meters for buildings in excess of 50,000 square feet or buildings projected to consume more than 1,000 gallons per day.
- Irrigation Efficiency – Moisture-sensing irrigation systems for larger landscaped areas.
- Materials Pollution Control – Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particle board.
- Building Commissioning – Mandatory inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure all are working at their maximum capacity according to their design efficiencies.

Model Water Efficient Landscape Ordinance

This ordinance was required by the Water Conservation Act (Assembly Bill 1881). Local agencies were required to adopt a local landscape ordinance at least as effective in conserving water as the Model Ordinance by January 1, 2010. Reductions in water use of 20 percent consistent with the 2020 mandate were expected upon compliance with the Ordinance. The California Water Commission approved a revised ordinance on July 15,

2015 (effective December 15, 2015). The update required new development projects that include landscape areas of 500 or more square feet to implement the following:

- More efficient irrigation systems;
- Incentives for graywater usage;
- Improvements in on-site stormwater capture;
- Limitations on the portion of landscapes that can be planted with high water use plants; and,
- Required reports for local agencies.

Air Resources Board Refrigerant Management Program

This regulation was adopted in 2009 to reduce refrigerant GHG emissions from stationary sources through refrigerant leak detection and monitoring, leak repair, system retirement and retrofitting, reporting and recordkeeping, and proper refrigerant cylinder use, sale, and disposal.

Tractor-Trailer Greenhouse Gas Regulation

Tractors and trailers subject to this regulation must either use Environmental Protection Agency SmartWay certified tractors and trailers or retrofit their existing fleet with SmartWay verified technologies. The regulation applies primarily to owners of 53-foot or longer box-type trailers, including both dry-van and refrigerated-van trailers, and owners of the heavy-duty tractors that pull them on California highways. These owners are responsible for replacing or retrofitting their affected vehicles with compliant aerodynamic technologies and low rolling resistance tires. Sleeper cab tractors model year 2011 and later must be SmartWay certified. All other tractors must use SmartWay verified low rolling resistance tires. There also are requirements for trailers to have low rolling resistance tires and aerodynamic devices.

Phase I and 2 Heavy-Duty Vehicle Greenhouse Gas Standards

The Air Resources Board has adopted a new regulation for greenhouse gas emissions from heavy-duty trucks and engines sold in California. It establishes GHG emission limits on truck and engine manufacturers and harmonizes with the United States Environmental Protection Agency rule for new trucks and engines nationally. Existing heavy-duty vehicle regulations in California include engine criteria emission standards, tractor-trailer GHG requirements to implement SmartWay strategies, and in-use fleet retrofit requirements such as the Truck and Bus Regulation. The Air Resources Board staff has worked jointly with the United States Environmental Protection Agency and the National Highway Traffic Safety Administration on the Phase 2 of federal greenhouse gas emission standards for medium- and heavy-duty vehicles. Phase 2 standards were built on improvements in engine and vehicle efficiency required by Phase 1 emission standards and represent a significant opportunity to achieve further GHG reductions for 2018 and later model year heavy-duty vehicles, including trailers.

Senate Bill 97 and CEQA Guidelines Update

The CEQA Amendments provide guidance to public agencies pertaining to analysis and mitigation of effects of GHG emissions in CEQA documents. The CEQA Amendments added climate change as a topic for analysis. CEQA Guidelines Section 15064.4 was added to assist agencies in determining the significance of GHG emissions. This section allows agencies the discretion to determine whether a quantitative or qualitative analysis is best for a particular project. However, little guidance was offered about how to

determine whether a project's estimated GHG emissions were significant or cumulatively considerable.

CEQA Guidelines Sections 15126.4 and 15130 were also amended to address mitigation measures and cumulative impacts, respectively. GHG mitigation measures are referenced in general terms; no specific measures are promoted. The revision to the cumulative impact discussion requirement directs agencies to analyze GHG emissions in an EIR when a project's incremental contribution of emissions may be cumulatively considerable but does not answer the question of when emissions are cumulatively considerable. Section 15183.5 permits programmatic GHG analysis and later project-specific tiering, as well as preparation of GHG Reduction Plans. According to Section 15183.5(b), compliance with such plans can support a determination that a project's cumulative effect is not cumulatively considerable.

The CEQA Amendments also revised Appendix F of the CEQA Guidelines, which focuses on Energy Conservation. The sample environmental checklist in Appendix G was amended to include GHG questions. Subsequent CEQA Guidelines Amendments added Energy questions to the sample environmental checklist.

Regional – South Coast Air Basin

The Project site is located within the South Coast Air Basin (SCAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAB is a 6,745 square mile sub-region of the SCAQMD and includes portions of Los Angeles, Riverside and San Bernardino Counties, and all of Orange County. The larger SCAQMD boundary includes 10,743 square miles. The SCAB is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east.

The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with Federal and State air quality standards.

South Coast Air Quality Management District (SCAQMD)

The SCAQMD is the agency responsible for air quality planning and regulation in the South Coast Air Basin. The SCAQMD addresses impacts to climate change of projects subject to SCAQMD permit as a lead agency if they are the only agency having discretionary approval for the project and acts as a responsible agency when a land use agency must also approve discretionary permits for the project. SCAQMD only has authority over GHG emissions from development projects that include air quality permits. At this time, it is unknown if the Project would include stationary sources of emissions subject to SCAQMD permits. Notwithstanding, if the Project requires a stationary permit, it would be subject to applicable SCAQMD regulations.

In 2008, SCAQMD formed a Working Group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the South Coast Air Basin. The Working Group developed several different options that are contained in the SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold that could be applied by lead agencies. The Working Group has not provided additional guidance since the release of the interim guidance in 2008. The SCAQMD Board has not approved the thresholds.

Local Regulations

Adelanto North 2035 Comprehensive Sustainable Plan

The following goals and policies applicable to the Project are contained in the Adelanto North 2035 Comprehensive Sustainable Plan.

Goal OS 8 – Greenhouse gas emissions are minimized due to the efficient use and management of energy resources.

Policy OS 8.1 – Promote compact development within and adjacent to the Town Center and Visitor Serving Center that focus on mixed use, walkable neighborhoods with trail system, and on-site renewable energy generation.

Policy OS 8.2 – Reduce greenhouse gas emissions caused from the use of electricity and natural gas in residential, commercial, industrial, and municipal buildings.

Policy LC 4.5 – Seek energy demand reductions in both residential buildings and large industrial and commercial buildings, where reductions by a single user could have a large effect.

Policy OS 3.5 – Require all new developments to provide site design and building orientation that take into account passive solar design to reduce heating and cooling loads through energy-efficiency strategies.

Policy OS 3.3 – Require new residential development to be designed to support solar panels.

Policy LC 15.5 – Require trees and landscaping materials along all streetscapes, and cluster trees in public gathering places.

Policy WQ 1.1 – The City will require that development be designed and constructed to conserve water utilizing low flow irrigation and plumbing fixtures and facilities.

Policy WQ 1.5 – The City will require that all new developments utilize water conservation techniques to conserve water resources, such as the use of low-flow irrigation and plumbing systems in new and existing developments.

Policy OS 4.1 – Require the use of water conserving appliances and fixtures in new development per CALGreen building requirements.

Policy PF 1.5 – Require developers to minimize water use through the use of efficient irrigation methods, drought tolerant plants, and water re-use systems.

Policy PR 2.3 – Require developers to construct recycled water systems and connect to the existing infrastructure.

1994 General Plan Update Policies – Conservation and Open Space Element

Policy AQ 1.9 – The City will require new developments to consider pedestrian access in project plan designs.

Policy COS 2 – All new developments will be required to implement energy conservation techniques into the development design.

Policy COS 4 – Conservation techniques shall be required for proposed development (both domestic and industrial) to minimize consumption levels of renewable and non-renewable natural resources including water resources.

Policy COS 8 – The City will encourage residential, commercial, industrial users to conserve the use of water and other renewable and non-renewable natural resources by incorporating conservation measures.

Policy COS 9 – The City shall promote the development and use of alternative energy sources, such as passive solar industrial, commercial, and residential developments.

Policy LU 1.1.1 – The City will require "low flow" plumbing fixtures and other water conserving techniques to reduce overall per capita water consumption.

Policy LU 1.1.4 – Require the use of drought tolerant plant materials for all types of development, including the use of native California species.

Policy NR 1.3 – The City will encourage residential, commercial, industrial users to conserve the use of water and other renewable and non-renewable natural resources by incorporating conservation measures.

1994 General Plan Update Final EIR Mitigation Measures – Climate and Air Quality (CAQ)

CAQ 2 – The City will review, as necessary, all new developments to determine the potential air quality impacts, as well as any other environmental analysis deemed appropriate by the City.

CAQ 6 – The City will consider all feasible means of reducing vehicle miles traveled by City employees and residents.

CAQ 21 – Require new development to incorporate design features which facilitate transit service and encourage transit ridership such as bus pull-out areas, covered bus stop facilities, efficient trail system through projects to transit stops, designation of special on-site parking spaces beyond base requirements for commuter park-ride purposes, and incorporation of pedestrian walkways that pass-through subdivision boundary walls.

CAQ 29 – Require circulation improvements prior to, or concurrent with, development.

CAQ 35 – Require new residential subdivisions over 160 acres to include supportive commercial uses, including retail uses and services, that are conveniently accessible to pedestrians and bicyclists.

CAQ 37 – Implement plans and programs to phase in energy conservation improvements, equipment, and facilities.

CAQ 40 – Minimize particulate emissions during road, parking lot and building construction phase.

1994 General Plan Update Final EIR Mitigation Measures – Land Use

LU 1 – See above.

LU 54 – Promote low per capita water use through the use of low water consumptive plant materials/desert plants (xeriscape).

1994 General Plan Update Final EIR Mitigation Measures – Natural Resources

NR 2 – All new developments will be required to implement energy conservation techniques into the development design.

Project Impacts

Would the Project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact

A widely accepted quantitative threshold for determining whether GHG emissions will have a significant impact on the environment needed to answer the first question [Threshold] has not been established. Although both the California Air Resources Board has published draft thresholds for review and comment, this agency has not yet adopted significant thresholds applicable to general projects. Qualitative assessments of development contemplated by the 6th Cycle Housing Element Update will occur concurrently with each related discretionary application and after determination of associated vehicle miles traveled. Therefore, impacts would be less than significant.

HAZARDS AND HAZARDOUS MATERIALS

This section describes the existing hazards and hazardous materials setting and potential effects from Project implementation on the two identified subareas for potential future development of housing in Adelanto. Descriptions and analysis in this section are based on information provided in part by the Hazardous Waste and Substances Sites (Cortese) List and Descriptions and analysis on information provided by the Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022).

Existing Setting

The Project site consists of vacant undeveloped land with very sparse vegetation within the areas contemplated for development. There have been no previous activities, such as agriculture or industrial uses, which resulted in contamination of the Project site.

Regulatory Setting

Federal Regulations

U.S. Environmental Protection Agency (EPA)

The U.S. EPA's purpose is to protect human health and the environment by writing and enforcing regulations based on laws passed by Congress. The U.S. EPA relies on the National Priorities List (NPL), which is a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the U.S. and its territories. The NPL is intended primarily to guide the U.S. EPA in determining which sites warrant further investigation.

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database used by the U.S. EPA to track activities conducted under its Superfund program. Specific information is tracked for each individual site. WasteLAN is the name of the regional version of this database.

Resource Conservation and Recovery Act (RCRA)

RCRA Subtitle C addresses hazardous waste generation, handling, transportation, storage, treatment, and disposal. RCRA establishes a system that uses hazardous waste manifests to track the movement of hazardous waste from generation to disposal (cradle-to-grave). The 1984 amendments to RCRA created a national priority for waste minimization. Subtitle D establishes national minimum requirements for solid waste disposal sites and practices and requires States to develop plans for the management of wastes within their jurisdictions. Subtitle I require monitoring and containment systems for underground storage tanks (USTs) that hold hazardous materials. Owners of USTs must demonstrate financial assurance for the cleanup of a potential leaking tank.

State of California Regulations

Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by state and local agencies and developers to comply with CEQA requirements by providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop an updated Cortese List at least annually. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information

contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

Department of Toxic Substances Control (EnviroStor/Haznet)

The mission of the Department of Toxic Substances Control (DTSC) is to provide the highest level of safety, and to protect public health and the environment from toxic harm. DTSC pprovides a listing of all existing information on permits and corrective action at hazardous waste facilities, as well as site cleanup projects on the EnviroStor/Haznet database.

California Hazardous Waste Control Law

The California Hazardous Waste Control Law (HWCL) is the primary hazardous waste statute. The law states that generators have the primary duty to determine whether their waste is hazardous and to ensure their proper management. HWCL also establishes criteria for the reuse and recycling of hazardous waste. The law exceeds RCRA requirements by mandating source reduction planning, and a much broader requirement for permitting facilities that treat hazardous waste. The law also regulates several types of waste and waste management activities that are not covered by RCRA.

California Code of Regulations

Most state and federal regulations and requirements that apply to generators of hazardous waste are spelled out in CCR, Title 22, Division 4.5. Title 22 contains detailed compliance requirements for hazardous waste generators and transporters, and treatment, storage, and disposal facilities. Most RCRA regulations have been duplicated and integrated into Title 22. However, because DTSC regulates hazardous waste more stringently than the U.S. EPA, Title 22 contains fewer exemptions and exclusions than RCRA, and regulates a wider range of waste types and waste management activities. To make regulatory requirements more accessible and easier to follow, California compiled the hazardous materials, waste, and toxics-related regulations into CCR, Title 26, "Toxics."

Local Regulations

San Bernardino County Certified Unified Program Agency (CUPA)

The Hazardous Materials of the San Bernardino County Fire Protection District (SBCoFD) is designated by the State Secretary for Environmental Protection as the Certified Unified Program Agency or "CUPA" for the County of San Bernardino to focus the management of specific environmental programs at the local government level.

Adelanto North 2035 Comprehensive Sustainable Plan

The following goals and policies applicable to the project are contained in the Adelanto North 2035 Comprehensive Sustainable Plan:

Goal HS 4: City residents, businesses, and employees are protected from potential hazards associated with the use, production, storage, disposal, and transport of hazardous materials.

- Policy HS 4.1: Comply with all applicable local, state, and federal regulations regarding the transport, use, and disposal of solid and hazardous waste.
- Policy HS 4.2: Identify and remediate contamination.
- Policy HS 4.3: Discourage the use of toxic products throughout the city. Promote the use of sustainable or green materials and products.

- Policy HS 4.4: Educate residents and business owners about household hazardous waste and the dangers of improper disposal. Provide information about proper disposal methods and toxic material substitutes. Encourage residents and business owners to reduce the use of pesticides and herbicides through integrated pest management strategies.
- Policy HS 4.5: Discourage the use of herbicides and pesticides on city property. Control and prevent invasive weeds and pests using integrated pest management on all City property.

1994 General Plan Update Final EIR Mitigation Measures – Earth Resources

3.9.3.1 The sampling, analysis, and remediation of any contaminated soils must be performed in accordance with all State and Federal Regulations pertaining to the methods for evaluating solid and hazardous wastes.

1994 General Plan Update Final EIR Safety Element Mitigation Measures – Risk of Upset

3.9.3.2 The City will ensure that all appropriate construction and safety standards are incorporated into all new developments.

3.9.3.3 The City will review all development proposals to determine the possible of each development on emergency services.

3.9.3.4 The City will enforce all Federal, State, County and local laws requiring all users, producers, and transporters of hazardous materials and waste to clearly identify any materials in the event of a violation.

Project Impacts

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact

Residential development contemplated by the Adelanto 6th Cycle Housing Element Update could involve minor use, storage, disposal, or transportation of hazardous materials although residential uses generally do not involve use and storage of some materials that are considered hazardous. These materials likely would be limited to solvents, paints, chemicals used for cleaning and structural maintenance, and landscaping supplies. Therefore, the chemicals would not differ substantially from household chemicals and solvents widely used in residential neighborhoods.

Construction activities may include temporary transport, storage and use of potentially hazardous materials including fuels, lubricating fluids, cleaners, or solvents. The transport of such materials would be subject to federal, state, and local regulations that would ensure risks associated with transport are minimized. Additionally, construction activities that transport hazardous materials would be required to transport such materials along designated roadways in the region to limit any risk of upset.

Project development contemplated by the HEU that may be bordered by manufacturing uses may be exposed to transport of hazardous materials. However, compliance with

state and city requirements of regulations identified in the Regulatory Setting Section above will minimize any impacts that may occur from transport of hazardous materials. Compliance with existing laws and regulations governing transport, use, release, and storage of hazardous materials and wastes and compliance with City of Adelanto General Plan policies and Municipal Code regulations would reduce potential impacts related to exposure of the public, Project residents and Project visitors or environment to hazardous materials to a less than significant level.

Short-Term Construction Impacts

During future construction of residential units contemplated by the Adelanto 6th Cycle Housing Element Update, hazardous materials would be handled at each project site. These hazardous materials would include gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment and vehicles. This handling of hazardous materials would be a temporary activity and coincide with the short-term construction phases of each project. These materials would be transported, used, stored, and disposed of according to county, state, and federal regulations. Even though hazardous materials associated with the operation and maintenance of construction equipment and vehicles may be stored on each project site, it is expected that only the amounts needed would be kept onsite, and any handling of such materials will be limited in both quantities and concentrations. Therefore, impacts would be less than significant.

Long-Term Operation Impacts

After housing development, hazardous materials may be managed on any of the project sites. Hazardous materials used onsite may vary, but would likely be limited to fertilizers, herbicides, pesticides, solvents, cleaning agents, and similar materials used for daily residential operations and maintenance activities. These types of materials are common and represent a low risk to people and the environment when used as intended. Therefore, long-term operational impacts associated with hazardous materials would be less than significant.

c) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact

Discussion c): Residential development contemplated by the Adelanto 6th Cycle Housing Element would not include the future, routine use of hazardous materials beyond commonly used household or commercial cleaners, landscaping supplies, and other common miscellaneous products. These uses are therefore not anticipated to result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials in quantities capable of significantly impacting the public or the environment. Potential impacts associated with construction activities are addressed above.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant

Discussion d): The housing developments on identified candidate project sites are not expected to emit hazardous emissions or handle hazardous materials other than those materials described above. Additionally, as addressed above, the Project would not create a hazard to the environment of public through its limited transport, use, and disposal of hazardous materials.

Therefore, impacts associated with emitting or handling hazardous materials within one -quarter mile of a school would be less than significant.

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact

Discussion e): Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project sites are listed in the database as a Cortese site. The project sites are not identified as Cortese sites.[1] Thereby, no impacts would occur.

f) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant Impact

Discussion f): The two identified candidate sites are not located within two miles of a public use airport, but not within an airport land use plan. The nearest airport is Southern California Logistics Airport or also known as the 'Victorville Airport", located approximately five miles east of the nearest Project site. Therefore, no impacts associated with an airport land use plan or safety hazards for people residing or working in the Project area would occur.

Adelanto Airport

Adelanto Airport is a privately owned airstrip with two unpaved runways. One extends north south and is 3,930 feet long and 100 feet wide. The other extends east west and is 5,100 feet long and 100 feet wide. The following 21 aircraft are based at this air strip: 15 single-engine airplanes; 3 helicopters; 2 glider airplanes; and 1 ultralight plane. The use of the Adelanto Airstrip is exclusively private, and permission is required prior to any aircraft landing. There is irregular attendance at this facility due to irregular use. All

[1] https://www.envirostor.dtsc.ca.gov/. Accessed October 5, 2022

flight plans are required to be cleared with Southern California Logistics Airport (SCLA) to avoid conflicting traffic. Due to the private nature of this airstrip, the irregularity of flight scheduling, and coordination with SCLA, impacts related to aircraft operation will be minimal.

IMPA Adelanto Heliport

The Intermountain Power Agency (IPP) Adelanto Heliport is privately owned by the Intermountain Power Agency. This facility consists of a single concreate helipad 70 feet square in size. The Los Angeles Department of Water and Power (LADWP) manages the heliport, which is located at the Adelanto Converter Station near the Pansy Road/Raccoon Avenue intersection. Permission is required prior to landing at this facility. Due to the irregular use of the heliport, impacts related to aircraft operations will be minimal. Impacts pertaining to safety hazards and airport operations will be less than significant with the implementation of existing standards and recommendations of the City of Adelanto.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact

Discussion g): Development of residential uses contemplated by the Adelanto 6th Cycle Housing Element Update would include construction of new roadways that would provide new access throughout the Project sites. The residential Projects therefore would not establish any barrier that would interfere with any adopted emergency response or evacuation plan and would be required to meet City of Adelanto codes to provide emergency accesses/exits. Furthermore, the Project sites will be reviewed by City and County Fire officials to ensure adequate fire service and safety because of Project implementation. Therefore, no impact will result.

h): Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact

Discussion h): There are no areas within the City of Adelanto within a CalFire-designated Very High Fire Hazard Severity Zone. However, the majority of the City is located within a designated Moderate Fire Hazard Severity Zone. The context for assessing wildfire hazards exists wherever the urban environment interfaces with wildlands. Cumulative wildfire impacts can occur as development in fire hazard areas increase, not only because the number of people and structures exposed to wildfires is increasing but also because increased density supports spreading wildfires. The Adelanto 6th Cycle Housing Element Update provides for higher density development and may, in the future, increase the risk of exposing residents to increased wildfire risk.

A wildfire is a non-structural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant.

According to the CalFire-maintained "California Fire Hazard Severity Zone Viewer," the City of Adelanto is not located in or near State Responsibility Areas or lands classified

as Very High Fire Hazard Severity Zones. Therefore, Thresholds 4.23 (a) through 4.23 (d) below require no response.

- Substantially impact an adopted emergency response plan or emergency evacuation plan.
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes.

The City of Adelanto has adopted California Building Code Section 701A to minimize the potential for property destruction due to wildland fires by requiring materials and construction methods that are fire resistant. Implementation of housing development contemplated by the Adelanto 6th Cycle Housing Element Update will not interfere with compliance with these regulations. Therefore, with continued enforcement of existing regulations, impacts related to wildland fires would remain at a less than significant level.

HYDROLOGY AND WATER QUALITY

This section describes the hydrology and water quality setting and the potential effects from project implementation on the Project site and its surrounding area. Descriptions and analysis in this section are based on information provided by the Adelanto General Plan Land Use Element Update for North and South Adelanto (October 2022).

Existing Setting

The residential development contemplated by the Adelanto 6th Cycle Housing Element Update project will be located on sites identified for development consisting of undeveloped land of mostly exposed soil with natural occurring desert landscape.

Regulatory Setting

Federal Regulations

Federal Emergency Management Agency (FEMA)

FEMA administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to jurisdictions that comply with FEMA regulations to limit development within floodplains. FEMA also prepares Flood Insurance Rate Maps (FIRMs) to identify areas subject to flooding. These FIRMs provide flood information and identify flood hazard zones. FEMA's minimum level of flood protection for new development is the 100-year flood event, also described as a flood having a one percent chance of being equaled or exceeded in any given year with an average recurrence interval of 100 years.

Clean Water Act (CWA)

U.S. EPA serves as the lead federal agency responsible for water quality management. The CWA of 1972 is the primary federal law that governs and authorizes water quality control activities by the U.S. EPA and individual states. Section 303 of the CWA requires individual states to adopt water quality standards for all surface waters of the U.S.

The NPDES permit program was established under Section 402 of the CWA to regulate municipal and industrial discharges to surface waters of the U.S. from municipal separate storm sewer systems (MS4s). Federal NPDES permit regulations have been established for a broad range of discharges, including point source municipal waste discharges and non-point source storm water runoff.

Safe Drinking Water Act

Under the Safe Drinking Water Act (Public Law 93-523), passed in 1974, the U.S. EPA regulates contaminants of concern to domestic water supply. Contaminants of concern relevant to domestic water supply are defined as those that pose a public health threat or that alter the aesthetic acceptability of the water. These types of contaminants are regulated by the U.S. EPA's primary and secondary maximum contaminant levels (MCLs), which are applicable to treated water supplies delivered to a distribution system.

The U.S. EPA has delegated to the California Department of Public Health (CDPH) the responsibility for administering California's drinking-water program. The CDPH is accountable to the U.S. EPA for program implementation and for adopting standards and regulations that are at least as stringent as those developed by the U.S. EPA. The applicable state primary and secondary MCLs are set forth in CCR, Title 22, Division 4, Chapter 15, Article 4.

State Regulations

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act) of 1969 is California's statutory authority for the protection of water quality. Under the Porter-Cologne Act, the State must adopt water quality policies, plans, and objectives that protect the State's waters for the use and enjoyment of its residents. The Porter-Cologne Act requires the State Water Resources Control Board (SWRCB) and its Regional Water Quality Control Boards (RWQCB) to adopt and periodically update water quality control plans (Basin Plans). Basin Plans are the regional water quality control plans required by both the CWA and Porter-Cologne Act, in which beneficial uses, water quality objectives, and implementation programs are established for each of the RWQCBs. The Porter-Cologne Act also requires waste dischargers to notify the RWQCBs of their activities through the preparation of Reports of Waste Discharge and authorizes the SWRCB and its RWQCBs to issue and enforce waste discharge requirements, NPDES permits, Section 401 water quality certifications, and other approval actions.

In California, the SWRCB has broad authority over water quality control issues for the state. The SWRCB is responsible for developing statewide water quality policy and exercises the powers delegated to the State by the federal government under the CWA. Other state agencies with jurisdiction over water quality regulation in California include the California Department of Health Services for drinking water regulations, the California Department of Pesticide Regulation, the California Department of Fish and Wildlife, and the Office of Environmental Health and Hazard Assessment.

NPDES Permit System and Waste Discharge Requirements for Construction

The 1972 amendment to the Clean Water Act established the NPDES permit program. The NPDES permit program outlined in the CWA contains effluent limitation guidelines, water quality requirements, and permit program requirements for discharges to waters of the United States. The EPA has overall responsibility for the NPDES program, but administration of the program in California has been delegated to the SWRCB and the nine RWQCBs.

Local Regulations

City of Adelanto 1994 General Plan Update EIR

Policy 55: Retain natural drainage channels and assure construction of facilities necessary to accommodate flows generated by proposed development. Retaining areas and spreading grounds are to be incorporated where feasible.

Project Impacts

Would the Project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact

Discussion a): The Adelanto 6th Cycle Housing Element Update is a planning document and does not outright approve construction of any new residential developments. However, during future construction of residential units contemplated by the Adelanto 6th Cycle Housing Element Update the potential to result in short-term impacts to water

quality could occur. Activities such as utility installation, grading, ground clearing, landscaping, and building construction could result in generating potential water pollutants such as chemicals, paints, silt, debris that may affect the water quality. Upon full build out, residential buildings, concrete walkways, ac pavement, sidewalks and streets would create impervious surfaces that would contribute to stormwater runoff.

Storm water pollutants commonly associated with residential land uses include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. The City of Adelanto Municipal Code Chapter 17.93.060 requires the preparation of a Water Quality Management Plan (WQMP) for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed. Future residential development will comply with the City of Adelanto and the Phase II Small MS4 General Permit for the Mojave River Watershed as described below, therefore, resulting in less than significant impacts.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that project may impede sustainable groundwater management of the basin?

Less Than Significant Impact

Discussion b): The Adelanto 6th Cycle Housing Element Update is a planning document and does not outright approve construction of any new residential developments. However, increased impervious surfaces from future new residential development and related infrastructure would reduce the amount of surface water available for infiltration to groundwater sources within the areas contemplated housing development. Compliance with City of Adelanto Municipal Code requirements pertaining to water management would maintain this impact at a less than significant level.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site? Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Impede or redirect flood flows?

Potentially Significant Impact Unless Mitigation Incorporated

Discussion c): The proposed future development areas consist of natural desert landscape. Future development of housing would increase impervious surfaces. The drainage areas will consist of the residential buildings, streets, and walkways. Therefore, development would not be expected to result in substantial erosion or siltation. It is possible drainage courses or small streams traverse some of the identified candidate sites. However, the City of Adelanto will require each Project site to be graded to closely mimic the existing drainage patterns, in compliance with City Municipal Code regulations and mitigation measure HYD-1 which would ensure any related impacts would be reduced to a less than significant level.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact

Discussion d): According to the Federal Emergency Management Agency (FEMA), the sites contemplated for development are not located within a flood hazard zone.[2] According to the California Department of Conservation, California Official Tsunami Inundation Maps, the identified sites are not located within a tsunami inundation zone. In addition, the Project sites would not be at risk from seiche because there is no water body around the areas capable of producing as seiche. The nearest body of water is Spring Valley Lake, located approximately 10.5-miles southeast of the City. Thus, no impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan??

No Impact

Discussion e): The Adelanto 6th Cycle Housing Element Update is a planning document and does not outright approve construction of any new residential developments. Future development of the candidate sites will be required to follow Chapter 17.93 of the City of Adelanto Municipal Code. Chapter 17.93 of the City of Adelanto Municipal Code that is responsible for implementing the NPDES and MS4 stormwater runoff requirements. As a result, no impacts are anticipated.

Mitigation Measures

MM HYD-1 Drainage

Since individual developments may be subject to spot flooding from small streams or unmapped areas adjacent to mapped flood areas, the City shall require specific hydrology and hydraulic studies to be prepared at the time the developments are proposed. These studies shall:

1. Identify existing buildout drainage conditions of the General Plan update and measures which must be taken within the development project or downstream from the Project to preclude impacts on the proposed development or increase impacts to downstream development. This includes the identification or primary (Master Plan) and secondary drainage facilities. These studies should be submitted and reviewed by the City Engineer and the City Manager.
2. Fully account for all planned flood-control facilities within or adjacent to the Project site. When sections of flood-control facilities cannot be constructed, provision should be made for their ultimate construction, that is rights-of-ways reserved and construction funds secured. Additionally, interim facilities must be provided which will be able to handle the additional runoff from the proposed development until the planned flood control facilities are constructed.
3. Develop the drainage system in a natural state where possible.

[2] https://www.fema.gov/flood-maps, accessed on October 5, 2022.

Since the FEMA mapping and studies do not yet identify all flood hazard areas in the entire City, the following mitigation measures will be required:

1. Programs for the continuous evaluation and designation of floodway, floodplain and drainage areas shall be identified and financed.

Since drainage from adjacent development contributes to flood hazards, the following shall be required:

1. Surface run-off from new development shall be controlled by on-site measures including but not limited to:
    a. Structural controls and restrictions regarding changes in topography, removal of vegetation, creation of impervious surfaces, and periods of construction, such that the need for off-site flood and drainage control improvements is minimized and such that run-off from the development will not result in downstream flood hazards.

Flood control and drainage measures are part of the overall community improvement program and should advance the goals of recreation, resource conservation, preservation of natural riparian vegetation and habitat, and the preservation of the scenic values of the City's streams and creeks. The City shall:

1. Consider ecological significance and aesthetic quality of natural drainage channels in the design of all drainage projects.
2. Preserve designated drainage channels and water courses such as creeks and riverbeds as resource management areas or linear parks and recreation trails, when possible.

LAND USE AND PLANNING

This section describes the existing land use and planning setting and potential effects from project implementation on the Project site and its surrounding area. The following are primary sources used to conduct this analysis: Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022); Adelanto Land Use/Zoning Map; Adelanto Sustainability Plan.

Existing Setting

Properties within the identified housing candidate sites are designated for residential purposes. The candidate sites are located west of US-395 and north of State Route 18.

Regulatory Setting

State Regulations

California Government Code Section 65300, et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the City's or County's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the City's or county's vision for the area.

The State Zoning Law (California Government Code Section 65800, et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific zone district, are required to be consistent with the general plan.

Local Regulations

City of Adelanto 1994 General Plan Update EIR

- Land Use Policy 47: All residential developments, as necessary, will include the dedication of parklands as required by the Quimby Act and/or provide fees in lieu to be allocated to the City for park acquisition.

Adelanto General Plan Land Use Element Update (October 2022)

- Safety Policy 1.2/1.7 – The City will ensure that all appropriate construction and safety standards are incorporated into all new development.
- Safety Policy 1.9 – The City will restrict development in those areas where slope exceeds fifteen (15) percent and in those areas subject to flooding.
- Safety Policy 1.10 – Any development which is proposed in the Mojave Corridor (an area susceptible to liquefaction) will be required to complete a site-specific geologic study.
- Safety Policy 1.11 – The City will require all proposed developments to submit a soil and geologic report prepared by a certified geologist which shall include mitigation if any geologic hazards are identified.
- LC Policy 8.6 –Require sidewalks on both sides of the street in the Single Family (RS-1 and RS-5), Medium Density Residential, and Mixed-Use classifications. Sidewalks on local streets in the Desert Living designation areas are not required but encouraged.

- LC Policy 10.2 – Require residential units front onto Activity Street-Residential streets. Encourage vehicular access to be derived from a rear alley.
- LC Policy 11.1 – Require front entrances to have access along street front and include architectural features to accentuate entries.
- LC Policy 11.2 – Require front doors to face the street in "row home" style developments.
- LC Policy 11.6 – Multi-family development projects shall provide outdoor living spaces, common open spaces, and communal amenities.
- LC Policy 15.5 – Require trees and landscaping materials along all streetscapes, and cluster trees in public gathering places.

1994 General Plan Policies

1a) Residential Policies – Residential development shall be encouraged to take place within the framework or, or contiguous to existing neighborhoods.

Project Impacts

Would the Project:

a) Physically divide an established community?

No Impact

Impacts associated with division of an established community include loss of community identity, disruption or loss of connectivity, and degradation of area character. The Adelanto 6th Cycle Housing Element Update is a policy level document designed to direct long-term growth within the City of Adelanto. The Adelanto 6th Cycle Housing Element Update at build out of the candidates' sites will retain Adelanto's primary residential character. The build out of these sites with residential uses will not divide an established community; rather, additional residents of all income levels will add to the established City community. Thereby, no impact will result.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact

The Adelanto 6th Cycle Housing Element Update provides for residential development in a manner consistent with the approved Adelanto General Plan Land Use Element (October 2022). The Adelanto 6th Cycle Housing Element Update is a policy level document that demonstrably is consistent with all City General Plan Goals and Policies relevant to residential development. Further, the Housing Element Update provides for residential development through its Goals, Policies, and Implementation Actions, which will be consistent in numbers and types required by the City's Regional Housing Needs Allocation requirements for the 2021-2029 period.

The Adelanto 6th Cycle Housing Element Update Goals, Policies, and Implementation Actions and the Adelanto North 2035 Plan Implementation Actions establish a framework for development of future residential projects in Adelanto. The Housing Element Update is focused on the framework for the identified candidate sites that are relevant to providing housing affordable to households of all income levels. The Adelanto 6th Cycle Housing Element Update is a planning level document and does not authorize any site-

specific land altering activities or any particular development project or related infrastructure improvement. Thereby, the Adelanto 6th Cycle Housing Element Update will not cause a significant environmental impact due to a conflict with and land use plan, policy, or regulation adopted to avoid or mitigate an environmental effect. Thereby, no impact will result.

MINERAL RESOURCES

This section describes the existing land use and planning setting and potential effects from project implementation on the Project site and its surrounding area. The following are primary sources used to conduct this analysis: Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022); Adelanto Land Use/Zoning Map; Adelanto Sustainability Plan.

Existing Setting

The existing Adelanto General Plan or other City planning documents do not identify any locally important mineral resources.

Regulatory Setting

Federal Regulations

Surface Mining and Reclamation Act (SMARA)

SMARA was enacted in 1975 for the purpose of establishing mineral resource management policies within the general plan by local agencies. (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- Mineral Resource Zone 1 (MRZ-1): This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- Mineral Resource Zone 2 (MRZ-2): This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- Mineral Resource Zone 3 (MRZ-3): This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgrade it to MRZ-1.
- Mineral Resource Zone 4 (MRZ-4): This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

State Regulations

California Department of Conservation

The Department of Conservation balances today's needs with tomorrow's challenges and fosters intelligent, sustainable, and efficient use of California's energy, land, and mineral resources.

Local Regulations

City of Adelanto North 2035 Plan Policy

NR 1.5 – The City will restrict development in those areas which are determined to have significant reserves of natural resources, including gas, oil, and aggregate materials.

Project Impacts

Would the Project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact

Development pursuant to the Adelanto 6th Cycle Housing Element Update may result in the permanent loss of known Statewide and regionally valuable mineral resources. The Adelanto General Plan Land Use Element limits various types of development from occurring in areas that have potential for extraction of mineral resources. Areas with mineral resource extraction potential are designated low density residential or industrial. However, due to topography, access, and absence of infrastructure, these areas contain physical constraints to normal urban development.

Adelanto General Plan Conservation/Open Space Element Policy NR 1.5 is designed to protect mineral resources by restricting development in areas that are determined to have significant reserves. The existing Adelanto North 2035 Plan, the North Land Use Element Update, and the Adelanto 6th Cycle Housing Element Update do not contain policies that conflict with this principle. Therefore, significant mineral resource deposits will continue to be protected long-term. Impacts of the Adelanto 6th Cycle Housing Element Update will be less than significant.

The existing Adelanto General Plan or other City planning documents do not identify any locally important mineral resources. Thereby, no impacts to locally important mineral resources could occur as a result of future build out on the candidate sites for housing contemplated by the Adelanto 6th Cycle Housing Element Update.

NOISE

This section describes the existing land use and planning setting and potential effects from project implementation on the Project site and its surrounding area. The following are primary sources used to conduct this analysis: Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022); Adelanto Land Use/Zoning Map; Adelanto Sustainability Plan.

Existing Setting

Noise generally is defined as unwanted sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

Several noise measurement scales exist that are used to describe noise in a particular location. A *decibel* (dB) is a unit of measurement which indicates relative intensity of a sound. The 0 point on the dB scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Changes of 3.0 dB or less are only perceptible in laboratory environments. Audible increases in noise levels generally refer to a change of 3.0 dB or more, as this level has been found to be barely perceptible to the human ear in outdoor environments. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a 10-fold increase in acoustic energy, while 20 dB is 100 times more intense, 30 dB is 1,000 times more intense. Each 10-dB increase in sound level is perceived as approximately a doubling of loudness. Sound intensity is normally measured through the A-weighted sound level (dBA).

The candidate sites identified in the Adelanto 6th Cycle Housing Element Update are in undeveloped or partially developed areas in Adelanto. Therefore, the existing noise environment in the candidates' sites are characterized by each site's general level of development. Ambient noise levels are increased because of roadway traffic, non-residential activities, and other human activities. Table 7, Population Density and Associated Ambient Noise Levels, summarizes typical ambient noise levels based on level of development.

Table 7 – Population density and Ambient Noise Levels

Population Density	dBA, Ldn
Rural	40-50
Small town or quiet suburban residential	50
Normal suburban residential	55
Urban residential	60
Noise urban residential	65
Very noisy urban residential	70

Downtown, major metropolis	75-80
Area adjoining freeways or near major airport	80-90
Notes: dBA=A weighted decibels Ldn=day-night level	

Source: Draft Initial Study/Mitigated negative Declaration, Silver Peak Solar Project, February 24, 2011

Given the rural nature of the candidate sites, baseline ambient noise levels are assumed to be approximately 40-50 Ldn.

The nearest public airport to the candidate sites is the Southern California Logistics Airport (SCLA), which is approximately five miles to the northeast. According to the Southern California Logistics Airport Comprehensive Airport Land Use Plan, the City of Adelanto is not located in an area impacted by aircraft noise. The Adelanto Airport is a private use airport located west of the candidate sites. The Adelanto Airport has not identified noise impact areas because flight activity consists of a low volume of small aircraft.

Regulatory Setting

State Regulations

Building Standards Administrative Code

The State of California has established regulations that help prevent adverse impacts to occupants of buildings located near noise sources. Referred to as the "State Noise Insulation Standard," it requires buildings to meet performance standards through design and/or building materials that would offset any noise source in the vicinity of the receptor. State Regulations include requirements for the construction of new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings that are intended to limit the extent of noise transmitted into habitable spaces. These requirements are found in the California Code of Regulations, Title 24 (known as the Building Standards Administrative Code), Part 2 (known as the California Building Code), Appendix Chapters 12 and 12A. For limiting noise transmitted between adjacent dwelling units, the noise insulation standards specify the extent to which walls, doors, and floor ceiling assemblies must block or absorb sound. For limiting noise from exterior noise sources, the noise insulation standards set an interior standard of 45 dBA Ldn in any habitable room with all doors and windows closed. In addition, the standards require preparation of an acoustical analysis demonstrating the way dwelling units have been designed to meet this interior standard, where such units are proposed in an area with exterior noise levels greater than 60 dBA Ldn.

Government Code Section 65302 mandates that the legislative body of each county and city in California adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise and land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable.

Local Regulations

City of Adelanto 1994 General Plan Update Final Environmental Impact Report

- NS 2: To provide a safe and comfortable living environment for new residential, business, and commercial developments in Adelanto which are minimally affected by noise.
- NS 1.2.6: Incorporate measures into future residential projects attenuate exterior noise levels in outdoor activity area maximum of 65 CNEL.

The noise standards contained in Table VIII-2, "Land Use Compatibility Guidelines Related to Noise Exposure" in the Noise Element of the General Plan shall apply to land uses City-wide and shall be used to define acceptable and unacceptable noise levels.

Adelanto General Plan Land Use Element Update (October 2022) Relevant to the Adelanto 6th Cycle Housing Element Update

HS 9.1 – Enforce City and State noise regulations to protect residents from excessive noise levels.

HS 9.2 – Require noise sensitive land use development to incorporate measures to reduce interior and exterior noise levels.

HS 9.3 – Require mixed use structures to be designed to account for noise from adjacent uses and minimize transfer of noise and vibration from commercial/retail to residential use.

HS 9.4 – Use site planning and project design strategies to achieve acceptable noise level standards as outlined in the noise/land use compatibility guidelines. The use of noise barriers shall be considered after all practical design-related noise measures have been integrated into the project design.

HS 9.5 – Require a detailed analysis of proposed noise reduction measures to determine whether the proposed use is compatible when a project is to be located in an area that exceeds normally acceptable noise thresholds.

HS 9.8 – Continue to consider noise impacts as part of the development review process.

NS 1.7 – Ensure through the design review process that recreational areas intended for quiet or passive activities are designed and located so that noise levels do not exceed 70 dB.

NS 1.8 – Ensure through the design review process that recreational areas intended for noise or active uses are buffered from passive use areas and from surrounding noise sensitive land uses.

1994 General Plan Policies – Noise Element

NS 1.1.4 – Continue to require subdivision perimeter walls to be constructed as solid block walls, continue to require dual pane glass windows as part of energy conservation measures, and continue to install air conditioners in all homes as ways to reduce environmental noise and to meet State noise requirements.

NS 1.2.6 – Future projects approved within the City shall reflect adopted policies regarding the reduction of unnecessary noise near sensitive receptors such as parks, hospitals, libraries, schools, and convalescent homes.

Construction activity on private properties that are determined by the Building Official to be essential to the completion of a project and follow Section 17.90.020(d)(1) of this Chapter are exempt from normal City noise controls. However, construction activity and equipment maintenance are limited to the hours between 7:00 AM to dusk on weekdays. Construction may not occur on weekends or State holidays without prior consent of the Building Official.

1994 General Plan Final EIR Mitigation Measures

NOI 3.5.3.4 – Continue to require subdivision perimeter walls to be constructed as solid block walls, continue to require dual pane glass windows as part of energy conservation measures, and continue to install air conditioners in all homes as ways to reduce environmental noise and to meet State noise requirements.

NOS 3.5.3.35 – Specify that in Conditionally Acceptable areas applicants must submit an acoustical analysis of proposed residential developments prepared under the supervision of a person experienced in the field of acoustical engineering which evaluates existing and projected noise levels as well as the application of noise attenuation measures.

NOI 3.5.3.38 – Grading and construction activities will be limited in project Conditions of Approval by the City to weekdays between 7:00 a.m. and 6:00 p.m. This requirement will be enforced especially when the construction site is adjacent to existing residential uses.

Exempt Noises

Non-noise generating activities (e.g., interior painting) are not subject to these restrictions. City and state construction projects, such as road rebuilding or resurfacing, and any construction activity that is in response to an emergency, shall be exempt from this requirement.

Project Impacts

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact

Discussion a):

Existing Ambient Noise Levels

The Adelanto 6th Cycle Housing Element Update does not directly authorize site-specific residential construction on the candidate sites. Much of Adelanto is rural and partially divided by single-family residential developments and residential streets/infrastructure.

The existing noise environment in the candidate sites are characterized by roadway traffic and other human activities. Site-specific noise studies will be performed as part of the permitting process for future housing development within the candidate sites in the Adelanto 6th Cycle Housing Element Update.

Noise Impacts Construction

Construction activities for the Project could result in short-term and intermittent increases in noise levels in the Project area. Noise levels would vary depending on

construction activity, equipment type, duration of use, and the distance between noise source and receiver. Typical sound emission characteristics of construction equipment that may be used during Project construction are provided in Table 8 below. The noise levels are described in terms of Lmax, which is the maximum sound level of a particular noise event measured at 50 feet.

Table 8 – Construction Equipment Noise Levels

Equipment Type	Maximum Noise Level (Lmax) of Equipment at 50 Feet (in A-weighted decibels (dBA))
Dump Truck	76
Front End Loader	79
Air Compressor	78
Pneumatic Tools	85
Concrete Mixer Truck	79
Concrete Pump Truck	81
Bulldozer	85

Noise levels will be loudest during the grading phase from the use of a bulldozer, which at 50 feet, ranges from 85 to 90 dBA. For every doubling of distance, the sound level reduces by 6 dBA. Construction noise will have a temporary or periodic increase ambient noise level above the existing within the Project vicinity. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise generation related to construction activities is addressed in §17.90.020(d) of the City of Adelanto Zoning Ordinance which requires construction projects to list general noise reduction practices as "General Notes" on the construction drawings as part of the Project's conditions of approval (COA). These mandatory conditions are described as follows:

Construction Practices

To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:

(1) Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. to dusk on weekdays. Construction may not occur on weekends or state holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions. City and state construction projects, such as road re-building or resurfacing, and any construction activity that is in response to an emergency, shall be exempt from this requirement.
(2) Stationary construction equipment that generates noise in excess of sixty-five (65) dBA at the project boundaries must be acoustically shielded and located at least one hundred feet (100') from occupied residences. The equipment area with

appropriate acoustic shielding shall be designated for building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

(3) Construction routes are limited to City of Adelanto designated truck routes.

Implementation of the above standard conditions of approval and construction noise impacts would result in less than significant impact.

Noise Impacts During Operation

During operation, ambient noise levels at the candidate sites would be expected to increase due to an increase in population and roadway traffic along local streets. The Project could generate noise from motor vehicle trips as well as from stationary sources (i.e., HVAC equipment etc.) that could affect nearby noise-sensitive land uses. A change in noise levels of less than three dBA is not discernible to the general population; an increase in average noise levels of three dBA is considered barely perceptible, while an increase of five dBA is considered readily perceptible to most people (Caltrans, 1998).

Future Traffic Noise Levels Along Existing Roadways Segments

Operation of residential projects contemplated by the Adelanto 6th Cycle Housing Element Update would generate noise from vehicles.

Several roadway segments exist in the City where noise impacts would be significant and unavoidable, as indicated in Table 9 below.

Table 9 – Noise Impacted Roadways

Road Segment	Boundary	Existing Land Use	Impact
US 395	Entire Length	DL; SFR; MDR; MU	Areas 2, 3, 4
El Mirage	Koala & Adelanto	LD; DL	No Impact
Chamberlaine	Koala & Bellflower	SFR	Area 1
Bartlett	Koala & Bellflower	SFR	No Impact
Koala Road	El Mirage & Rancho	SFR	No Impact
Air Expressway	Koala & Adelanto	SFR; MDR	No Impact
Rancho Road	Koala & Adelanto	SFR; MDR	Area 3
Bellflower	Chamberlaine & Rancho	SFR; MDR	Area 3

In addition, the Adelanto North 2035 General Plan Final EIR found that long-term impacts of increased vehicular traffic volumes would lead to increases in noise considered significant and unavoidable in excess of 60 dBA CNEL, thereby significantly impacting residential uses along several roadways in Adelanto. The roadways and land uses identified in the Adelanto North 2035 General Plan Final EIR include Desert Living, Single

Family Residential, Medium Density Residential, Mixed Use along US-395; Low Desert Living along El Mirage Road between Koala Road and Adelanto Road; Single Family along Chamberlaine Way and Bartlett Avenue between Koala Road and Bellflower Street, and Koala Road between El Mirage Road and Rancho Road; Single Family and Medium Density Residential uses along Air Expressway and Rancho Roads between Koala Road and Adelanto Road, and Bellflower Street between Chamberlaine Way and Rancho Road.

The Adelanto 6th Cycle Housing Element Update provides for opportunity sites for housing construction but does not authorize any construction or other land-altering activity that could result in construction-related noise. Potential noise and increases in ambient levels due to future housing development and operational activities would be assessed in conjunction with the City of Adelanto's routine review of site-specific noise studies and recommended design and mitigation measures that may be required. This will occur during the Project planning process prior to approval of any project applications that would be subject to CEQA requirements. This also will provide an adequate mechanism to require specific measures to mitigate potentially significant noise impacts resulting from implementation of dwelling units contemplated by the Adelanto 6th Cycle Housing Element Update. Mitigation Measures are provided below and taken from the Adelanto North 2035 General Plan Final EIR.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact

Discussion b): Groundborne vibration results from sound waves radiating through the ground. The sound caused by groundborne vibration is called groundborne noise. The ground motion caused by groundborne vibration is measured as peak particle velocity (PPV) in inches per second, and groundborne noise is measured as vibration decibels (Vdb). Typical outdoor sources of perceptible groundborne vibration and noise are construction equipment and traffic on rough roads.

The Federal Transit Administration (FTA) has published standard vibration level and peak particle velocities for construction equipment operations. The calculated root mean square (RMS) velocity level expressed in Vdb and PPV for construction equipment at distances of 25, 50, and 100 feet are listed below in Table 10.

Table 10- Vibration Levels of Construction Equipment

Equipment	PPV at 25 feet (ft.) in inches per second (in/sec)	RMS at 25 ft. (Vdb)	PPV at 50 ft. (in/sec)	RMS at 50 ft. (Vdb)	PPV at 100 ft. (in/sec)	RMS at 100 ft. (Vdb)
Loaded Truck	0.0760	86	0.0269	77	0.0095	68
Jackhammer	0.0350	79	0.0124	70	0.0044	61
Small Bulldozer	0.0030	58	0.0011	49	0.0004	40

Source: Federal Transit Administration, 2006
Notes: PPV = peak particle velocity; in/sec = inches per second; RMS = root mean square; Vdb = vibration decibels

The FTA uses a PPV of 0.2 inch per second as the vibration damage threshold for fragile buildings and a PPV of 0.12 inch per second for extremely fragile historic buildings. The FTA criterion for infrequent groundborne noise events (fewer than 30 events per day) that may cause annoyance is 80 Vdb for residences and other buildings where people normally sleep. While this Project is not a transit project being proposed by the FTA, these FTA thresholds are being used for this analysis as a comparison to the FTA-published vibration levels for construction equipment. According to the Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018,[3] while ground vibrations from construction activities do not often reach the levels that can damage structures, construction vibration may result in building damage or prolonged annoyance from activities such as blasting, piledriving, vibratory compaction, demolition, and drilling or excavation near sensitive structures.

Development of housing on the vacant sites would not require these types of construction activities. Therefore, the impacts would be less than significant.

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people be residing or working in the project area to excessive noise levels?

Less Than Significant Impact

Discussion c): The Sites Inventory identifies areas for housing development that are approximately five miles east of the Southern California Logistics Airport and two miles from the Adelanto Airport and the Adelanto heliport. According to the San Bernardino Countywide Plan Policy Map HZ-9, Airport Safety and Planning Areas, the Project sites

[3] https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123.

are not located within an area exposed to excessive noise levels. [4] Therefore, the impacts would be less than significant.

The Southern California Logistics Airport (SCLA) is located in the City of Victorville but is adjacent to the northeast portion of the City of Adelanto, east of US 395 and north and south of Air Expressway and is master planned for use as an air cargo inter-modal interface. Overflights to and from SCLA are audible within Adelanto. The airport control tower operates 24 hours a day, 7 days a week. SCLA is designated a U.S. Port of Entry staffed around the clock with U.S. Customs and Border Patrol agents. SCLA is a Foreign Trade Zone.

The Southern California Logistics Airport Comprehensive Airport Land Use Plan (CALUP) contains policies and criteria that address compatibility between airports and future land uses. The CALUP addresses noise, overflight, and airspace protection concerns to minimize public exposure to excessive noise and safety hazards within the airport influence area. Since the CALUP does not have land use authority, the surrounding cities implement the CALUP's through land use plans, development regulations, and zoning ordinances.

According to the future noise contour map included in the Airport Land Use Plan for SCLA in the Adelanto North 2035 Plan FEIR, eastern parts of Adelanto are within the 65 dBA CNEL contour for long-term operational estimates. To address noise impacts, the ALUP suggests implementing measures to promote buyer awareness. The ALUP also recommends promoting land uses that tolerate higher noise levels (e.g., commercial, industrial). The 65 dBA CNEL noise contour for long-term airport activity overlays land designated Business Park, Manufacturing Industrial, and Light Manufacturing to the south, Mixed-Use, Manufacturing Industrial, Single Family Residential and Medium Density Residential to the west, and Desert Living to the north. The Adelanto 6th Cycle Housing Element Update provides for opportunity sites for housing construction but does not authorize any construction or other land-altering activity that could result in direct exposure of airport noise to residents.

The Adelanto North 2035 Plan FEIR concluded that excluding noise generated from the Southern California Logistics Airport, potentially significant noise impacts will be avoided through implementation of existing General Plan policies, the Adelanto North 2035 Plan policy, and the Adelanto Municipal Code. That FEIR also found that build out of the land uses contemplated in the General Plan would expose people residing and working within the noise contours of the Southern California Logistics Airport to excessive noise that is significant and unavoidable. However, the FEIR stated that implementing actions do not authorize any development within the airport influence area and would not result in direct exposure of airport noise to residents. This also is the case for newly contemplated residential build out in the Adelanto 6th Cycle Housing Element Update

[4] https://cms.sbcounty.gov/lus/Planning/AirportLandUse.aspx, accessed on October 5, 2022

POPULATION AND HOUSING

This section describes the existing land use and planning setting and potential effects from Project implementation on the candidate sites in the Adelanto 6th Cycle Housing Element Update. Descriptions and analysis in this section are based in part on information contained in the Adelanto Final Environmental Impact Report 1994 General Plan Update EIR, Adelanto General Plan Update Supplemental EIR for North Adelanto and South Adelanto– October 2022, and Southern California Association of Governments Report for the City of Adelanto.

Existing Setting

In general, most of the built environment in the City of Adelanto is residential, with clusters of varying types of development. The residential uses consist primarily of single-family residences, with multi-family complexes located along some arterials and dispersed within residential neighborhoods. The City's open spaces are generally found along in the northern section of the City.

Population Characteristics

Since 2000, the population of the City of Adelanto has more than doubled to 38,046 according to the 2020 United States Census. The following table (Table 11 indicates population growth trends in Adelanto from 1970 to 2020.

Table 11 – Population Growth Trends in Adelanto: 1970-2020

Year	Population	Numerical Change	Change (Percentage)
1970	2,115	--	--
1980	2,164	49	0.2%
1990	6,892	4,728	218.5%
2000	18,132	11,240	434.8%
2010	31,765	13,633	75.2%
2020	38,046	6,281	19.8%

The Southern California Association of Governments (SCAG) Report for the City of Adelanto states that between 2000-2018 Adelanto's population increased by 17,163, to 35,293 in 2018. The population growth rate of Adelanto during this period was 94.7% (in comparison to the corresponding 27.2% population growth rate for San Bernardino County).

Housing Characteristics

Housing Composition

Household characteristics of a community impact the type of housing needed in that community. Household type, income levels, presence of special needs populations, and other household characteristics are factors that affect a community's housing needs. The United States Bureau of the Census defines a "household" as "all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together."

Adelanto's housing composition experienced modest growth between 2010 and 2020. According to the most recent (January 1, 2021) California State Department of Finance data, there were 9,658 housing units in Adelanto, including 7,756 single-family detached units, 203 single-family attached units, 468 units in structures with 2-4 units, 773 units in multiple-family units (5 or more units per structure), and 747 mobile home units.

Table 12 presents household types in Adelanto for 2010 and 2020, based on United States 2020 Census data.

Table 12 – Household Type: 2010 and 2020

Household by Type	2010 Census		2020 Census	
	Households	Percentage	Households	Percentage
Family Households	6,579	84%	3,945	59.2%
Married With Children	2,368	34%	6,666	50.6%
Married No Children	1,362	17%	6,492	49.3%
Single Parent Households	1,711	18%	2,721	40.9%
Non-Family Households	1,230	16%	507	6.6%
TOTAL HOUSEHOLDS	7,809	100%	7,695	100%
Average Household Size	3.69		4.06	

Housing Tenure

The 2020 American Community Survey indicates 8.9 % of the housing stock in Adelanto was constructed prior to 1970. Furthermore, change in housing tenure between 2000 and 2020 indicates the proportion of owner-occupied units declined while the proportion of renter-occupied units increased.

Housing Vacancy Rates

Housing vacancy rates (the number of vacant units compared to the total number of units) reveal housing supply and demand for a city. Some housing vacancies are normal

to allow for moving time and changing locations. According to 2020 United States Census Bureau data, Adelanto housing vacancy rates have increased from approximately 15.02% to 16.10% between 2000 and 2010 and decreased to a vacancy rate of 7.5% in 2020. According to the most recent California State Department of Finance estimates, the 2021 vacancy rate is 9.4%, a high vacancy rate again may be attributed to an increase in new housing construction and the number of vacant, unsold units.

Household Types

Household types, income levels, presence of special needs populations, and other household characteristics are factors that affect a community's housing needs. A "household" is defined as "all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together." The United States Census Bureau defines households as two or more persons sharing a dwelling unit who are related. The 2020 U.S. Census indicates there were 7,695 households in Adelanto.

Overcrowding and Household Size

The Housing Element analysis characterizes households with five or more members as "large households." These households typically are composed of families with children and/or extended family members and often have difficulty finding housing due to the limited number of housing units with sufficient space and/or bedrooms at an affordable cost. Households are considered "overcrowded" if there are more than 1.01 persons per room and "severely overcrowded" if there are 1.51 or more persons per room. The 2020 American Community Survey identified 1,326 dwelling units in Adelanto that were overcrowded or severely overcrowded. The following table (Table 13) indicates the number of persons per household in Adelanto.

Table 13 – Number of Persons Per Household in Adelanto

Number of Households By Size	Renters	Owners	Total
1 Person/Household	295	526	821
2 Persons/Household	762	999	1,751
3 Persons/Household	713	720	1,433
4 Persons/Household	606	508	1,114
5 Persons/Household	724	579	1,303
6 Persons/Household	358	328	686
7 Persons or More/Household	317	370,687	371,004

.

The Adelanto Housing Element identifies candidate sites for future residential development to accommodate Adelanto's future housing need (reference Figures 8-14). Adelanto has sufficient undeveloped land zoned for residential development, much of which have constraints such as the following:

- Lack of roads in some areas of the City;
- Absence of water and sewer lines in certain areas;
- Some areas may be underserved by public services;
- Portions of Adelanto are not well served by utilities; and,
- The recent candidate listing of the Joshua Tree as a protected species.

Regulatory Setting

State Regulations

Housing Requirements of the Sustainable Community Strategy

In accordance with Senate Bill (SB) 375, the Sustainable Community Strategy must accommodate regional housing needs allocations on the California side of the region with the goal of consistency between future land use and transportation plans. Each jurisdiction must provide for Very Low, Low, Moderate, and Above Moderate-income categories in its Housing Element with the land use allocations governed by the City of Adelanto.

Regional Housing Needs Allocation (RHNA)

Housing Element regulations require local jurisdictions to plan for the construction of a share of the region's projected housing needs. This share is called the RHNA. The specific RHNA number for a jurisdiction is important because state law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed this number of housing units.

Local Regulations

City of Adelanto Final Environmental Impact Report 1994 General Plan Update

- Land Use Element-Policy 5: Require new development to accommodate design criteria established in the Community design element.
- Land Use Element-Policy 45: Promote the inclusion of safe, attractive, well-served, and affordable housing to complement the presence of the industrial district, the airport complex, and the commercial centers in Adelanto.
- Land Use 3 Element-Policy 46: Encourage residential developments to contain a variety of product types, designs, and features.
- Land Use Element-Policy 49: The City will encourage reverse design residential design districts; those which do not front major streets, arterials, or collectors.
- Land Use Element-Policy 52: Require the use of streetscapes and edge treatments to buffer all homes along major and minor streets utilizing xeriscape landscaping to the greatest extent possible.
- Land Use Element-Policy LC 4.1: Develop residential neighborhoods to include walkable environments, integrated greenbelt trails, and accessible parks and schools.

- Land Use Element-Policy LC 4.3: Create a sustainable community that is responsive to the environmental, water, and energy conservation needs of the region and local area.
- Land Use Element-Policy LC 4.4: Promote the use of solar, wind and other alternative energy generation systems as part of new planned development.
- Land Use Element-Policy LC 4.5: Seek energy demand reductions in both residential buildings and large industrial and commercial buildings, where reductions by a single user could have a large effect.
- Land Use Element-Policy LU 2.1.1: Require that infrastructure be in place prior to the occupancy of new development.
- Land Use Element-Policy LU 3.1.1: Require the implementation of varied setback lines and the use of appropriate buffers between incompatible of conflicting land uses.
- Land Use Element-Policy LU 3.1.2: Require the preparation of development plans that incorporate the design components contained in the Community Design Element.
- Land Use Element-Policy LU 7.1: Encourage residential developments to contain a variety of product types, designs, and features.
- Land Use Element-Policy LU 7.2: All residential developments, as necessary, will include the dedication of parklands as required by the Quimby Act and/or provide fees in lieu to be allocated to the City for park acquisition.
- Land Use Element-Policy LU 7.4: The City will encourage reverse design residential districts; those which do not front major streets, arterials, or collectors.
- Policy LU 7.1.3: Require the use of streetscapes and edge treatments to buffer all homes along major and minor streets utilizing xeriscape landscape to the greatest extent possible.

Project Impacts

Would the Project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposed new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact

The United States Census Bureau (2017-2021) has estimated the number of persons per household in the City of Adelanto was 4.06. This would indicate build out of the RHNA units for the Adelanto 6th Cycle would yield a growth in population of 15,278, However, this growth is not unplanned; rather, the growth is assumed in the City General Plan and included in the Adelanto 6th Cycle Housing Element Update. The long-term full buildout population capacity in the City is estimated to be 78,863. SCAG estimates a City population of 66,000, which is lower than the projected 68,400 for year 2035. Therefore, the resultant level of impact is less than significant.

The Adelanto General Plan Land Use Element Update (October 2022) indicates the long-term full buildout housing capacity in the City to be an estimated 25,561 dwelling units. SCAG estimates housing in year 2045 to be 19,800 dwelling units. Therefore, adequate capacity is available to accommodate the anticipated housing in the City. Based on this

analysis, there is adequate capacity to accommodate regional growth and substantial additional capacity to accommodate any additional growth induced by the Adelanto General Plan and the Adelanto 6th Cycle Housing Element Update.

Therefore, the level of impact resulting from implementation of the Adelanto 6th Cycle Housing Element Update would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

Development in the context of housing generally can be defined as persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence. The candidate sites in the Adelanto 6th Cycle Housing Element Update do not require changes in zoning to accommodate residential uses. Housing development on properties identified in the sites inventory does not force existing residents from their homes. There is ample development potential for residential uses within Adelanto to accommodate satisfaction of the 6th Cycle RHNA requirements for Adelanto.

The Adelanto 6th Cycle Housing Element Update is a programmatic document and thereby does not propose any specific development. The Housing Element Update also does not propose any policies that are intended to, or would indirectly result in, displacement or demolition of any permanent or temporary residential structures. Thereby, no impact will result.

PUBLIC SERVICES

This section describes the public services and potential effects from project implementation on the Project site and its surrounding area. The following are the primary sources of data used to conduct this analysis: Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022); Adelanto Land Use/Zoning Map; Adelanto Sustainability Plan; and 6th Cycle Housing Element Update.

Existing Setting

Fire Protection

The San Bernardino County Fire Department provides fire protection services to the project site. The Project site is in the North Desert Division (Division 5).

Police Protection

The San Bernardino County Sheriff's Department provides law enforcement services to the City of Adelanto. The Project site is serviced by the Victor Valley Station, located at 11613 Bartlett Street in Adelanto.

Schools

The City of Adelanto is served by two school districts: Adelanto Elementary School District, which provides elementary and middle School services throughout the City, and the Victor Valley Union High School District, which operates Adelanto High School.

Parks

The City of Adelanto Parks Department manages over 30 acres of developed park land comprising the City's four parks.

Other Public Facilities

The Adelanto Branch Library located at 11497 Bartlett would provide library services to the project area.

Regulatory Setting

State Regulations

California Building Standards Code

The 2022 California Building Standards Code (CBC), contained in Part 2 of Title 24 of the California Code of Regulations (CCR), identifies building design standards, including those for fire safety. The CBC is based on the 1997 Uniform Building Code but has been modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local city and county building officials for compliance with the CBC. Typical fire safety requirements of the CBC include the installation of sprinklers in multi-family buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

California Fire Code

The California Fire Code, contained in Part 9 of CCR Title 24, incorporates by adoption the International Fire Code of the International Code Council, with California amendments. The California Fire Code regulates building standards set forth in the CBC, fire department access, fire protection systems and devices, fire and explosion hazards safety, hazardous materials storage and use, and standards for building inspection. The California Fire Code is updated and published every three years by the California Building Standards Commission.

Mitigation Fee Act

Enacted as AB 1600 on January 1, 1989, the Mitigation Fee Act (California Government Code 66000-66008) requires a local agency that is establishing, increasing, or imposing an impact fee as a condition of development to identify the purpose of the fee and the use to which the fee is to be put. The agency also must demonstrate a reasonable relationship between the fee and the purpose for which it is charged, and between the fee and the type of development project on which it is to be levied.

California Government Code, Section 65995(b) and Education Code, Section 17620

Senate Bill 50 (SB 50) amended Section 65995 of the California Government Code, which contains limitations on Section 17620 of the Education Code, the statute that authorizes school districts to assess development fees within school district boundaries. Section 65995(b)(3) of the Government Code requires the maximum square footage assessment for development to be increased every 2 years, according to inflation adjustments.

Quimby Act

The Quimby Act sets a standard park space to population ratio of up to 3 acres of parkland per 1,000 persons. Cities with a ratio of higher than three acres per 1,000 persons can set a standard of up to 5 acres per 1,000 persons for new development. The calculation of a City's park space to population ratio is based on a comparison of the population count of the last federal Census to the amount of City-owned parkland. A 1982 amendment (Assembly Bill [AB] 1600) requires agencies to clearly show a reasonable relationship between the public need for a recreation facility or park land and the type of development project on which the fee is imposed.

Local Regulations

City of Adelanto 1994 General Plan Update Final Environmental Impact Report

- Land Use Element-Policy 11: To manage growth according to the General Plan for land use, assuring that community services area adequate to meet existing and proposed community needs.
- Land Use Element-Policy 47: All residential developments as necessary will include the dedication of parklands as required by the Quimby Act and/or provide fees in lieu to be allocated to the City for park acquisition.

Project Impacts

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, ink order to maintain acceptable service

ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

Less Than Significant Impact

Fire Protection

The City of Adelanto contracts fire protection services with the San Bernardino County Fire Department, through its Fire Station #322 (which consists of one medic engine, one medic truck, one engine, one engine, a water tender, and a bush patrol). According to the Local Agency Formation Commissions (LAFCO) 3231 Countywide Service Review Report, response times for Station #322 were five minutes within the City.[5]

An analysis of impacts associated with fire facility expansion or construction is currently speculative because the sizes, designs, and locations of the facilities are not known. However, the San Bernardino County Fire Department Fire Services Plan demonstrates that to maintain a six-minute response time standard, one new fire station must be provided in the northern portion of Adelanto and one new fire station must be provided in southern portion of Adelanto upon build out of the General Plan. These stations are recommended to be operational as development occurs in the northern and southeastern portions of the City. Construction of new fire stations near undeveloped areas would increase first-response services.

If an existing fire facility is to be expanded or if a new facility is constructed, the fire facility will undergo a development review process and an environmental review pursuant to CEQA. The environmental review will identify site specific conditions and physical changes that would result from the fire station expansion or construction of a new facility which would include trenching necessary for fire flow and water supply. Short-term construction impacts related to air quality pollutant emissions, temporary traffic detours, and equipment noise may result in temporary impacts during the construction phase. As mandated by CEQA, mitigation measures will be identified to reduce impacts resulting from expansion or construction of new fire facilities. Therefore, with implementation of Adelanto General Plan policies and with adherence to environmental review standards, impacts related to expansion and new construction of fire protection and emergency service facilities would be less than significant.

Another important component in the provision of adequate fire protection services is to ensure there is sufficient water at local fire hydrants. Water mains and hydrants throughout the City's candidate sites may need to be upgraded and/or replaced over the long term to ensure adequate water flow to existing and future development.

[5] http"//www.sbcounty.gov/uploads/LAFCO/Downloads?Service_Review_Fire Report/Fire_Service_Review.pdf. Accessed August 24, 2022.

Development of the candidate sites identified in the Adelanto 6th Cycle Housing Element Update would increase the demand for fire services in Adelanto. However, future housing projects would be constructed with strict adherence to all pertinent Building and Fire Codes. Additionally, the City collects Development Impact Fees that are used to fund fire facilities and./or equipment. This helps to offset the incremental increase in demand for fire protection services. Furthermore, prior to project approval, each development project will be reviewed by City and County Fire officials to ensure adequate fire protection services are provided. As a result, the potential impacts to fire protection services will be less than significant.

Police Protection

The San Bernardino County Sheriff's Department Victor Valley Patrol Station personnel provide law enforcement services to the City of Adelanto. located at 11613 Bartlett Street in the City of Adelanto. The station is staffed with one captain, one lieutenant, eight sergeants, seven detectives, six-one patrol deputies, three sheriff's service specialists, seven office specialists, two office assistants, one secretary and two automotive officers. The City collects Development Impact Fees to assist the City in providing capital improvement costs for police protection facilities. Payment of the Development Impact Fee would be applied to providing police facilities and/or equipment. This is meant to offset the incremental increase in the demand for police protection services that would be created by the Project.

Expansion of existing or construction of new police facilities will undergo a development review process and will be subject to an environmental review pursuant to CEQA. The environmental review will identify site specific conditions and physical changes resulting from expansion, or construction of new police stations. Potential impacts may include short-term construction activities related to air quality pollutant emissions, temporary traffic detours, and equipment noise. As mandated by CEQA, mitigation measures will be identified to reduce impacts resulting from expansion or construction of new fire facilities. That environmental review will identify site specific conditions and physical changes that would result from police station expansion, or construction of new police stations.

Therefore, the Project would not result in the need to construct new or physically altered police facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for police protection. Impacts would be less than significant.

Schools

The City of Adelanto is served by two school districts: Adelanto Elementary School District (elementary and middle school services); and Victor Valley Union High School District (Adelanto High School). The following table (Table 17) provides a summary of the potential number of students resulting from full buildout of the Adelanto 6th Cycle Housing Element Update. These numbers may be inflated due to the potential number of single-person households constructed for the Adelanto 6th Cycle Housing Element.

Table 17 – Student Generation from Adelanto 6th Cycle Housing Element Update

School Level	Student Generation Factor	Number of Students
Elementary School	0.3366	1,267
Junior High School	0.1041	392
High School	0.1439	541
Total	--	

Notes:
1) Elementary and Junior High School generation rates are based upon the Adelanto Elementary School District, School Facilities Justification Report, June 29, 2021.
2) High School student rate is based upon the Victor Valley Union High School District, Residential and Commercial/Industrial Development School Fee Justification Report, April 21, 2020.

California State law (Government Code Section 65995-6) authorizes both school districts to levy a new construction fee per square foot of construction for the purpose of or funding reconstruction or construction of new school facilities. Pursuant to California Government Code Section 65995(3)(h), payment of statutory fees is "deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities."

Therefore, payment of school impact fees for residential development would offset the potential impacts resulting from an increase in student enrollment related to build out of dwelling units contained in the Adelanto 6th Cycle Housing Element Update.

Parks

The City of Adelanto Parks Department manages over 30 acres of developed park land comprised of four City parks. The Department is responsible for providing safe, clean, and appealing park facilities including landscaping along major streets and City facilities. Substantial deterioration of existing facilities could occur if the level of usage intensifies significantly, and the maintenance of affected facilities does not keep pace with intensified use and additional park facilities are not provided to meet existing and the increased demand.

Pursuant to the Adelanto Municipal Code Chapter 16.52, the City requires a rate of three acres of parkland per 1,000 residents for proposed residential subdivisions. Based on the proposed new dwelling units identified in the HEU, the proposed Project could increase the overall population by an estimated 15,278 people (based on 4.06 persons/dwelling unit) people (assuming all new residents will come from outside the city limits). This number may be high in that some of the residential units likely will be designed for residency by one or two persons. This population increase would eventually increase use of existing neighborhood and regional parks or other recreational facilities to the degree that substantial physical deterioration of recreational facilities might occur or be accelerated.

The City of Adelanto requires dedication of land, payment of fees in-lieu of parkland dedication, or a combination thereof at a rate of three acres of parkland per 1,000 residents for proposed residential subdivisions, pursuant to Adelanto Municipal Code

Chapter 16.52. Payment of the in-lieu fee would ensure that residential development contemplated by the Adelanto 6th Cycle Housing Element Update will not result in a significant impact to parks.

Other Public Facilities

Residential growth identified in the Adelanto 6th Cycle Housing Element Update may result in an incremental expansion of other public facilities such as hospitals and libraries. Build out of the candidate sites identified in the Adelanto 6th Cycle Housing Element Update could result in an increase of 15,278 people over a multi-year timeframe. New or expanded public facilities will be subject to environmental review pursuant to CEQA to identify any potential significant environmental impacts and, if necessary, to identify appropriate mitigation. Typical short-term impacts will result from construction activities and would be related to air quality pollutant emissions, temporary8 traffic detours, changes in traffic distribution, and noise related to expansion or construction of other public facilities will be less than significant with implementation of existing regulations.

In addition, the Project would be required to comply with the provisions of Municipal Code Chapter 3.75 which requires payment of the Development Impact Fee to assist the City in providing public services. Payment of the Development Impact Fee would ensure that the Project provides a fair share of funds for additional public services.

It is anticipated build out would increase the demand for worship services to the degree that the construction of new or expanded church facilities would be required based on this anticipated increase in population.

RECREATION

This section describes the potential effects from Project implementation on recreation facilities from development of the candidate sites. The following are primary sources were used to conduct this analysis: Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022); Adelanto Land Use/Zoning Map; Adelanto Sustainability Plan; and the Adelanto 6th Cycle Housing Element Update.

Existing Setting

The City of Adelanto Parks Department manages over 30 acres of developed park land comprising the four City parks. Adelanto parks range in size from small mini parks to neighborhood parks. The Department is responsible for providing safe, clean, and appealing park facilities which include landscaping features along major streets and landscaping of City facilities.

The City has not constructed trails nor formally adopted a non-motorized transportation plan. The City does not have any established bikeways due to the street system's limited connectivity.

Pursuant to Adelanto Municipal Code Chapter 16.52. the City requires a rate of three acres of parkland per 1,000 residents for proposed residential subdivisions. Based on the 3,763 new dwelling units identified in the HEU, the proposed project could increase the overall population by 15,278 people (assuming all new residents will come from outside the city limits, and assuming 4.06 persons per household as indicated in the 2020 United States Census). This population increase could potentially increase use of existing neighborhood and regional parks or other recreational facilities to the degree that substantial physical deterioration of these recreational facilities might occur or be accelerated. The City of Adelanto (Municipal Code Chapter 16.52) requires dedication of land, payment of fees in-lieu of parkland dedication, or a combination thereof at a rate of three acres of parkland per 1,000 residents for proposed residential subdivisions. Compliance with this mandatory requirement will ensure that the proposed project will not result in a significant impact with respect to recreational facilities.

Regulatory Setting

State Regulations

Quimby Act

The Quimby Act sets a standard park space to population ratio of up to three acres of park space per 1,000 persons. Cities with a ratio of higher than three acres per 1,000 persons can set a standard of up to five acres per 1,000 persons for new development. The calculation of a City's park space to population ratio is based on a comparison of the population count of the last federal Census to the amount of City-owned parkland. A 1982 amendment (Assembly Bill [AB] 1600) requires agencies to clearly show a reasonable relationship between the public need for a recreation facility or park land and the type of development project on which the fee is imposed.

Local Regulations

Adelanto North 2035 Comprehensive Sustainable Plan

Goal PR 1: Park facilities will meet the needs of residents and workers.

- Policy PR 1.1: Provide 3-acres of parkland per 1,000 persons.
- Policy PR 1.2: Require parks to meet the size and service area requirements identified earlier in this chapter.
- Policy PR 1.3: Require parkland dedications and/or provision of on-site usable public space for development projects involving new residential construction.
- Policy PR 1.4: Provision of required parks and/or expenditure of in lieu fees shall occur at the time of the residential subdivisions occupation.
- Policy PR 1.5: Prohibit the construction of new neighborhoods or subdivisions without park facilities that meet the minimum standards.
- Policy PR 1.6: Maintain development fee programs to accumulate funds for the acquisition and improvement of parks and public/community places and facilities.
- Policy PR 1.8: Plan and build park facilities and provide recreational services that meet the needs and desires of the community, including seniors and youth.

1994 General Plan Policies – Parks and Recreation Element

- REC 1.4 – The City will not permit the payment of in-lieu fees for developments of 50 lots or more, unless the Planning Commission finds there is no suitable land available for park land dedication.
- REC 1.5 – The City should, when feasible, require developers to contribute land and develop on that land multi-purposes playing fields or recreational facilities.
- LU 3.7.3.47 – All residential developments, as necessary, will include the dedication of parklands as required by the Quimby Act and/or provide fees in lieu of land allocated to the City for park acquisition.

Project Impacts

Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact

Adelanto parks accommodate active and passive recreational activities. Adelanto parks range in size from small mini parks to neighborhood parks. The City of Adelanto currently maintains and operates four public park facilities that occupy more than 30 acres. The City has not constructed trails nor formally adopted a non-motorized transportation plan. The City does not have any established bikeways due to the street system's limited connectivity. The City desires to provide a wide range of park types and sizes including community parks and accessible trails that meet the needs of Adelanto's population.

Substantial deterioration of existing facilities could occur if the level of usage intensifies significantly, and the maintenance of affected facilities does not keep pace with intensified use and additional park facilities are not provided to meet existing and the increased demand. The Adelanto 6th Cycle Housing Element Update and implementing actions would not result in direct deterioration to recreational facilities because it does

not authorize any specific development project or other kind of land altering activity that could increase use of recreational facilities.

Long-term increases in residential population that would result from full build out of the Adelanto 6th Cycle Housing Element Update could result in increased use of existing parks and recreation facilities. Substantial deterioration of existing facilities could occur if the degree of use intensifies significantly, and maintenance of affected facilities does not keep pace with intensified use and additional park facilities are not provided to meet existing and increased demands.

Community, neighborhood, and other parks cannot be identified at the program level because they must be constructed with future development as that development occurs. This would ensure the existing parkland deficiency does not increase and recreational needs of future residents are met. In consideration that the City's existing policies require provision of parkland for new residents and adequate parkland may be in the form of Greenbelts and Open Space, however, adequate park and recreational facilities would be available over the long-term. Therefore, accelerated deterioration of park and recreational facilities would not occur and impacts would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact

The Adelanto 6th Cycle Housing Element Update is not a development project. Therefore, the Housing Element Update does not include or require construction of recreational facilities that would result in any environmental impacts. However, future development of residential units contemplated by the Adelanto 6th Cycle Housing Element Update could result in future construction of new or expansion of existing recreational facilities in the City. It is speculative to determine the locations of proposed park facilities in Adelanto and impacts arising from development of individual park projects. The existing General Plan and the Adelanto 6th Cycle Housing Element Update, General Plan Goals, Policies and Actions, existing Federal, State, and *Local Regulations* would mitigate potential adverse impacts to the environment that may result from expansion of parks, recreational facilities, and trails pursuant to build out of housing dwelling units contemplated by the Adelanto 6th Cycle Housing Element Update.

Potential construction-related impacts of park and recreational facilities are typical of other development projects that include pollutant emissions from preparation of sites and grading activities and temporary traffic increases from construction, hauling, and vendor trips. Impacts related to construction of parks and recreational facilities will be assessed as part of future residential development projects or independently by the City as required by CEQA and the City's standard environmental review procedures. Construction mitigation will be identified as necessary to reduce, minimize, and/or avoid potential impacts to the environment. Long-term construction-related impacts of parks and recreational facilities will be less than significant with implementation of existing standards and regulations.

TRANSPORTATION AND TRAFFIC

This section describes the potential effects of Project implementation on transportation facilities from the development of housing. The following are the primary sources used to conduct this analysis: Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022); Adelanto Land Use/Zoning Map; Adelanto Sustainability Plan; and the Adelanto 6th Cycle Housing Element Update.

Existing Setting

Transportation Network

U.S. Highway 395 (US 395) bisects the City of Adelanto and is considered the primary access road to the City. The City is situated amongst a vast regional and national highway network of roads which includes Interstate 15 (I-15), located five miles east of the City's southern border, State Route 18 (SR-18) which forms Adelanto's southern boundary, and State Route 58 (SR-58) which traverses the City to the north. Public transportation services in Adelanto consist of the Victor Valley Transit Authority (VVTA), which provides bus services to the region and is serviced by two routes (32 and 33) in the Adelanto North Planning Area. These two bus routes are extensive given Adelanto's current population, the existing transit headways are adequate for providing frequent service in the area. However, with the implementation of the Adelanto North 2035 Plan, more extensive transit routes will be needed to improve transit connections in the City. The VVTA's Comprehensive Transit Plan proposes the following changes to Route 32: change its cycle time to two hours; extend service to Muskrat Avenue and El Mirage Way; and operate to the Southern California Logistics Airport (SCLA). Changes to Route 33 include an extension to serve Adelanto High School; eliminate service on Muskrat Avenue, El Mirage Road, Jonathan Street, parts of Chamberlain Way, Jonathan Street, and on Air Expressway beyond Aster Road.

Designated Truck Routes

Currently, construction routes are limited to City-designated truck routes. These routes are defined in the City of Adelanto Municipal Code Section 10.22.030 (Truck Routes–Designated) and are as follows:

- Palmdale Road (SR 18) in its entirety within the City limits.
    - US-395 in its entirety within the City limits. Rancho Road in its entirety within the City limits.
    - Koala Road in its entirety within the City limits. Air Expressway Road in its entirety within the City limits. Adelanto Road from Air Expressway to US-395.
    - All roads within established industrial parks.
    - All roads provide direct access to established businesses in manufacturing industrial zoned properties.

Regulatory Setting

Federal Regulations

The goal of the Federal Highway Administration's Highway Safety Improvement Program (HSIP) is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned public roads and roads on tribal lands. The HSIP

requires a data-driven, strategic approach to improving highway safety on all public roads.

Local Regulations

Adelanto North 2035 Comprehensive Sustainable Plan

Goal M 3: Inviting and livable streetscapes that encourage walking.

Policy M 3.1: Consider innovative design and program solutions to improve the mobility, efficiency, connectivity, and safety of the transportation system. Innovative design solutions include, but are not limited to:

- traffic calming devices (in neighborhoods with straight streets to minimize speeding).
- roundabouts (at any location where an all-way stop is considered or where a "typical" signalized intersection (single left-turn lane, one Goal M 4: Improved mobility through transportation demand and traffic signal management techniques.

Policy M 4.5: Pursue funding to pave all roadways within the City.

Policy LC 8.4: If cul-de-sacs are proposed, encourage the cul-de-sac's design to be open ended as a method to increase pedestrian and bicycle connectivity.

Policy LC 8.5: Design neighborhood streets primarily in an east to west direction in order to orient residential building roof structures to primarily face south in order to maximum sunlight exposure for solar roof panels.

Policy LC 8.6: Require sidewalks on both sides of the street in the Single Family (RS-1 and RS-5), Medium Density Residential, and mixed-Use classifications. Sidewalks on local streets in the Desert Living designation areas are not required but encouraged.

Policy LC 8.7: Design street layout that shortens pedestrian trips and promotes neighborhood linkages.

Policy LC 8.8: Provide an assortment of pedestrian amenities, such as benches, street trees, trellises, shade features, and sidewalks.

Policy M 1.9: Require developers to construct or pay their fair share toward improvements for all modes consistent with this Mobility Chapter, and specific impacts associated with their development.

Policy M 3.2: Require sidewalk improvements be constructed concurrent with new development where commercial and school uses are planned and where residential densities exceed two units per acre, or as required by the Planning Commission.

1994 General Plan Policies – Open Space and Conservation Element

OS 7.2 – Support programs that decrease vehicle emissions by increasing the number of housing units located near jobs and transit, and encouraging commuting via transit, walking, and bicycling; thereby decreasing vehicle miles traveled (VMT).

3.2.3.3 – Require new development to incorporate design features which facilitate transit service and encourage transit ridership such as bus pull-out areas, covered bus stop

facilities, efficient trail system through projects to transit stops, designation of special on-site parking spaces beyond base requirements for commuter park-n-ride purposes.

1994 General Plan Final EIR Mitigation Measures

3.2.3.11 – Require circulation improvements prior to, or concurrent with development.

3.2.3.17 – Require new residential subdivisions over 160 acres to include supportive commercial uses, including retail uses and services, which are conveniently accessible to pedestrians and bicyclists.

Project Impacts

Development contemplated in the Adelanto North 2035 Plan (General Plan) EIR found traffic levels on US 395 (between Palmdale Road and Air Expressway; between Air Expressway and El Mirage Road; US 395 between El Mirage Road and State Route 58) would be significantly impacted upon development of projected housing needs forecasted by population growth trends.

Would the project:

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less Than Significant Impact

The Adelanto North 2035 Plan Mobility Element established a local circulation plan to guide growth in Adelanto. Goals, Policies and Programs contained in the Plan are specifically related to the movement of goods and people, including pedestrians, bicycles, transit, light rail and commuter rail, air, and automobile traffic flows.

In October 2020, the City of Adelanto adopted the "Adelanto Active Transportation Plan. Adelanto in Motion, An Active Transportation Plan," which represented a new commitment to walking and biking in Adelanto that required new development to construct streets that meet City standards that provides sidewalks and pavement to accommodate bicycle travel.

The Adelanto 6th Cycle Housing Element Update is a planning policy document and does not authorize specific development projects; rather, the Housing Element Update provides opportunity sites within Adelanto on which housing can be constructed to meet the RHNA. Also, the Housing Element Update does not propose any improvements that would conflict with any existing routes or any future transit routes in Adelanto. Thereby, the Adelanto 6th Cycle Housing Element Update would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities and impacts would be less than significant.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact

The City of Adelanto City Council adopted Resolution No. 20-41 on June 24, 2020.that sanctioned using Vehicle Miles Traveled (VMT) for CEQA Transportation compliance analyses. A project is considered to have a less than significant impact related to VMT if the project is located in a low VMT generating traffic analysis zone (TAZ). The Adelanto VMT Guidelines specifies use of the San Bernardino County Transportation Authority

(SCCTA) VMT Screening Tool to determine if a Project site is located within a Low TAZ Zone.

The tool identifies average VMT for land uses in each SBCTA TAZ by horizon year. The average VMT metric for a TAZ is compared with the County's average VMT threshold of 32.7 VMT/service population as adopted by the City of Adelanto. If land uses in the TAZ in which the project is located generate VMT less than the threshold, the Project is in a low VMT generating area. The Project then may be presumed to have a less than significant impact on VMT so long as the Project's land use is consistent with the existing and/or planned land use within the TAZ that was found to generate low VMT levels. If the Project land use is substantially different than the land use assumed in the SBCTA model, then the Project cannot be presumed to have the same low VMT characteristics.

The Adelanto 6th Cycle Housing Element Update is a planning policy document and does not authorize specific development projects; rather, the Housing Element Update provides opportunity sites within Adelanto on which housing can be constructed. Individual projects that may be proposed in the future within the candidate sites identified in the 6th Cycle Housing Element Update will be assessed to determine if potential VMT thresholds are exceeded. Such analyses will include Project-specific mitigation measures, as appropriate and necessary. Therefore, the impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

d) Result in inadequate emergency access?

Less Than Significant Impact

Buildout of residential development on sites identified in the sites inventory in the Adelanto 6th Cycle Housing Element Update could result in some changes to the City circulation network but would not necessarily increase hazards or impact emergency access due to design features. The Adelanto 6th Cycle Housing Element Update is a planning policy document and does not authorize specific development projects; rather, the Housing Element Update provides opportunity sites within Adelanto on which housing can be constructed. All Project-specific future roadway system improvements associated with future build out of the candidate sites would be designed in accordance with established roadway design standards, some of which have been incorporated into the City General Plan Circulation Element. The Circulation Element includes policies that require the City to comply with federal, state, and local design and safety standards when designing roadways and on-street and off-street pedestrian and bicycle paths. Therefore, impact levels would be less than significant.

TRIBAL CULTURAL RESOURCES

This section describes the potential effects from project implementation on tribal cultural resources from development of the candidate sites in the HEU. The following sources were used to conduct this analysis: Adelanto General Plan Land Use Element Update Supplemental EIR for North and South Adelanto (October 2022); Adelanto Land Use/Zoning Map; Adelanto Sustainability Plan; and the Adelanto6th Cycle Housing Element Update.

Existing Setting

Historic and prehistoric resources have been identified within Adelanto, particularly in the vicinity of the Mojave River located east of the City. Preservation of these resources is important to understanding the history of Native Americans in North America.

Regulatory Setting

State Regulations

Assembly Bill 52

Assembly Bill 52 (AB 52) requires consultation with California Native American tribes and consideration of tribal cultural resources during the CEQA process. By initiating tribal consultation early in the CEQA process, the intent of the legislature was to ensure that local and tribal governments, public agencies, and applicants would be informed early in the proposed Project's planning process, to identify and address potential adverse impacts to tribal cultural resources.

Local Regulations

Adelanto North 2035 Comprehensive Sustainable Plan

Goal OS 10: Cultural and historical resources are protected and preserved.

- Policy OS 10.1: Identify, protect, and minimize impacts to archaeological and paleontological resources.
- Policy OS 10.2: Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.

Program OS-11: Archaeological Sensitivity. To determine the archaeological sensitivity of a proposed planning area, archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the SBAIC and of the Sacred Lands File maintained by the NAHC. The records searches will determine if the proposed planning area has been previously surveyed for archaeological resources, identify, and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A pedestrian survey shall be undertaken in undeveloped areas of the planning area to locate any surface cultural materials. By performing a records search, consultation with the NAHC, and a pedestrian survey, a qualified archaeologist will classify the planning area as having High, Medium, or Low sensitivity for archaeological resources.

Adelanto 1994 General Plan Policies – Conservation/Open Space Element

CUL 1.3 – The City will place developers responsible for the destruction of historic and archaeologically significant resources on file with the County of San Bernardino and the State of California, Office of Historic Preservation.

CUL 1.4 – The City will require that all archaeological resources, historic or prehistoric be evaluated in accordance with CEQA regulations and appropriate California guidelines prior to the adoption of mitigation measures and the acceptance of conditions of approval and required permit approvals.

CUL 1.2.2 – City staff will review proposed developments for sites that may have potential archaeological significance. If determined necessary by the City, an archaeological survey will be performed by a licensed archaeologist and appropriate site-specific mitigation measures shall be implemented, including possible extraction, and cataloging or significant resources.

Adelanto General Plan Land Use Element Update (October 2022)

1. The City will require that all archaeological resources, historic or prehistoric be evaluated in accordance with CEQA regulations and appropriate California guidelines prior to the adoption of mitigation measures and the acceptance of conditions of approval and required permit approvals.
2. The City will place developers responsible for the destruction of historic and archaeologically significant resources on file with the County of Sa n Bernardino and the State of California, Office of Historic Preservation.
3. As part of the City's land development review process and project environmental assessment, City staff will review proposed developments for sites that may have potential archaeological significance. If determined necessary by the City, an archaeological survey will be performed by a licensed archaeologist and appropriate site-specific mitigation measures shall be implemented, including possible extraction, and cataloging of significant resources.
4. To preserve any known or undiscovered archaeological sites and/or artifacts which may be present within the Planning Area (City).
5. To ensure that proposed development policies will not eliminate any significant archaeological or historic resources.
6. To provide a mechanism for the identification and preservation of archaeological or historic resources within the Planning Area (City).

Project Impacts

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Potentially Significant Unless Mitigation is Incorporated

Grading required for future development of housing could impact archaeological and Tribal Cultural Resources, thereby potentially uncovering archaeological resources within these areas during development.

ii) At time specific development Projects are proposed, the Project-level CEQA document would need to identify impacts to known or potential historic sites and structures. The CEQA Guidelines require a Project that will result in potentially adverse impacts to historical resources to conform to the Secretary of the Interior Standards for the Treatment of Historical Resources. Implementation of existing Adelanto General Plan Policies provides protection and preservation of Historical Resources. The Adelanto 6th Cycle Housing Element Update is a planning policy document and does not authorize specific development projects; rather, the Housing Element Update provides opportunity sites within Adelanto on which housing can be constructed to meet the RHNA. Therefore, the impact on Tribal Cultural Resources would be less than significant with mitigation measures TRI-1 and TRI-2 incorporated.

iii) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision © of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision © of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Unless Mitigation is Incorporated

Future development contemplated by the Adelanto 6th Cycle Housing Element Update will require a Sacred Lands File request to the State of California Native American Heritage Commission (NAHC) for a records search for any specific Project site. As defined by California Public Resources Code Section 21074, the NAHC is the State of California's trustee agency for protection of tribal cultural resources and is tasked with identifying and cataloging properties of Native American cultural value, including places of special religious, spiritual, or social significance and known graves and cemeteries throughout the State. These analyses will include Project-specific mitigation measures, as appropriate and advisable.

Per California Public Resources Code provisions, Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the lead agency decides what type of environmental assessment is appropriate for a specific Project.

The land within Adelanto has the potential to yield archaeological or Tribal Cultural Resources from past Native habitation. *State Regulations* require consultation with local Native American Tribal groups under Senate Bill 18 and Assembly Bill 52. Implementation of the Adelanto 6th Cycle Housing Element Update required Tribal Consultation under Senate Bill 18. Site specific Projects that do not require a change in zoning district will require Tribal Consultation under Assembly Bill 52. Consultation,

compliance with City of Adelanto requirements and State of California requirements, and implementation of any Conditions of Approval that would result from consultation and compliance will ensure any potential impact related to Tribal Cultural Resources would be less than significant with mitigation measures TRI-a and TRI-2 incorporated.

Mitigation Measures

TRI-1. During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, Public Resources Code 5097.97, and Senate Bill 447 shall be followed. In the event of the discovery of human remains, at the direction of the county coroner, Health and Safety Code Section 7050.5(c) shall guide Native American consultation. Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code Section 6254 (r).

TRI-2. If suspected cultural resources are encountered during ground disturbance activities, all work within 100 feet of the find shall immediately cease and the area cordoned off until a qualified cultural resource specialist that meets the Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required. If cultural resources are discovered that may have relevance to Native Americans, the specialist or Project Applicant must provide written notice to the City of Adelanto and any other appropriate individuals, agencies, and/or groups as determined by the specialist in consultation with the City of Adelanto to receive input regarding treatment and disposition of the resource, which may include avoidance, testing, and/or excavation to prevent destruction of the resource and/or to allow documentation of the resource for research potential. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's South Central Information Center at California State University Fullerton.

UTILITIES AND SERVICE SYSTEMS

This section describes the utilities and service systems setting and potential effects from project implementation on the Project site and its surrounding area. Descriptions and analysis in this section are based on information provided in part by the City of Adelanto.

2016 Urban Water Management Plan and the Adelanto General Plan Land Use Element – Update Supplemental EIR for North Adelanto and South Adelanto (October 2022)

Existing Setting

Utility services in the City of Adelanto are provided through public and private companies' distribution facilities: Southern California Edison (electricity); Southwest Gas Corporation (natural gas); and various service providers (cable TV; internet; telephone; cellular service).

The Adelanto Public Utility Authority (APUA) provides potable water to the Adelanto.

Perc Water Corporation operates and maintains the City-owned wastewater treatment facility.

AVCO Disposal is the solid waste collector and provider of solid waste recycling for Adelanto. Solid waste generated within Adelanto is transported to the Victorville Sanitary Landfill.

Regulatory Setting

Federal Regulations – Water

Federal Safe Drinking Water Act

The Safe Drinking Water Act authorizes the Environmental Protection Agency (EPA) to establish national standards for drinking water, called the National Primary Drinking Water Regulations, to protect against both naturally occurring and man-made contaminants. These standards set enforceable maximum contaminant levels in drinking water and require all water providers in the United States to treat water to remove contaminants, except for private wells serving fewer than 25 people. In California, the State Department of Health Services conducts most enforcement activities.

Federal Regulations – Wastewater

Clean Water Act

The Water Pollution Control Act of 1972, more commonly known as the Clean Water Act (CWA), regulates the discharge of pollutants into watersheds throughout the nation. Under the CWA, the EPA implements pollution control programs and sets wastewater standards.

National Pollutant Discharge Elimination System (NPDES)

The NPDES permit program was established within the CWA to regulate municipal and industrial discharges to surface waters of the United States. Federal NPDES permit regulations have been established for broad categories of discharges, including point-source municipal waste discharges and nonpoint-source stormwater runoff. NPDES permits generally identify effluent and receiving water limits on allowable concentrations and/or mass emissions of pollutants contained in the discharge; prohibitions on discharges not specifically allowed under the permit; and provisions that describe

required actions by the discharger, including industrial pretreatment, pollution prevention, self-monitoring, and other activities.

Wastewater discharge is regulated under the NPDES permit program for direct discharges into receiving waters and by the National Pretreatment Program for indirect discharges to a sewage treatment plant.

State Regulations – Water

Porter-Cologne Water Quality Control Act

Under the Porter-Cologne Water Quality Control Act (Porter-Cologne) of 1969, the State Water Resources Control Board (SWRCB) has the ultimate authority over state water rights and water quality policy. Porter-Cologne also establishes nine RWQCBs to oversee water quality on a day-to-day basis at the local and regional level. RWQCBs engage in several water quality functions in their respective regions. RWQCBs regulate all pollutant or nuisance discharges that may affect either surface water or groundwater. The City of Adelanto is overseen by the Lahontan Regional Water Quality Control Board.

Local Regulations

Adelanto North 2035 Comprehensive Sustainable Plan

Goal LC 5: Adequate infrastructure to meet new development growth.

- Policy LC 5.1: Require new development to pay its fair share of the cost of public facilities, services, and infrastructure, including but not limited to transportation, incremental water supply, sewer and wastewater treatment, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation.
- Policy LC 7.18: Minimize or eliminate construction waste. Encourage the reduction, reusing, and/or recycling of waste materials to minimize disposal to a landfill. time as the adjacent areas can reasonably be expected to develop.

1994 General Plan Policies – Public Facilities

Water Policies

- Coordination with all local agencies providing water service and protection to achieve effective local and regional planning.
- Promote cooperation and sharing of information.
- Assist in the development and implementation of regional water resource management plans and the incorporation of individual district plans.

Sewer Policies

Since sewerage systems are the preferred method of wastewater collection, and whenever mandated by the Regional Water Quality Control Board or County Department of Environmental Health Services, dry sewers (standard sewer lines to be used for future connection to the sewer system) or appropriate financial arrangements shall be provided per the requirements of the City when the following conditions exist?

- The proposed Project lies within 600 feet of a sewer line to be constructed within 10 (ten) years per the City's approved Master Plan.
- The RWQCB requires dry sewers as a condition of the waste discharge permit.
- Require an updated sewerage system as development occurs within the City. Since sewer systems are the preferred method of wastewater collection,

connection to the sewer system shall be required for any proposed development or subdivision of land that exceeds the minimum requirements of the RWQCB. Exceptions may be approved subject to review by the Regional Waer Quality Control Board for Package Wastewater Treatment Plants, individual onsite and multiple owner septic systems, holding tanks, and experimental systems.

Adelanto Public Utility Authority (APUA)

The City of Adelanto operates its water and wastewater systems through its Public Utility Authority (APUA). Service is provided within and outside of the City boundaries. Although the City is responsible for water provision, APUA is the water operator. The City Council is the governing body of the APUA.

Urban Water Management Plan

The 2020 Urban Water Management Plan (UWMP) provides a framework for long-term water planning and informs the public of the City's plans for long-term resource planning to ensure adequate water supplies for existing and future demands. The UWMP documents the availability of an appropriate level of reliability of water service sufficient to meet the needs of the City's customers during normal, single dry and multiple dry years.

1994 General Plan Final EIR Mitigation Measures

Water

3.15.3.11 – Because the development approval process may be dependent upon the location and size of water distribution facilities and the timing of their use, the City shall:

Study the effect of development proposals and whether or not they should include the phases construction of water production and distribution systems: hydrologic studies may be required as appropriate.

3.15.3.13 – Develop and require landscape and irrigation plans which use water conserving irrigation systems and landscape design utilizing the following features:

- Minimize the use of water through the use of automatic raki sensors, giving attention to weather conditions (wind) and other water-use minimizing techniques.
- Incorporate low-output sprinkler heads and drip irrigation systems. Minimize runoff and evaporation.
- Maximize the use of drought-tolerant or low-water-use plants.
- Use mulch and topsoil to improve the water holding capacity of the soil.

3.15.13.15 – Fire flow requirements are a very important aspect for the protection of life and property within the City. The City shall coordinate its water improvements and developments with the Fire Department to assure that the Fire Department's minimum standards are met.

Mitigation Measures Added By Lead Agency

To further mitigate the impact on water resources the City acting as Lead Agency will adopt a Water Conservation Ordinance during this Fiscal Year that will require water-efficient plumbing fixtures in structures as follows:

- Since water resources are limited, and the use of reclaimed wastewater and other non-potable water will play an important part in conserving water supplies, the City shall encourage the local wastewater sewering authority to:

    1. Require water reclamation systems and the use of reclaimed wastewater and other non-potable water to maximum extent feasible for: industrial uses; recreational uses; landscape irrigation; and groundwater recharge projects.

    2. Apply water conservation and water reuse (reclamation) measures which are consistent with policies and regulations on water quality.

Project Impacts

Would the Project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact

Future residential development contemplated by the Adelanto 6th Cycle Housing Element Update would require or result in construction of new water, wastewater, stormwater draining, natural gas and telecommunications infrastructure to provide service to the additional 3,763 residential units. All new housing developments would be required to connect to the existing utility infrastructure and would be subject to the same utility and service system requirements and standards as development considered in the Housing Element Update. In addition, all future development would be required to comply with Adelanto General Plan Utilities Element Policies. The Adelanto 6th Cycle Housing Element Update is a planning policy document and does not authorize specific development projects; rather, the Housing Element Update provides opportunity sites within Adelanto on which housing can be constructed. Therefore, Project impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Potentially Significant Unless Mitigation is Incorporated

The Adelanto Public Utility Authority (APUA) is an independent agency that provides potable water to the City and provides wastewater service within Adelanto. The water service area compasses approximately 50 square miles and provides water for drinking and fire protection. This is accomplished with a network of water wells, pumps, storage tanks, and water distribution lines.

The Adelanto Urban Water Management Plan (UWMP) documented Adelanto General Plan land uses, population, and proposed projects as well as projections that reflect increases in population, planned residential and commercial development at the time of the assessment. The 2020 UWMP documented General Plan land uses, population, and proposed projects as well as projections that reflect increases in population and development within the City Public Works Water Service Area. The UWMP estimates that each person in Adelanto should use no more than 192 gallons of water daily. Therefore,

the anticipated population increase generated by build out of the candidate sites contemplated by the Adelanto 6th Cycle Housing Element Update (15,278 persons) could create a daily demand of 2,933,334 gallons. However, individual Projects' needs would be evaluated on a Project-specific basis.

The Adelanto 6th Cycle Housing Element Update is a planning policy document and does not authorize specific development projects; rather, the Housing Element Update provides opportunity sites within Adelanto on which housing can be constructed.

Groundwater in the Mojave River Groundwater Basin is the sole provider of water in the City Under the Mojave Basin Judgment, the Mojave Water Agency, as Watermaster of the Mojave Basin Area. The City of Adelanto is located within the Mojave Water Agency Alto Subarea. The Mojave Water Agency replenishes the groundwater supply primarily with imported water purchased from the State Water Project.

The City of Adelanto's potable water system is supplied by groundwater from seven active potable wells. In addition, the City has 9 wells that are currently inactive, one non-potable well, two emergency interties with the Victorville Water District, and one with the Mojave Water Agency.

The projected water supplies available through 2045 (per the 2020 Urban Water Management Plan) is depicted in the following Table 18. Source used is 2020 Urban Water Management Plan.

Table 18 – Projected Water Supply

Water Supply	Additional Detail on Water Supply	Projected Water Supply Reasonably Available Volume (Acre Feet Per Year)				
		2025	2030	2035	2040	2045
Safe Yield of Alto Subarea						
Alto Subarea	Production Safe Yield	64,406	64,406	64,406	64,406	64,406
Reasonably Available Volume						
City of Adelanto	FPA of Safe Yield	2,851	2,851	2,851	2,851	2,851
Mojave Water Agency	Intertie with MWA	2,145	2,409	2,575	2,733	2,915
Recycled Water	Non-Potable	20	23	25	25	27
TOTALS		5,016	5,283	5,451	5,609	5,793

Due to its reliance on local groundwater sources, the City of Adelanto has not experienced any actual supply deficiencies, even during multiple drought years. According to the Adelanto General Plan Land Use Element Update (October 2022), "the City does not anticipate a deficit in available water supplies during a dry year or during multiple dry years. According to the 2020 Urban Water Management Plan, the City is confident that water supplies are adequate to meet demands for all weather conditions through 2045."

During normal operation there are no water transfers or exchanges of water within the City's service area. The City water system has two available interties with the Victorville Water District that has been utilized during the past 5 years and now has an intertie with the Mojave Water Authority (MWA) or future years. The MWA purchases State Water Project for groundwater recharge. Stores excess water in various groundwater basins for future use when State Water Project supplies are limited or not available. To enhance long-term reliability of the water supply, the MWA continues to explore opportunities to purchase water supplies from other water agencies from other water agencies and source in addition to the State Water Project water supply.

At present, there is no recycled water available for customer use in Adelanto. However, recycled water capacity is being developed and is anticipated for distribution for irrigation purposes by 2025 and increasing through 2045.

The Adelanto North 2035 General Plan FEIR estimated water demand for development in the City calculated a 700 gallons per day/dwelling unit, 600 gallons per day/dwelling unit, and 500 gallons per day for each dwelling unit. The 2020 Urban Water Management Plan indicates that "with continued effective water management strategies, the City is

projected to have 100 percent water reliability in a single dry year or five-consecutive-year drought conditions for the forecast period to 2045."

Although water conservation measures would reduce demand for water resources, if potable water is needed to serve any of the residential projects, the individual developer of such project would be required by the discretionary permit Conditions of Approval to provide necessary upgrades. Mitigation Measures U-1 and U-2 would be required as Conditions of Approval to ensure any project-level impacts would remain at a less than significant level.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact

The proposed Adelanto 6th Cycle Housing Element Update Housing Update will not directly result in exceedance of Regional Water Quality Control Board wastewater treatment standard and would not require expansion of existing wastewater treatment facilities because no residential development or land alteration activities are specifically authorized by the Housing Element Update. Local environmental impacts associated with future development, which will result in increased wastewater generation, are subject to project-level environmental review pursuant to CEQA. Impacts associated with a lack of wastewater treatment capacity include accelerated deterioration of existing facilities, potential for health hazards due to wastewater backup, and discharges of untreated wastewater into the environment. Using wastewater generation rates from the Adelanto North 2035 General Plan EIR (200 gallons per day) for residential development and the estimated number of proposed dwellings in the HEU (7,209), buildout of the residential development contemplated by the Adelanto 6th Cycle Housing Element Update would result in 1,441,800 gallons of wastewater per day.

Based on anticipated wastewater services for the proposed North Land Use Element Update area and feasible plans for additional treatment capacity, impacts associated with wastewater treatment requirements will be less than significant because long-term discharges will be able to be managed in accordance with future discharge requirements.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact

The California Integrated Waste Management Act of 1989 (Assembly Bill 939) requires each city or county's source reduction and recycling element to include an implementation schedule showing that a city or county must divert 50 percent of solid waste from landfill disposal or transformation on and after January 1, 2000. California Senate Bill 1016 (2008) requires the 50 percent diversion requirement to be calculated at a per capita disposal rate equivalent.

Although solid waste ultimately be disposed of at various landfills, the nearest landfill to the City of Adelanto is the Victorville Sanitary Landfill (18600 Stoddard Wells Road),

approximately 10.5 miles to the east. According to the CalRecycle website, the Victorville Sanitary Landfill has a daily throughput of 3,000 tons and a remaining capacity of 93,400,000 cubic yards. The expected closure of this Landfill is October 1, 2047. Thereby, there is adequate landfill capacity to serve residential development contemplated by the Adelanto 6th Cycle Housing Element Update.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact

The City of Adelanto will continue to implement a variety of solid waste reduction, recycling, and re-use measures to comply with its obligation under California Assembly Bill 939. These actions will be coordinated with waste management programs administered by the County of San Bernardino through its CWIMP. Therefore, future landfill diversion rates may improve. Policies and programs of the Adelanto 6th Cycle Housing Element Update will not interfere with implementation of existing solid waste disposal regulations.

Avco Disposal (Burtec) provides solid waste collection services to Adelanto. Avco is required to provide such services in compliance with Federal, State, and local management and reduction statutes and regulations pertaining to solid waste. Impacts pertaining to solid waste disposal methods and regulations will be less than significant.

Mitigation Measures

MM U-1: Project development shall include provisions for water conservation in accordance with City guidelines. This shall include the use of drought tolerant, native plants in common landscape areas such as parks, pathways and parking lots, and the use of water-conserving irrigation systems that monitor and respond to soil moisture, operate during hours when evaporation is low, and employ drip and mist irrigation. Water-conserving plumbing fixtures shall also be required.

MM U-2: The design and installation of water main connections and local service lines shall be subject to the City Engineer's or his designee's review and inspection. Consideration shall be given to the use of plastic or other nonmetallic pipes, and cathodic protection and coatings shall be used for metallic connections or for any metallic pipe that is installed.

WILDFIRE

Information in this section was derived primarily from the Adelanto General Plan Land Use Element Update Supplemental EIR for North Adelanto and South Adelanto (October 2022).

Existing Setting

The City of Adelanto contracts fire protection services with the San Bernardino County Fire Protection District. The City is in the North Desert Division (Division 5) which provides fire protection services to the City of Adelanto, Baker, Baldy Mesa, El Mirage, Harvard, Helendale, Hesperia, Hinkley, Lucerne Valley, Mountain View Acres, Oro Grande, Phelan, Pinion Hills, Spring Valley Lake, Trona, and Wrightwood. Fire protection services to the City is provided by the San Bernardino County- Adelanto Fire Station #322 located at 10370 Ranch Road.

Regulatory Setting

State Regulations

California Department of Forestry and Fire Protection (CAL FIRE)

CAL FIRE is responsible for providing wildland fire protection, fire prevention, and resource management on more than 31 million acres of State Responsibility Area (SRA) lands throughout California. In addition, CAL FIRE provides emergency services to 115 local government cooperators through agreements with districts, cities, and counties.

California Senate Bill 1241 (SB 1241)

The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a safety element for the protection of the community from unreasonable risks associated with, among other things, wildland, and urban fires. The safety element includes requirements for state responsibility areas, as defined, and very high fire hazard severity zones, as defined.

Local Regulations

Adelanto North 2035 Comprehensive Sustainable Plan

Goal HS 2: Property damage, injuries, and loss of life from fire are minimized.

- Policy HS 2.1: Enforce building fire codes and ordinances and continue to research and adopt best practices pertaining to fire management and fire hazards.
- Policy HS 2.2: Ensure sufficient peak-load water supply to address fire and emergency response needs when approving new developments.
- Policy HS 2.3: Continue to disseminate information regarding fire prevention measures and resident response to emergency situations.

Goal HS 6: High-caliber public safety services

- Policy HS 6.1: Provide a high levels of community safety with police, fire, and emergency response services that meet or exceed industry-accepted service standards.
- Policy HS 6.3: Consult with the San Bernardino County Fire Department to determine and meet community needs for fire protection and related Sustainability Focus Sustainability Focus Sustainability Focus Sustainability

Focus Public Health and Safety 208 Adelanto North 2035 Comprehensively Sustainable Plan emergency services.

Program HS-13 Adequate Public Safety Services: Provide funding for the San Bernardino County Sheriff Department and Fire Department to maintain sufficient personnel and the highest level of technology and equipment to meet service requirements of new growth and other specific needs, as appropriate.

1994 General Plan Policies – Safety Element

Safety 1.15 – The City will require that all new developments and selected existing development comply with Federal, State, and local fire safety standards.

Safety 1.1.9 – The City will require new developments to incorporate sprinkler systems and smoke detectors, as appropriate and required by applicable codes.

Project Impacts

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact

There are no areas within the City of Adelanto located within a CalFire-designated Very High Fire Hazard Severity Zone. However, the majority of the City is located within a designated Moderate Fire Hazard Severity Zone. The context for assessing wildfire hazards exists wherever the urban environment interfaces with wildlands. Cumulative wildfire impacts can occur as development in fire hazard areas increase, not only because the number of people and structures exposed to wildfires is increasing but also because increased density supports spreading wildfires. The Adelanto 6th Cycle Housing Element Update provides for higher density development and may, in the future, increase the risk of exposing residents to increased wildfire risk.

A wildfire is a non-structural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant.

According to the CalFire-maintained "California Fire Hazard Severity Zone Viewer," the City of Adelanto is not located in or near State Responsibility Areas or lands classified

as Very High Fire Hazard Severity Zones. Therefore, Thresholds 4.23 (a) through 4.23 (d) below require no response.

- Substantially impact an adopted emergency response plan or emergency evacuation plan.
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes.

The City of Adelanto has adopted California Building Code Section 701A to minimize the potential for property destruction due to wildland fires by requiring materials and construction methods that are fire resistant. Implementation of housing development contemplated by the 6th Cycle Housing Element Update will not interfere with compliance with these regulations. Therefore, with continued enforcement of existing regulations, impacts related to wildland fires would remain at a less than significant level.

Construction and operation of the proposed Projects within the candidate sites would not involve the closure or alteration of any existing evacuation routes or emergency access road to the project site. Prior to project approval, the project will be reviewed by City and County Fire officials to ensure adequate fire service and safety as a result of project implementation. As a result, potential impacts to adopted emergency response plan or emergency evacuation will be less than significant.

According to Cal Fire's California Fire Hazard Severity Zone Viewer, the City of Adelanto and the proposed project sites are not located within and high fire hazard areas.[6] Therefore, impacts would be less than significant.

The proposed Project is in an urbanized area of the City of Adelanto. The Project site is not located within a high fire hazard area usually associated with forest regions. The nearest forest to the project site is located approximately 14.5 miles north, in the San Bernardino Mountains. Forest wildfire events typically result in poor air quality impacts resulting in particulate emissions throughout the entire region, not exclusively at the Project site. Therefore, impacts resulting from the installation or maintenance of new fire suppression infrastructure would be less than significant.

The proposed Project site is relatively flat consisting of natural occurring desert landscape and is not located in the vicinity of slopes or hillsides that could potentially be susceptible to landslides or downstream flooding. Therefore, the impacts would be less than significant.

[6] https://egis.fire.ca.gov/FHSZ, accessed October 6, 2022.

MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Unless Mitigation is Incorporated

Discussion a): The Adelanto 6th Cycle Housing Element Update provides a planning document that indicates areas in the City that are candidates for housing development that would satisfy the Regional Housing Needs Allocation numbers for the City of Adelanto. The Housing Element Update does not specifically authorize residential development. However, residential development of the properties identified in the sites inventory in the Housing Element Update could result in impacts to sensitive plant and animal species. In addition, future development of housing could uncover subsurface archaeological resources. Mitigation Measures have been included in this Initial Study, some of which were specified in the 1994 General Plan Update and some of which were specified in the General Plan Land Use Element Update Final EIR (October 2022).

Site specific biological and cultural resources will be conducted at the time that discretionary permit applications are filed with the City.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact

Discussion b): Adherence to City of Adelanto General Plan Policies, Municipal Code regulations, previously required Mitigation Measures, and State of California requirements will ensure any potential impacts of future development of housing on properties identified in the sites inventory will ensure all identified impacts would be reduced to, and maintained at, less than significant levels.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact

Discussion c): The Adelanto 6th Cycle Housing Element Update does not specifically authorize residential development on properties identified in the sites inventory. However, future residential development will be analyzed on a site-specific basis. These analyses will determine site-specific environmental impacts and potential impacts to the region.

REFERENCES

City of Adelanto General Plan Land Use Element Update – North Adelanto and South Adelanto Final EIR (October 2022)

USGS-Science for a Changing World https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper Accessed August 31, 2022.

Your EnviroStor-Department of Toxic Substances Control https://www.envirostor.dtsc.ca.gov/. Accessed August 23, 2022

California Department of Conservation https://maps.conservation.ca.gov/mol/index.html. Accessed August 23, 2022.

California Department of Conservation https://maps.conservation.ca.gov/doggr/wellfinder/#opemmodal/-117.41448/34.56284/14. Accessed August 24, 2022.

State of California Department of Finance https://dof.ca.gov/Forecasting/Demographics/Estinates/e-5/. Accessed August 24, 2022.

Public School Review https://www.publicschoolreview.com. Accessed August 25, 2022.

City of Adelantohttps://www.ci.adelanto.ca.us/DocumentCenter/View/167/Adelanto-2020-Urban-Water-Management-Plan-Final-PDF. Accessed August 26, 2022.

PERC Water Corporation https://percwater.com/project/adelanto. Accessed August 26, 2022.

Cal Recycle https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652. Accessed August 29, 2022.

CAL FIRE-FRAP https://egis.fire.ca.gov/FHSZ. Accessed August 29, 2022.