

JUN 01 2010



MEMORANDUM

City of Adelanto

Adelanto Governmental Center

11600 Air Expressway
Adelanto, California 92301

Date: May 27, 2010

To: Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

From: Rick Gomez, Community Development Director
(760) 246-2300 ext. 3031 phone
(760) 246-3406 FAX
rgomez@ci.adelanto.ca.us

Subject: 2009 ANNUAL HOUSING ELEMENT PROGRESS REPORT DRAFT

The following report addresses a requirement by the State of California for each city to prepare and submit to the State an annual progress report on the status of the City's Housing Element, along with the City's progress in its implementation. Although the City of Adelanto is a charter city and exempt from this requirement, the Department of Housing and Community Development encourages all jurisdictions to submit an annual report as the report is a useful tool in meeting the review and revise requirement of subsequent housing element revisions per Government Code Section 65588. In recognition of the value of preparing an annual review on the status of the housing element, the City of Adelanto has prepared the 2009 Annual Housing Element Progress Report. The report reflects projects that the City adopted, commenced implementation on, or completed during the 2009 calendar year.

In order to show that the City is moving forward with this planning effort, the City of Adelanto is hereby submitting a draft of the 2009 Annual Housing Element Progress Report prior to the April 1, 2010 deadline. The report will be presented to the Planning Commission for its consideration during a regularly scheduled public meeting in June. Upon Planning Commission approval, the City will then send the final report to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by June 30, 2010.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Adelanto
Reporting Period 1-Jan-09 - 31-Dec-09

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	2						2
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Adelanto
 Reporting Period 1-Jan-09 - 31-Dec-09

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level									Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2006 Year 1	2007 Year 2	2008 Year 3	2009 Year 4	2010 Year 5	2011 Year 6	2012 Year 7	2013 Year 8	2014 Year 9		
Very Low	Deed Restricted			56							56	
	Non-deed restricted			2,110							2,110	
Low	Deed Restricted			42							42	
	Non-deed restricted	1,497		1,455	44						1,499	-44
Moderate	Deed Restricted											
	Non-deed restricted	1,738		1,738	2						1,740	-2
Above Moderate				2,324							2,324	1,598
Total RHNA by COG. Enter allocation number:		9,323									7,771	1,552
Total Units		7,725									46	
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

*Note: Because Adelanto did not adopt an updated Housing Element for 2000-2008, the housing needs for that planning period must be included in the 2008-2014 housing needs. However, any housing units built since the previous adopted Housing Element (1989-1998) can be counted towards fulfillment of the City's RHNA obligation for 2008-2014 and are such reflected cumulatively for 2008.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Adelanto
Reporting Period 1-Jan-09 - 31-Dec-09

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Objective (Per 1989-1998 Housing Element)	Timeframe in H.E.	Status of Program Implementation
Rental Ownership Scattered Site	Encourage renters to purchase affordable housing throughout the City. Investigate supplemental down payment assistance	Provide 10 multi family units within the City.	1994-2008*	Since the 1989-1998 planning period, the City has added 4,418 new single-family homes. Fifteen (15) Adelanto residents utilized the County's Homeownership Assistance program (HAP).
Multi-Family Units	Provide 30 units of rental housing within the City, by encouraging developers to construct high-density projects currently permitted by the Zoning Code.	To assist 30 renters to become first time homebuyers within the City; relocating renters from within the CNEL Noise Contour of the major airport that is to be developed adjacent to Adelanto.	1994-2008*	Since the 1989-1998 planning period, the City provided 35 multi-family units.
Density Bonus Program	To provide 50 units of low-income (which due to land and development costs are also "market rate") ownership housing within the City.	To assist 30 renters to become first time homebuyers within the City; relocating renters from within the CNEL Noise Contour of the major airport that is to be developed adjacent to Adelanto.	1994-2008*	Affordable rental housing units have been provided through the density bonus program since the 1989-1998 planning period.
First Time Homebuyers Program	To provide 50 units of low-income (which due to land and development costs are also "market rate") ownership housing within the City.	To assist 30 renters to become first time homebuyers within the City; relocating renters from within the CNEL Noise Contour of the major airport that is to be developed adjacent to Adelanto.	1995-2008*	Due to lack of funding, the City did not meet their goal**
Affordable Housing Market Rate (50 units)	Assist with the rehabilitation of 115 units of rental and ownership housing within the City (80 very low-income and 35 low-income).	To provide 50 units of low-income (which due to land and development costs are also "market rate") ownership housing within the City.	1994-2008*	The City provided 38 low-income units since the 1989-1998 planning period.
Loans, Grants, and Community Cleanup Program	Rehabilitate 43 units of rental and ownership housing within the City.	Assist with the rehabilitation of 115 units of rental and ownership housing within the City (80 very low-income and 35 low-income).	1994-2008*	Due to lack of funding, the City did not meet their goal. However, Sixty-four (64) seniors were assisted through the County's Senior Home Repair Program and one (1) individual was assisted through the County's Single Family Home Improvement Loan Program.
Code Enforcement Program		Rehabilitate 43 units of rental and ownership housing within the City.	1993-2008*	Due to lack of funding, the City did not meet their goal.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Adelanto
 Reporting Period 1-Jan-09 - 31-Dec-09

Weatherization Program	The City will pursue the use of energy conservation measures in very low, low, and moderate-income households through a weatherization program.	1994-2008*	Due to lack of funding, the City did not develop a weatherization program; However, weatherization programs are available through the County of San Bernardino and Southern California Edison.
Public Information Program	Provide a public information program that informs residents about the various housing programs offered in the City. This can be accomplished through public hearings, press release to local newspapers, bi-annual inserts in the water billings of owners and renters and by providing information at the public counter.	1993-2008*	The City provides housing program information to interested residents at the public counter.
Fair Housing Program	To assist in education and awareness of Fair Housing protection and provide information about fair housing laws to interested residents.	1994-2008*	The City provides information on Fair Housing Laws. A Fair Housing pamphlet is available at the public counter.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

City of Adelanto

Reporting Period

1-Jan-09 - 31-Dec-09

General Comments:

*Adelanto did not adopt an updated Housing Element for the 2000-2008 planning period. As such, the 1993 Housing Element programs and policies were continued during the 2000-2008 planning period. Implementation status includes progress from 1989-2008.
**The City of Adelanto has not had any redevelopment Agency Set Aside Funds since 1994 due to a previous law suit.

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MEMORANDUM
City of Adelanto
Adelanto Governmental Center
11600 Air Expressway
Adelanto, California 92301

HOUSING POLICY
DEVELOPMENT, HCD

APR 05 2011

Date: March 31, 2011
To: Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053
From: Rick Gomez, Community Development Director
(760) 246-2300 ext. 3031 phone
(760) 246-3406 FAX
rgomez@ci.adelanto.ca.us

**Subject: 2010 ANNUAL GENERAL PLAN AND HOUSING ELEMENT
PROGRESS REPORT DRAFT**

The following report addresses a requirement by the State of California for each city to prepare and submit to the State an annual progress report on the status of the City's Housing Element, along with the City's progress in its implementation. Although the City of Adelanto is a charter city and exempt from this requirement, the Department of Housing and Community Development encourages all jurisdictions to submit an annual report as the report is a useful tool in meeting the review and revise requirement of subsequent housing element revisions per Government Code Section 65588. In recognition of the value of preparing an annual review on the status of the housing element and the general plan, the City of Adelanto has prepared the 2010 Annual General Plan and Housing Element Progress Report. The report reflects projects that the City adopted, commenced implementation on, or completed during the 2010 calendar year.

In order to show that the City is moving forward with this planning effort, the City of Adelanto is hereby submitting a draft of the 2010 Annual General Plan and Housing Element Progress Report prior to the April 1, 2011 deadline. The report will be presented to the City Council for its consideration during a regularly scheduled public meeting in June. Upon City Council approval, the City will then send the final report to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by June 1, 2011.

CITY OF ADELANTO

2010 GENERAL PLAN ANNUAL PROGRESS REPORT

LAND USE ELEMENT

Goal LU 1: To respect the desert environment, to the maximum extent possible, while integrating an urbanized atmosphere.

Related Policies: LU 1.1, LU 1.2, LU 1.3, LU 1.4, LU 1.5, BIO 1.1, BIO 1.6, BIO 1.7, BIO 1.8, BIO 1.9, BIO 1.10, CUL 1.3, CUL 1.4, NR 1.3, NR 1.4, NR 1.5, NR 1.6, AQ 1.1, AQ 1.3, AQ 1.4, AQ 1.3, WQ 1.1, WQ 1.2, WQ 1.3, WQ 1.4, WQ 1.5, WQ 1.6, OS 1.1, OS 1.3,

Agency/Department: Planning Department; Water Department

Funding Source: General Fund

Method of Implementation: Require sustainable plumbing fixtures; Preservation/relocation of endangered plants and species; Require use of drought tolerant landscaping; Follow design criteria of the Community Design Element; Wastewater reclamation program; Provide residents with water conservation tips and education.

Status: Landscape/Water Conservation Ordinance adopted February 2006; Engineering adopted Master Plan for drainage and has been conditioning projects for drainage improvements; Staff review of projects; City is working with CA Dept of Fish and Game for protection of species

Future Action: Continue review of projects and execution of implementation strategies

Next Review: On-going

Goal LU 2: To manage growth according to the General Plan for land use, assuring that community services are adequate to meet existing and proposed community needs.

Related Policies: LU 2.1, LU 2.2, LU 2.3

Agency/Department: Planning Department; Public Works Department

Funding Source: Development Fees

Method of Implementation: Staff Review of Projects; Require infrastructure to be in place prior to occupancy of new development, balance of short term development demands and long range goals, all developments are designed to accommodate buildout road dedications at approval.

Status: Public Works tracks and reviews Utility Feasibility Studies, Staff review of projects, continually pursue annexations.

Future Action: Continue Review of Projects as Required; Ongoing public works tracking and review of utility needs.

Next Review: On-going

Goal LU 3: To provide a balanced mix of land uses and development patterns which provide the maximum flexibility to the development community.

Related Policies: LU 3.1, LU 3.2, LU 3.3

Agency/Department: Planning Department

Funding Source: General Fund

Method of Implementation: Staff Review of Projects; Development Code Standards; Incorporation of Design Standards in Community Design Element.

Status: Implementation of development standards and project review of development proposals is on-going.
Future Action: Continue to implement development standards with emphasis on coordination of development plans.
Next Review: Annual

Goal LU 4: To promote the transformation of George Air Force Base into a major airport.

Related Policies: LU 4.1, LU 4.2
Agency/Department: Victor Valley Economic Development Authority
Funding Source: Redevelopment funds
Method of Implementation: Require development to be in conformance of airport plans, and conform to policies and regulations established in the 65 CNEL and over flight areas, and encourage airport master plan.
Status: Base is now the Southern California Logistics Airport (SCLA), and the Airport master plan has been completed.
Future Action: Continue promotion of SCLA
Next Review: Annual

Goal LU 5: To promote industrial, business, and commercial development that provides for increased jobs and strengthens the local economy.

Related Policies: LU 5.1, LU 5.2, LU 5.3, LU 5.4, LU 5.5
Agency/Department: Redevelopment Agency, Planning Department
Funding Source: General Fund, Redevelopment Funds
Method of Implementation: Continue industrial development program, allow neighborhood commercial centers at major intersections within residential districts pending a CUP, and aggregation of small parcel to minimize incongruous development.
Status: Land is appropriately zoned surrounding the SCLA. However, there have not been many new commercial projects proposed in the City to provide additional jobs.
Future Action: Continue promotion of this goal. Consider adding an Economic Development Element to the General Plan to provide greater direction to this effort. Add policies to revitalize older commercial core, and include revisions to land use map to discourage strip-commercial type development. Allow neighborhood commercial centers at major intersections within residential districts.
Next Review: Annual

Goal LU 6: To provide for a conversion of the current U.S. 395 corridor into a super arterial roadway and focus on the implementation of Freeway 395.

Related Policies: LU 6.1, LU 6.2, U 6.3
Agency/Department: Southern California Association of Governments (SCAG), SANBAG
Funding Source: Measure I funds
Method of Implementation: Require a comprehensive US 395 corridor study be prepared; Initiate cooperative dialogue with Victor Valley and Caltrans.
Status: 395 is dedicated as a super arterial roadway in Circulation element; Working with other cities, counties, SANBAG, and Caltrans; SANBAG has terminated efforts on Realignment EIR, Caltrans is continuing efforts, but has shifted focus in the interim to improving the existing corridor, and the 395 realignment has been put on an indefinite hold.
Future Action: Continue cooperation with associated agencies

Next Review: On going

Goal LU 7: 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.

Related Policies: LU 7.1, LU 7.2, LU 7.3, LU 7.4

Agency/Department: Planning Department; Redevelopment Agency

Funding Source: General Fund; Redevelopment Funds

Method of Implementation: Enforce Development Regulations; Staff review of projects; Require use of streetscape and edge treatment to buffer homes; Utilize xeriscape landscaping; Allow incorporation of residential units above or with commercial uses pending a CUP.

Status: The City promotes affordable housing and the zoning allows for such development. However, mixed use projects consisting of residential with commercial uses have not been proposed in the City.

Future Action: Continue to promote and encourage affordable housing.

Next Review: Annual

RESIDENTIAL LAND USES

Goal RE 1: To encourage a range of residential product types and price ranges.

Related Policies: RE 1.1, RE 1.2

Agency/Department: Planning Department

Funding Source: General Fund

Method of Implementation: Designate a variety of residential districts throughout the planning area; Implement programs of the Housing Element; and continue to "fast-track" low cost single family housing developments.

Status: Multifamily residential zones are located near commercial developments, however some parcels are not serviceable by City utilities; Redevelopment Agency (RDA) not active.

Future Action: Continue to promote Housing Element Programs; Certify and Adopt updated Housing Element and Programs; continue to expand infrastructure and public services.

Next Review: Annual

Goal RE 2: To establish healthy, livable neighborhoods with adequate support uses including parks, schools, and neighborhood commercial centers.

Related Policies: RE 2.1, RE 2.2, RE 2.3

Agency/Department: Planning Department; Building Department; Public Works Department; Parks Department

Funding Source: General Fund

Method of Implementation: Require inclusion of parks, schools, and commercial centers that support projected demand; Require residential development to follow design criteria of the Community Design Element; Require inclusion of pedestrian and non-vehicle circulation routes; Require development to adhere to development standards; Assure adequate infrastructure, circulation and public services.

Status: Parks Master Plan is in process; Developers pay impact fees for parks and schools; City staff reviews projects.

Future Action: Develop standards for mixed-use projects; Continue to make developers pay development impact fees; Establish guidelines that address “defensible space”; Finalize the Parks Master Plan.
Next Review: Annual

Goal RE 3: Assure adequate infrastructure, circulation, and public services adequate to serve the residential developments.

Related Policies: RE 3.1, RE 3.2
Agency/Department: Planning Department; Public Works Department; Engineering Department
Funding Source: General Fund
Method of Implementation: Require adequate provisions of infrastructure, circulation, and public services as a condition of all residential development; Identify priority areas within City and help owners/developers organize financing mechanisms for infrastructure by the use of strategies in Public Facilities Element.
Status: City collects development fees; City uses lighting and landscaping districts to maintain improvements in public ROW; Public Works reviews projects and requires adequate infrastructure, circulation, and public services.
Future Action: Continue review and conditioning of adequate infrastructure, circulation, and public services; Continue to collect development impact fees and use lighting and landscape districts to maintain public ROW.
Next Review: On-going

Goal RE 4: To maintain a positive, high quality community image within the residential districts.

Related Policies: RE 4.1, RE 4.2
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: City review of all projects; Require varied architectural design of residential development; Require conformance of the laws established in 65 CNEL noise contour and overflight areas of the airport.
Status: City staff continually reviews development projects.
Future Action: Continue staff review of development projects.
Next Review: Annual

COMMERCIAL LAND USES

Goal CLU 1: Provide adequate commercial facilities to satisfy the business and service needs at the sub-regional, community, and neighborhood levels.

Related Policies: CLU 1.1, CLU 1.2, CLU 1.3, CLU 1.4, CLU 1.5
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Permit commercial uses with a CUP at all major intersections; Designate land use patterns that will guide commercial and service activities into areas that will be convenient and mutually beneficial for the public; Promote transportation facilities that provide convenient access to commercial centers.
Status: Commercial land use patterns are mostly along major highways; City staff reviews projects to ensure compatibility with Community Design Element and consistency with the Circulation Element.
Future Action: Develop standards to allow commercial project with a CUP at the intersection of major designated arterials; continue to review projects and

ensure consistency/compatibility with the General Plan Elements;
Encourage commercial development that targets the community's needs.
Next Review: On-going

Goal CLU 2: Assure provision of infrastructure, circulation, and public services adequate to serve commercial areas.

Related Policies: CLU 2.1
Agency/Department: Planning Department; Public Works Department; Building Department; Engineering Department
Funding Source: General Fund
Method of Implementation: Establish funding mechanisms, pursuant to developer's request, to pay for provisions of infrastructure serving commercial areas
Status: City reviews projects and requires adequate infrastructure, circulation, and public services
Future Action: Continue review and conditioning of adequate infrastructure, circulation, and public services; Continue to collect development fees and use lighting and landscape district to maintain public ROW
Next Review: On-going

Goal CLU 3: Minimum commercial intrusion on residential areas.

Related Policies: CLU 3.1, CLU 3.2, CLU 3.3, CLU 3.4
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: City permits commercial uses in designated commercial areas
Status: City Staff reviews commercial projects for potential conflicts with surrounding uses as part of the development review process
Future Action: Continue review of projects to minimize impacts on residential areas.
Next Review: Annual

Goal CLU 4: Assure that compatible commercial land uses are provided within the overflight areas surrounding the Airport.

Related Policies: CLU 4.1
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Require properties within the CR and CR-2 designations to utilize noise reduction construction techniques.
Status: The CR-2 zone is still a valid zone, no changes have been made to remove the zoning designation, City requires conformance with FAA and Airport Authority regulations
Future Action: Continue to require conformance with FAA and Airport Authority regulations.
Next Review: Annual

AIRPORT DEVELOPMENT DISTRICT

Goal ADD 1: Assure that the ADD is capable of containing and supporting the development of a major airport facility that will accommodate Southern California's current and future unmet air transportation demand.

Related Policies: ADD 1.1, ADD 1.2

Agency/Department: Planning Department; Public Works Department
 Funding Source: General Fund
 Method of Implementation: Assist, as funds become available, with relocation of residents/businesses located in ADD which are not consistent with ADD zoning designation/code; require projects in ADD zone to be master planned.
 Status: ADD District has not been developed due to lack of demand, and lack of utilities.
 Future Action: Encourage growth in the ADD District, and continue expansion of public services into the area.
 Next Review: Annual

Goal ADD 2: Assure the development of functional and attractive design of all structures, facilities, and landscaping located within the ADD.

Related Policies: ADD 2.1
 Agency/Department: Planning Department
 Funding Source: General Fund
 Method of Implementation: Require strict design review procedures; Follow policies established; Develop an ADD zone district regulations within the Zoning Code
 Status: City has not had any developments proposed within the ADD district.
 Future Action: Continue to promote growth in the ADD district and develop ADD zone district regulations within the Zoning Code.
 Next Review: Annual

Goal ADD3: Assure that the ADD can function properly and effectively without creating severe adverse impacts on the surrounding community.

Related Policies: ADD 3.1, ADD 3.2
 Agency/Department: Planning Department,
 Funding Source: General Fund
 Method of Implementation: Require all developments within the potential 65 CNEL noise contour to conform to construction standards according to local, state and federal guidelines.
 Status: Coordinate policies within the Noise Element and within the Zoning Code.
 Future Action: Continue to require all developments to conform to the established guidelines and standards relating to noise.
 Next Review: On-going

AIRPORT PARK

Goal AP 1: Provide a continued use of the airfield for private aviation.

Related Policies: AP 1.1, AP 1.2
 Agency/Department: Planning Department; Public Works Department; Building Department
 Funding Source: General Fund
 Method of Implementation: Assure that the continued use of AP designation does not interfere with the long range plan of the Adelanto Airport.
 Status: The AP overlay has been prepared and adopted January 2009.
 Future Action: Continue implementation of the AP Overlay Zone.
 Next Review: On-going

Goal AP 2: Assure provision of infrastructure, circulation, and public services adequate to serve new uses within the AP designation.

Related Policies: AP 2.1
Agency/Department: Planning Department; Public Works Department; Engineering Department
Funding Source: General Fund
Method of Implementation: Require adequate provisions of infrastructure, circulation, and public services as a condition of all developments within the AP, Assure that surrounding land uses are buffered from AP uses.
Status: City is working on the AP Overlay Zone draft to guide development within this area.
Future Action: Continue staff review of development projects, and Finalize AP code section
Next Review: On-going

Goal AP 3: Encourage residential and business park uses within the AP zone.

Related Policies: AP 3.1
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Encourage development of new residential uses within the AP designation.
Status: City encourages residential uses within the AP zone
Future Action: Change wording of strategy AP 3.1.1 to read “allow” not “encourage” .
Next Review: On-going

LIGHT MANUFACTURING AND MANUFACTURING/INDUSTRIAL

Goal MI 1: Assure that the manufacturing/industrial development in the City continues to thrive.

Related Policies: MI 1.1, MI 1.2
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Plan for and require as condition of approval for projects, transportation facilities that promote convenient access to/from the major regional circulation network.
Status: City requires road improvements as a condition of a project.
Future Action: Continue requirement of improvements as a condition of approval for a project, and consider requiring sidewalks within industrial developments.
Next Review: On-going

Goal MI 2: Assure the provision of infrastructure, circulation, and public services adequate to serve the MI district.

Related Policies: MI 2.1
Agency/Department: Planning Department, Public Works Department, Engineering Department
Funding Source: General Fund
Method of Implementation: Project review process; requirement for the adequate provisions of infrastructure, circulation, and public services for new projects.
Status: Staff continually reviews new projects for consistency with the Public Facilities Element.
Future Action: Continue to review projects and require adequate provisions of infrastructure, circulation, and public services.
Next Review: On-going

Goal MI 3: Minimize MI intrusion on surrounding residential neighborhoods

Related Policies: MI 3.1, MI 3.2
 Agency/Department: Planning Department
 Funding Source: General Fund
 Method of Implementation: Require industrial developments to minimize the impacts on residential areas, by means such as fencing, berms, trees, open space, cul-de-sacs, landscaping, building orientation, etc.
 Status: City addresses this as part of their project review process but lacks development and performance standards within the zoning code.
 Future Action: Continue staff review of projects; Establish development and performance standards within the zoning code to address protections measures for surrounding residential neighborhoods.
 Next Review: Ongoing

Goal MI 4: Attempt to plan for the inclusion of mass transit systems linking residential areas to the Manufacturing/Industrial district.

Related Policies: MI 4.1
 Agency/Department: Planning Department; Public Works Department; Engineering Department
 Funding Source: General Fund
 Method of Implementation: As alignments are established require the retention of rights-of-way for local and regional transit system including light rail and super speed trains.
 Status: City continues to work with VVTA, and is in support of local and regional transit systems.
 Future Action: Continue to support plans for light rail or super speed trains.
 Next Review: On-going

Goal MI 5: Encourage the introduction of “clean industry” to the Manufacturing/Industrial district and Light Manufacturing district.

Related Policies:
 Agency/Department: Planning Department; Public Works Department
 Method of Implementation: Require adequate mitigation measures as conditions of approval for any “heavy” manufacturing or industrial development; Require compliance with Mojave Desert Air Quality Management District Attainment Plan.
 Status: City includes proper mitigation measures for all industrial developments in addition to requiring compliance with the MDAQMD Attainment Plan.
 Future Action: Continue implementation of mitigation measures and MDAQMD Attainment Plan.
 Next Review: On-going

OPEN SPACE/PUBLIC LAND/SCHOOL/PUBLIC FACILITIES/COMMUNITY FACILITY

Goal OPC 1: Provide a comprehensive open space system throughout the City utilizing the drainage courses that are identified in the Master Drainage Plan for Adelanto.

Related Policies: OPC 1.1, OPC 1.2, OPC 1.3
 Agency/Department: Planning Department; Public Works Department; Engineering Department
 Funding Source: General Fund
 Method of Implementation: All facilities identified on the Master Drainage Plan shall be designated as Open Space; Require use of natural channels to link recreational facilities; Require preparation of local parks standards; Use Quimby Act to acquire proper funding for such facilities.

Status: City has considered, but not implemented, locating parks next to open space/drainage channels. The channels are shown on the Land Use Map, but are not designated as Open Space.
Future Action: Revise Land Use Map to show channels as Open Space.
Next Review: Annual

Goal OPC 2: To provide the residents with quality public facilities that will keep pace with projected growth.

Related Policies: OPC 2.1, OPC 2.2
Agency/Department: Planning Department; Public Works Department
Funding Source: General Fund
Method of Implementation: Require new public and semi-public facilities in pace with new developments; Utilize development impact fees to finance public facilities
Status: City requires collection of development impact fees; Reviews new projects for identifying public facilities needs.
Future Action: Continue project reviews and collection of development impact fees; Assure that adequate public facilities are provided according to the rate of new development.
Next Review: On-going

Goal OPC 3: Encourage the development of parks and open space facilities that are of high quality design and construction to promote the health, safety, and welfare of the citizens.

Related Policies: OPC 3.1
Agency/Department: Planning Department; Public Works Department
Funding Source: General Fund
Method of Implementation: Establish landscaping and lighting maintenance districts (LLMD) to help fund amenities within the recreation system
Status: LLMD's are in place to help fund street lights and landscaping along arterial roads.
Future Action: Consider LLMD's to help to fund provision of amenities within the recreation system.
Next Review: Annual

Goal OCP 4: Encourage development of public and semi-public facilities including prisons, auto racing, motocross, etc., in the compliance with commonly accepted environmental standards.

Related Policies: OCP 4.1
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Review projects to ensure adequate security, noise mitigations, etc. are included in project plans.
Status: City staff reviews projects for compliance with environmental standards.
Future Action: Continue to review projects; Develop clear operational standards to aide in the review projects.
Next Review: Annual

SPECIFIC PLAN AREA

Goal SPA 1: To provide for the incorporation of a future specific plan district within the Planning Area.

Related Policies: SPA 1.1, SPA 1.2
Agency/Department: Planning Department; Public Works Department
Funding Source: General Fund
Method of Implementation: Encourage the development of a Specific Plan for George Air Force Base and safeguard the City against any potential environmental threats related to the base.
Status: George Air Force Base has been removed from the City's Sphere and Planning Area.
Future Action: Revise Policies and Implementation strategies to be applicable to existing conditions of the City's sphere and planning area.
Next Review: Annual

CIRCULATION ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Circulation Element.

Goal 1: Improved circulation system that accommodates the projected growth of the City/community.

Related Policies: 1, 2, 3, 4, 5, 6, 7
Agency/Department: Planning Department; Public Works Department; Engineering Department
Funding Source: General Fund; State Gas Tax; CIP funds; Grants; Development Fees
Method of Implementation: Conditions of Approval; Capital Improvement Plans.
Status: Conditions of Approval for projects require extensions/improvements of adjacent roads.
Future Action: Continue to require extensions/improvements of roads as a condition of approval.
Next Review: On-going

Goal 2: Enhanced quality of the visual corridor through Adelanto.

Related Policies: 2, 3
Agency/Department: Planning Department; Public Works Department; Engineering Department
Funding Source: General Fund; State Gas Tax; CIP funds; Grants; Development Fees
Method of Implementation: Conditions of approval requiring landscaping and formation of landscaping and lighting maintenance districts.
Status: The City requires landscaping and enhancements of improvements as a condition of approval.
Future Action: Continue to require landscaping and enhancements as a condition of approval for all projects.
Next Review: On-going

Goal 3: Adequate capacity of roadways to handle build-out of the entire City.

Related Policies: 1, 4, 5, 6, 7
Agency/Department: Planning Department; Public Works Department; Engineering Department
Funding Source: General Fund; CIP funds; State Gas Tax; Grants; Development Fees
Method of Implementation: Conditions of approval require extensions/improvements of adjacent roads.
Status: City requires extensions/improvements of roads as a condition of approval for all projects. In addition, the City is actively working with Caltrans, SANBAG and other jurisdictions for improvements of major corridors.
Future Action: Continue interagency coordination for improvement of major corridors and continue requirement for improvement of adjacent roads for all projects.
Next Review: On-going

Goal 4: Safe, durable, and aesthetic roadway construction design that will provide a long-lasting surface for vehicular transportation.

Related Policies: 1, 2, 3, 6, 7
Agency/Department: Planning Department; Public Works Department; Engineering Department
Funding Source: General Fund; CIP funds; Grants; State Gas Tax; Development Fees
Method of Implementation: Condition of Approval and interagency coordination.

Status: City is actively working with Caltrans, SANBAG and other jurisdictions for improvements and options of high speed rail, local/subregional transit system, and relocation of highway 395.

Future Action: Continue working with relative agencies, and continue to require roadway improvements as a condition of approval.

Next Review: On-going

Goal 5: Improved access/visibility to Adelanto’s primary commercial, business, and industrial sectors, including a new major airport.

Related Policies: 4, 5

Agency/Department: Planning Department; Public Works Department; Economic Development Department

Funding Source: General Fund; CIP funds; Grants; State Gas Tax

Method of Implementation: Road improvements and interagency coordination.

Status: City extended Rancho Road west to Industrial Parks 2 & 3 to facilitate access and visibility of industrial businesses. The City also joined the Victor Valley Economic Development Authority (VVEDA) for the Southern California Logistics Airport (SCLA).

Future Action: Continue improving access and visibility of commercial, business, and industrial sectors; Continue interagency discussions regarding option of local/subregional transit system and relocation of highway 395.

Next Review: On-going

Goal 6: Integrated street and signage design criteria.

Related Policies: 2

Agency/Department: Planning Department; Public Works Department

Funding Source: General Funds

Method of Implementation: Staff coordination.

Status: Standards have not been developed.

Future Action: Develop and implement standards.

Next Review: Annual

Goal 7: Improved east/west and north/south circulation through Adelanto.

Related Policies: 1, 3

Agency/Department: Planning Department; Public Works Department; Engineering Department

Funding Source: General Fund; CIP funds; Grants; State Gas Tax; Development Impact Fees

Method of Implementation: Add additional improvements and expansions east/west super arterials as development occurs.

Status: City requires improvements and expansion of circulation system as a condition of approval. The City is also working with other governmental agencies to expand and improve regional circulation.

Future Action: Continue to require improvement of the circulation system as a condition of approval for projects, and continue discussions with relevant agencies to improve regional circulation.

Next Review: On-going

Goal 8: Coordinated transportation master plan for Adelanto and surrounding communities.

Related Policies: 4, 5

Agency/Department: Planning Department; Public Works Department; Engineering Department

Funding Source: General Fund; CIP funds; Grants; State Gas Tax; Development Impact Fees
Method of Implementation: Interagency coordination.
Status: City is working with Caltrans, SANBAG, and other agencies on alignment studies and subregional circulation improvements.
Future Action: Continue to work with other governmental agencies on circulation improvements.
Next Review: On-going

Goal 9: Long-range outlook for the incorporation of mass transit, conventional rail, high-speed rail and air transportation needs of the High Desert and Southern California.

Related Policies: 6, 7
Agency/Department: Planning Department; Public Works Department
Funding Source: General Fund; CIP funds; Grants; State Gas Tax; Development Impact Fees
Method of Implementation: Interagency coordination.
Status: City is working with Caltrans, SANBAG and other agencies on such improvements; City is looking into these issues as part of VVEDA, the Victor Valley Area Transportation Study (VVATS), SCLA, and other high-speed rail (HSR) Corridor Studies.
Future Action: Continue interagency coordination
Next Review: On-going

PARKS AND RECREATION ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Parks and Recreation Element.

Goal REC 1: To provide a minimum of 3 acres of parkland and recreational facilities for every 1,000 residents in Adelanto. This parks system will include a combination of local parks, trails, school playgrounds and other public facilities which meet part of the need for local recreational facilities.

Related Policies: REC 1.1, REC 1.4, REC 1.5, REC 1.6, REC 1.7, REC 1.9, REC 1.10, REC 1.11, REC 1.14, REC 1.15, REC 1.16

Agency/Department: Parks Department; Public Works Department; Planning Department

Funding Source: Development Impact Fees; General Fund, Grants

Method of Implementation: Adoption of parkland standard; Utilization of Quimby Act for the development of recreational facilities; Establishment of a parks acquisition trust fund.

Status: City has developed a Parks Master Plan in order to guide the development/ acquisition and establishment of recreational facilities and to provide funding goals for such facilities.

Future Action: Continue Implementation of Parks Master Plan

Next Review: On-going

Goal REC 2: Continue to utilize a number of strategies in financing future park activities and development.

Related Policies: REC 1.3, REC 1.4, REC 1.9, REC 1.10, REC 1.12, REC 1.16,

Agency/Department: Economic Development Department; Public Works Department; Parks Department; Planning Department

Funding Source: General Fund; Development Impact Fees; Grants

Method of Implementation: Development of Parks Master Plan and implementation of Development Impact Fees

Status: Implementation of Parks Master Plan has been slow due to minimal funding resources.

Future Action: Continue to implement Parks Master Plan and Development Impact Fees

Next Review: On-going

Goal REC 3: To provide readily accessible recreational facilities to meet the needs of persons of all ages, physical conditions, and socioeconomic situations.

Related Policies: REC 1.1, REC 1.2, REC 1.5, REC 1.6, REC 1.7, REC 1.8, REC 1.11, REC 1.12, REC 1.13, REC 1.14, REC 1.15, REC 1.17

Agency/Department: Planning Department; Parks Department; Public Works Department

Funding Source: General Fund; Development Impact Fees

Method of Implementation: Implementation of the Parks Master Plan.

Status: City is behind on implementation of Parks Master Plan due to limited resources.

Future Action: Continue to implement Parks Master Plan and Development Impact Fees to enable the City to develop additional parks and recreational facilities and programs.

Next Review: Annual

Goal REC 4: To provide adequate system of multi-use trails.

Related Policies: REC 1.18, REC 1.19, BIO 1.3, BIO 1.12
Agency/Department: Planning Department; Public Works Department; Parks Department
Funding Source: General Fund
Method of Implementation: Development of a Trails Master Plan.
Status: City would like to actively start the process of preparing the Trails Master Plan.
Future Action: Develop and implement a Trails Master Plan.
Next Review: Annual

Conservation/Open Space Element

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Conservation/Open Space Element.

Goal BIO 1: To protect and conserve natural, cultural, and historic resources to the greatest extent possible.

Related Policies: BIO 1.1
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Stay up to date on local and regional regulations and plans relating to biological resources.
Status: Ongoing
Future Action: Continue to implement and comply with regional conservation plans via project review process and updates to applicable City plans, standards, and codes.
Next Review: Annual

Goal BIO 2: To assure adequate protection and conservation of all native vegetation and wildlife habitats within the Planning Area.

Related Policies: BIO 1.2, BIO 1.3, BIO 1.5, BIO 1.6, BIO 1.7, BIO 1.8, BIO 1.9, BIO 1.10,
Agency/Department: Planning Department; Public Works Department
Funding Source: General Fund
Method of Implementation: Implement measures to ensure the protection and safety of natural environments. Provide information regarding environmental resources to the public. Maintain data regarding the status and location of sensitive biological elements in the planning area. Implement a relocation program per the California Desert Native Plan Act. Prohibit unnecessary activities with potential impacts to the quality of the environment. Collaborate with local and regional agencies focused on the preservation of natural open spaces.
Status: Biological reports are required as part of the project review process for identification of potential impacts and mitigation.
Future Action: Continue environmental assessment of impacts from development projects and implement mitigation measures to minimize any negative impacts.
Next Review: Annual

Goal BIO 3: Plan for the most energy efficient use of natural resources for activities which take place within the Planning area.

Related Policies:
Agency/Department: Planning Department; Public Works Department
Funding Source: General Fund
Method of Implementation: Encourage the use of Solar and Wind power.
Status: City processed a 160 acre solar project (LDP 10-04/CUP 10-06), submitted in December 2010.
Future Action: Develop clear direction for implementation of this goal, continue to promote solar and wind power projects.
Next Review: Annual

Goal BIO 4: To provide recreational and open space facilities to meet the needs of all segments of the community for both active and passive recreational uses.

Related Policies: BIO 1.11, BIO 1.12
Agency/Department: Planning Department; Public Works Department; Parks Department
Funding Source: General Fund
Method of Implementation: Enforcement of Development Standards and Open Space Requirements.
Extraction of Development Impact Fees from projects.
Status: Ongoing.
Future Action: Continue enforcement of General Plan and Zoning Code requirements
Next Review: Each project

Goal BIO 5: To provide pedestrian access to all parks and open space areas utilizing linear parkways and the natural and manmade drainage corridors that traverse the City.

Related Policies: BIO 1.3, BIO 1.12
Agency/Department: Planning Department; Public Works Department; Parks Department
Funding Source: General Fund
Method of Implementation: Development of a Trails Master Plan for and designating washes, drainage channels, utility easements and transportation rights of ways as linear parkways to function as linkages to other open space and recreational areas in the City.
Status: Ongoing
Future Action: Continue to develop and implement a trails master plan
Next Review: Annual

Goal CUL 1: To preserve any known or undiscovered archaeological sites and/or artifacts which may be present within the Planning Area.

Related Policies: CUL 1.3, CUL 1.4
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Review proposed developments for potential archeological significance and implement appropriate mitigation measures to preserve and protect archaeological resources.
Status: Ongoing
Future Action: Continue project review process for identification of significant resources and implement mitigation measures as necessary.
Next Review: Each project

Goal CUL 2: To assure that proposed development policies will not eliminate any significant archaeological or historic resources.

Related Policies: CUL 1.3, CUL 1.4
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Review proposed developments for potential archeological significance and implement appropriate mitigation measures to preserve and protect archaeological resources.
Status: Ongoing
Future Action: Continue project review process for identification of significant resources and implement mitigation measures as necessary.
Next Review: Each project

Goal CUL 3: To provide a mechanism for the identification and preservation or archaeological or historic resources within the Planning Area.

Related Policies: CUL 1.4
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Review proposed developments for potential archeological significance and implement appropriate mitigation measures to preserve and protect archaeological resources.
Status: Ongoing
Future Action: Continue project review process for identification of significant resources and implement mitigation measures as necessary.
Next Review: Each project

Goal CUL 4: To provide to the extent feasible cultural facilities (libraries, museums, historic sites, etc.) within the Planning Area to meet the needs of new and current residents of Adelanto.

Related Policies: CUL 1.1, CUL 1.2, CUL 1.3
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Interagency coordination to provide cultural facilities (libraries). Encourage new development to provide cultural facilities to meet demand for new residents. Report developers responsible for destruction of archaeological resources to proper authorities and agencies.
Status: Ongoing
Future Action: Continue coordination efforts with school districts and County for the provision of library facilities.
Next Review: Annual

Goal NR 1: To preserve and protect the area's renewable and nonrenewable resources to the maximum extent possible.

Related Policies: NR 1.1, NR. 1.2, NR 1.3, NR 1.4, NR 1.5. NR 1.6
Agency/Department: Planning Department; Public Works Department; Building Department
Funding Source: General Fund
Method of Implementation: Identify and protect natural resources in the Planning Area. Interagency coordination to implement programs to assure maintenance and improvement of natural resources. Participate and comply with the County's Congestion Management Plan.
Status: Ongoing
Future Action: Continue implementation of the Congestion Management Plan and other programs for the protection of natural resources (i.e. water).
Next Review: Annual

Goal NR 2: To reduce the rate of consumption per capita of renewable and nonrenewable natural resources which are located within and outside the Planning Area.

Related Policies: NR 1.1, NR. 1.2, NR 1.3, NR 1.4, NR 1.5. NR 1.6
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Require new developments to implement conservation and energy efficient strategies.

Status: Ongoing
Future Action: Continue to enforce building practices and regulations that emphasize energy and conservation efficiency.
Next Review: Each project

Goal AQ 1: Support local and regional efforts to improve air quality throughout the region.

Related Policies: AQ 1.1, AQ 1.2, AQ 1.3
Agency/Department: Planning Department; Public Works Department
Funding Source: General Fund
Method of Implementation: Interagency coordination for air quality planning. Review and implement Air Quality Management Plan measures and develop a related Transportation Demand Management Ordinance.
Status: Ongoing
Future Action: Continue to participate in regional efforts to improve air quality and implement relative regulations on local projects.
Next Review: Annual

Goal AQ 2: To assist in improving air quality in accord with the San Bernardino Air Quality Attainment Plan.

Related Policies: AQ 1.1, AQ 1.2, AQ 1.3, AQ 1.5, AQ 1.6, AQ 1.7, AQ 1.10, AQ 1.1, AQ 1.12, AQ 1.13
Agency/Department: Planning Department; Public Works Department
Funding Source: General Fund
Method of Implementation: Develop and distribute information on air quality improvement actions to the public. Require new development projects to address air quality measures.
Status: Ongoing
Future Action: Continue to enforce development practices and regulations that improve air quality. Provide informational material on how to improve air quality to the public.
Next Review: Annual

Goal AQ 3: Implementation of control measures which apply to Adelanto as an employer and contractor.

Related Policies: AQ 1.8
Agency/Department: Planning Department
Funding Source: General Fund
Method of Implementation: Develop a program to analyze vehicle trips generated by City employees and develop the most cost effective means for reducing vehicle miles of travel.
Status: On-going
Future Action: Develop a plan for city employees to promote strategies that improve air quality.
Next Review: Annual

Goal AQ 4: To reduce air pollutant emissions to the greatest extent feasible by monitoring air quality mitigation measures developed for new development projects.

Related Policies: AQ 1.2, AQ1.9, AQ 1.10, AQ 1.11. AQ 1.12, AQ 1.13
Agency/Department: Planning Department; Public Works Department; Building Department
Funding Source: General Fund

Method of Implementation: Carefully monitor compliance of development projects with assigned mitigation measures.
Status: Ongoing
Future Action: Continue to monitor development projects for compliance with mitigation measures and conditions of approval.
Next Review: Each project

Goal WQ 1: To provide, extend, maintain, and improve a safe and efficient wastewater collection system and treatment facilities that maximize water recharge and minimize the consumption needs and prevents groundwater contamination.

Related Policies: WQ 1.2, WQ 1.3, WQ 1.4
Agency/Department: Public Works Department
Funding Source: General Fund
Method of Implementation: Include wastewater treatment facilities within the Capital Improvement Program. Investigate alternative water treatment processes for facilities that will be needed to accommodate future growth.
Status: Expansion of the wastewater treatment plant is currently in process and includes alternative treatment procedures and capacity expansion, facility is anticipated for completion in late 2011.
Future Action: Complete expansion and efficiency upgrades of the City's wastewater treatment plant.
Next Review: Annual

Goal WQ 2: To assure that an adequate supply of water is made available to residents and businesses without the depletion of local (Victor Valley) groundwater sources.

Related Policies: W.Q 1.1, WQ 1.2, WQ 1.5, WQ 1.6,
Agency/Department: Public Works Department
Funding Source: General Fund
Method of Implementation: Require new developments to utilize water conservation techniques through conditions of approval for all levels of development projects.
Status: Ongoing
Future Action: Continue to require projects to implement water conservation techniques.
Next Review: Each project

Goal WQ 3: To assure that storm runoff in industrial sectors of the Planning Area does not contaminate the groundwater resources of the Planning Area.

Related Policies: WQ 1.6
Agency/Department: Public Works Department
Funding Source: General Fund
Method of Implementation: Require all new development projects to prepare and implement a comprehensive storm water runoff plan per the National Pollution Discharge and Elimination System (NPDES) standards.
Status: Ongoing
Future Action: Continue to require compliance with NPDES standards.
Next Review: Each project

Goal OS 1: To provide a comprehensive open space system throughout the City utilizing existing natural and man-made drainage courses.

Related Policies: OS 1.1, OS 1.2, OS 1.3,

Agency/Department: Planning Department; Public Works Department; Parks Department
Funding Source: General Fund
Method of Implementation: Identify all facilities on the Master Drainage Plan as Open Space on the Land Use Map
Status: Incomplete
Future Action: Revise Land Use Map and Conservation/Open Space Map to reflect drainage channels and associated facilities as Open Space.
Next Review: Annual

Goal OS 2: To preserve the natural open space areas in their existing state, while providing public access and recreational needs.

Related Policies: OS 1.1, OS 1.3, OS 1.4
Agency/Department: Planning Department; Public Works Department; Parks Department
Funding Source: General Fund
Method of Implementation: Designate facilities on the Master Drainage Plan as Open Space on the Land Use Map. Designate new and existing electrical transmission corridors as Open Space on the Land Use Map.
Status: Incomplete
Future Action: Revise the Land Use Plan to show drainage channels as Open Space and continue to implement the Master Drainage Plan.
Next Review: Annual

NOISE ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Noise Element.

Goal NS 1: To reduce the number of persons and land uses exposed to excessive noise levels within the Planning Area.

Related Policies: NS 1.1, NS 1.2, NS 1.3, NS 1.4, NS 1.5, NS 1.6, N 1.7, NS 1.8, NS 1.9, NS 1.10, NS 1.11, NS 1.12, NS 1.13, NS 1.14, NS 1.15, NS 1.16, NS 1.17

Agency/Department: Planning Department; Engineering Department; Building and Safety Department

Funding Source: General Fund

Method of Implementation: Set maximum allowable noise specifications for City vehicles. Establish noise and construction limits on public projects. Limit use of sirens to the extent feasible, by emergency response services. Require noise attenuation mechanisms for residential developments.

Status: Ongoing

Future Action: Establish noise criteria and standards for public services and private developments. Continue to implement noise attenuation strategies on development projects.

Next Review: On-going

Goal NS 2: To provide a safe and comfortable living environment for new residential, business, and commercial developments in Adelanto that are minimally affected by noise.

Related Policies: NS 1.1, NS 1.2, NS 1.3, NS 1.4, NS 1.5, NS 1.6, N 1.7, NS 1.8, NS 1.9, NS 1.10, NS 1.11, NS 1.12, NS 1.13, NS 1.14, NS 1.15, NS 1.16, NS 1.17

Agency/Department: Planning Department; Engineering Department; Building and Safety Department; Code Enforcement Department

Funding Source: General Fund

Method of Implementation: Provide noise reduction retrofit equipment where economically feasible and effective. Enforce State vehicle noise regulations, noise insulation standards, and building codes for noise attenuation. Periodically review County and regional plans for potential noise impacts and mitigations.

Status: Ongoing.

Future Action: Review proposed projects to ensure conformity with noise standards and regulations.

Next Review: On-going

SAFETY ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Safety Element.

Goal Safety 1: To preserve and protect the overall health, safety, and well-being of the community's residents, businesses, and visitors.

Related Policies: Safety 1.1 – 1.23
Agency/Department: Planning Department; Public Works Department; Building Department; Fire and Police Departments
Funding Source: General Fund
Method of Implementation: Building Code and Zoning Code enforcement. Update and monitor emergency plans and response capabilities.
Status: City reviews all proposed projects in accordance with applicable Building and Zoning Codes and periodically monitors and updates emergency plans and response capabilities. City recently submitted Hazard Mitigation Plan (updated every five years) for State review. Emergency Operation Plan is updated as the City grows consistent with State and Federal requirements. City has the National Incident Management System (NIMS) in operation.
Future Action: Continue to update Building and Zoning codes, and emergency response plans consistent with State and Federal requirements.
Next Review: On-going

Goal Safety 2: To minimize potential hazards to public health, safety, and the well-being of the community resulting from natural and man-made hazards.

Related Policies: Safety 1.1, 1.4, 1.5, 1.6, 1.7, 1.9, 1.10 – 1.23
Agency/Department: Planning Department; Public Works; Building Department; Fire and Police Departments
Funding Source: General Fund
Method of Implementation: Development of a comprehensive resource recovery program; Distribute emergency information to citizens addressing public awareness; Require special soils and structural investigations for large scale developments; Code enforcement programs; Update emergency preparedness plan; Require new development to include sprinklers and smoke detectors per applicable codes; Requirement of fire insurance; Develop drainage plans; Coordinate land use and flood control planning; Identify hazardous materials and waste routes; Coordinate with trucking to ensure safe transporting of hazardous materials; implementation of detention/retention basins and treatment facilities to minimize contamination; Designate floodways/floodplains.
Status: City updated its emergency preparedness plan June 2009; identifying hazardous materials and waste routes is implemented through the permitting process. City also communicates with trucking companies to ensure safe transport of hazardous materials. In 2004 the City developed a comprehensive resource recovery program requiring detention basins as a condition of approval and City staff reviews drainage issues for each individual project application.
Future Action: Review policies and implementation strategies to ensure a particular department is assigned to oversee each implementation strategy. Update Safety Element policies and implementation strategies per comments in the Phase I Analysis.
Next Review: Annual

Goal Safety 3: To provide assurance to the community that all solid waste and hazardous materials are disposed of according to all applicable local, State, and Federal standards.

Related Policies: Safety 1.5, Safety 1.22
Agency/Department: Police and Fire Departments
Funding Source: General Fund
Method of Implementation: Implemented through the City's permitting process. The City also evaluates and updates its emergency preparedness plan periodically.
Status: City restricts transportation of hazardous materials to designated routes and works with trucking companies to ensure safe transport of hazardous materials.
Future Action: Continue permitting process. Review and update of the City's Safety Element.
Next Review: On-going

PUBLIC FACILITIES ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Public Facilities Element.

WATER

The City shall encourage and participate with the local water authorities to:

Goal: Achieve a balanced hydrological system in terms of withdrawal and replenishment of water from groundwater basins.

Related Policies: All policies on page X-18 of the General Plan
Agency/Department: Public Works Department
Funding Source: General fund; Development Impact Fees
Method of Implementation: Compliance with the Mojave Water Agency Master Plan
Status: The City expanded the storage capacity by installing a new tank in 2007 and increased the storage capacity of the City by five million gallons.
Future Action: Continue to monitor growth and coordinate facilities improvements and expansion to meet the demand of associated project growth while insuring the City is in compliance with the Mojave Water Agency's Master Plan.
Next Review: Annual

Goal: Continue and expand the importation of water to sustain the existing population and projected growth; actively support the completion of the State Water Project improvements in the Sacramento/San Joaquin delta and to the Colorado River Aqueduct System, and the use of water transfers and water marketing techniques.

Related Policies: All policies on page X-18 of the General Plan
Agency/Department: Public Works Department
Funding Source: General fund; Development Impact Fees
Method of Implementation: Continue a working relationship with MWA in the purchase and distribution of State Water Project.
Status: The City continues to foster a working relationship with the MWA
Future Action: Continue collaboration with MWA for the provision of water in the City.
Next Review: Annual

Goal: Achieve a reduction in the existing consumption of water by implementing conservation measures prior to approving new development in areas experiencing water supply shortages.

Related Policies: All policies on page X-18 of the General Plan
Agency/Department: Public Works Department; Planning Department; Building Department
Funding Source: General fund; Development Impact Fees
Method of Implementation: Project review process to identify specific measures for water consumption and conservation; Development of a water conservation and reclamation program; Development of a public education program related to water conservation methods; Development of a list of drought-resistant water conserving plants; Implementation of water conservation building requirements and practices (i.e. low-volume/low-flow flush toilets and plumbing fixtures, water sensitive landscaping and irrigation plans, etc.).
Status: City staff studies the effect of development proposals and determines necessary water expansions and distribution systems; hydraulic studies are

sometimes required by development projects as appropriate. The City requires water conservative plumbing fixtures and has developed a list of drought-tolerant plants for landscaping of projects. As required by the Water Conservation in Landscaping Act of 2006, the City implements the Model Water Efficient Landscape Ordinance.

Future Action: Continue reviewing projects for compliance with the State Model Water Efficient Landscape Ordinance required to be implemented by January 1, 2010.

Next Review: On-going

Goal: Plan and construct new water distribution and treatment systems on the basis of the City's adopted growth forecast.

Related Policies: All policies on page X-18 of the General Plan

Agency/Department: Public Works Department; Planning Department; Building Department

Funding Source: General fund; Development Impact Fees

Method of Implementation: Provide and share information on supply and demand for water and projected service levels and capacities that can be utilized in infrastructure assessment models.

Status: The City monitors and assesses the needs of water distribution and treatment with every project in order to expand such facilities pace with growth.

Future Action: Continue to monitor growth and coordinate facilities improvements and expansion to meet the demand of associated project growth.

Next Review: On-going

Goal: Maximize the use of existing water resources through conservation programs and efficient ground and surface water management programs.

Related Policies: All policies on page X-18 of the General Plan

Agency/Department: Public Works Department; Planning Department; Building Department

Funding Source: General fund; Development Impact Fees

Method of Implementation: Provide programs that will maintain or enhance natural water recharge characteristics.

Status: The City requires the use of retention basins in most development projects as a way to control water runoff and groundwater recharge efforts. In addition the City has adopted a water conservation and water reuse program to reduce water consumption and prevent water loss.

Future Action: Revisit existing water conservation program to maximize effectiveness of strategies and implement accordingly.

Next Review: Annual

Goal: Improve and rehabilitate water distribution systems to prevent losses from leakages and to maximize efficient water use.

Related Policies: All policies on page X-18 of the General Plan

Agency/Department: Public Works Department; Planning Department; Building Department

Funding Source: General fund; Development Impact Fees

Method of Implementation: City Water Master Plan

Status: The Water Master Plan update of 2007 identified the potential future costs for installing and upgrading the existing facilities needed to maximize the water use of the City.

Future Action: Develop a GIS database of existing facilities detailing the date of installation, and perform surveys of the existing facilities to determine the estimated end of life of the existing facilities.

Next Review: Annual

Goal: Achieve conservation, reclamation, reuse, and other refinements in water management practices as an essential part of all water supply programs, whether in urban, rural, or agricultural sectors.

Related Policies: All policies on page X-18 of the General Plan

Agency/Department: Public Works Department; Planning Department; Building Department

Funding Source: General fund; Development Impact Fees

Method of Implementation: Water conservation programs and strategies

Status: City implements water management plans with all development projects; provides water conservation educational materials on the City website.

Future Action: Consistently and comprehensively implement programs to preserve and conserve water on all development projects; continue providing current educational information regarding water conservation.

Next Review: Annual

Goal: Protect and maintain high quality water with the objective being the protection of surface and groundwater from degradation, with drinking water being the highest and most beneficial use.

Related Policies: All policies on page X-18 of the General Plan

Agency/Department: Public Works Department; Planning Department; Building Department

Funding Source: General fund; Development Impact Fees

Method of Implementation: Strict adherence of all relevant local and regional water plans.

Status: The City implements and complies with the Mojave Water Agency Water Management Plan.

Future Action: Continue implementation and compliance with all applicable water plans.

Next Review: Annual

Goal: Achieve the approval of new development conditioned on the availability of adequate and reliable water supplies and conveyance systems.

Related Policies: All policies on page X-18 of the General Plan

Agency/Department: Public Works Department; Planning Department; Building Department

Funding Source: General fund; Development Impact Fees

Method of Implementation: Project review process and conditions of approval.

Status: The City reviews all proposed development projects with relation to water consumption and availability and devises conditions of approval accordingly to ensure adequate provision of water services.

Future Action: Continue to evaluate projects for the provision of water services.

Next Review: On-going

SEWER

The City shall encourage and participate with VVWRA and other local responsible agencies to:

Goal: Require wastewater collection and treatment systems which are consistent with the protection of public health and water quality.

Related Policies: All policies on pages X-24 and X-25

Agency/Department: Public Works Department; Planning Department; Building Department
 Funding Source: General fund; Development Impact Fees
 Method of Implementation: Project Review and conditions of approval for proposed development projects.
 Status: Compliance with the City's Water Master Plan is required for all development projects, including the provision for sewer connection lines, and compliance with all applicable requirements from the Regional Water Quality Control Board.
 Future Action: Continue review of projects and implementation of applicable wastewater collection and treatment requirements.
 Next Review: On-going

Goal: Promote activities/measures that facilitate the reclamation and reuse of wastewater.

Related Policies: All policies on pages X-24 and X-25
 Agency/Department: Public Works Department; Planning Department; Building Department
 Funding Source: General fund; Development Impact Fees
 Method of Implementation: Update of the Water Master Plan to include specific measures to facilitate reclamation and reuse of wastewater.
 Status: In December 2007, an Update to the Water Master Plan was presented to the City Council that included an additional water reclamation fee to provide the City with a funding source to begin funding a waste water treatment facility. Completion of the facility is anticipated in late 2011.
 Future Action: Complete wastewater facility and monitor growth for coordination of future expansions
 Next Review: On-going

Goal: Plan and construct new wastewater treatment and collection facilities on the basis of the City's adopted growth forecast and in conjunction with new development.

Related Policies: All policies on pages X-24 and X-25
 Agency/Department: Public Works Department; Planning Department; Building Department
 Funding Source: General fund; Development Impact Fees
 Method of Implementation: Expansion of wastewater treatment facility in conjunction with growth.
 Status: Expansion of the City's wastewater treatment facility is currently underway and expected to be completed late 2011.
 Future Action: Complete expansion of wastewater treatment facility and monitor growth for coordination of future expansions.
 Next Review: Annual

DRAINAGE

The City shall encourage the development and construction of a local flood control system to:

Goal: Protect life and property from flood hazards.

Related Policies: All policies on pages X-29 and X-30
 Agency/Department: Public Works Department; Planning Department; Building Department
 Funding Source: General fund; Development Impact Fees
 Method of Implementation: Compliance with and execution of Drainage Master Plan.
 Status: Current Drainage Master Plan is in the process of being updated.
 Future Action: Adopt the updated Drainage Master Plan and implement accordingly.
 Next Review: Annual

Goal: Allow for joint use facilities for wildlife migration and recreational corridors.

Related Policies: All policies on pages X-29 and X-30
Agency/Department: Public Works Department; Planning Department; Building Department
Funding Source: General fund; Development Impact Fees
Method of Implementation: Consider ecological significance of natural drainage channels and preserve water courses such as creeks and river beds as resource management areas, linear parks, and recreation trails, when possible.
Status: City is currently updating the Drainage Master Plan – alignments are being updated to more accurately reflect natural drainage courses.
Future Action: Continue update to Drainage Master Plan and then implement accordingly.
Next Review: Annual

Goal: Protect the quality of storm waters from urban runoff.

Related Policies: All policies on pages X-29 and X-30
Agency/Department: Public Works Department; Planning Department; Building Department
Funding Source: General fund; Development Impact Fees
Method of Implementation: Project review process includes analysis of increase of urban runoff due to site development, for which conditions of approval are devised to include on-site measures for capturing increased surface run-off.
Status: Staff carefully reviews development projects for increased run-off and requires water quality reports for devising proper conditions of approval to mitigate urban run-off.
Future Action: Continue to evaluate urban run-off as part of the project review process.
Next Review: On-going

SCHOOLS

Goal: To provide quality education to all students.

Related Policies: All policies on page X-37
Agency/Department: Planning Department; Building Department
Funding Source: General fund; School Fees
Method of Implementation: Develop a school Facilities Master Plan based on projected land use and population projections established in the General Plan.
Status: City is currently coordinating with the School District to establish a Join Use Policy as part of their Master Plan.
Future Action: Continue coordination with the School District.
Next Review: Annual

Goal: To achieve unification in order to maximize bonding capabilities.

Related Policies: All policies on page X-37
Agency/Department: Planning Department; Building Department
Funding Source: General fund; School Fees; Bonds
Method of Implementation: Work closely with the school district
Status: Bonds passed, but unification not completed.
Future Action: Coordinate with the School District toward unification.
Next Review: Annual

Goal: To expand service to K-12 to provide a full range of educational opportunities within the Adelanto School District.

Related Policies: All policies on page X-37
Agency/Department: Planning Department; Building Department
Funding Source: General fund; School Fees, Bonds
Method of Implementation: Coordinate with the school district in anticipating school impacts of new housing and urban development.
Status: The Adelanto School District is in the process of constructing a new K-8 facility, due to open in 2011, to meet the needs of the City's population increase. Additionally, Victor Valley High School District is in the process of constructing a new High School Facility, due to open 2012, to meet the needs of the regional population increase, which will service both the Cities of Adelanto and Victorville and the unincorporated areas of San Bernardino County.
Future Action: Continue working with the School District to ensure educational opportunities.
Next Review: Annual

Goal: To achieve the cooperation between the School District and all affected communities to best meet the needs of all agencies within the School District boundaries.

Related Policies: All policies on page X-37
Agency/Department: Planning Department; Building Department
Funding Source: General fund; School Fees; Bonds
Method of Implementation: Provide assistance in facility maintenance to ensure joint use of school facilities; Work closely and coordinate with the school district in developing a School Facilities Master Plan anticipating the growth of the community.
Status: City entered into a Joint Use Agreement with the Adelanto School District in 2010 to utilize George K-8 School on Bartlett Road and is in the process of working on an overarching Joint Use Policy. City is also in communication with the Victor Valley Union High School District to establish joint use for the new High School.
Future Action: Continue to provide facility maintenance of joint use school facilities and coordination with the school district to meet the current and future needs of the community.
Next Review: Annual

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Adelanto

Mailing Address: 11600 Air Expressway, Adelanto, California 92301

Contact Person: Rick Gomez Title: Community Development Director

Phone: 760-246-2300 ext. 3031 FAX: 760-246-3406 E-mail: rgomez@ci.adelanto.ca.us

Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044



ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction City of Adelanto
Reporting Period 1/1/2010 - 12/31/2010

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0					0	
No. of Units Permitted for Above Moderate	52					52	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Adelanto
Reporting Period 1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	2006		2007		2008		2009		2010		2011		2012		2013		2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9											
Very Low	Income Level																			
	RHNA Allocation by Income Level																			
Low	Deed Restricted																			
	Non-deed restricted																			
Moderate	Deed Restricted																			
	Non-deed restricted																			
Above Moderate	Deed Restricted																			
	Non-deed restricted																			
Total RHNA by COG. Enter allocation number:																				
Total Units																				
Remaining Need for RHNA Period																				

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Note: Because Adelanto did not adopt an updated Housing Element for 2000-2008, the housing needs for that planning period must be included in the 2008-2014 housing needs. However, any housing units built since the previous adopted Housing Element (1989-1998) can be counted towards fulfillment of the City's RHNA obligation for 2008-2014 and are such reflected cumulatively for 2008.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Adelanto
 Reporting Period 1/1/2010 - 12/31/2010

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Rental Ownership Scattered Site		Encourage renters to purchase affordable housing throughout the City, investigate supplemental down payment assistance	1998-2008*	Since the 1989-1998 planning period, the City has added 4,470 new single-family homes. Sixteen (16) Adelanto residents utilized the County's Homeownership Assistance program (HAP).
Multi-Family Units		Provide 10 multi-family units within the City.	1994-2008*	Since the 1989-1998 planning period, the City provided 35 multi-family units
Density Bonus Program		Provide 30 units of metal housing within the City, by encouraging developers to construct high-density projects currently permitted by the Zoning Code.	1994-2008*	Affordable rental housing units have been provided through the density bonus program since the 1989-1998 planning period.
First Time Homebuyers Program		To assist 30 renters to become first time homebuyers within the City; relocating renters from within the CNEL Noise Contour of the major airport that is to be developed adjacent to Adelanto	1995-2008*	Due to lack of funding, the City did not meet their goal
Affordable Housing Market Rate (50 units)		To provide 50 units of low-income (which due to land and development costs are also "market rate") ownership housing within the City.	1994-2008*	The City provided 38 low-income units since the 1989-1998 planning period.
Loans, Grants, and Community Cleanup Program		Assist with the rehabilitation of 115 units of rental and ownership housing within the City (80 very low-income and 35 low-income).	1994-2008*	Due to lack of funding, the City did not meet their goal. However, 64 seniors were assisted through the County's Senior Home Repair Program and two individuals were assisted through the County's Single Family Home Improvement Loan Program.
Code Enforcement Program		Rehabilitate 43 units of rental and ownership housing within the City	1993-2008*	Due to lack of funding, the City did not meet their goal.

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction	City of Adelanto	
Reporting Period	1/1/2010 - 12/31/2010	
Weatherization Program	1994-2008*	Due to lack of funding, the City did not develop a weatherization program; however, weatherization programs are available through the County of San Bernardino and Southern California Edison.
Public Information Program	1993-2008*	The City provides housing program information to interested residents at the public counter and on their website.
Fair Housing Program	1994-2008*	The city provides information on Fair Housing Laws. A Fair Housing pamphlet is available at the public counter.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Adelanto
Reporting Period 1/1/2010 - 12/31/2010

General Comments:

*Adelanto is drafting an updated Housing Element for the 2000-2008 planning period. As such, the 1993 Housing Element programs and policies were continued during the 2000-2008 planning period. Implementation status includes progress from 1989-2010.

**The City of Adelanto has not had any redevelopment Agency Set Aside Funds since 1994 due to a previous lawsuit.

