City of Adelanto

GENERAL PLAN UPDATE

11600 Air Base Road
Adelanto, California 92301

May 1994

ORDINANCE NO. 389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ADELANTO, SAN BERNARDINO COUNTY, CALIFORNIA, ADOPTING A REVISED COMPREHENSIVE ZONING ORDINANCE FOR THE CITY OF ADELANTO AND REPEALING ORDINANCE 131 AND SUCH OTHER EXISTING ORDINANCES IN CONFLICT WITH THIS REVISED DOCUMENT KNOWN AS "TITLE 17" OF THE ADELANTO MUNICIPAL CODE

WHEREAS, the existing Zoning Codes are over 20 years old and do not address all existing land uses within the existing General Plan; and

WHEREAS, the City Council recognizes that there is a need to update the existing Zoning Codes; and

WHEREAS, this Ordinance shall take effect thirty (30) days after approval.

WHEREAS, within fifteen (15) days after the passage of this Ordinance, the City Clerk shall cause it to be posted in three public places designated by resolution of the Council.

WHEREAS, Ordinance 389 was introduced for a first reading at a regular meeting of the City Council of the City of Adelanto held on the 24th day of July, 2001.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Adelanto, County of San Bernardino, California, hereby approve and adopt, by Ordinance 389, the new Zoning Codes entitled "Title 17" of the Adelanto Municipal Code.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Adelanto, California, this 28th day of August, 2001.

William "Ted" Hartz
Mayor of the City of Adelanto
and of the City Council thereof

City Clerk for the City of Adelanto
and City Council thereof

I, CINDY HERRERA, City Clerk of the City of Adelanto, California, do hereby certify that the foregoing Ordinance No. 389 was duly and regularly adopted at a regular meeting of the City Council of the City of Adelanto on the 28th day of August, 2001, by the following vote, to-wit:

AYES: Councilors Nehmens, Pelayes, Steffanus, and Mayor Pro Tem Althouse.
NOES: None

ABSENT: Mayor Hartz

IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on the 28th day of August, 2001.

Cindy M. Herrera
City Clerk of the City of Adelanto
and of the City Council thereof

(SEAL)

Chapter 2. Mobile Home Parks Act

Subchapter 1. Mobile Home Parks

Article 1. Administration and Enforcement

§ 1000. Application and Scope.

The provisions of this subchapter shall apply to the construction, use, maintenance and occupancy of mobile home parks, mobile home lots, permanent buildings, and accessory buildings and structures. The provisions shall also apply to the use, maintenance and occupancy of mobile homes and recreational vehicles and the installations for supplying fuel gas, water, electricity and the disposal of sewage from accessory structures and mobile homes wherever located both within and outside of mobile home parks in all parts of the state. (For the purposes of this chapter, the term mobile home shall include and be interchangeable with the term, manufactured home. See Section 18211, Health and Safety Code.)

NOTE: For public utility exemption see Section 18304(b), Health and Safety Code. NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18301, 18552, 18605, 18610, 18612, 18613, 18620, 18630, 18640, 18670, 18690 and 18691, Health and Safety Code.

HISTORY

1. New Chapter 2 (Subchapters 1 and 2, Sections 1000–2864, not consecutive; Appendices A–E) filed 6–11–79; effective thirtieth day thereafter (Register 79, No. 23). For history of former Chapter 2, see Register 78, No. 11.
2. Editorial correction of HISTORY NOTE No. 1 (Register 85, No. 36).
3. Repealer and new section filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1002. Definitions.

For purposes of administration and enforcement the definitions contained in Sections 18200–18700 of the Health and Safety Code and those contained in this section shall apply to this subchapter. The definitions relating to building standards contained in Parts 2, 3, 4 and 5 of Title 24, California Administrative Code are also applicable to the requirements of this subchapter.

(a) Awning. A shade structure supported by posts or columns and partially supported by a home installed, erected, or used on a lot.

(b) Awning, Free–Standing. A shade structure supported entirely by columns or posts and not attached to or supported by a home or other structure.

(c) Awning, Window. A shade structure supported wholly by the home or building to which it is attached.

(d) Architect. An architect is a person licensed by the State of California as qualified to practice architecture in this state.

(e) Branch Service Line. That portion of the water distribution system extended from the park water main to a lot, including connections, devices and appurtenances.

(f) Cabana. A portable, demountable, or permanent room enclosure or other building erected or constructed for human occupancy.

(g) Carport. An awning or shade structure for a vehicle or vehicles which may be free–standing or partially supported by a home.

(h) Closed Building Components and Systems. "Closed building components and systems" is any subsystem, subassembly, or any total system or assembly designated for use in, or as part of, a mobile home accessory building or structure which may include structural, mechanical, electrical, plumbing, and fire–protection systems and other systems affecting health and safety. However, "closed building components and systems," does not include appliances or equipment such as heaters, stoves, refrigerators, or air conditioners which have been listed and labeled by an approved listing agency. "Closed building components and systems" shall include only those units which are manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the unit and which are wholly manufactured at an offsite location to be wholly or partially assembled onsite.

(i) Concrete Pier. A concrete pier is a concrete support that incorporates into its structure an adjustable means of raising and leveling the home that the pier supports.

(j) Concrete Block Pier. A concrete block pier is an assembly of load–bearing, concrete blocks with wooden wedges used to level the home resting on the concrete block pier.

(k) Decal of Approval. A decal or tag issued by the department to indicate compliance with the regulations established by the department for closed building components and systems.

(*l*) Drain Connector. The extension connecting the home's drain outlet to the drain inlet.

(m) Drain Outlet. The discharge end of the home's drainage system.

(n) Drainage Lateral. That portion of the park drainage system extending to an individual lot drain inlet.

(o) Drainage System. All the piping within or attached to the home that conveys sewage or other liquid wastes to the drain outlet.

(p) Driveway. The term driveway shall also include the term roadway. A thoroughfare designed for primary use for vehicular traffic in a mobile home park.

(q) Electrical Wiring System. All of the electrical wiring, fixtures, equipment, appurtenances and related electrical installations outside of buildings within a mobile home park.

(r) Engineer. An engineer is a person registered with the State of California as a professional engineer qualified to practice engineering in this state.

(s) Feeder. The circuit conductors between the park service, or the generator switchboard of an isolated plant, and the branch circuit overcurrent protective devices.

(t) Feeder Assembly. The overhead or undervehicle feeder conductors, including the equipment grounding conductor, together with the necessary fittings and equipment, designed for the purpose of delivering energy from the source of electrical supply to the branch circuit distribution panelboard within the home.

(u) Fence. A vertical wall structure designed and erected as a free-standing unit, the vertical surface of which is more than 50 percent open.

(v) Foundation System. A foundation system is an assembly of materials constructed below, or partly below grade, not intended to be removed from its installation site, which is designed to support the home and engineered to resist the imposition of external natural forces. A foundation system complies with the requirements of Health and Safety Code section 18551.

(w) Gas Connector. A flexible metal connector approved for exterior use for conveying gas from a gas outlet riser to a home's gas supply connection.

(x) Gas Lateral. The pipe, or that portion of a gas piping system, terminating at a single outlet at a home site.

(y) Gas Outlet Riser. That portion of a gas lateral or gas piping system extending above ground at a home site.

(z) Greenbelt. A usable area open and unobstructed from ground to sky.

(aa) Ground Anchor. A ground anchor is that part of a tiedown assembly that is inserted into the ground.

(bb) Habitable Room. Any room meeting the requirements of these regulations for sleeping, living, cooking, or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

(cc) Home. As used throughout this Chapter, the term "home" shall refer to both a mobilehome and a manufactured home.

(dd) Insignia of Approval. For the purposes of this chapter, the insignia of approval means a tag or label permanently affixed to each transportable section of a home indicating compliance to applicable regulations

HISTORY

1. Repealer and new section filed 8–22–85; effective upon filing pursuant to Government Code section 11346.2(d) (Register 85, No. 36).
2. Amendment filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
3. Amendment refiled 1–18–95 as an emergency, including new subsection (hhh) and subsection relettering; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
4. Certificate of Compliance as to 1–18–95 order including amendment of subsection (kk) transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1004. Local Enforcement.

(a) Assumption of responsibility for the enforcement of Division 13, Part 2.1 of the California Health and Safety Code and the provisions of this chapter relating to the enforcement of this chapter within mobile home parks by a city, county, or city and county, shall be by means of an official ordinance, of the city council or board of supervisors which shall contain the following information:

(1) Indication of assumption of responsibility for enforcement of the Health and Safety Code, Division 13, Part 2.1, and the related administrative regulations.

(2) Name of agency or agencies delegated enforcement responsibilities.

(3) A statement that the designated local enforcement agency will provide qualified personnel necessary to enforce the provisions of this chapter consistent with the state enforcement program. The statement shall include total number of personnel assigned to enforcement program.

(4) Adoption of the applicable schedule of fees contained in the provisions of the Health and Safety Code, Division 13, Part 2.1, and related administrative regulations.

(5) (i) A statement adopting the state program and objectives as contained in Health and Safety Code, Division 13, Part 2.1, and related administrative regulations.

(ii) A description of existing mobile home parks in the jurisdiction, including conditions and occupancy status.

(iii) Specific local objectives, program plan and time table designed to achieve enforcement compliance.

(6) Effective date of assumption of enforcement.

(b) Two certified copies of the ordinance shall be forwarded to the Administrative Office of the Division of Codes and Standards not less than 30 days before the designated effective date of assumption of enforcement.

(c) In addition to providing the above information, the local enforcement agency shall demonstrate actual inspection capability in making a mobile home installation inspection to the satisfaction of the department.

(d) A statement that the forms used for application for permit to operate, the permit to operate, and the statement of installation acceptance shall be those provided by the state.

(e) Every city, county, or city and county which assumes responsibility for the enforcement of this chapter shall comply with all of the provisions of chapter 5.5 of this division, beginning with section 5802, regarding verification of the eligibility to receive public benefits of applicants for permits to operate mobilehome parks or special occupancy parks.

(f) The enforcement agency shall send a copy of all permits to operate issued to the Administrative Office of the Division of Codes and Standards. The copies of the permits to operate issued shall be forwarded to the Administrative Office not later than the 15th of the month following issuance of the permit to operate.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: 8 U.S.C. Sections 1621, 1641 and 1642; and Sections 18300, 18505, 18506 and 18613, Health and Safety Code.

HISTORY

1. Repealer of former Section 1004, and renumbering and amendment of former Section 1010 to Section 1004 filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).
2. New subsection (e), subsection relettering and amendment of NOTE filed 3–20–98 as an emergency; operative 4–6–98 (Register 98, No. 12). A Certificate of Compliance must be transmitted to OAL by 8–4–98 or emergency language will be repealed by operation of law on the following day.
3. New subsection (e), subsection relettering and amendment of NOTE refiled 8–4–98 as an emergency; operative 8–4–98 (Register 98, No. 32). A Certificate of Compliance must be transmitted to OAL by 12–2–98 or emergency language will be repealed by operation of law on the following day.
4. Certificate of Compliance as to 8–4–98 order transmitted to OAL 12–1–98 and filed 1–14–99 (Register 99, No. 3).

§ 1006. Transfer of Authority.

In the event that any city, county, or city and county assumes responsibility for the enforcement of Division 13, Part 2.1, of the Health and Safety Code or cancels its assumption of such responsibility during the calendar year, that portion of the fees for the annual permits to operate other than state fees pursuant to Section 1008 shall be apportioned as follows:

If assumption of jurisdiction is on or prior to June 30, the former enforcement agency shall retain one-half of each annual permit fee collected; if assumption is on or after July 1, the former enforcement agency shall then retain the full amount collected.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18300, Health and Safety Code.

HISTORY

1. Repealer of former Section 1006, and renumbering and amendment of former Section 1012 to Section 1006 filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1007. Applicant Documentation.

When applying for a permit to operate a mobilehome park or special occupancy park, or for the renewal or amendment of any such permit if the applicant has not previously been determined to be eligible to receive public benefits, the applicant shall present to the enforcement agency documentation necessary to demonstrate the applicant's eligibility to receive public benefits pursuant to chapter 5.5 of this division, beginning with section 5802.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: 8 U.S.C. Sections 1621, 1641 and 1642; and Section 18300, Health and Safety Code.

HISTORY

1. New section filed 3–20–98 as an emergency; operative 4–6–98 (Register 98, No. 12). A Certificate of Compliance must be transmitted to OAL by 8–4–98 or emergency language will be repealed by operation of law on the following day.
2. New section refiled 8–4–98 as an emergency; operative 8–4–98 (Register 98, No. 32). A Certificate of Compliance must be transmitted to OAL by 12–2–98 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 8–4–98 order, including amendment of section, transmitted to OAL 12–1–98 and filed 1–14–99 (Register 99, No. 3).

§ 1008. Annual State Fee

(a) A state fee shall be required in addition to the permit to operate fee contained in Section 18502 of the Health and Safety Code. The state fee is required to be paid annually. The operator is not required to pay additional state fees for an amended permit to operate. The state fee shall be established by the number of lots or camping parties according to the following schedule.

Number of Lots or Camping Parties	*State Fee*
2– 19	$ 40
20– 49	$ 75
50– 99	$175
100–249	$400
250–499	$800
500 or more	$1,600

(b) A state fee shall not be required for the permit to operate a temporary recreational vehicle park.

NOTE: Authority cited: Sections 18300, 18502.5, Health and Safety Code. Reference: Section 18502.5, Health and Safety Code.

HISTORY

1. Repealer and new section filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).
2. Amendment of subsection (a) filed 11–29–88; operative 12–29–88 (Register 88, No. 52).

EXCEPTION: Installations by public utilities are exempt from this requirement as specified in section 18304(b), Health and Safety Code.

(c) Except as provided in subsection (e), effective September 19, 1994, when a home is initially installed or reinstalled on a different lot pursuant to Health and Safety Code section 18613, either a tiedown system or an engineered tiedown system must be installed.

(d) Except as provided in subsection (e), effective September 19, 1994, when concrete piers or steel piers are used as the support system for a home, the installation of the home must include mechanical connection of each pier both to the home and to its footing that complies with section 1336.4.

(e) The requirements of subsections (c) and (d) shall not apply to a home for which escrow was opened in accordance with Health and Safety Code section 18035 prior to September 19, 1994.

(f) The requirements of subsections (c) and (d) shall apply to the installation on a different lot of a home, when the installation on a different lot does not occur directly as a result of an escrow opened in accordance with Health and Safety Code section 18035 prior to September 19, 1994.

(g) The applicant for a permit to install a home shall provide with the application a complete set of plans and specifications to include the following:

(1) A plot plan of the lot or site on which the home is to be installed, which shall indicate the planned location of the home, the locations of electrical, gas, water and sewer connections on the site unless said plot plan is on file with the enforcement agency. The plot plan shall indicate all required dimensions and set backs from the lot lines.

(2) The number of the home's insignia of approval and the serial number of the home, or the year of manufacture and manufacturer's name and the home's serial number, if the home does not bear an insignia.

(3) The approved manufacturer's installation instruction for homes bearing the insignia of approval manufactured after October 7, 1973, including the designed roof and horizontal live loads.

(4) If the home manufacturer's installation instructions do not provide for a tiedown system, installation instructions for listed tiedown assemblies that will be installed as a tiedown system in accordance with section 1336.2 or a set of engineered plans and specifications for an engineered tiedown system.

[The next page is 29.]

(h) Support Structure. When a support structure is required to be installed for a home, a separate permit to construct the support structure shall be obtained from the enforcement agency. A person submitting an application for a permit to construct a support structure shall submit three complete sets of plans and specifications of the structure. The enforcement agency may require engineering calculations and substantiating data prepared and signed by a registered engineer or architect to be submitted with the plans and specifications.

(i) Pursuant to the limitations set forth in Sections 18502.5(b) and 18613 of the Health and Safety Code, where the department is the enforcement agency, the following fees shall apply:

(1) Application filing fee, twenty dollars ($20).

(2) Installation permit fee, one hundred dollars ($100) provided the inspection is not more than one hour, plus thirty dollars ($30) for each thirty (30) minutes or fractional part in excess of one hour.

(3) Reinspection fee of sixty dollars ($60) provided the reinspection is not more than one hour, plus thirty dollars ($30) for each thirty (30) minutes or fractional part in excess of one hour.

(j) When the plans or specifications submitted with the application for permit do not comply with these regulations, the enforcement agency shall notify the applicant in what respects the plan and specifications do not comply. When the applicant resubmits the application, plans and specifications, an additional application filing fee may be required.

(k) The permit issuance fee shall be twenty dollars ($20). A single permit may be issued for all mobile home accessory buildings or structures to be erected at the same time on the same lot. A permit to construct shall be obtained for each permanent building, which may include electrical, mechanical and plumbing installations within the building. A single permit may be issued for the electrical, mechanical and plumbing installations within a mobile home park, or a permit may be issued for each type of installation.

(l) Construction or alteration permit fees for mobile home accessory buildings and structures that have a standard plan approval from the department are as follows:

(1) Each cabana or ramada	$95.00
(2) Each private garage	95.00
(3) Each awning garage	30.00
(4) Each porch	30.00
(5) Each fence or windbreak over six feet in height	30.00

(m) Fees for facilities and installations on lots within mobilehome parks shall be as follows:

(1) For each lot	$5.75
(2) Electrical Permit Fees.	
Each park service	14.00
Each unit substation or secondary distribution transformer	10.50
Each alteration or replacement of a service or a transformer	10.50
Each lot service	7.00
Each alteration, repair, or replacement of a lot service equipment	7.00
Each street light including circuit conductors and control equipment	3.00
(3) Plumbing Permit Fees.	
Each park drain system	14.00
Each private sewage disposal system or park water treatment installation	14.00
Each lot drain inlet	7.00
Each alteration or repair of drainage or vent piping	7.00
Each park water system	7.00
Each water service outlet or outlets at the same location	4.25
Each fire hydrant or riser	4.25
Each individual lot water conditioning installation	4.25
Each alteration, repair or replacement of water fixtures or equipment	4.25
(4) Gas Piping Permit Fees.	
Each park gas piping system	7.00
Each installation of a liquefied petroleum or natural gas tank of 60 gallon capacity or more	7.00
Each lot gas outlet riser	4.25
Each alteration, repair, or replacement of gas distribution equipment	4.25
(5) Each installation of equipment regulated by this subchapter for which no other fee is listed	7.00

NOTE: Authority cited: Sections 18300(a), 18502.5, 18503, 18613(e) and 18613.4, Health and Safety Code. Reference: Sections 18503, 18613 and 18613.4, Health and Safety Code.

HISTORY

1. Renumbering and amendment of former section 1020 to section 1012, and renumbering and amendment of former section 1028 to section 1020 filed 8–22–85; effective upon filing pursuant to Government Code section 11346.2(d) (Register 85, No. 36).
2. Amendment of subsections (c) and (e)–(g) filed 11–29–88; operative 12–29–88 (Register 88, No. 52).
3. Amendment of section heading, text and NOTE filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
4. Amendment of section heading, text, and NOTE refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
5. Certificate of Compliance as to 1–18–95 order including amendment of subsections (c) and (g)(4) transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1022. Construction and Alteration Permit Fees.

(a) Any person submitting an application for a permit to construct shall pay the following fees as applicable. A permit issuance fee shall be paid for each permit issued. For the purpose of determining fees, the enforcement agency may establish the valuation for permanent buildings, miscellaneous structures, and mobile home accessory buildings and structures that do not have the department's standard plan approval.

(b) Plan checking fees shall be equal to one–half of the combined total of construction, mechanical, plumbing, and electrical permit fees, provided, however, the minimum fee shall be ten dollars ($10). Plan checking fees shall not be required for mobile home accessory buildings or structures for which a standard plan approval has been obtained from the department.

(c) When any person files applications simultaneously to construct two or more buildings, or two or more mobile home accessory buildings or structures which are identical, and are within the same mobile home park, only one plan check fee shall be required.

(d) Electrical, mechanical and plumbing permit fees for installations in mobile home accessory buildings or structures and miscellaneous structures shall not exceed those contained in this subchapter.

(e) When plans and specifications fail to comply with the requirements of this subchapter, the enforcement agency shall notify the applicant for the permit in what respects the plans do not comply. The applicant shall correct the plans and specifications and resubmit to the enforcement agency for each resubmission of plans subsequent to the initial plan check:

(1) Plan resubmission fee. Ten dollars ($10)

(2) Plan checking fee. Sixty dollars ($60) provided that such plan check is not in excess of one hour duration plus thirty dollars ($30) for each 30 minutes or fractional part thereof in excess of one hour.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18502, 18502.5, and 18503, Health and Safety Code.

HISTORY

1. Renumbering and amendment of former Section 1022 to Section 1014, and renumbering and amendment of former Section 1040 to Section 1022 filed 8–22–85; effective thirtieth day thereafter (Register 85, No. 36).
2. Amendment of subsection (e)(2) filed 11–29–88; operative 12–29–88 (Register 88, No. 52).

Business, Transportation and Housing Agency
Department of Housing and Community Development
Division of Codes and Standards

APPLICATION FOR STANDARD PLAN APPROVAL FOUNDATION SYSTEM OR ENGINEERED TIEDOWN SYSTEM

(SEE REVERSE SIDE FOR INSTRUCTIONS ON COMPLETING THIS FORM)

SECTION 1 - FOUNDATION SYSTEM/ENGINEERED TIEDOWN SYSTEM INFORMATION

Check appropriate box(es):

Standard Plan Approval (SPA) Requested:

☐ Foundation System ☐ Engineered Tiedown System

Service Requested: ☐ New Application ☐ Renewal ☐ Resubmission ☐ Revision ☐ Change Of Name/Ownership

Type of Unit: ☐ Manufactured Home ☐ Mobilehome ☐ Commercial Coach

Drawing Number: _____

Model Number: _____

Product Name: _____

Standard Plan Approval Number
(If previously issued by this Department)

DEPARTMENT USE ONLY

Collection No. _____
Date _____
_____
Application Fee $100 _____
Renewal Fee $50 _____
Resubmission Fee $10 _____
Revision Fee $10 _____
Change of Name/ Ownership $10 _____
Plan Approval Fee (First Hour) $60 _____
Other _____
_____
TOTAL _____

SECTION 2 - APPLICANT INFORMATION

Applicant Name _____ Telephone Number _____

Address _____

Architect/Engineer Name _____ Telephone Number _____

Address _____ License/Registration Number _____

SECTION 3 - APPLICANT CERTIFICATION

I hereby certify that the information I have provided is correct and that I will require that any manufacture and/or construction of this system to be in compliance with the approved plan and the provisions of Title 25, California Code of Regulations, Division I, Chapter 2. I understand that failure to comply with these terms of approval shall be cause for cancellation of the standard plan approval.

Executed on _____ *(Date)* At _____ *(City)* _____ *(State)*

Signature _____ Print Name _____

NOTE: Standard plan approval is valid only when the design is suitable for the locality. Two (2) copies of the approved plan shall be provided with each foundation system or engineered tiedown system sold, for the purpose of obtaining a permit to construct from the enforcement agency.

DEPARTMENT USE ONLY

Date Approved _____ Standard Plan Approval Number _____ Expiration Date _____

Approved By: _____

The Approved Plans Have Been: ☐ Returned to the Applicant ☐ Withheld pending payment of fees ☐ Other _____

Comments: _____

HCD 520FT Side 1 (3/95) Distribution: White - Department, Yellow - Applicant

(e) Plans submitted to the department shall be on sheets of paper of standard sizes, but no larger than 30 inches by 42 inches.

(1) Plans shall indicate every pertinent item necessary for the design and construction of the system such as details of connections, dimensions, footings, foundations, general notes and method of installation.

(2) A plan shall indicate only one type of foundation system or one type of engineered tiedown system.

(3) Each plan sheet shall provide a blank space not less than three inches by three inches for the department stamp of approval.

(4) When the design of the system requires engineering analysis of structural parts and methods of construction, such as required for an engineered tiedown system, the plans, specifications, and calculations shall be signed by an architect or engineer.

(5) Each plan shall be identified by a model number.

(f) If an application or plans are not complete or do not conform with these regulations, the applicant shall be notified in writing within ten working days of the date they are received by the department.

(g) The applicant shall resubmit a corrected application or plans within 90 days of such notice, or within 90 days of any subsequent notification relating to a resubmittal, along with the fees required by subsection (c).

(h) Should the applicant cancel the application for the standard plan approval prior to obtaining approval, all fees submitted will be retained by the department.

(i) A standard plan approval shall expire 24 months from the date of approval designated on the department's stamp of approval placed on the plans by the department's architect.

(j) A standard plan approval may be renewed on or before the expiration date by submission of an application together with three copies of the plan as required by subsections (a)(1) and (2) and a renewal fee of $50.

(1) Renewal of a plan approval is permitted only when the plan submitted for renewal of the standard plan approval is identical to the plan on file with the department.

(2) The plan submitted for renewal of a plan approval shall provide space for the department's stamp of approval.

(k) If an applicant proposes revisions of an approved plan, which do not change the structural system or method of construction of the system, prior to the expiration date of the standard plan approval, the applicant shall submit an application, three copies of the revised plan and specifications and two copies of the revised design calculations, as required by subsection (a) and a resubmission fee of $10, with the plan approval fee for the first hour, for each plan.

(*l*) When amendment of the department's regulations requires changes to an approved plan, the department shall notify the applicant of such changes, and shall allow the applicant 180 days from the date of such notification in which to submit a revised plan for approval.

(1) A revised plan submitted pursuant to this section shall be processed as provided by subsection (j) or subsection (k), depending upon whether the changes to the plan are substantive. A plan submitted after the period of time provided shall be processed as a new application with appropriate fees.

(2) A standard plan approval which expires prior to the time allowed for submission of revised plans may be renewed to the date established by subsection (*l*) upon submission of applications, plans, and a resubmission fee of $10 for each plan.

(m) Department Approval. Written approval shall be evidenced by the department's stamp of approval on the plans.

(n) Compliance. Standard plan approval for each foundation system or engineered tiedown system is contingent upon compliance with the requirements of this article. The department may conduct inspections to determine compliance with an approved plan. Violation of any of the provisions of this article or variations from an approved plan shall be cause for cancellation of the standard plan approval.

(o) Plan Reproduction. Reproductions of an approved plan for the purpose of obtaining a permit to construct a manufactured home, mobile home or commercial coach foundation system shall be clear and legible copies of the approved plan.

(p) Discontinuance. When the applicant who has obtained standard plan approval discontinues the business and has so notified the department, or the department makes such determination, the standard plan approval shall be cancelled.

(q) Change of Name of Ownership. The department shall be notified of any change in the name or ownership of the applicant or applicant's business. The department may grant a standard plan approval to the new owner, if the new owner provides a written certification that the foundation system or engineered tiedown system will be constructed in accordance with the existing standard plan approval and submits a completed form HCD 520FT (3/95), together with the ten dollar fee. A certification, application, and fee shall be submitted for each plan with a separate standard plan approval.

(r) Change of Address. In the event of a change in the address of the applicant, the department shall be notified in writing within ten days of such change. The notification shall be accompanied by a ten dollar change of address fee.

NOTE: Authority cited: Sections 18300, 18502, 18502.5, 18551 and 18613.4, Health and Safety Code. Reference: Sections 18502, 18502.5, 18551 and 18613.4, Health and Safety Code.

HISTORY

1. Renumbering and amendment of Section 1026 to Section 1018 filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).
2. Redesignation and amendment of former section 2860 Appendix C to section 1026 filed 5–12–95; operative 5–12–95 pursuant to Government Code section 11343.4(d) (Register 95, No. 19).

§ 1028. Permit for mobile home Installation.

NOTE: Authority cited: Section 18300 and 18502.5, Health and Safety Code. Reference: Sections 18502, 18502.5 and 18613, Health and Safety Code.

HISTORY

1. Amendment filed 3–2–81; effective thirtieth day thereafter (Register 81, No. 10).
2. Renumbering and amendment of Section 1028 to Section 1020 filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1030. Environmental Impact Report.

Wherever the department is the enforcement agency, an environmental impact report or negative declaration prepared by or under the supervision of the local planning agency shall be submitted with an application for a permit to construct a project.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18300.1, 18406 and 18501, Health and Safety Code.

§ 1032. Permit Applications—Park Approval.

(a) An application for a permit to construct shall be made on a form provided by the enforcement agency.

(b) Evidence of approval of the plans by the local planning commission, health and fire departments, and local department responsible for flood control and public works, and the serving utilities shall be submitted with the application for a permit to construct, enlarge, or alter a mobile home park.

(c) Park operator approval is required on all applications for permit to construct, reconstruct or alter the mobile home park electrical, fuel gas, plumbing, or fire protection equipment or installations.

(d) Park operator approval is required with all applications for a permit to install a mobile home, or to alter a mobile home located in a mobile home park if such alteration would affect the electrical, fuel gas or plumbing system of the mobile home park.

(e) Park operator approval is required on all applications for permits to construct, reconstruct, install or alter a mobile home accessory structure to be located or proposed to be located within a mobile home park.

(f) Appropriate fees shall be submitted with each application for a permit to construct.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18501, Health and Safety Code.

Applications need not be accompanied by plans and specifications where construction is to be completed in accordance with plans filed with the initial permit to construct, and the approved plans are made available to the enforcement agency during the construction.

(c) Fees paid for a permit to construct shall be forfeited to the enforcement agency if the applicant does not start construction within six months of the date of issuance of the permit or upon expiration of the permit where work has commenced.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18509, Health and Safety Code.

§ 1040. Construction and Alteration Permit Fees.

NOTE: Authority cited: Sections 18300 and 18502.5, Health and Safety Code. Reference: Sections 18502.5 and 18503, Health and Safety Code.

HISTORY

1. Amendment filed 3–2–81; effective thirtieth day thereafter (Register 81, No. 10).
2. Renumbering and amendment of Section 1040 to Section 1022 filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1042. Building and Mobile Home Accessory Buildings and Structure Permit Fees.

NOTE: Authority cited: Sections 18300 and 18502.5, Health and Safety Code. Reference: Sections 18502.5, 18503 and 18552, Health and Safety Code.

HISTORY

1. Amendment filed 3–2–81; effective thirtieth day thereafter (Register 81, No. 10).
2. Renumbering and amendment of Section 1042 to Section 1024 filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1044. Construction.

(a) All construction shall be in accordance with approved plans and specifications and shall not be changed, modified or altered without approval of the enforcement agency.

(b) The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this subchapter. No permit presuming to give authority to violate or cancel the provisions of this subchapter, or these regulations shall be valid, except insofar as the work or use which it authorizes is lawful.

(c) The issuance of a permit based upon plans and specifications shall not prevent the enforcement agency from thereafter requiring the correction of errors in said plans and specifications, nor shall the issuance of such a permit preclude the enforcement agency's power to prevent occupancy of a building, or mobile home accessory structure, when it is found to be in violation of this subchapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18501, 18552, 18610, 18620, 18630, 18670 and 18690, Health and Safety Code.

§ 1046. Stop Order.

Whenever any construction work is in violation of the provisions of this subchapter, the enforcement agency may order the work stopped by written notice served on any person engaged in the doing or causing such work to be done, and any such person shall immediately stop such work until authorized by the enforcement agency to proceed with the work.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18404 and 18500, Health and Safety Code.

§ 1048. Inspection.

The person to whom a construction permit is issued shall request inspection of all underground installations prior to covering, and of a building, mobile home building or accessory structure, or a miscellaneous structure at the following stages of construction when applicable:

(a) Form inspection, when trenching is completed and forms erected for the foundation, including all plumbing, mechanical, and electrical installations which may be concealed beneath the foundation or slab.

(b) Frame inspection, when all structural framing is completed, including all electrical, mechanical, and plumbing installations which are to be enclosed in the walls.

(c) Lath and/or wallboard inspection, when all lathing and/or wallboard interior and exterior is completed, but before any plaster is applied or before wallboard joints and fasteners are taped and finished.

(d) Final inspection, when the building or structure is completed.

(e) Final inspection,when an accessory structure is completed.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, 18620, 18630, 18670 and 18690, Health and Safety Code.

§ 1050. Construction Permit Penalty.

Any person commencing construction without a valid permit shall discontinue such construction until a permit to construct is obtained and shall pay double the fees prescribed for plan checking and permits to construct.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18504, Health and Safety Code.

§ 1052. Swimming Pools.

All public swimming pools constructed within a mobile home park shall comply with the requirements of the California Administrative Code, Part I, Chapter 5, Subchapter 1, Group 6, Title 17.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18610, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1054. Excavation and Grading.

The provisions of this section relating to excavation, grading, and earth work construction, including fills, embankments are applicable to the construction of all new mobile home parks and additions or alterations to existing mobile home parks. For purposes of administrative procedures, plan checking, permit fees, and general regulations, the requirements contained in Appendix Chapter 70 of the 1985 Edition of the Uniform Building Code, commencing with Section 7003, are adopted and are hereby incorporated by reference.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18610, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).
2. Amendment filed 5–26–87; operative 6–25–87 (Register 87, No. 23).

Article 2. Mobile Home Park General Requirements

§ 1100. Application and Scope.

The provisions of this article shall apply to the construction and occupancy of mobile home lots within mobile home parks in all parts of the state.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610 and 18612, Health and Safety Code.

HISTORY

1. Repealer and new section filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1102. Application and Scope.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18300, 18550, 18552, 18554, 18605, 18610, 18613, 18630, 18640, 18670 and 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1104. Mobile Home Lot Identification.

(a) All mobile home lots shall be numbered or designated by street number or other approved means and the lot lines defined. The lot designation shall be in a conspicuous location facing the roadway, or on the front side of the mobile home nearest the roadway.

§ 1140. Distribution System.

(a) The mobile home park electrical wiring system shall be designed to supply adequate electrical energy to all mobile home lots and all other connected loads, as determined by this Article.

(b) Electrical energy supplied to a mobile home lot shall be nominal 115/230 volts, single phase.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1142. Design Requirements.

(a) Services, transformers, and feeders of mobile home park electrical wiring system shall be sized according to Table 1142–2 which takes into consideration the temperature and elevation of the locality in which the mobile home park is to be constructed, and shall provide not less than the minimum required capacity based on the number of mobile home sites supplied. The column headings set forth in Table 1142–2 are described by Map 1142–3.

(b) Maps 1142–3 and 1142–4 shall apply except where local enforcement agencies have defined greater or lesser requirements for design requirements based upon temperature reporting station data. Such data shall be approved by the department prior to application by a local enforcement agency.

TABLE 1142-2

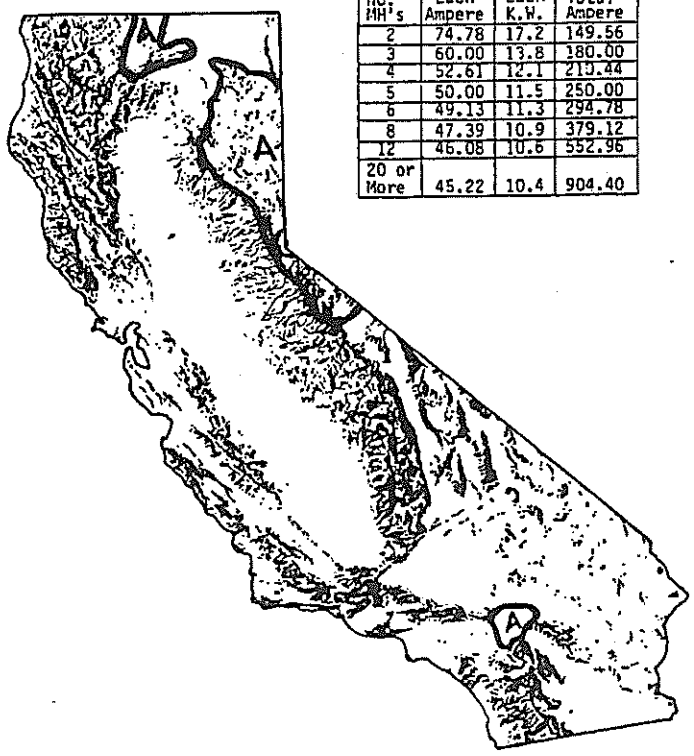
No. MH's	A Each Ampere	A Each K.W.	A Total Ampere	B Each Ampere	B Each K.W.	B Total Ampere	C Each Ampere	C Each K.W.	C Total Ampere	D Each Ampere	D Each K.W.	D Total Ampere
2	38.26	8.8	76.52	47.83	11.0	95.66	57.83	13.3	115.66	69.39	15.96	138.78
3	30.87	7.1	92.61	41.30	9.5	123.90	50.00	11.5	150.00	60.00	13.80	180.00
4	26.96	6.2	107.44	32.60	7.5	130.40	40.43	9.3	161.72	48.51	11.16	194.04
5	22.60	5.2	113.00	29.57	6.8	147.85	38.26	8.8	191.30	45.91	10.56	229.55
6–7	21.74	5.0	130.44	28.26	6.5	169.56	37.39	8.6	224.34	44.86	10.32	269.16
8–11	19.57	4.5	156.56	27.83	6.4	222.64	36.52	8.4	292.16	43.82	10.08	350.86
12–9	18.70	4.3	224.43	26.52	6.1	318.24	35.22	8.1	422.64	42.26	9.72	507.12
20 or more	17.39	4.0	347.80	26.09	6.0	521.80	34.34	7.9	686.80	41.20	9.48	824.00

(1) Mobile home lot feeders and lot service equipment within mobile home parks as set forth in Columns A and B of Table 1142–2 shall be rated at not less than 100 amperes.

MAP 1142–3

Table 1142-4

No. MH's	Each Ampere	Each K.W.	Total Ampere
2	74.78	17.2	149.56
3	60.00	13.8	180.00
4	52.61	12.1	210.44
5	50.00	11.5	250.00
6	49.13	11.3	294.78
8	47.39	10.9	379.12
12	46.08	10.6	552.96
20 or More	45.22	10.4	904.40



MAP 1142–4 (Electric Heating)

(2) mobile home lot feeders and lot service equipment within mobile home parks as set forth in Column C of Table 1142–2 shall be rated at not less than 150 amperes.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1160. Secondary Systems—Other Than Mobile Home Lot Service Equipment.

The neutral conductor of all secondary systems supplying equipment other than mobile home lot service equipment shall be grounded as required by the 1978 edition of the National Electrical Code, Sections 250–23(a), 250–24(a), or Section 250–26.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1162. Grounding Connections.

System grounding conductors and equipment grounding conductors shall be connected as required by the National Electrical Code, 1978 edition, Section 250–23(a) or Section 250–26. The connection of a grounding conductor to a grounding electrode shall be accessible.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1164. Mobile Home Feeder Assembly.

The neutral conductor and the equipment grounding conductor of the feeder assembly supplying mobile home service equipment shall be connected to the grounding electrode at each mobile home lot service enclosure.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1166. Grounding Conductors.

Only copper grounding conductors shall be used to connect electrical systems to a grounding electrode. Grounding conductors shall be installed within cabinet enclosures, raceways or cable armor. Grounding conductors shall not be run exposed.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1170. Protection of Outdoor Equipment.

(a) All switches, circuit breakers, receptacles, lighting fixtures, control equipment and metering devices located in wet places or outside of a building shall be rain–tight type equipment.

(b) Meter sockets without meters installed shall be blanked off with an approved blanking plate before the service is energized.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1172. High–Voltage Conductors.

Conductors installed in systems operated at more than 600 volts shall comply with the applicable standards of the Insulated Power Cable Engineers Association or the National Electrical Manufacturers Association for the voltage and conditions under which they are installed.

A grounded neutral conductor may be a bare conductor when properly isolated from phase conductors. A bare neutral conductor, or a bare concentric stranded conductor of a cable used as a grounded neutral conductor shall be of copper when installed underground. Such systems shall be solidly grounded.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1176. Aluminum Conductors.

(a) Connections of aluminum conductors shall be made only inside boxes or equipment enclosures which are designed and installed to prevent the entry or accumulation of moisture within the enclosure.

(b) Only aluminum–bodied connectors which are listed for use with aluminum conductors shall be used to connect aluminum conductors and for bi–metallic connections. If more than one conductor is connected to a connector the connector shall be provided with a terminal fitting for each conductor.

(c) Prior to inserting an aluminum conductor into the connector, the conductor from which the insulation has been removed shall be wire–brushed and sealed with an approved oxide–inhibiting joint compound.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1180. Mobile Home Lot Service Equipment.

(a) Equipment installed to supply electrical energy to a mobile home shall be rated at not less than 100 amperes and shall be listed and labeled "Service Equipment," "Suitable for Use as Service Equipment" or "Suitable for Use as Service Equipment for mobile homes." When installed in locations where the demand for a single lot exceeds 100 amperes, the mobile home lot service equipment shall be capable of supplying the required demand. mobile home lot service equipment shall be capable of supplying not less than the required demand to a mobile home by the installation of a circuit breaker or fused disconnecting switch for connecting mobile home feeder assembly by a permanent wiring method. The rating of the overcurrent protection in the mobile home lot service equipment shall not exceed the rating of the feeder assembly connected by a permanent wiring method. mobile home lot service equipment may contain any or all of the approved receptacles conforming with Section 1186.

(b) mobile home lot service equipment may also contain means for supplying mobile home accessory buildings or structures or other electrical equipment located outside the mobile home provided the mobile home lot service equipment is designed and listed for such application.

(c) Only one power supply connection shall be made to a mobile home.

(d) mobile home lot service equipment may also contain additional receptacles for supplying portable electrical equipment, provided that such receptacles are listed grounding type receptacles. All 115–volt, single–phase, 15– and 20–ampere receptacle outlets in mobile home lot service equipment shall have ground–fault circuit protection for personnel. The requirement for ground–fault circuit protection shall not apply to equipment or installations constructed, installed, or approved for construction or installation prior to September 1, 1975, but shall apply to such equipment and installations approved for construction or installation on or after September 1, 1975.

(e) When an electrical meter is installed as an integral component of the mobile home lot service equipment, it shall be of a class or rating that will accurately measure all loads up to the rated ampacity of the mobile home lot service equipment.

(f) When a permit to construct mobile home lot service equipment which includes a meter is issued, the enforcement agency shall notify the County Sealer of Weights and Measures.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550 and 18670, Health and Safety Code.

§ 1182. Installation of Mobile Home Lot Service Equipment.

(a) Approved mobile home lot service equipment supplied by underground feeders may be of the self–supporting type and shall be stabilized by concrete not less than three and one–half inches thick and surrounding the equipment base by not less than six inches.

(b) Approved mobile home lot service equipment supplied by underground feeders requiring installation on a mounting post shall be securely fastened to a 4 x 4 redwood or pressure treated post or equivalent. The post shall be installed not less than two feet in the earth and stabilized by a concrete pad. The concrete pad shall be not less than three and one–half inches thick, surrounding the postbase by not less than six inches. The equipment shall be placed with not less than 12 inches clearance from the stabilizing concrete pad.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

§ 1184. Lot Location.

Equipment to supply electrical power to a mobile home shall be located on the rear half of the lot within four feet of the mobile home or proposed location of the mobile home.

NOTE: Authority cited: Sections 18300 and 18670, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

(b) All such pipe shall be either new, or shall previously have been used for no other purpose than conveying gas; it shall be in good condition and free from internal obstructions. Burred ends shall be reamed to the full bore of the pipe.

(c) All fittings used in connection with the above piping shall be of malleable iron, yellow brass (containing not more than seventy–five (75) percent copper) or approved plastic fittings.

(d) All valves and appurtenances used in connection with the fuel gas piping shall be of a type designed and approved for use with fuel gas.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

§ 1216. Installation.

(a) All gas piping installed below ground shall have a minimum earth cover of 18 inches and installed with at least 12 inches of clearance from any other underground utility system.

(b) Gas piping shall not be installed underground beneath buildings or that portion of the mobile home lot reserved for the location of mobile homes or mobile home accessory buildings unless installed in a gas tight conduit.

(c) The conduit shall be pipe approved for installation underground beneath buildings and not less than schedule 40 pipe. The interior diameter of the conduit shall be not less than one–half inch larger than the outside diameter of the gas piping.

(d) The conduit shall extend to a point not less than 12 inches beyond any area where it is required to be installed, or the outside wall of a building, and the outer ends shall not be sealed. Where one end of the conduit terminates within a building, it shall be readily accessible and the space between the conduit and the gas piping shall be sealed to prevent leakage of gas into the building.

(e) A carport roof may extend over an individual mobile home lot gas piping lateral and outlet riser, provided the completed installation complies with all other requirements of this subchapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

§ 1218. Gas System Shutoff Valve.

A readily accessible and identified shutoff valve controlling the flow of gas to the entire gas piping system shall be installed at the point of connection to the service piping or supply connection of a liquefied petroleum gas tank.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

§ 1220. Mobile Home Lot Gas Shutoff Valve.

(a) Each mobile home lot shall have an approved gas shutoff valve installed upstream of the mobile home lot gas outlet.

(b) The valve shall be located on the mobile home lot gas outlet at a height of not less than six inches above grade.

(c) The valve shall not be located under any mobile home.

(d) Whenever the mobile home lot gas outlet is not in use, the outlet shall be closed with an approved cap or plug to prevent accidental discharge of gas.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

§ 1222. Mobile Home Lot Gas Outlet.

(a) Each mobile home lot piped for gas shall be provided with an individual lot gas outlet at the mobile home lot.

(b) The mobile home lot gas outlet shall terminate within four feet outside the rear half of the mobile home with respect to the location, or proposed location of the mobile home on the lot.

NOTE: Authority cited: Sections 18300 and 18690, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

HISTORY

1. Amendment of subsection (b) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1224. Mobile Home Gas Connector.

(a) Each mobile home shall be connected to the mobile home lot outlet by a listed mobile home flexible gas connector not more than six feet in length and of adequate size to supply the mobile home demand. Approved pipe and fittings may be used to connect the mobile home gas piping where the distance between the mobile home lot gas outlet and the mobile home gas supply connection exceeds that required to make a safe installation with only one flexible gas connector.

(b) The mobile home gas piping may be extended beneath the mobile home when supported by metal hangers spaced not to exceed four–foot intervals. The flexible gas connector shall be installed between this piping and the mobile home lot gas outlet.

(c) A mobile home lot outlet extension may be located beneath the mobile home when supported at least six inches above grade on piers at its termination and at six–foot intervals. Piers used to support a mobile home lot gas outlet extension shall not be used to support any other loads. The flexible gas connector shall be installed between the lot outlet extension and the mobile home gas piping.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18690, Health and Safety Code.

§ 1226. Gas Meters.

(a) When gas meters are installed, they shall not depend on the gas outlet riser for support, but shall be adequately supported by a post and bracket or by other approved means providing equivalent support.

(b) Meters shall not be installed beneath mobile homes, in unventilated or inaccessible locations, or closer than three feet from sources of ignition. The mobile home electrical service equipment shall not be considered a source of ignition, when not enclosed in the same compartment with a gas meter.

(c) All gas meter installations shall be provided with a shut–off valve or cock located adjacent to and on the inlet side of the meter. In the case of a single meter installation utilizing a liquefied petroleum gas tank, the tank service valve may be used in lieu of the shut–off valve or cock.

(d) Each meter installed shall be in an accessible location and shall be provided with unions or other fittings so as to be easily removed and replaced in an upright position.

(e) When a permit to install mobile home lot gas equipment includes a gas meter, the enforcement agency shall notify the County Sealer of Weights and Measures.

NOTE: Authority cited: Sections 18300 and 18690, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

HISTORY

1. Amendment of subsection (c) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1228. Mechanical Protection.

(a) Where subject to physical damage from vehicular traffic or other causes, all gas outlet risers, regulators, meters, valves or other exposed equipment shall be protected by posts, fencing, or other permanent barriers approved by the enforcement agency.

(b) Atmospherically controlled regulators shall be installed in such a manner that moisture cannot enter the regulator vent and accumulate above the diaphram. Where the regulator vent may be obstructed because of snow or icing conditions, a shield, hood, or other approved device shall be provided to guard against closing the vent opening.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

NOTE: Authority cited: Sections 18300 and 18630, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

HISTORY

1. Amendments filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1258. Trap.

A mobile home lot drain inlet need not be provided with a trap except where a mobile home not bearing insignia of approval is installed, or proposed to be installed, on a mobile home lot, and the enforcement agency determines that the mobile home plumbing fixtures are not protected by approved traps and vents. The park operator shall obtain the necessary permits from the enforcement agency and shall install the required trap and vent on the lot drain inlet.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 1260. Venting.

Where provided, each drain inlet trap shall be individually vented with a vent pipe of not less than two inches interior diameter unless the system is a wet vented system as provided in this article.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 1262. Location and Support.

All vent pipes in outdoor locations shall be located at least ten feet from an adjoining property line and shall extend at least ten feet above ground level. All vent pipes shall be supported by at least the equivalent of a four inch by four inch redwood post securely anchored in the ground. One–piece galvanized iron vents may be self–supporting if securely anchored at their base in concrete at least 12 inches in depth. Any portion of a galvanized vent and extending below grade shall be protected by asphalt or equivalent protective material and shall be completely encased in concrete.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 1264. Wet Vented Systems.

In lieu of the individual vents the park drainage system may be wet vented by means of a combination drain and vent system. Wet vented systems in which the trap for one or more lots is not individually vented shall be of sufficient size and provided with an adequate vent or vents to assure free circulation of air. Wet vented drainage systems may be permitted only when each such system conforms to Table 1292–1 and Table 1292–2 and all of the following requirements for such systems.

(a) A wet vented drainage system shall have a terminal vent installed not more than 15 feet downstream from the uppermost trap on any branch line and shall be relief vented at intervals of not more than 100 feet or portion thereof.

(b) Wet vented drainage laterals shall be not more than six feet in length for three–inch diameter pipe and not more than 15 feet in length for four–inch diameter pipe.

(c) No vertical drain pipe shall be permitted in any wet vented drainage system, except the tail pipe of the trap or riser of the drain inlet. Tail pipes shall be as short as possible, and in no case shall exceed two feet in length.

NOTE: Authority cited: Sections 18300 and 18630, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

HISTORY

1. Repealer of subsections (d) and (e) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1266. Systems Without Traps.

Drainage systems without traps need not be provided with terminal or relief vents.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 1268. Pipe Size.

(a) Each mobile home lot drain inlet shall be assigned a waste loading value of six fixture units and each park drainage system shall be sized according to Table 1292–1 or as provided herein. Drainage laterals shall be not less than three inches in diameter.

TABLE 1292–1

Drainage Pipe Diameter and Number of Fixture Units on Drainage System

Size of Drainage Pipe (Inches)	*Maximum No. of Fixture Units Individually Vented System*	*Maximum No. of Fixture Units Wet Vented System*	*Terminal & Relief Vent Wet Vented System (Inches)*
3	35	14	2
4	180	35	3
5	356	180	4
6	600	356	4

TABLE 1292–2

Minimum Grade and Slope of Drainage Pipe

Pipe Size (inches)	*Slope per 100 ft. (inches)*	*Pipe Size (inches)*	*Slope per 100 ft. (inches)*
2	25	6	8
3	20	8	4
4	15	10	3 1/2
5	11	12	3

(b) A park drainage system in which the grade and slope of drainage pipe does not meet the minimum specified in Table 1292–2 shall be designed for a minimum velocity flow of two feet per second by a registered engineer.

(c) Park drainage systems installed without P–traps or vents may be sized in accordance with Table 1292–1 for individually vented systems.

(d) A park drainage system which exceeds the fixture unit loading of Table 1292–1 shall be designed by a registered engineer.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 1270. Lot Water Service Outlet.

Each mobile home lot shall be provided with a water service outlet delivering safe, pure, and potable water. The water service outlet riser shall be not less than three–fourths inch nominal pipe size. Each water service outlet shall be provided with an accessible water outlet designed for connecting a 3/4–inch female swivel hose connection, in addition to the water connection for the mobile home, for fire suppression use.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18630, 18691, Health and Safety Code.

§ 1272. Shutoff Valve.

A separate water service shutoff valve shall be installed in each water service outlet at a mobile home lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 1274. Location of Lot Water Service.

The mobile home lot water service outlet shall be located:

(a) Within four feet outside the rear half of the mobile home.

(b) Under the rear half of the mobile home within 18″ of the outside wall of the mobile home with respect to the location, or proposed location, of the mobile home on the lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1276. Pressure.

Each mobile home park water distribution system shall be designed and maintained as to provide a pressure not less than 15 pounds per square inch at each mobile home lot at maximum operating conditions.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 1278. Water Pipe Size.

(a) The quantity of water required to be supplied to each mobile home lot shall be as required for six fixture units.

(2) which is the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18300 and 18691, Health and Safety Code.

HISTORY

1. Amendment of section and NOTE filed 1–3–2002; operative 1–3–2002 pursuant to Government Code section 11343.4 (Register 2002, No. 1).

§ 1306. Permits Required.

No person shall construct, reconstruct, or alter any installations relating to fire protection equipment within a park unless a written permit has been obtained from the enforcement agency with written evidence of approval from the fire agency responsible for fire suppression in the park.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18500, Health and Safety Code.

HISTORY

1. Amendment filed 1–3–2002; operative 1–3–2002 pursuant to Government Code section 11343.4 (Register 2002, No. 1).

§ 1308. Lot Installations.

Each lot constructed shall have installed a 3/4–inch valved water outlet designed for connecting a 3/4–inch female swivel hose connection for fire suppression use in addition to the water connection to the mobile home.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

§ 1310. Hydrants.

Where the required water supply is inadequate to comply with N.F.P.A. Standard No. 24, 1977, and either outside protection, or local conditions justify reducing this requirement, other hydrant systems may be installed provided the alternate system is approved by the fire agency responsible for fire suppression in the park and by the enforcement agency.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).
2. Repealer and new section filed 1–3–2002; operative 1–3–2002 pursuant to Government Code section 11343.4 (Register 2002, No. 1).

§ 1312. Private Systems.

In areas where fire department services are not available, as determined by the enforcement agency, a private fire protection system shall be installed and maintained consisting of hydrant risers connected to the park water main or a separate system capable of delivering 75 gpm at 30 psi with at least two lines open, in addition to the normal requirements of the park, and with the hydrants located within 75 feet of each lot. Each hydrant shall be provided with an approved 1 1/2" hose valve and connection with one 1 1/2" national standard male outlet and shall have connected thereto a minimum of 75 feet of 1 1/2" cotton or dacron jacketed rubber lined fire hose with an approved cone type nozzle with a minimum 1/2" orifice. Fire hose shall be mounted on an approved hose rack or reel enclosed in a wooden or metal cabinet which shall be painted red and marked "FIRE HOSE" in four–inch letters of contrasting color.

NOTE: Authority cited: Sections 18300, 18610 and 18691, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1314. Hose Couplings.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1316. Private Fire Hydrant Operation and Water Flow Requirements.

(a) Private fire hydrants, as defined in this Article, shall be operational as prescribed in subsection (b) of this Section, and meet the water flow standards prescribed by subsection (c) of this Section.

(b) Operation. Private fire hydrants shall have at least the following characteristics in order to be considered operational for the purposes of this Article:

(1) valves that operate freely and are properly lubricated,

(2) threads and caps that are undamaged,

(3) reasonable protection from vehicular damage,

(4) accessibility with outlets 14 inches to 24 inches above grade,

(5) 36 inches of unobstructed access around the hydrants, and

(6) locators or markings to clearly identify their location.

(c) Water Flow. Private fire hydrants, as defined in this Article, shall have water flow not less than any one of the following:

(1) 500 gallons per minute with a minimum residual pressure of 20 pounds per square inch for a fire hydrant with a four–inch or larger barrel or riser, or

(2) 250 gallons per minute with a minimum residual pressure of 20 pounds per square inch for a fire hydrant with a two–and–one–half (2–1/2) inch barrel or riser, or

(3) 75 gallons per minute with a minimum residual pressure of 30 pounds per square inch for a fire hydrant with a one–and–one–half (1–1/2) inch outlet with an approved one–and–one half–inch hose as required in Section 1312.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

HISTORY

1. New section filed 1–3–2002; operative 1–3–2002 pursuant to Government Code section 11343.4 (Register 2002, No. 1).

§ 1317. Private Fire Hydrant Test and Certification.

(a) Verification of Private Fire Hydrant Test and Certification. The Private Fire Hydrant Test and Certification Report, (form HCD MP 532) dated 10/01 (form), shall be used to verify that private fire hydrants have been tested and certified for operation and water flow.

(b)(1) The test results on the form, shall be certified by one of the following:

(A) the fire agency responsible for fire suppression in the park,

(B) a local water supplier,

(C) a licensed C–16 fire protection contractor, or

(D) a licensed Fire Protection Engineer.

(2) In order to certify the test results on the form, the fire agency responsible for fire suppression in the park, local water supplier, licensed C–16 fire protection contractor, or licensed Fire Protection Engineer shall witness the test. The fire agency responsible for fire suppression in the park, local water suppler, licensed C–16 fire protection contractor, or licensed Fire Protection Engineer, may also perform the test.

(c) Initial Test and Certification. No later than December 31, 2002, an initial test and certification of the operation and water flow of private fire hydrants shall be completed. The park operator shall submit completed copies of the form to the enforcement agency, as defined in this Article, and to the fire agency responsible for fire suppression in the park.

(d) Annual Test and Certification of Operation. Beginning with the renewal of the park permit to operate for the year 2003, private fire hydrants shall be tested and certified annually in order to determine that they are operational as specified in subsection 1316(b) of this Article. Verification shall be submitted to the enforcement agency as required in Section 1319 of this Article. A park, when applying for renewal of its 2003 permit to operate, and which existed prior to December 31, 2002, may use the form with a 2002 test date, provided that the 2002 test date occurred within the 12 months preceding the date of its 2003 renewal application. The original copy of the 2002 form must be submitted with the 2003 application for renewal of the permit to operate.

(e) Five–Year Test and Certification of Water Flow.

STATE OF CALIFORNIA,
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

PRIVATE FIRE HYDRANT TEST AND CERTIFICATION REPORT

(SEE THE REVERSE SIDE FOR INSTRUCTIONS ON COMPLETING THIS FORM)

Part I - IDENTIFICATION

Park ID# _____

Park Name: _____

Park Address: _____

City: _____ CA ZIP: _____

Total Number of Hydrants in the Park: _____

Park Operator Name _____ Phone Number _____

Park Operator Address and City _____

Part II - ANNUAL FIRE HYDRANT OPERATION TEST

	YES	NO
1. All hydrant stems, threads and caps were inspected for damage and lubrication.	_____	_____
2. All hydrant outlets were fully opened and closed to ensure smooth operation.	_____	_____
3. All hydrant shut-off valves were closed and fully reopened to ensure adequate water flow.	_____	_____
4. All hydrants are accessible with outlets 14 inches to 24 inches above grade.	_____	_____
5. All crash posts are in place to prevent vehicular damage.	_____	_____
6. All hydrants have 36 inches of unobstructed access around all hydrants.	_____	_____
7. Each hydrant is clearly identified or marked.	_____	_____

Please explain all "No" answers on an additional sheet.

Part III – FIVE-YEAR FIRE HYDRANT WATER FLOW TEST

(ATTACH PARK PLOT PLAN SHOWING HYDRANT LOCATION NUMBERS)

Hydrant Number	Barrel Size (inches)	Flow (GPM)	Pressure (PSI)
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____
4	_____	_____	_____
5	_____	_____	_____

FOR MORE THAN 5 HYDRANTS IN THE PARK ATTACH ADDITIONAL LIST USING FORMAT ABOVE.

(PSI)- RESIDUAL PRESSURE MEASURED IN POUNDS PER SQUARE INCH.
(GPM)-GALLONS PER MINUTE

DATE FLOW TEST PERFORMED _____

Part IV – CERTIFICATION OF TEST RESULTS

Certifier Name _____

Address _____

Contractor' s Classification and License Number _____

Telephone Number _____ E-Mail Address _____

Printed Name _____ Title _____

Signature _____ Date _____

Part V - WAIVER FOR PRIVATE FIRE HYDRANT

Agent Name _____ Title _____

Badge Number _____ Signature _____

HCD MP 532 (New 10/01) Side 1

Article 7. Home Installations and Facilities

§ 1320. Application and Scope.

(a) The requirements of this article shall apply to the installation of homes and apply to all parts of the state for homes installed within and outside of mobile home parks.

(b) These installation requirements do not apply to recreational vehicles or commercial coaches, or to homes set up for display on dealer

[The next page is 41.]

sales lots. Homes displayed as sales models in mobile home parks shall not be connected to the park utility systems unless the installation of such homes complies with these regulations.

(c) Except as provided in subsection (d), an installation or reinstallation on a different lot pursuant to Health and Safety Code section 18613, for which a permit was issued on or after September 19, 1994, shall include the following:

(1)(A) A tiedown system, that consists of listed tiedown assemblies installed as required by section 1336.2, or

(B) An engineered tiedown system that was designed by an engineer or architect in compliance with section 1336.3 and installed according to the engineered plans and specifications; and

(2) If concrete piers or steel piers are used in the support system for the home, mechanical connection of the piers to the home and of the piers to their footing in compliance with the requirements of section 1336.4.

(d) The requirements of subsection (c) shall not apply to a home for which escrow was opened in accordance with Health and Safety Code section 18035 prior to September 19, 1994.

(e) The requirements of subsection (c) shall apply to the installation on a different lot of a home, when the installation on a different lot does not occur directly as a result of an escrow opened in accordance with Health and Safety Code section 18035 prior to September 19, 1994.

NOTE: Authority cited: Sections 18300(a), 18551, 18613(e) and 18613.4, Health and Safety Code. Reference: Sections 18551, 18613 and 18613.4, Health and Safety Code.

HISTORY

1. Amendment filed 12–21–79 as an emergency; designated effective 1–1–80. Certificate of Compliance included (Register 79, No. 51).
2. Repealer and new section filed 8–22–85; effective upon filing pursuant to Government Code section 11346.2(d) (Register 85, No. 36).
3. Amendment of article heading, designation and amendment of subsections (a)–(b), new subsections (c)–(e) and amendment of NOTE filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
4. Amendment of article heading, designation and amendment of subsections (a)–(b), new subsections (c)–(e) and amendment of NOTE refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
5. Certificate of Compliance as to 1–18–95 order including amendment of subsections (c)(1)–(c)(1)(B) transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1322. Application and Scope.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18300 and 18613, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1324. Permit Required.

(a) A permit shall be obtained from the enforcement agency each time a mobile home which is in excess of 8 feet in width or in excess of 40 feet in length when in transit, is to be located or installed on any site for the purpose of human habitation or occupancy as a dwelling.

(b) Requirements for applications and mobile home installation permits are contained in Article 1.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500 and 18613, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1326. Inspection.

(a) A person obtaining a permit to install a home shall notify the enforcement agency and request inspection at least 24 hours in advance of the time the installation is expected to be completed.

(b) The person to whom the permit to install was issued, or his or her representative,

(1) shall be on site and available to the representative of the enforcement agency at the time of the inspection of the installation;

(2) shall have available to the representative at the installation site a complete set of plans and specifications regarding the installation; and

(3) shall provide the enforcement official with a written certification stating that the tiedown system was not modified prior to being installed and was installed in accordance with the tiedown manufacturer's installation instructions or in accordance with the plans and specifications of an engineered tiedown system.

(c) When the home installation fails to comply with the requirements of Section 18613 of the Health and Safety Code or these regulations, the enforcement agency shall notify the installer in what respects the installation does not comply. The installer shall perform the necessary corrective work and request reinspection within ten days. The fee for reinspection shall be paid when reinspection is requested.

(d) Upon completion of the home's installation, the home manufacturer's installation instructions, a copy of the approved plot plan, a copy of the plans and specifications for any engineered tiedown system installed, and a copy of any maintenance requirements for a tiedown system or engineered tiedown system shall be placed within the home for retention by the homeowner.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18613 and 18613.4, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code section 11346.2(d) (Register 85, No. 36).
2. Amendment of subsection (a), new subsections (b)–(b)(3), redesignation and amendment of subsection (c), new subsection (d) and amendment of NOTE filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
3. Amendment of subsection (a), new subsections (b)–(b)(3), redesignation and amendment of subsection (c), new subsection (d) and amendment of NOTE refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
4. Certificate of Compliance as to 1–18–95 order including repealer and new subsection (b)(3) and amendment of subsection (d) transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1328. Utility Facilities.

Prior to installation of a mobile home for human habitation or occupancy, utility facilities for the mobile home shall be provided on the lot or site. A sewer drain inlet connected to an approved sewage disposal system, and when provided installations and equipment for supplying water, electricity, and fuel for heating purposes shall be completed and ready for connecting the mobile home. All such connections shall comply with the requirements of this subchapter.

EXCEPTION: Installations by public utilities are exempt from this requirement pursuant to Health and Safety Code Section 18304(b).

NOTE: Authority cited: Sections 18300, 18610, 18613, 18630, 18670 and 18690, Health and Safety Code. Reference: Sections 18550, 18610, 18613, 18630, 18670 and 18690, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1330. Location.

A mobile home shall comply to the following requirements for setbacks and separations.

(a) Within mobile home parks.

(1) The minimum distance required for the separation of a mobile home from a permanent building shall be 10 feet. The minimum distance required for the separation of a mobile home from any other mobile home shall be 10 feet from side to side, eight feet from side to front or rear, and six feet from rear to rear, or front to front, or front to rear. A mobile home shall be located a minimum of three feet from all lot lines.

EXCEPTION: A three foot setback is not required from a lot line bordering a roadway.

(2) In mobile home parks, or portions, thereof, constructed prior to September 15, 1961, no mobile home shall be located closer than six feet from any permanent building or another mobile home.

(3) mobile home projections, including eave overhangs, may intrude into the required setback area to within three feet from adjacent lot lines

(A) Not less than two inch nominal thickness with a minimum of 25% of the individual footings identified by an approved listing agency, as being pressure treated for ground contact.

(B) Knots. Well spaced knots of any quality are permitted in sizes not to exceed the following or equivalent displacement:

Nom. Width	Any Location	Holes (Any Cause)	
6"	2 3/8"	1 1/2"	
8"	3"	2"	One Hole or
10"	3 3/4"	2 1/2"	Equivalent
12"	4 1/4"	3"	Per Piece
14"	4 5/8"	3 1/2"	

(C) Splits. In no case exceed 1/6 the length of the piece.

(D) Honeycomb or Peck. Limited to small spots or streaks of firm honeycomb or peck equivalent in size to holes listed in (B) above.

(2) Precast or poured in place concrete footings not less than three and one–half inches in thickness. The concrete shall have a minimum 28 day compressive strength of not less than 200 pounds per square inch.

(3) Other approved material providing equivalent load bearing capacity and resistance to decay.

(c) Individual load bearing supports or devices shall be designed and constructed with sufficient rigidity and bearing area to evenly distribute the loads carried to the footings and the footings shall be constructed of sufficient rigidity to evenly distribute the loads carried to the ground without bowing or splitting. Manufactured load bearing supports or devices shall be listed by an approved listing agency and identified as being approved.

(d) Individual load bearing supports or devices three or more feet in height shall be provided with lateral bracing in two directions at right angles to each other. When more than one–fourth of the area of the mobile home is supported at a height of three feet or more, the mobile home shall be installed on a permanently constructed support structure.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18300 and 18613, Health and Safety Code.

HISTORY

1. Amendment of subsection (a) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1335. Manufacturer's Installation Instructions.

Homes manufactured on or after October 7, 1973, shall be installed in accordance with the approved manufacturer's installation instructions. Individual load bearing supports of a support structure shall provide the support required by the manufacturer's instructions, including locations where there are concentrated loads. The footing areas shall be sized in accordance with Section 1334 to support the loads shown in the manufacturer's installation instructions.

NOTE: Authority cited: Section 18300 and 18613(e), Health and Safety Code. Reference: Section 18613, Health and Safety Code.

HISTORY

1. Renumbering and amendment of former section 1336 to new section 1335 filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
2. Renumbering and amendment of former section 1336 to new section 1335 and amendment of NOTE refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 1–18–95 order transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1335.5. Homes Without Installation Instructions.

Homes manufactured prior to October 7, 1973 or homes for which the manufacturer's installation instructions are unobtainable, shall be supported by load bearing supports or a support structure under its main chassis beams, spaced not more than six feet apart longitudinally and under ridge beam supports. Such supports shall be designed and constructed to withstand the tributary live and dead loads of the home. The area of the load bearing surface of footings spaced at six feet on center may be determined from Table 1335.5–1.

TABLE 1335.5–1
Home Units Widths

Width of Home Unit	*Footing Area*
8 ft. wide	260 sq. in.
10 ft. wide	324 sq. in.
12 ft. wide	388 sq. in.
14 ft. wide	452 sq. in.

NOTE: Authority cited: Section 18300 and 18613(e), Health and Safety Code. Reference: Section 18613, Health and Safety Code.

HISTORY

1. Renumbering and amendment of former section 1342 to new section 1335.5 filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
2. Renumbering and amendment of former section 1342 to new section 1335.5 and amendment of NOTE refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 1–18–95 order transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1336. Wind Load Calculation.

Wind load is calculated as follows:

(a) From the exterior of the home, measure the total length of the exposed side wall in feet and in fractions of feet. Then measure the height of the exposed side wall in feet and fractions of feet, measuring from the point of connection of the side wall with the roof to the bottom of the sidewall, excluding any skirting installed at the site. Multiply the measurement of the length of the side wall by the measurement of the height of the side wall to obtain the exposed square footage of the side wall.

(b) From the exterior of the home, measure the total length of the exposed roof in feet and fractions of feet. Then measure the height of the exposed roof in feet and fractions of feet, measuring vertically from the point of connection with the side wall to the peak of the roof. Multiply the measurement of the length of the roof by the measurement of the height of the roof to obtain the exposed square footage of the roof. Divide the square footage by two, in order to compensate for the reduced wind load against a pitched roof.

(c) Add the square footage obtained in the calculation described in subsection (a) with the square footage obtained in the calculation described in subsection (b) to obtain the total square footage of the exterior side of the home exposed to wind load.

(d) Multiply the square footage obtained in the calculation described in subsection (c) by either the design wind load of the home or by fifteen pounds per square foot, whichever is greater, to obtain the wind load. The design wind load of the home is provided on the data plate permanently affixed to the home.

EXAMPLE: The side wall of the home measures sixty–two and one–half feet (62 1/2 ') in length and seven and three–quarters feet (7 3/4 ') in height. The roof of the home measures sixty–three and one–half feet (63 1/2 ') in length and four and one–third feet (4 1/3 ') in height. These measurements result in a calculated wind load of 9,328 pounds using the above–described method.

(a) 62.5 x 7.75 = 484.38 square feet

(b) 63.5 x 4.33 = 274.96/2 = 137.48 square feet

(c) 484.38 + 137.48 = 621.86 square feet

(d) 621.86 x 15 = 9,327.9 or a 9,328 pound wind load.

NOTE: Authority cited: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

HISTORY

1. Renumbering of former section 1336 to section 1335 and new section filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
2. Renumbering of former section 1336 to section 1335 and new section refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 1–18–95 order transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

shall be as required by the installation instructions provided by the manufacturer of the home and by subsection (c); and

(2) The listed tiedown assemblies shall be installed as required by their listing and by subsections (a)(2), (h) and (j).

(f) If the installation instructions provided by the home's manufacturer do not provide for the installation of a tiedown system or if the home manufacturer's installation instructions are not available, all tiedown assemblies shall be installed as required by their listing and by this section.

(g) The required tiedown assemblies shall be spaced as evenly as practicable along the length of each side and end of the home, with no more than two feet of open–end spacing at any end of the home, measuring from the point of the attachment of the tie to the home.

(h) No portion of the tiedown assembly shall extend above the ground beyond the vertical plane of the side or end wall of the home.

(i) A tie shall be wrapped around a main structural frame member and shall not attach to a steel outrigger beam that fastens to and intersects a main structural frame member.

(j) After the tie is connected with the home and to the ground anchor, the tie shall be drawn tight to eliminate all slack.

NOTE: Authority cited: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

HISTORY

1. New section filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.

2. New section refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.

3. Certificate of Compliance as to 1–18–95 order including amendment of subsections (b)(2) and (d) transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1336.3. Engineered Tiedown System.

An engineered tiedown system is a system, designed by an engineer or architect, that complies with the requirements of this section and Health and Safety Code section 18613.4.

(a) An engineered tiedown system shall allow a home to resist wind loads of fifteen pounds per square foot or the design wind load of the home, whichever is greater.

(1) The engineered tiedown system shall provide the home with the ability to resist wind loads against either side of the home and against either end of the home.

(2) The engineered tiedown system shall maintain solid contact with the ground while providing the home with the required resistance.

(b) An engineered tiedown system shall be designed by an engineer or architect, who includes within the plans and specifications a statement that the system meets the requirements of subsection (a).

(c) The plans and specifications for an engineered tiedown system, including installation instructions, shall contain an original engineer's or architect's stamp and signature or shall have a standard plan approval issued by the department.

NOTE: Authority cited: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

HISTORY

1. New section filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.

2. New section refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.

3. Certificate of Compliance as to 1–18–95 order including amendment of first paragraph and subsection (a)(2) transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1336.4. Mechanical Connection of Concrete Piers or Steel Piers.

Mechanical connection of a steel pier or concrete pier to a home and to the pier's footing is subject to the requirements of this section.

(a) When live loads are applied to a home installed pursuant to Health and Safety Code section 18613, mechanical connection of steel piers or concrete piers shall be capable of maintaining the placement of the support system of the home to the point of the failure of either the attachment point on the home, the pier or the footing.

(1) The means of mechanical connection shall not allow the separation of the home from any pier or footing as a result of horizontal loads or vertical loads,

(2) Failure occurs when the attachment point on the home, the pier or the footing yields or fractures or is deformed to a point that threatens the health and safety of the occupants of the home.

(b) For the purposes of the section, live loads are restricted to the following:

(1) horizontal loads applied to the attachment point on the home in both directions parallel to the attachment point and in both directions perpendicular to the attachment point; and

(2) vertical loads applied to the attachment point on the home in both directions upward and downward from the point of contact between the pier footing and the ground.

(c) Mechanical connection of the concrete pier or steel pier to the point of attachment on the home shall comply with the following requirements:

(1) The means of mechanical connection shall be fabricated of steel that is not less than one–eighth of an inch thick and not less than two inches wide and two inches long;

(2) Fasteners incorporated as part of the mechanical connection shall be no smaller than 3/8", grade 5 bolts, nuts and lock washers; and

(3) The means of mechanical connection shall not incorporate modifications of either the pier or of the home.

(4) The means of mechanical connection at the center line between each transportable section of a multi–section home shall consist of 1/4" lag bolts or wood screws and shall secure the pier to a wood floor structural member.

(d) A listed concrete pier or steel pier complies with subsection (c), if it incorporates into its structure a means of mechanical connection to the home.

(e) Mechanical connection of a concrete pier or steel pier to the pier's footing shall be fabricated of corrosion resistance components.

(f) A listed concrete pier or steel pier complies with subsection (e), if it incorporates into its structure a means of mechanical connection to the pier footing.

NOTE: Authority cited: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

HISTORY

1. New section filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.

2. New section refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.

3. Certificate of Compliance as to 1–18–95 order transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1336.5. Mechanical Connection of Concrete Block Piers.

While nothing in this section requires the installation of a home to include the mechanical connection of concrete block piers, the following standards have been developed for the mechanical connection of a concrete block pier to a home and to the pier's footing.

(a) When live loads are applied to a home installed pursuant to Health and Safety Code section 18613, mechanical connection of concrete block piers shall be capable of maintaining the placement of the support system of the home to the point of the failure of either the attachment point on the home, the pier or the footing.

to operate subject to the snow roof load maintenance program shall be obtained from the enforcement agency. This subsection does not apply to mobile homes installed outside of mobile home parks.

(d) When approved by the enforcement agency, a ramada may be used to protect a mobile home which does not have the capacity to resist the minimum roof live load for the region in which it is to be installed.

(e) This section shall not apply to mobile homes installed prior to September 30, 1975.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18605 and 18613, Health and Safety Code.

HISTORY

1. Amendment of subsection (a) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1340. Horizontal Wind Loads.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18300, 18605, 18613, Health and Safety Code.

HISTORY

1. Repealer filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
2. Repealer refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 1–18–95 order transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1342. Other Mobile Homes.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

HISTORY

1. Renumbering of former section 1342 to section 1335.5 filed 9–8–94 as an emergency; operative 9–19–94 (Register 94, No. 36). A Certificate of Compliance must be transmitted to OAL by 1–17–95 or emergency language will be repealed by operation of law on the following day.
2. Renumbering of former section 1342 to section 1335.5 refiled 1–18–95 as an emergency; operative 1–17–95 (Register 95, No. 3). A Certificate of Compliance must be transmitted to OAL by 5–17–95 or emergency language will be repealed by operation of law on the following day.
3. Editorial correction of HISTORY 2 (Register 95, No. 19).
4. Certificate of Compliance as to 1–18–95 order transmitted to OAL 3–31–95 and filed 5–12–95 (Register 95, No. 19).

§ 1344. Clearances.

A minimum clearance of 18 inches shall be maintained beneath the underside of the floor joists, and 12 inches beneath the main chassis beams of the mobile home. A minimum clearance of 12 inches shall be maintained beneath all horizontal structural members of a support structure.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605, 18613, Health and Safety Code.

§ 1346. Underfloor Enclosures.

(a) Where the space beneath a mobile home is enclosed, there shall be provided a removable access panel not less than 18 inches in any dimension, and not less than four square feet in area. The access panel shall be located so that the lot utility connections to the electrical, water, sewer and gas systems of the mobile home are within 20 feet. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

(b) Cross ventilation shall be provided by openings having a net area of not less than 1 1/2 square feet for each 25 linear feet of the mobile home and including all attached enclosed unventilated structures such as porches. The openings shall be provided on at least two opposite sides and shall be as close to all the corners as practicable.

(c) Where wood is used for the mobile home enclosure within six inches of the ground, it shall be an approved treated material or wood of natural resistance to decay.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605, 18613, Health and Safety Code.

§ 1348. Leveling.

When installed, the floor of the mobile home shall be leveled.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1350. Support Inspection.

At the time of inspection the installation of the mobile home on its support system shall be completed. The space beneath the mobile home shall be accessible for inspection.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1352. Electrical Feeder Assembly.

(a) A mobile home shall be connected to the mobile home service equipment by one of the following means:

(1) Listed cord set for mobile home use.

(2) Feeder assembly.

(b) A mobile home with a calculated electrical load of 40 amperes or 50 amperes may be connected to the mobile home lot equipment with a listed mobile home power supply cord.

(c) The power supply cord shall bear the following markings—"For mobile home use—40 amperes" or "For mobile home use—50 amperes" as appropriate. Except: A mobile home, equipped with an existing power supply cord not listed for mobile homes may have its use continued provided:

(1) The cord used shall be listed: Type SO, ST, or STO. The cord shall not be spliced.

(2) The male attachment plug shall be listed type conforming to one of the following standards:

(A) ANSI Standard C73.17–1972, 125/250 volts, 50 amperes, 3 pole, 4 wire, grounding type for 120/240 volt systems.

(B) ANSI Standard C73.13–1972, 125 volts, 30 amperes, 2 poles, 3 wire grounding type for 120 volts systems.

(3) Where the listed type attachment plug cap configuration of the mobile home power supply cord does not correspond to the configuration of the approved grounded type receptacle in the mobile home service equipment an adaptor may be used. The adaptor cord set shall be not more than 12 inches in length and assembled of the following listed materials:

(A) Type SO, ST, or STO cord.

(B) Grounded type attachment plug cap.

(C) Grounded type body connector.

(D) The rating of the attachment plug cap, body connector, and the cord shall be adequate to carry the total connected load, but in no case less than the rating of the power supply cord of the mobile home.

(d) A mobile home with a calculated load in excess of 50 amperes shall be connected to the mobile home service equipment by one of the following:

(1) A mobile home equipped with a feeder assembly for overhead connection consisting of conductors run in a conduit riser and service head, shall be connected by four continuous, insulated feeder conductors from a pole.

(2) A mobile home equipped for an undervehicle feeder assembly shall be connected to the mobile home service equipment by means of a feeder assembly consisting of four continuous, insulated, color–coded, feeder conductors suitable for wet locations, installed in an approved flexible metal conduit.

(e) Feeder conductors for an overhead installation or conductors for a mobile home feeder assembly used for undervehicle installation shall be sized as follows:

(1) Conductors shall be sized in accordance with the requirements of the mobile home manufacturer's approved installation instructions.

(2) If the manufacturer's installation instructions are not available, the conductors shall be sized for the electrical load shown on the mobile home electrical label.

(3) In the absence of an electrical label on the mobile home or the mobile home manufacturer's approved installation instructions, the conductors shall be sized in accordance with the calculated load as determined by the provisions of the National Electrical Code, 1978 edition.

(f) The feeder assembly shall be installed above ground to be kept from direct contact with the earth.

§ 1362. Test.

When a mobile home consists of two or more units, all utility connections from one unit to another shall be visually inspected and included in the tests.

(a) The water distribution system of the mobile home and the supply connection shall show no evidence of leakage under normal operating pressures. If water at normal operating pressure is not available, the mobile home water distribution system shall be tested by a 50 pound per square inch air pressure test for a period of not less than 15 minutes without leaking.

The mobile home drainage piping system shall be connected to the lot or site drain inlet, and tested by allowing water to flow into all fixtures, and receptors, including the clothes washer standpipe, for a period of three minutes. If water under pressure is not available, the drainage piping system shall be tested by letting at least three gallons of water into each fixture and receptor. There shall be no visible evidence of leaks.

(b) The mobile home fuel gas piping system shall be tested before it is connected to the mobile home lot gas outlet. The mobile home gas piping system shall be subjected to a pressure test with all appliance shut–off valves, except those ahead of fuel gas cooking appliances, in the open position. Appliance shut–off valves ahead of fuel gas cooking appliances shall be closed.

The test shall consist of air pressure at not less than 10 inches nor more than a MAXIMUM of 14 inches water column. (Six ounce to a MAXIMUM eight ounce psi). The system shall be isolated from the air pressure source and maintain this pressure for not less than two minutes without perceptible leakage. Upon satisfactory completion of the test the appliance valves ahead of fuel gas cooking appliances shall be opened and the gas cooking appliance connectors tested with soapy water or bubble solution while under the pressure remaining in the piping system. Solutions used for testing for leakage shall not contain corrosive chemicals. Pressures shall be measured with either a manometer, slope gauge, or gauge calibrated in either water inches or psi with increments of either one–tenth inch or one–tenth psi, as applicable.

Gas appliance vents shall be visually inspected to insure that they have not been dislodged in transit and are securely connected to the appliance.

NOTE: Do not overpressurize the fuel gas piping system. Pressurization beyond the maximum specified may result in damage to valves, regulators, appliances, etc.

(c) The electrical wiring and power supply feeder assembly of the mobile home shall be tested for continuity and grounding. The electrical wiring system of the mobile home shall not be energized during the test. A mobile home equipped with a power supply cord shall not be connected to the lot or site service equipment. A mobile home equipped with a feeder assembly shall have the flexible metal conduit of the feeder assembly connected to the lot or site service equipment; however, the supply conductors, including the neutral conductor, shall not be connected.

The continuity test shall be made with all mobile home interior branch circuit switches or circuit breakers and all switches controlling individual outlets, fixtures and appliances in the "on" position. The test shall be made by connecting one lead of the test instrument to the mobile home grounding conductor at the point of supply to the feeder assembly, and applying the other lead to each of the supply conductors, including the neutral conductor. There shall be no evidence of any connection between any of the supply conductors and the grounding conductor. In addition, all noncurrent–carrying metal parts of electrical equipment of the mobile home, including fixtures and appliances, shall be tested to determine continuity between such equipment and the equipment grounding conductor.

Upon completion of the continuity test, the power supply cord or feeder assembly shall be connected at the lot or site service equipment. A further continuity test shall then be made between the grounding electrode and the chassis of the mobile home.

Upon satisfactory completion of the gas and electrical tests, the lot or site equipment shall be approved for service.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

HISTORY

1. Amendment of subsections (b) and (c) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1364. Approval Tags.

Except for test purposes, the electrical system of the mobile home shall not be energized unless an approval tag, signed by a representative of the enforcement agency, is attached to the lot or site service equipment. The mobile home fuel gas piping system shall not be supplied with gas unless an approval tag is attached to the lot or site gas riser.

If either system fails inspection, the inspector shall attach a tag indicating the system is not approved to be energized. When a system bears a tag indicating it is not approved, the system shall not be energized until reinspected and approved.

Approval tags shall identify the mobile home for which they are issued.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18613, 18670, 18690, Health and Safety Code.

§ 1366. Statement of Installation Acceptance (Certificate of Occupancy).

(a) When it is determined that a mobile home complies with the provisions of these regulations after final inspection of the mobile home installation, the enforcement agency shall provide a copy of the statement of installation acceptance for the mobile home dealer and buyer.

The statement of installation acceptance shall be a standard form prescribed by the Department which shall contain at least the following information:

(1) The installation permit number.

(2) The address or location of the mobile home.

(3) The name and address of the mobile home owner.

(4) The insignia of approval or HUD label number when available.

(5) The manufacturer's name, vehicle serial number or V.I.N., year of manufacture of the mobile home.

(6) Verification that the mobile home was installed:

(A) On a foundation system pursuant to Health and Safety Code Section 18551.

(B) On individual load bearing supports pursuant to Health and Safety Code Section 18613.

(7) The date of issuance and signature of the enforcement agency official approving the installation.

(b) If the mobile home is moved or relocated, the statement of installation acceptance shall become invalid.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18551 and 18613, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1368. Required Exit Facilities.

(a) One exterior doorway of the mobile home shall be provided with a porch and/or stairway conforming with the provisions of The Uniform Building Code, 1979 Edition, Chapter 33 at the time of the mobile home installation.

(b) At least two remotely located exterior doorways of the mobile home shall be provided with an exterior porch and/or a stairway conforming with the provisions of The Uniform Building Code, 1979 Edition, Chapter 33 within 60 days of issuance of the statement of installation acceptance.

NOTE: Authority cited: Sections 18300 and 18552, Health and Safety Code. Reference: Sections 18552 and 18613, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

"Reinstallation" means the installation of an earthquake resistant bracing system which had been previously installed under the same or a different mobilehome or manufactured home.

"Resident" means any person living in the mobilehome or manufactured home who may or may not be the owner.

"Testing Agency" means an organization which:

(a) Is in the business of testing equipment and installations;

(b) Is qualified and equipped for such experimental testing;

(c) Is not under the jurisdiction or control of any manufacturer or supplier for any affected industry;

(d) Maintains at least an annual inspection program of all equipment and installations currently listed or labeled;

(e) Makes available a published directory showing current listings of manufacturer's equipment and installations which have been investigated, certified and found safe for use in a specified manner and which are listed or labeled by the testing agency; and

(f) Is approved by the department.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Section 18613.5, Health and Safety Code.

HISTORY

1. Amendment filed 3–12–90 as an emergency; operative 3–12–90 (Register 90, No. 13). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 7–10–90.
2. Readoption of emergency language filed 7–9–90; operative 7–10–90 (Register 90, No. 35). A Certificate of Compliance must be transmitted to OAL by 11–7–90 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 7–9–90 order transmitted to OAL on 10–17–90; disapproved by OAL on 11–16–90. Reinstatement of section as it existed prior to emergency amendment filed 3–12–90 by operation of Government Code section 11346.1(f) (Register 91, No. 2).
4. Amendment of section filed 11–26–90 as an emergency; operative 11–26–90 (Register 91, No. 2). A Certificate of Compliance must be transmitted to OAL by 3–26–91 or emergency language will be repealed by operation of law on the following day.
5. Certificate of Compliance as to 11–26–90 order transmitted to OAL 3–25–91 and filed 4–24–91 (Register 91, No. 24).

§ 1371. Construction and Design Requirements.

(a) Earthquake resistant bracing systems shall be designed and constructed to resist seismic forces determined in accordance with the provisions of section 2312, chapter 23, Uniform Building Code, 1982 Edition.

(b) Earthquake resistant bracing systems shall be designed to limit any downward vertical movement of a mobilehome or manufactured home to a maximum of two (2) inches.

(c) The ERBS – manufacturer shall assure that each system sold or offered for sale bears a permanently affixed label which shall have a useful life of ten (10) years. The label shall provide in a legible manner, evidence of approval from a listing or testing agency and the ERBS manufacturer's model name or number.

(d) If the earthquake resistant bracing system consists of more than one bracing device, each individual device shall be labeled as required in subsection (c). For purposes of this article, a device may consist of one or more parts which, when assembled, forms an individual brace within an ERBS.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Sections 17003.5, 18300 and 18613.5, Health and Safety Code.

HISTORY

1. Amendment of subsection (c) and new subsection (d) filed 3–12–90 as an emergency; operative 3–12–90 (Register 90, No. 13). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 7–10–90.
2. Readoption of emergency language filed 7–9–90; operative 7–10–90 (Register 90, No. 35). A Certificate of Compliance must be transmitted to OAL by 11–7–90 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 7–9–90 order transmitted to OAL on 10–17–90; disapproved by OAL on 11–16–90. Reinstatement of section as it existed prior to emergency amendment filed 3–12–90 by operation of Government Code section 11346.1(f) (Register 91, No. 2).
4. Amendment of subsection (c) and a new subsection (d) filed 11–26–90 as an emergency; operative 11–26–90 (Register 91, No. 2). A Certificate of Compliance must be transmitted to OAL by 3–26–91 or emergency language will be repealed by operation of law on the following day.
5. Editorial correction of HISTORY 4. (Register 91, No. 24).
6. Certificate of Compliance as to 11–26–91 order including amendment of subsections (c) and (d) transmitted to OAL 3–25–91 and filed 4–24–91 (Register 91, No. 24).

§ 1372. Certification Application.

(a) The person, firm or business applying for certification for an earthquake resistant bracing system, shall make application to the department on form HCD 50 ERBSCERT, Application for Certification of Manufactured Home or Mobilehome Earthquake Resistant Bracing System, dated 11/91, as set forth in subsection (b). This form is provided by the department.

(b) Form HCD 50 ERBSCERT, Application for Certification of Manufactured Home or Mobilehome Earthquake Resistant Bracing System, dated 11/91:

(c) The person, firm or business shall also submit evidence that the system has been submitted to and approved by a department–approved listing or testing agency.

(d) Upon receipt of a complete application, the department shall review the application to assure that the proposed system will comply with the construction and design requirements set forth in Section 1371 and the system has been approved by a department–approved testing or listing agency.

If the department finds that the above requirements have been met and the balance of any certification review fees due pursuant to Section 1376 have been paid, the department shall certify the earthquake resistant bracing system plans. An approved copy of the plans shall be returned to the manufacturer and a copy shall be retained at the place of manufacture.

NOTE: Authority cited: Sections 18502.5 and 18613.5, Health and Safety Code. Reference: Sections 18300, 18502.5 and 18613.5, Health and Safety Code.

HISTORY

1. Amendment of subsection (a), new subsection (b), renumbering of subsection (a)(3) to subsection (c) and old subsection (b) to subsection (d) filed 4–24–91; operative 4–24–91 (Register 91, No. 24).
2. Change without regulatory effect amending subsections (a) and (b) and form filed 2–5–92 pursuant to section 100, title 1, California Code of Regulations (Register 92, No. 12).

§ 1372.2. Plan Requirements.

(a) Plans submitted to the department for certification shall be on substantial paper or cloth, not less than 8 1/2 x 11 inches or multiples thereof but not exceeding 25 1/2 x 36 inches.

(b) A plan shall include all pertinent items necessary for the design, construction, and installation of the system, such as details of connections, dimensions, footings, general notes and the method of installation.

(c) A plan shall depict only one design or model of earthquake resistant bracing system.

(d) A plan shall include the ERBS – manufacturer's installation instructions which, when approved, may be copied for the purposes specified in sections 1374.6 and 1374.7.

(e) Each page of the plan and each page of the ERBS – manufacturer's installation instructions shall provide a blank space not less than 3 x 3 inches for the department's stamp of approval.

(f) Each page of the plan and each page of the ERBS – manufacturer's installation instructions shall be identified by the ERBS – manufacturer's name and the manufacturer's model name or number of the system to be certified.

(g) The cover sheet of the ERBS – manufacturer's installation instructions shall show the total number of pages which constitute the instructions.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 18300 and 18613.5, Health and Safety Code.

HISTORY

1. Amendment of subsections (d), (e) and (f), and new subsection (g) filed 3–12–90 as an emergency; operative 3–12–90 (Register 90, No. 13). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 7–10–90.
2. Readoption of emergency language filed 7–9–90; operative 7–10–90 (Register 90, No. 35). A Certificate of Compliance must be transmitted to OAL by 11–7–90 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 7–9–90 order transmitted to OAL on 10–17–90; disapproved by OAL on 11–16–90. Reinstatement of section as it existed prior to emergency amendment filed 3–12–90 by operation of Government Code section 11346.1(f) (Register 91, No. 2).
4. Amendment of subsections (d), (e) and (f) and new subsection (g) filed 11–26–90 as an emergency; operative 11–26–90 (Register 91, No. 2). A Certificate of Compliance must be transmitted to OAL by 3–26–91 or emergency language will be repealed by operation of law on the following day.
5. Editorial correction of HISTORY 4. (Register 91, No. 24).
6. Certificate of Compliance as to 11–26–90 order transmitted to OAL 3–25–91 and filed 4–24–91 (Register 91, No. 24).

§ 1372.4. Certification Application Review and Notice of Department Decision.

(a) Within 10 working days of the receipt of an application and plans, the department shall provide the applicant with written notice whether the application is complete pursuant to section 1372 and acceptable for filing. If the application is not complete, the notice shall specify the information and/or documentation necessary to complete the application. If the application is not complete, the notice, the application and the accompanying documentation shall be returned to the applicant.

(b) With 67 working days of the receipt of a complete and acceptable application, the department shall review the application and plans, and either issue a plan certification or provide the applicant with written notice of the department's refusal to issue a plan certification. The written notice of refusal shall specify the reasons why the plan certification is not being issue.

(c) An application for plan certification shall be considered complete and acceptable if it is in compliance with the provisions of section 1372 of this article.

(d) Should the applicant fail to submit a complete and acceptable application and plan within 90 days of the notice of rejection, the application shall be deemed abandoned and all fees submitted pursuant to section 1376 shall be forfeited to the department. Should an applicant cancel the application for the plan certification prior to obtaining certification, all fees submitted shall be forfeited to the department.

(e) A survey conducted pursuant to Government Code section 15376 of the department's performance determined the minimum, median and maximum elapsed time between receipt of a completed application for plan certification and reaching a final decision; the results are as follows:

(1) Minimum: 10 working days

(2) Median: 12 working days

(3) Maximum: 67 working days.

NOTE: Authority cited: Sections 18502.5 and 18613.5, Health and Safety Code. Reference: Sections 18300, 18502.5 and 18613.5, Health and Safety Code.

HISTORY

1. Amendment of subsections (a), (b), and (c), renumbering of old subsection (c) to subsection (d), and new subsections (c) and (e) filed 4–24–91; operative 4–24–91 (Register 91, No. 24).

§ 1372.6. Calculations and Test Procedures.

(a) The load–bearing capacity of elements or assemblies shall be established by calculations in accordance with generally established principles of engineering design. However, when the composition or configuration of elements, assemblies, or details of structural members are such that calculations of their safe load–carrying capacity and basic structural integrity cannot be accurately determined in accordance with generally established principles of engineering design, structural properties of such members or assemblies may be established by the results of tests acceptable to the department.

If a manufacturer chooses to substantiate his design or method of construction by tests, the manufacturer shall contact the department's Engineering and Plan Check Section prior to performing the tests to obtain information on testing criteria. If a department representative is required to witness the tests, the manufacturer shall be so notified.

(b) When any structural design or method of construction is substantiated by calculations and supporting data, such calculations and supporting data shall be signed by a California licensed architect or professional engineer and shall be submitted to the department.

(c) When the design of an earthquake resistant bracing system is substantiated by calculation or tests, all structural plans shall be signed by a California licensed architect or professional engineer in charge of the total design.

(d) When any design or method of construction is substantiated by tests, all test procedures and results shall be reviewed, evaluated, and signed by a California licensed architect or professional engineer.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Sections 18300 and 18613.5, Health and Safety Code.

§ 1373. Expiration.

(a) Plans shall expire two years from the date of department certification.

(b) Certification of a design, which has not been changed since the most recent plan certification, may be renewed by resubmission, in triplicate, with all information required by Section 1372, and renewal fees as specified in Section 1376 on or before the expiration date of the certification.

STATE OF CALIFORNIA
BUSINESS, TRANSPORATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

APPLICATION FOR PERMIT TO INSTALL MANUFACTURED HOME OR MOBILEHOME EARTHQUAKE RESISTANT BRACING SYSTEM

THIS FORM WILL SERVE AS THE PERMIT WHEN APPROVED AND A PERMIT NUMBER IS ASSIGNED AS INDICATED IN SECTION 6 BELOW

DEPT. USE ONLY

ID No. _____

Col. No. _____

Fee Rec'd _____

Assigned to _____

Date Assigned _____

Routed by _____

Date Closed _____

Closed by _____

SECTION 1 – APPLICANT INFORMATION

Name _____

Address _____

_____ Telephone ( )

Check One, As Appropriate: ☐ Contractor ☐ Registered Owner

SECTION 2 – INSTALLATION SITE INFORMATION

Resident's Name _____

Resident's Space Or Lot No. _____ Telephone ( )

Mobilehome Park Name _____

Mobilehome Park Address _____

_____ County _____

SECTION 3 – EARTHQUAKE RESISTANT BRACING SYSTEM INFORMATION

Manufacturer's Name _____ Certification No. _____

Brand Or Model Name _____ Model No. _____

Check One, As Appropriate: ☐ New Installation ☐ Reinstallation

SECTION 4 – CONTRACTOR INFORMATION (Note: Not applicable to homeowner installation.)

License No. _____ Classification _____ Expiration Date _____

Workers' Compensation Insurance Policy No. _____ Expiration Date _____

☐ Exemption to Workers' Compensation Insurance. I hereby certify that in the performance of the earthquake resistant bracing system installation, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

SECTION 5 – APPLICANT CERTIFICATION AND INFORMATION

I hereby certify under penalty of perjury that the information provided herein is true and correct.

Typed or Printed Name _____

Signature _____ Date _____ at _____ (County)

NOTE: This application must be accompanied by a copy of the plans and ERBS – manufacturer's installation instructions made from the original, bearing the Department's stamp of approval. This application shall also be accompanied by the fee in accordance with the California Code of Regulations, Title 25, Chapter 2, Section 1376(h).

PLEASE SEE BACK OF FORM FOR IMPORTANT INFORMATION REGARDING YOUR APPEAL RIGHTS

SECTION 6 – APPLICATION PROCESSING — PERMIT ISSUANCE RECORD (Department Use Only)

☐ Application Rejected On _____ ☐ Application Accepted On _____

☐ Permit Issued On _____ No. _____ Expiration Date _____

Rejected Or Issued By _____

HCD 50 ERBS (NEW 1/90) DISTRIBUTION: ORIGINAL TO APPLICANT; 2. AREA OFFICE; 3. DR; 4. ASSESSOR.

(d) Upon receiving a correction notice of noncompliance with department certification from a local enforcement agency, or obtaining such information by inspection, the department shall provide written notification of noncompliance requiring correction within 30 days, or at a later date as determined by the department, to the manufacturer. The department shall also send an informational copy of the ERBS – manufacturer's notification of noncompliance to the listing or testing agency that investigated and listed the system. The ERBS – manufacturer shall apply for reinspection in accordance with section 1375.2.

(e) Where the ERBS – manufacturer, after having been notified of the violation, fails to comply with the order to correct, or continues to manufacture systems in violation of the certification, the department's certification shall be revoked.

(f) If, as a finding of inspection, the installation of an earthquake resistant bracing system is found to be in violation of the ERBS – manufacturer's installation instructions and/or plan, the enforcement agency shall provide the installer with a written correction notice of the violation requiring correction within 30 days or at a later date as determined by the enforcement agency. The written notice shall also require the installer to make application to the enforcement agency for reinspection upon correction of the violations. The installer shall apply for reinspection in accordance with section 1375.2.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 18300, 18613.5 and 18613.7, Health and Safety Code.

HISTORY

1. Amendment filed 3–12–90 as an emergency; operative 3–12–90 (Register 90, No. 13). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 7–10–90.
2. Readoption of emergency language filed 7–9–90; operative 7–10–90 (Register 90, No. 35). A Certificate of Compliance must be transmitted to OAL by 11–7–90 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 7–9–90 order transmitted to OAL on 10–17–90; disapproved by OAL on 11–16–90. Reinstatement of section as it existed prior to emergency amendment filed 3–12–90 by operation of Government Code section 11346.1(f) (Register 91, No. 2).
4. Amendment of subsection (b), renumbering of old subsection (b) to subsection (c), and new subsections (b) and (d) filed 11–26–90 as an emergency; operative 11–26–90 (Register 91, No. 2). A Certificate of Compliance must be transmitted to OAL by 3–26–91 or emergency language will be repealed by operation of law on the following day.
5. Editorial correction of HISTORY 4. (Register 91, No. 24).
6. Certificate of Compliance as to 11–26–90 order transmitted to OAL 3–25–91 and filed 4–24–91 (Register 91, No. 24).

§ 1375.2. Required Correction and Reinspection.

(a) Any ERBS–manufacturer issued a correction notice pursuant to Section 1375, shall take appropriate action to eliminate the violations and conform to the department's certification within 30 days or at a later date as set forth in the correction notice. Upon correction of the violations, the ERBS–manufacturer shall apply to the department for reinspection. The application shall be made on the department–provided form HCD 50 REINSP Application for Reinspection, dated 11/91 (See Appendix A). The application shall be accompanied by the reinspection fee specified in section 1376 and provide the following information:

(1) The applicant's name, address and telephone number.

(2) The name, address, space or lot number and telephone number of the manufactured home or mobilehome resident.

(3) The name, address and county of the mobilehome park.

(4) The date of the correction notice.

(5) Identification that the type of construction or installation to be reinspected is an earthquake resistant bracing system.

(6) A description of the work to be reinspected on the earthquake resistant bracing system.

(7) The signature and typed or printed name of the applicant certifying to the accuracy of the information provided.

(8) The date the certification was signed.

(9) The county where certification was signed.

(b) Any person, firm or business having installed an earthquake resistant bracing system, who is issued a correction notice pursuant to Section 1375, shall take appropriate action to eliminate the violations and conform to the ERBS–manufacturer's installation instructions certified by the department, within 30 days or at a later date as set forth in the correction notice. Upon correction of the violations, the installer shall apply to the enforcement agency for reinspection. Where the department is the enforcement agency, the application shall be made on the department–provided form HCD 50 REINSP Application for Reinspection, dated 11/91 (See Appendix A). The application shall be accompanied by the reinspection fee specified in Section 1376 and provide the following information:

(1) The applicant's name, address and telephone number.

(2) The name, address, space or lot number and telephone number of the manufactured home or mobilehome resident.

(3) The name, address and county of the mobilehome park.

(4) The permit number for the earthquake resistant bracing system installation.

(5) The date of the correction notice.

(6) Identification that the type of construction or installation to be reinspected is an earthquake resistant bracing system.

(7) A description of the work to be reinspected on the earthquake resistant bracing system.

(8) The signature and typed or printed name of the applicant certifying to the accuracy of the information provided.

(9) The date the certification was signed.

(10) The county where certification was signed.

NOTE: Authority cited: Sections 18300 and 18613.7, Health and Safety Code. Reference: Sections 18300 and 18613.7, Health and Safety Code.

HISTORY

1. New section filed 3–12–90 as an emergency; operative 3–12–90 (Register 90, No. 13). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 7–10–90.
2. Readoption of emergency language filed 7–9–90; operative 7–10–90 (Register 90, No. 35). A Certificate of Compliance must be transmitted to OAL by 11–7–90 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 7–9–90 order transmitted to OAL on 10–17–90; disapproved by OAL on 11–16–90. Repealed by operation of Government Code section 11346.1(g) (Register 91, No. 2).
4. New section filed 11–26–90 as an emergency; operative 11–26–90 (Register 91, No. 2). A Certificate of Compliance must be transmitted to OAL by 3–26–91 or emergency language will be repealed by operation of law on the following day.
5. Certificate of Compliance as to 11–26–90 order transmitted to OAL 3–25–91 and filed 4–24–91 (Register 91, No. 24).
6. Change without regulatory effect amending subsections (a) and (b) and adopting new form filed 2–5–92 pursuant to section 100, title 1, California Code of Regulations (Register 92, No. 12).

§ 1376. Fees.

(a) Certification application fee, one hundred dollars ($100).

(b) Certification Renewal fee, fifty dollars ($50).

(c) Certification Application Resubmission fee, ten dollars ($10).

(d) Certification Revision fee, ten dollars ($10).

(e) Certification review fees of sixty–seven ($67), for the first hour and thirty–three dollars and fifty cents ($33.50) for each 30 minutes or fractional part thereof in excess of one hour. The balance of certification review fees due shall be paid to the department prior to the issuance of certification.

(f) Where the department is the enforcement agency, Inspection or reinspection fee, sixty–three dollars ($63) for the first hour plus thirty–one dollars and fifty cents ($31.50) for each 30 minutes or fractional part thereof in excess of one hour.

A minimum fee of sixty–three dollars ($63) shall be submitted with each application for a permit or reinspection. Any additional fees required shall be paid upon completion of the inspection or reinspection.

(g) Change of ERBS – manufacturer's name, ownership or address fee. Fifteen dollars ($15.00).

(h) Where the department is the enforcement agency, Permit Application fee, twenty dollars ($20).

NOTE: Authority cited: Sections 18502.5, 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 18300, 18502.5, 18613.5 and 18613.7, Health and Safety Code.

HISTORY

1. Amendment of subsections (f) and (g), and new subsection (h) filed 3–12–90 as an emergency; operative 3–12–90 (Register 90, No. 13). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 7–10–90.
2. Readoption of emergency language filed 7–9–90; operative 7–10–90 (Register 90, No. 35). A Certificate of Compliance must be transmitted to OAL by 11–7–90 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 7–9–90 order transmitted to OAL on 10–17–90; disapproved by OAL on 11–16–90. Reinstatement of section as it existed prior to emergency amendment filed 3–12–90 by operation of Government Code section 11346.1(f).
4. Amendment of subsections (f) and (g), and new subsection (h) filed 11–26–90 as an emergency; operative 11–26–90 (Register 91, No. 2). A Certificate of Compliance must be transmitted to OAL by 3–26–91 or emergency language will be repealed by operation of law on the following day.
5. Editorial correction of HISTORIES 3. and 4. (Register 91, No. 24).
6. Certificate of Compliance as to 11–26–90 order including amendment of subsections (b), (c), (d) and (e) transmitted to OAL 3–25–91; filed 4–24–91 (Register 91, No. 24).

§ 1377. Permit Application Review and Notice of Department Decision.

(a) Within 1 working day of the receipt of an application to install an earthquake resistant bracing system, the department shall provide the applicant with written notice whether the application is complete pursuant to section 1374.6 and acceptable for filing. If the application is not complete, the notice shall specify the information and/or documentation necessary to complete the application. If the application is not complete, the notice, the application and the accompanying documentation shall be returned to the applicant.

(b) Within 17 working days of the receipt of a complete and acceptable application, the department shall issue a permit or shall provide the applicant with written notice of the department's refusal to issue a permit. The written notice of refusal shall specify the reasons why the permit may not be issued.

(c) An application for a permit to install an earthquake resistant bracing system shall be considered complete and acceptable if it is in compliance with the provisions of section 1374.6 of this article.

(d) Should the applicant fail to submit a complete and acceptable application within 90 days of the notice of rejection, the application shall be deemed abandoned and all fees submitted pursuant to section 1376 shall be forfeited to the department. Should an applicant cancel the application for the permit to install a manufactured home or mobilehome earthquake resistant bracing system, all fees submitted shall be forfeited to the department.

(e) The estimated minimum, median and maximum elapsed time between receipt of a completed application for a permit to install an earthquake resistant bracing system and reaching a final decision are as follows:

(1) Minimum	1 working day
(2) Median	2 working days
(3) Maximum	17 working days

(f) (1) The applicant may request and shall be granted an informal administrative hearing for a timely resolution of any dispute arising from a violation of the time periods within which the department must process this application. Such request may be made to the Secretary of the Business, Transportation and Housing Agency and or the director of the department or his or her duly authorized representative. The request shall be a written petition requesting a hearing which sets forth a brief statement of the grounds therefore.

(2) Upon receipt of the written petition, the department shall set a time and place for the hearing and shall give the petitioner at least 10 days written notice. The hearing shall commence no later than 30 days after the day on which the petition was filed except that, upon application or concurrence of the petitioner, the department may postpone the date of the hearing for a reasonable time beyond the 30–day period, if in its judgment the petitioner has submitted or the department has a good and sufficient reason for the postponement. Should petitioner fail to appear at the scheduled time and place of the hearing, the department may dismiss the petition without further action or take other action as may be appropriate.

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(3) Upon conclusion of the hearing, either the Secretary of the Business, Transportation and Housing Agency or the director of the department, or his or her duly authorized representative, shall notify the petitioner in writing of the decision in the matter and the reasons therefor, within 45 days.

(4) The petition shall be decided in the applicant's favor if the department has exceeded the established maximum time period of issuance or denial of the permit and the department has failed to establish good cause for exceeding the time period.

(5) If the petition is decided in the applicant's favor, the applicant shall receive full reimbursement of any and all filing fees paid to the department.

NOTE: Authority cited: Sections 18502.5 and 18613.7, Health and Safety Code, and Section 15376, Government Code. Reference: Sections 18300, 18502.5 and 18613.7, Health and Safety Code, and Section 15376, Government Code.

HISTORY

1. New section filed 3–12–90 as an emergency; operative 3–12–90 (Register 90, No. 13). A Certificate of Compliance must be transmitted to OAL within 120 days or emergency language will be repealed on 7–10–90.
2. Readoption of emergency language filed 7–9–90; operative 7–10–90 (Register 90, No. 35). A Certificate of Compliance must be transmitted to OAL by 11–7–90 or emergency language will be repealed by operation of law on the following day.
3. Certificate of Compliance as to 7–9–90 order transmitted to OAL on 10–17–90; disapproved by OAL on 11–16–90. Repealed by operation of Government Code section 11346.1(g) (Register 91, No. 2).
4. New section filed 11–26–90 as an emergency; operative 11–26–90 (Register 91, No. 2). A Certificate of Compliance must be transmitted to OAL by 3–26–91 or emergency language will be repealed by operation of law on the following day.
5. Certificate of Compliance as to 11–26–90 order including amendment of subsections (a), (b), (e) and (f) transmitted to OAL 3–25–91 and filed 4–24–91 (Register 91, No. 24).

Article 8. Permanent Buildings

§ 1380. Authority.

This article is adopted pursuant to the provisions of Section 18300 of the Health and Safety Code in order to implement, interpret, and make specific the requirements of Sections 18620, 18630, 18670, and 18690 of the Health and Safety Code relating to the construction of permanent buildings and the installation of plumbing, electrical, and fuel gas equipment and installations in permanent buildings in mobile home parks.

The requirements of this article pertaining to permanent buildings in mobile home parks apply to all parts of the state in order to provide protection of life and property by prescribing minimum standards for the construction of buildings and installation of plumbing, electrical, and fuel gas equipment installations in permanent buildings in mobile home parks.

The provisions of this article relating to permanent buildings in mobile home parks do not apply to mobile home accessory buildings or structures established for use of the occupant of a mobile home.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620, 18630, 18670, 18690, Health and Safety Code.

§ 1382. Application and Scope.

The department shall administer and enforce all of the provisions of this article relating to permanent buildings in mobile home parks except

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in a city, county, or city and county, which has assumed responsibility for enforcement of Division 13, Part 2.1 of the Health and Safety Code and this subchapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18300, Health and Safety Code.

§ 1384. Local Regulations.

A city, county, or city and county which has assumed responsibility for the enforcement of Division 13, Part 2.1, of the Health and Safety Code and this subchapter, and which has adopted and is enforcing building, plumbing, electrical and fuel gas codes that are equal to or greater than these regulations relating to permanent buildings in mobile home parks may enforce such local codes.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18300, Health and Safety Code.

§ 1386. Standard Plan Approval, Permanent Buildings.

(a) A person desiring to obtain approval of a standard plan for permanent building to be erected in more than one mobile home park may do so by complying with the requirements for a standard plan approval. An identification insignia will not be required for such building.

(b) Where the department is the enforcement agency, approved plans will be accepted for the purpose of obtaining a construction permit, provided the design loads are safe for the proposed location of the building.

(c) A city, county, or city and county which is the enforcement agency may accept plans approved pursuant to this section.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18300, Health and Safety Code.

§ 1388. Construction.

Permanent buildings in mobile home parks shall be designed and constructed in accordance with the building regulations of the California Administrative Code, Title 24, Part 2, except in a City, County, or City and County, which has adopted and is enforcing a building code equal to or greater than the requirements of this article. (T25–1388).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18620, Health and Safety Code.

HISTORY

1. Amendment filed 5–26–87; operative 6–25–87 (Register 87, No. 23).

§ 1390. Electrical Regulations.

Electrical wiring, fixtures, and equipment installed in permanent buildings in mobile home parks shall be installed in accordance with the electrical regulations of the California Administrative Code, Title 24, Part 3, except in a city, county, or city and county, which is the enforcement agency and which has adopted and is enforcing an electrical code equal to or greater than the requirements of this article. (T25–1390).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

HISTORY

1. Amendment filed 5–26–87; operative 6–25–87 (Register 87, No. 23).

§ 1392. Mechanical and Fuel Gas Equipment and Installations.

Fuel gas equipment and installations installed in permanent buildings in mobile home parks shall be installed in accordance with the basic mechanical regulations of the California Administrative Code, Title 24, Part 4, except in a city, county, or city and county, which is the enforcement agency and which has adopted and is enforcing a mechanical code equal to or greater than the requirements of this article. (T25–1392).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

HISTORY

1. Amendment filed 5–26–87; operative 6–25–87 (Register 87, No. 23).

§ 1394. Plumbing Regulations.

Plumbing in permanent buildings in mobile home parks shall be installed in accordance with the plumbing regulations of the California Administrative Code, Title 24, Part 5, except in a city, county, or city and county which is the enforcement agency and which has adopted and is enforcing a plumbing code equal to or greater than the requirements of this article. (T25–1394).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620 18630, Health and Safety Code.

HISTORY

1. Amendment filed 5–26–87; operative 6–25–87 (Register 87, No. 23).

§ 1396. Fire Protection Equipment.

Fire protection equipment and installations in all permanent buildings shall be installed and maintained in accordance with the applicable requirements of the California Administrative Code, Title 19, (Register 77–51, and Title 24. (T25–1396).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620, 18691, Health and Safety Code.

§ 1398. Energy Conservation Standards.

All permanent buildings which contain conditioned space shall comply with the energy conservation standards for new non–residential buildings contained in the California Administrative Code, Title 24, Part 6, Division T–20. (Register 76–33). (T25–1398).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18620, Health and Safety Code.

§ 1400. Commercial Coach Use.

(a) Prior to locating a commercial coach in a mobile home park, the park operator shall submit an application for, and obtain a permit from the enforcement agency. Where the mobile home park is under jurisdiction of a local enforcement agency, the applicant for a permit to install a commercial coach in a mobile home park in lieu of a building shall submit a request through the local enforcement agency for an alternate approval from the Department of Housing and Community Development. All requests shall be submitted to the administrative office of the Division of Codes and Standards. The request for alternate approval shall be accompanied by evidence of compliance with all valid local requirements.

(b) A commercial coach used for human occupancy in a mobile home park shall comply with requirements for fire safety, exits, light, ventilation, sanitary facilities, location, use and occupancy as required for a building of like occupancy in accordance with the Uniform Building Code, and regulations of the State Fire Marshal contained in the California Administrative Code, Title 19, when such regulations are applicable to the proposed use or occupancy, except for requirements relating to foundations. Readily removable piers or other stabilizing devices shall be utilized to provide support for the required live and dead loads of the commercial coach. The commercial coach shall bear an insignia of approval issued by the department.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18620, 18305, Health and Safety Code.

Article 9. Mobile Home Accessory Buildings and Structures

§ 1420. Authority.

This article is adopted pursuant to the provisions of Section 18300 of the Health and Safety Code in order to implement, interpret and make specific the requirements of Section 18552 of the Health and Safety Code relating to the construction, location, and use of mobile home accessory buildings and structures wherever located.

The requirements of this article pertaining to mobile home accessory buildings and structures apply to all parts of the State. Its purpose is to provide protection to public health and safety by prescribing minimum standards for the construction, installation, arrangement, alteration, repair, use and occupancy of mobile home accessory buildings or structures located on a lot accommodating a mobile home.

mobile home accessory buildings or structures constructed and maintained in accordance with regulations in effect on the date of original construction are not subject to the structural requirements of these regulations, except that a mobile home accessory building or structure which is moved shall be subject to the provisions of the construction permit requirements of this subchapter.

(B) Roof live load requirements shall not apply to storage cabinets.

(C) Freestanding accessory structures may be reinstalled within a mobile home park having a roof maintenance program, provided the structure has a live load design equal to that of the mobile home located on the same lot.

(e) A snow roof load maintenance program will be approved to include all existing mobile home accessory structures. Upon approval of the snow roof load maintenance program, the mobile home park operator shall make application for an amended permit to operate. The permit to operate shall be issued subject to the conditions of the snow roof load maintenance program. Only free standing accessory structures shall be installed within the mobile home park after the effective date of the issuance of an amended permit to operate.

(f) Unless data to substantiate the use of higher values is submitted to the enforcement agency, the allowable loading on the soil shall not exceed 1,000 pounds per square foot vertical soil bearing pressure, 150 pounds per square foot per foot of depth lateral soil bearing pressure, and 167 pounds per square foot frictional resistance for uncased cast–in–place concrete piles. (T25–1432).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1434. Calculations and Test Procedures.

(a) The load bearing capacity of elements or assemblies shall be established by calculations in accordance with generally established principles of engineering design. However, when the composition or configuration of elements, assemblies or details of structural members are such that calculations of their safe load–carrying capacity and basic structural integrity cannot be accurately determined in accordance with generally established principles of engineering design, structural properties of such members of assemblies may be established by the results of tests acceptable to the department.

(b) When any structural design or method of construction is substantiated by calculations and supporting data, such calculations and supporting data shall be signed by a California licensed architect or registered engineer and shall be submitted to the department.

(c) When the design of accessory structure is substantiated by calculations or tests, all structural plans shall be signed by the architect or engineer in responsible charge of the total design.

(d) When any design or method of construction is substantiated by tests, all such tests shall be performed by an approved testing agency acceptable to the department or shall be directed, witnessed, and evaluated by an independent California licensed architect or registered engineer. All test procedures and results shall be reviewed, evaluated, and signed by a California licensed architect or engineer. The approved testing agency, architect or engineer shall submit the evaluation of test results, calculations, and recommendations, accompanied by test reports from the laboratory, to the department. The department may require that a representative of the department witness the test. (T25–1434).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1436. Electrical Installations.

(a) Electrical equipment and installations within a mobile home accessory building or structure and the circuit supplying power shall be installed by a permanent wiring method and shall comply with the requirements for electrical installations of this subchapter.

(b) Flexible cord shall not be used to supply a mobile home accessory building or structure, or as a substitute for the fixed wiring of an accessory building or structure.

(c) Electrical energy provided to a mobile home accessory building or structure shall be supplied from the mobile home lot service equipment. (T25–1436).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18670, Health and Safety Code.

§ 1438. Mechanical Installations.

Fuel gas piping, heating, ventilating, and comfort cooling systems and related equipment, and fireplaces constructed or installed in, or in conjunction with, mobile home accessory buildings or structures shall be constructed, installed, and maintained in accordance with the applicable requirements of the California Administrative Code, Title 24, Part 4. Such equipment shall be permitted to be installed only within cabanas and private garages. (T25–1438).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18690, Health and Safety Code.

§ 1440. Plumbing.

(a) Plumbing equipment and installations in mobile home accessory buildings and structures shall comply with the requirements for plumbing installations contained in the California Administrative Code, Title 24, Part 5.

(b) Water piping may be directly connected to the water distribution system of the park with pipe approved for the purpose. Flexible hose shall not be used as a substitute for water piping or connections. (T25–1440).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18630, Health and Safety Code.

§ 1442. Building Flammability Standards.

The requirements of Article 4 from Subchapter 1, Title 25, shall apply to the use of any foam plastic or foam plastic building system used in the construction of mobile home accessory building or structure. (T25–1442).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18691, Health and Safety Code.

§ 1444. Cabana Permitted.

A cabana may be erected, constructed, occupied or maintained on a mobile home lot only as an accessory structure to a mobile home or travel trailer located on the same lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1446. Cabana—Design and Construction.

A cabana shall be designed and constructed as a freestanding structure. A cabana may be attached to a mobile home with appropriate flashing or sealing materials to provide a weather seal. (T25–1446).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1448. Cabana—Dimensions.

(a) The height of a cabana shall not exceed one story in height or 14 feet at the highest point above the actual adjoining ground level.

(b) A cabana shall have a minimum ceiling height of seven feet six inches from the finished floor to the finished ceiling, or, if there is no finished ceiling, to the roof. If the ceiling or roof is sloped, the minimum ceiling height is required for not less than one–half of the sloping ceiling area. No portion of any room having a ceiling height of less than five feet shall be considered as contributing to the minimum area required by this section.

(c) No habitable room shall be less than seven feet in any horizontal dimension.

(d) A water closet shall not be set closer than 15 inches from its center to any side wall or partition, and there shall be not less than 24 inches clear space in front of each water closet.

(e) Each habitable room in a cabana shall have a superficial floor area of not less than 70 square feet, excluding a private toilet and bath compartment or storage area. (T25–1448).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18630, Health and Safety Code.

§ 1450. Cabana—Foundations.

(a) Cabanas may be supported on piers in lieu of continuous footings. Girders shall be designed and constructed to evenly distribute the loads carried to the footings.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1468. Awning—Design and Construction.

(a) An awning and its structural parts, except cloth, canvas, or similar flexible materials, shall be designed, constructed, and erected to adequately support all dead loads plus a minimum vertical live load of 10 pounds per square foot except that snow loads shall be used where snow loads exceed this minimum. Such awnings shall be designed to resist minimum horizontal wind pressure as given in Title 24, California Administrative Code, Part 2, Basic Building Regulations, Chapter B49, Section B4900, applied to twice the area of the vertical projection of the awning, if the awning is not enclosed, and to the gross tributary area if the awning is enclosed. Such awnings shall also be designed to resist a minimum wind uplift pressure equal to the horizontal wind pressure. The wind uplift pressure shall be assumed to act upward normal to the roof surface.

(b) Awnings with a roof structure weighing more than one pound per square foot, awnings exceeding 12 feet in width (projection), and awnings required to be designed and constructed for live loads in excess of 10 pounds per square foot shall be completely freestanding considering vertical loads.

(c) Appropriate flashing or sealing materials may be used to provide a weather seal between a freestanding awning and a mobile home. No separation is required between a freestanding awning or carport and an attached awning or carport located on the same lot.

(d) Awnings exceeding 12 feet in height shall comply with the structure requirements for permanent building (T25–1468).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1470. Awning—Dimensions.

(a) An awning supported in part by a mobile home shall not exceed 12 feet in width (projection) as measured from the wall of the mobile home to the outer edge of the awning roof.

(b) A freestanding awning is not limited as to width or length, except that the occupied area of a mobile home lot shall not exceed 75 percent of the lot area.

(c) A window awning shall not project more than 42 inches from the exterior wall of the mobile home.

(d) The minimum clear height of an awning shall not be less than six feet two inches. (T25–1470).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1472. Awning—Foundations.

Concrete slabs may be considered to have an allowable load bearing capacity of 350 pounds per column. The enforcement agency may accept a loading not to exceed 500 pounds per column, provided the slab is not less than three and one–half inches thick and in good condition. The weight of individual poured concrete footings shall be one and one–half times the calculated uplift force. The weight of concrete shall be assumed to be not more than 145 pounds per cubic foot. (T25–1472).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1474. Awning—Enclosures.

(a) Awning enclosures shall be used only for recreational or outdoor living purposes and shall not be used as carports or storage rooms nor shall they be constructed or converted for use as a habitable room or a cabana.

(b) Awnings may be enclosed or partially enclosed as follows:

(1) Awnings may be enclosed with insect screening or removable flexible plastic material. (A permit is not required.)

(2) Awnings may be enclosed with rigid readily removable, transparent, or translucent materials. (Permit required.)

(3) Awnings may be partially enclosed with solid panels, provided the solid panels do not exceed 50% of the total wall area. (Permit required.)

(4) Ventilation and exiting requirements meet the requirements for a cabana.

(c) Where an awning is erected immediately adjacent to or over a permanently constructed retaining wall of fire resistive material, there shall be not less than 18 inches clear ventilating opening between the underside of the awning roof and the top of wall extending the full length of the awning.

(d) An awning shall not be enclosed unless the enclosure is designed and constructed as a freestanding structure or unless the awning is designed and constructed to withstand the additional forces imposed by the enclosure.

(e) Awning enclosures constructed of rigid materials shall be designed and constructed to resist the minimum horizontal wind pressures as provided by Title 24, California Administrative Code, Part 2, Basic Building Regulations, Chapter B49, Section B4900.

(f) An awning may have drop or side curtains of cloth, canvas, or similar flexible materials. Awning drop or side curtains shall not be permanently fastened at the sides or bottom.

(g) Heating or cooking appliances or facilities shall not be installed within an awning.

(h) Drop ceilings may be supported by the mobile home provided the combined weight of the ceiling and the awning does not exceed one pound per square foot. (T25–1474).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1476. Carport and Awning—Location.

A mobile home lot may accommodate either an awning or a carport or a lot line, provided the awning or carport is constructed of material which does not support combustion and is not less than three feet from a mobile home, a mobile home accessory building or structure on an adjacent lot, or any other building or structure. No part of an awning or carport shall project over or beyond a lot line.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1478. Carport—Permitted.

(a) A carport may be erected, constructed, or maintained on a mobile home lot only as an accessory structure to a mobile home located on the same lot.

(b) A freestanding carport, or a common freestanding carport for the use of the occupants of adjacent mobile home lots, may be erected on a mobile home lot line, provided that such a carport is constructed of material which does not support combustion, and provided that there is a minimum of three feet clearance from a mobile home or any other structure on the adjacent lots. Such freestanding carports may be connected to a mobile home or other accessory building or structure by an open covered walkway not exceeding six feet in width.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1480. Carport—Design and Construction.

A carport shall be designed and constructed in accordance with the structural requirements for awnings. (T25–1480).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1482. Carport—Dimensions.

A carport shall conform to the dimensions specified for awnings. (T25–1480).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1484. Carport—Enclosures.

At least two sides or one side and one end of a carport shall be maintained at least 50 percent open and unobstructed at all times.

(b) A carport which is partially enclosed shall be designed and constructed to withstand the additional lateral forces imposed by such an enclosure as required for awning enclosures.

(c) Where a carport is erected immediately adjacent to or over a permanently constructed retaining wall of fire resistive material, there shall not

§ 1502. Porch—Guardrails.

Railings shall be provided around the perimeter of porches and decks which are 30 inches or more above grade. Guardrails shall be not less than 36 inches in height above the floor. The openings between intermediate rails in open-type railings shall be not more than nine inches. Railings shall be designed and constructed to withstand a horizontal force of 20 pounds per lineal foot applied at the top of the railing. (T25-1502).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1504. Stairway—Handrails.

Every stairway with two or more risers or serving porches having the finished floor 30 inches or more above grade shall be equipped with handrails and intermediate rails. Handrails shall be not less than 30 inches nor more than 34 inches in height, as measured vertically from the nosing of stair treads. (T25-1504).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1508. Storage Cabinets—Number Permitted.

Not more than two individual storage cabinets may be located or maintained on one mobile home lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1510. Storage Cabinets—Location.

A storage cabinet may be located on a lot line or adjacent to a mobile home or mobile home accessory building or structure or beneath an awning or carport, provided that it does not obstruct the required exiting or openings for light and ventilation of the mobile home or cabana, or prevent service or inspection of mobile home equipment and utility connections or encroach within a designated greenbelt.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1512. Storage Cabinets—Dimensions.

The total floor area of storage cabinets on any mobile home lot shall not exceed 100 square feet. The allowable floor area on a mobile home lot may be contained in one storage cabinet of 100 square feet or not more than two storage cabinets with a combined floor area not in excess of 100 square feet. A storage cabinet shall not exceed 10 feet in height.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1514. Fence or Windbreak—Height.

A fence or windbreak located on a mobile home lot shall not exceed six feet in height.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1516. Fence or Windbreak—Location.

A windbreak exceeding 42 inches in height shall not be located closer than three feet when parallel with any mobile home. A windbreak exceeding 42 inches in height shall not be used to form an enclosure of any part of an awning.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18610, Health and Safety Code.

§ 1518. Standard Plan Approval.

(a) A standard plan approval may be obtained from the department for a plan for mobile home accessory buildings or structures. Department approved plans shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit when the design loads are safe for the locality.

(b) Requirements regarding the procedure to obtain a standard plan approval are contained in Appendix D of this chapter. The requirements described as Sections D-1522 through and including D-1556 are regulations of the Commission of Housing and Community Development. (T25-1518).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1520. Closed Building Components and Systems.

(a) A standard plan of approval shall be obtained from the department for manufactured closed building components or systems used in the construction of mobile home accessory buildings or structures except as provided in Section E-1558(c).

(b) Requirements regarding the procedure to obtain a standard plan approval are contained in Appendix E of this chapter. The requirements described as Sections E-1558 through and including E-1578 are regulations of the Commission of Housing and Community Development. (T25-1520).

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

Article 10. Maintenance, Use, and Occupancy Requirements

§ 1600. Application and Scope.

The provisions of this article shall apply to

(a) The use, maintenance and occupancy of mobile home parks and lots within those parks.

(b) The use, maintenance and occupancy of mobile homes, recreational vehicles, and mobile home accessory buildings and structures wherever located.

NOTE: Authority cited: Sections 18300 and 18610, Health and Safety Code. Reference: Sections 18300 and 18610, Health and Safety Code.

HISTORY

1. Repealer and new section filed 8-22-85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1602. Application and Scope.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18300, Health and Safety Code.

HISTORY

1. Repealer filed 8-22-85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1604. Responsibility.

(a) The owner, or his designated agent of the mobile home park shall be responsible for the safe operation and maintenance of all electrical, gas, and plumbing equipment and installations within the mobile home park, under his or her ownership or control.

(b) When there is a violation of these regulations the mobile home park owner or operator or mobile home owner, or any person responsible for the violation shall cause it to be corrected within five days, or within other such longer period of time as may be allowed by the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18401, 18402 and 18603, Health and Safety Code.

HISTORY

1. Amendment filed 8-22-85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1606. Responsible Person Available.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18603, Health and Safety Code.

HISTORY

1. Repealer filed 8-22-85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1608. Animals.

Dogs and other domestic animals shall not be permitted to run at large in any mobile home park.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18601, Health and Safety Code.

§ 1610. Park Area.

(a) The park area shall be so graded that there will be no depressions in which surface water will accumulate. The ground shall be sloped to provide storm drainage run-off by means of surface or subsurface drainage facility.

(b) The area beneath a mobile home shall be sloped to provide for drainage from beneath the mobile home to an outside surface drainage facility.

in compliance with requirements in effect at the date of their installation and are not found to be unsafe or unsanitary.

(c) Where subject to damage by vehicles or other causes, all mobile home lot utilities shall be protected by posts, fences, or other permanent barriers.

(d) Power supply cords shall not be buried or encased in concrete.

(e) Power supply feeder assemblies shall be run in a raceway if buried or encased in concrete.

NOTE: Authority cited: Section 18300, 18605 and 18610, Health and Safety Code. Reference: Sections 18550, 18554, 18605, 18610 and 18613, Health and Safety Code.

HISTORY

1. New subsections (d) and (e) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1636. Permanent Building Maintenance.

A permanent building in a mobile home park and facilities provided therein shall be maintained in compliance with the requirements of the Health and Safety Code, Division 13, Part 2.1, and this subchapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254, 18300, 18402, 18620, Health and Safety Code.

§ 1640. Substandard Buildings.

(a) Any building, structure, or portion thereof, or the premises on which it is located in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be substandard.

(b) Inadequate Sanitation, which shall include but not be limited to the following:

(1) Improper water closet, lavatory, bathtub or shower.

(2) Improper kitchen sink.

(3) Lack of hot and cold running water to plumbing fixtures.

(4) Improper heating facilities.

(5) Improper operation of required ventilating equipment.

(6) Lack of minimum amounts of required natural light and ventilation.

(7) Lack of required electrical lighting.

(8) Dampness of habitable rooms.

(9) Infestation of insects, vermin or rodents.

(10) General dilapidation or improper maintenance.

(11) Lack of connection of plumbing fixtures to a sewage disposal system.

(12) Lack of adequate garbage and rubbish storage and removal facilities.

(c) Structural hazards, which shall include but not be limited to the following:

(1) Deteriorated or inadequate foundations.

(2) Defective or deteriorated flooring or floor supports.

(3) Flooring or floor supports of insufficient size to carry imposed loads with safety.

(4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.

(6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

(8) Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.

(9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

(d) Any nuisance.

(e) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

(f) All plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.

(g) All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.

(h) Faulty weather protection, which shall include but not be limited to the following:

(1) Deteriorated roofs.

(2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

(3) Defective or lack of weather protection for exterior wall coverings.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(i) Any building, structure, or portion thereof, device, apparatus, equipment, combustible waste, or vegetation which is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(j) All materials of construction except those which are specifically allowed or approved by this article and which have been adequately maintained in good and safe condition.

(k) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(l) All buildings, structures, mobile homes, recreational vehicles, or portions thereof not provided with adequate exit facilities as required by this article except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and which have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of exits, additional exits may be required to be installed.

(l) All buildings, structures, or portions thereof which are not provided with the fire–resistive construction or fire–extinguishing systems of equipment required by this article, except those buildings, structures, or portions thereof which conformed with all applicable laws at the time of their construction and whose fire–resistive integrity and fire–extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(m) All buildings, structures, or portions thereof occupied for living, sleeping, cooking, or dining purposes which are not designed or intended to be used for such occupancies.

(n) Room and space dimensions less than required by this article.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254, 18402, 18620, 18630, 18640, 18670, 18690, 18691, Health and Safety Code.

§ 1642. Abatement.

If a permanent building, structure or mobile home accessory structure is constructed, altered, converted, used, or maintained in violation of any provision of, or of any order issued by the enforcement agency pursuant to this article, or if a nuisance exists in any such building or structure or upon the premises on which it is situated, the enforcement agency may institute any appropriate action or proceeding to prevent, restrain, correct, or abate the violation or nuisance.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18402 and 18620, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1664. LP—Gas Containers.

In addition to mounted containers a mobile home may have two additional vessels installed on the lot. The mobile home may be served by either the vehicle containers or vessels on the lot but not by both at the same time.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

§ 1666. LP—Gas Vessels.

(a) Not more than two vessels of more than 12 and less than 60 U.S. gallons gross capacity may be installed on a mobile home lot. Such vessels shall be located immediately adjacent to the mobile home gas inlet, so that connection to the mobile home gas inlet can be made by use of an approved mobile home gas connector not exceeding six feet in length.

(b) Support. Liquefied petroleum gas vessels shall be securely, but not permanently, fastened to the mobile home or recreational vehicle hitch or a substantial post immediately adjacent to the mobile home gas inlet to prevent accidental overturning. Regulators shall be adequately supported.

(c) Tanks of not more than 500 U.S. gallons may be maintained on a mobile home lot, providing the distance to a mobile home, important building, property line which may be built on, or source of ignition, is at least 10 feet.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

§ 1668. Charging of Vessels.

No liquefied petroleum gas vessel shall be charged within 10 feet of any mobile home or mobile home accessory building or structure.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

§ 1670. Prohibited Location of Vessel.

No liquefied petroleum gas vessel shall be stored or located inside of or beneath any storage cabinet, cabana, awning, carport, ramada, mobile home, or any other structure in a mobile home park.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

§ 1672. Authority to Order Disconnect Fuel Gas Equipment.

The enforcement agency is authorized to order the gas utility or person supplying gas to a mobile home park to disconnect any gas piping or equipment found to be defective and in such condition as to endanger life or property.

Gas piping or equipment which has been ordered disconnected by the enforcement agency shall not be reconnected to a gas supply until a permit has been obtained to alter or reconstruct the gas piping and the completed work has been inspected and approved by the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18690, Health and Safety Code.

§ 1674. Maintenance of Required Toilet and Shower Facilities.

Toilets, showers, and lavatories shall continue to be provided as follows:

(a) In mobile home parks constructed and operated exclusively for dependent mobile homes: One toilet, one shower, and one lavatory for each sex for each 15 dependent mobile home lots.

(b) In mobile home parks constructed and operated exclusively for dependent and independent mobile homes, the following ratio of toilets, showers, and lavatories for each sex:

Lots	*Toilets*	*Showers*	*Lavatories*
1–25	1	1	1
26–70	2	2	2

One additional toilet shall be provided for each sex for each 100 additional lots or fractional part thereof in excess of 70 lots.

(c) Toilet facilities for dependent mobile homes shall not be farther than 400 feet from any dependent mobile home lot.

(d) Each toilet shall be for the exclusive use of the occupants of the mobile home lots in the mobile home park.

(e) mobile home parks constructed and operated exclusively for independent mobile homes need not be provided with public toilets, showers, or lavatories.

(f) Toilets, lavatories, and showers shall be within 400 feet of all lots not provided with a lot water service outlet and a three inch lot drain inlet.

(g) Toilet, lavatory, and shower facilities shall be separated and distinctly marked for either men or women.

(h) Showers shall be provided with hot and cold running water. Each shower shall be contained within a separate compartment. Each shower compartment shall be provided with a dressing area of not less than six square feet of floor area that shall have hooks for hanging clothing and a bench or chair for use by the occupant.

(i) Toilets shall be installed in separate compartments.

NOTE: Authority cited: Sections 18300 and 18640, Health and Safety Code. Reference: Section 18640, Health and Safety Code.

HISTORY

1. Amendment of section heading and initial sentence only filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1676. Trap.

A mobile home lot drain inlet need not be provided with a trap except where a mobile home not bearing insignia of approval is installed, or proposed to be installed, on a lot and the enforcement agency determines that the mobile home plumbing fixtures are not protected by approved traps. The park operator shall obtain the necessary permits from the enforcement agency and shall install the required trap and vent on the lot drain inlet.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18630, Health and Safety Code.

§ 1678. Venting.

Where provided, each drain inlet trap shall be individually vented with a vent pipe not less than two inches interior diameter, unless the system is a wet vented system as provided in Article 5 of this Subchapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18630, Health and Safety Code.

§ 1680. Mobile Home Drain Connector.

(a) A mobile home shall be connected to the mobile home lot drain inlet by means of a drain connector consisting of approved pipe not less than Schedule 40, appropriate fittings and connectors, and shall not be less in size than the mobile home drain outlet. The fitting connected to the mobile home lot drain inlet shall be a directional fitting to discharge into the drain inlet. A flexible connector shall be used at the lot inlet end of the pipe.

(b) Drain connectors for recreational vehicles may be of flexible noncollapsible hose having a smooth interior finish. Recreational vehicles occupied as a residence or located year–round in a mobile home park shall have a drain connector complying with subsection (a).

(c) A drain connector shall be maintained with a grade not less than one–eighth inch per foot. A drain connector shall be gastight and no longer than necessary to make the connection between the mobile home drain outlet and the drain inlet on the lot. Each drain inlet shall be capped gastight when not in use.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550 and 18630, Health and Safety Code.

HISTORY

1. Amendment of subsections (a) and (c) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1682. Mobile Home Water Connector.

(a) A mobile home shall be connected to the water service outlet by a flexible connector, such as copper tubing, not less than one–half inch interior diameter.

(b) mobile home water connectors shall be maintained in a good, water–tight condition.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18630, Health and Safety Code.

(3) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(4) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(d) Nuisance shall include but not be limited to the following:

(1) Any public nuisance known at common law or in equity jurisprudence.

(2) Whatever is dangerous to human life or is detrimental to health.

(3) Whatever renders air, food, or drink unwholesome, or detrimental to the health of human beings.

(e) Hazardous electrical wiring shall include but not be limited to the following:

(1) All electrical wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

(2) Electrical conductors which are not protected by overcurrent protective devices designed to open the circuit when the current exceeds the ampacity of the conductor.

(3) Electrical conductors which do not have ampacity at least equal to the rating of outlet devices or equipment supplied.

(4) Electrical conductors which are not protected from physical damage.

(5) Metallic boxes, fittings, or equipment in an electrical wiring system which are not grounded to prevent shock.

(f) Hazardous plumbing shall include but not be limited to the following:

(1) All plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.

(2) Lack of effective "P" traps providing a water seal for each plumbing fixture.

(3) Lack of effective venting of plumbing drain piping.

(4) Broken, unsanitary or leaking plumbing pipe or fixtures.

(5) Any fixture, fitting, device or connection installed in such a manner as to permit contamination of the potable water supply.

(g) Hazardous mechanical equipment shall include but not be limited to the following:

(1) All mechanical equipment, including all heating equipment and its vent, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition, and is being used in a safe manner.

(2) Unvented fuel burning heating appliances.

(3) Heating or fuel burning equipment, including its vent, without adequate clearance from combustible material.

(4) Unsupported, loose, or leaking fuel supply piping.

(h) Faulty Weather Protection which shall include but not be limited to the following:

(1) Deteriorated or ineffective waterproofing of exterior walls, roof, or floors, including broken windows or doors.

(i) Any mobile home or portion thereof, device, apparatus, equipment, or combustible material which is in such a condition as to cause a fire or explosion.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18605, 18610, Health and Safety Code.

§ 1706. Substandard Recreational Vehicle.

(a) General. Any recreational vehicle where there exists any of the following listed conditions to an extent that endangers life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby declared to be a substandard recreational vehicle.

(b) Inadequate sanitation shall include but not be limited to the following:

(1) Lack of adequate ventilation.

(2) Dampness of habitable rooms.

(3) Infestation of insects, vermin or rodents.

(4) General dilapidation or improper maintenance.

(c) Structural hazards shall include but not be limited to the following:

(1) Defective or deteriorated flooring or floor supports.

(2) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(3) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(d) Nuisance shall include but not be limited to the following:

(1) Public nuisance known at common law or in equity jurisprudence.

(2) Whatever is dangerous to human life or is detrimental to health.

(3) Whatever renders air, food, or drink unwholesome, or detrimental to the health of human beings.

(e) Hazardous electrical wiring shall include but not be limited to the following:

(1) All electrical wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

(2) Electrical conductors which are not protected by overcurrent protective devices designed to open the circuit when the current exceeds the ampacity of the conductor.

(3) Electrical conductors which do not have ampacity at least equal to the rating of outlet devices or equipment supplied.

(4) Electrical conductors which are not protected from physical damage.

(5) Metallic boxes, fittings, or equipment in an electrical wiring system which are not grounded to prevent shock.

(f) Hazardous plumbing shall include but not be limited to the following:

(1) All plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.

(2) Lack of effective "P" traps providing a water seal for each plumbing fixture.

(3) Lack of effective venting of plumbing drain piping.

(4) Broken, unsanitary or leaking plumbing, pipe or fixtures.

(5) Any fixture, fitting, device or connection installed in such a manner as to permit contamination of the potable water supply.

(g) Hazardous mechanical equipment shall include but not be limited to the following:

(1) All mechanical equipment, including all heating equipment and its vent, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition, and is being used in a safe manner.

(2) Unvented fuel burning heating appliances.

(3) Heating or fuel burning equipment, including its vent, without adequate clearance from combustible material.

(4) Unsupported, loose, or leaking fuel supply piping.

(h) Faulty Weather Protection, which shall include but not be limited to the following:

(1) Deteriorated or ineffective waterproofing of exterior walls, roof, or floors, including broken windows or doors.

(i) Any recreational vehicle or portion thereof, device, apparatus, equipment, or combustible material which is in such a condition as to cause a fire or explosion.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18605, 18610, Health and Safety Code.

§ 1708. Abatement.

Any mobile home or recreational vehicle, or portion thereof, which has become substandard as defined herein, is hereby declared to be a nuisance and may be abated as hereinafter provided.

NOTE: Authority cited: Sections 18300 and 18605, Health and Safety Code. Reference: Section 18605, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1722. Removal of Mobile Home or Recreational Vehicle.

It shall be unlawful for the person ordered to abate a mobile home or recreational vehicle as a nuisance to fail or refuse to remove and abate such mobile home or recreational vehicle within 30 days after the date of posting of said order on the mobile home or recreational vehicle or receipt of such order. After the expiration of said 30 days, the enforcement agency shall have the authority to abate the mobile home or recreational vehicle.

NOTE: Authority cited: Sections 18300 and 18605, Health and Safety Code. Reference: Section 18605, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1724. Responsibility for Costs.

The registered and/or legal owner of the mobile home or recreational vehicle shall be liable for all costs for abatement of the mobile home or recreational vehicle. If the mobile home or recreational vehicle is in such condition that identification numbers are not available to determine ownership, or the enforcement agency is unable to locate the owner, the owner of the land on which the mobile home or recreational vehicle is located shall be liable for such costs.

NOTE: Authority cited: Sections 18300 and 18605, Health and Safety Code. Reference: Section 18605, Health and Safety Code.

HISTORY

Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1726. Removal.

(a) A mobile home or recreational vehicle which has been ordered to be abated as a nuisance shall be removed to a scrap yard and scrapped. It shall not thereafter be reconstructed or made operable.

(b) A copy of the order to abate a mobile home accompanied by the titles, registration cards, license plates or decals, and the insignias or federal labels shall be forwarded to the Department. The Department of Motor Vehicles shall be sent the order to abate a recreational vehicle with all indicia noted above. The enforcement agency shall send the required information and indicia within five days after removal of a mobile home or recreational vehicle.

NOTE: Authority cited: Sections 18300 and 18605, Health and Safety Code. Reference: Section 18605, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1728. Awning—Foundations.

For purposes of maintenance use and occupancy, existing concrete slabs may be considered to have an allowable load bearing capacity of 350 pounds per column. The enforcement agency may accept a loading not to exceed 500 pounds per column, provided the slab is not less than three and one–half inches thick and in good condition. The weight of individual poured concrete footings shall be one and one–half times the calculated uplift force. The weight of concrete shall be assumed to be not more than 145 pounds per cubic foot.

NOTE: Authority cited: Sections 18300 and 18552, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1730. Awning—Enclosures.

(a) For purposes of maintenance, use and occupancy, existing awning enclosures shall be used only for recreational or outdoor living purposes and shall not be used as carports or storage rooms nor shall they be constructed or converted for use as a habitable room or a cabana.

(b) Awnings may be enclosed or partially enclosed as follows:

(1) Awnings may be enclosed with insect screening or removable flexible plastic material. (A permit is not required.)

(2) Awnings may be enclosed with rigid readily removable, transparent, or translucent materials. (Permit required.)

(3) Awnings may be partially enclosed with solid panels provided the solid panels do not exceed 50% of the total wall area. (Permit required.)

(4) Ventilation and exiting requirements meet the requirements for a cabana.

(c) Where an awning is erected immediately adjacent to or over a permanently constructed retaining wall of fire resistive material, there shall be not less than 18 inches clear ventilating opening between the underside of the awning roof and the top of wall extending the full length of the awning.

(d) An awning shall not be enclosed unless the enclosure is designed and constructed as a freestanding structure or unless the awning is designed and constructed to withstand the additional forces imposed by the enclosure.

(e) Existing awning enclosures of rigid materials shall continue to resist the minimum horizontal wind pressures and requirements in effect at the time of original construction.

(f) An awning may have drop or side curtains of cloth, canvas, or similar flexible materials. Awning drop or side curtains shall not be permanently fastened at the sides or bottom.

(g) Heating or cooking appliances or facilities shall not be installed within an awning.

(h) Existing drop ceilings may continue to be supported by the mobile home provided the combined weight of the ceiling and the awning does not exceed one pound per square foot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

HISTORY

1. Amendment of subsections (a), (e) and (h) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1732. Awning and Carport—Location.

A mobile home lot may accommodate either an awning or a carport or a lot line, provided the awning or carport is constructed of material which does not support combustion and is not less than three feet from a mobile home, a mobile home accessory building or structure on an adjacent lot, or any other building or structure. No part of an awning or carport shall project over or beyond a lot line.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1734. Carport—Permitted.

A carport may be maintained on a mobile home lot only as an accessory structure to a mobile home located on the same lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 1735. Carport—Enclosures.

(a) At least two sides or one side and one end of a carport shall be maintained at least 50 percent open and unobstructed at all times.

(b) For purposes of maintenance, use and occupancy, a carport which is partially enclosed shall continue to withstand the additional lateral forces imposed by such an enclosure as required for awning enclosures.

(c) Where a carport is erected immediately adjacent to or over a permanently constructed retaining wall of fire resistive material, there shall continue to be not less than 18 inches clear ventilating opening between the underside of the carport roof and the top of wall extending the full length of the carport.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

hicle located within a park who has received a notice of violation issued by the enforcement agency pursuant to Section 18420.

(b) None of the procedures for an informal or formal appeal process extend the time allowed for the correction of violations noted in the original notice of violation or noted in subsequent notices of violation issued to the same person or about the same situation.

(1) unless an extension of time allowed for the correction of violations is contained in the written determination provided by the enforcement agency pursuant to subsection 1754(b), or

(2) unless an extension of the time allowed for the correction of violations is contained in the final, formal decision issued by an enforcement agency pursuant to subsection 1756(f).

NOTE: Authority cited: Sections 18300 and 18421, Health and Safety Code. Reference: Sections 18400.1, 18404, 18420 and 18421, Health and Safety Code.

HISTORY

1. Repealer of Article 11 (Sections 1750–1778, not consecutive) filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).
2. New article 11 and section filed 4–17–95; operative 5–17–95 (Register 95, No. 16).

§ 1752. Request for Informal Conference.

(a) The following optional, informal conference process shall be available to a person who is required to respond to a notice of violation issued pursuant to Section 18420 of the Health and Safety Code, and shall be initiated solely at the discretion of the person addressed in the notice of violation.

(b) The use of the informal conference process shall be limited to the dispute of one or more of the following issues contained in a notice of violation issued pursuant to Section 18420 of the Health and Safety Code:

(1) The existence of an alleged violation,

(2) The alleged failure to correct the violation in the required timeframe, and

(3) The reasonableness of the timeframe within which the violation shall be corrected.

(c) If a person is in receipt of a notice of violation and chooses to request an informal conference with a representative of the enforcement agency,

(1) the person shall make a written request to the enforcement agency for an informal conference, and

(2) the person shall ensure that the enforcement agency receives the written request within ten (10) working days of the notice of violation. "Working days" shall exclude Saturdays, Sundays, and holidays.

(d) The written request for an informal conference shall provide the following information:

(1) The name, address, and telephone number of the person requesting the informal conference, and

(2) A brief description of the issues disputed.

(e) Within three (3) working days of the receipt of a written request for an informal conference, the enforcement agency shall contact the person who submitted the request and shall schedule an informal conference for the earliest possible, mutually convenient time and place. The informal conference shall occur during the normal working hours and shall be held no later than fifteen (15) working days after the enforcement agency's receipt of the written request. "Normal working hours" are from 8:00 a.m. to 5:00 p.m. on Monday through Friday, excluding holidays.

(f) The enforcement agency shall deny a request for an informal conference only if one or more of the following conditions apply:

(1) The issues identified for dispute in the written request do not include at least one of the issues specified in subsection (b), or

(2) The person requesting the informal conference is not available to meet with the representative of the enforcement agency within the fifteen (15) day time period and the enforcement agency determines that good cause does not exist to postpone the informal conference, as provided for in subsection 1754(d).

NOTE: Authority cited: Sections 18300 and 18421, Health and Safety Code. Reference: Sections 18420 and 18421, Health and Safety Code.

HISTORY

1. New section filed 4–17–95; operative 5–17–95 (Register 95, No. 16).

§ 1754. Informal Conference.

(a) An informal conference shall occur at the time and place scheduled and shall provide the person requesting the conference with the opportunity to explain to the representative of the enforcement agency each issue disputed and the facts and circumstances of each dispute.

(b) Within five (5) working days of the completion of the informal conference, the enforcement agency shall provide the person requesting the informal conference with a written notification of the enforcement agency's determination concerning each disputed issue.

(1) The written determination shall sustain, overrule, or modify the original notice of violation that contained each issue disputed at the informal conference. Modification may include:

(A) changes to the original violation cited,

(B) where necessary to provide a reasonable time for compliance, an extension of the time within which the modified required corrective action shall be completed. The extension of time shall not exceed thirty (30) calendar days from the date of the enforcement agency's written determination.

(c) The written request for an informal conference shall be considered withdrawn if the person who submitted the request:

(1) does not appear at the mutually–agreed upon time and place scheduled for the informal conference, and

(2) does not notify the enforcement agency, within five (5) calendar days prior to the date on which the informal conference was scheduled, with written confirmation of the good–cause reason for not appearing at the informal conference.

(d) A good–cause reason shall be a reason, situation, or circumstance sufficient to compel a reasonably prudent person to fail to appear at the time and place scheduled for the informal conference. Furthermore, an ordinary, intelligent person would find the reason or situation to be an honest and justifiable reason and to reflect an absence of malice and an absence of design to defraud or seek an unconscionable advantage.

(e) If the enforcement agency determines that good cause exists for a postponement, the enforcement agency shall postpone an informal conference for a period of time not to exceed fifteen (15) working days and shall notify the person in writing of the time and date of the postponed conference. Otherwise, the agency shall confirm the automatic withdrawal and, if applicable, the denial of the request due to a lack of a good cause reason, as determined by the enforcement agency.

NOTE: Authority cited: Sections 18300 and 18421, Health and Safety Code. Reference: Sections 18400.1, 18404, 18420 and 18421, Health and Safety Code.

HISTORY

1. New section filed 4–17–95; operative 5–17–95 (Register 95, No. 16).

§ 1756. Request for Appeal of Decision Rendered in Informal Conference.

(a) Any park owner or operator, or any registered owner of a manufactured home, mobilehome, or recreational vehicle, who has received notice of violation issued pursuant to Section 18420 of the Health and Safety Code, has the right to petition for a formal hearing with the person in charge of the enforcement agency or that person's designee.

(b) The person requesting the formal hearing shall submit a written petition to the enforcement agency:

(1) within ten (10) working days of the date of the notice of violation issued pursuant to Section 18420 of the Health and Safety Code, or

(2) within five (5) working days of the date of the enforcement agency's determination, if the issues were disputed at an informal conference.

(c) The written petition shall:

(1) provide the name, address, and phone number of the petitioner,

(2) provide the petitioner's reasons for requesting a formal hearing,

(3) summarize each issue to be disputed at the formal hearing, and

§ 2010. Permit to Operate Fee.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18502, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2012. Penalty Fee for Permit to Operate.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18502, 18504, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2014. Permit to Operate Issuance.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18505, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2016. Transfer of Owner.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18507, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2018. Amended Permit to Operate Fee.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18502, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2020. Approval of Alternates and Equivalents.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18305, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2022. Permits Required.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18500, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2024. Permit for Mobile Home Installation.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2026. Environmental Impact Report.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18300, 18406 and 18501, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2028. Permit Applications.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18501, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2030. Plans.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18501, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2032. Expiration of Permits.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18509, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2034. Extension of Permit to Construct.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18509, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2036. Construction or Alteration Permit Fees.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18503, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2038. Building or Mobile Home Accessory Structure Permit Fees.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18503 and 18552, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2040. Construction.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18501, 18552, 18610, 18620, 18630, 18670 and 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2042. Stop Order.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18500, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2044. Inspection.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18552, 18610, 18620, 18630, 18670 and 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2046. Penalty.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18504, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

Article 2. General Requirements

§ 2050. Swimming Pools.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18610, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2052. Excavation and Grading.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18610, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2054. Special Occupancy Lot Identification.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610, 18612, Health and Safety Code.

§ 2076. Recreational Vehicle Sanitation Station Design.

Recreational vehicle sanitation stations shall be designed for receiving discharge from sewage holding tanks of self–contained vehicles.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18552 and 18630, Health and Safety Code.

§ 2078. Sanitation Station Specifications.

(a) Each recreational vehicle sanitation station shall be provided with a drain inlet not less than four inches in diameter, discharging into a trap not more than 24 inches below the drain inlet. The drain inlet shall be equipped with a hinged cover which shall effectively close the drain inlet when not in use.

(b) Each drain inlet shall discharge into a drainage lateral not less than four inches in diameter connected to a public sewer or private sewage disposal system.

(c) The drain inlet of each station shall be set in a concrete drain receptor not less than three and one–half inches in thickness and not less than two feet horizontally from the drain inlet to the inside of the surrounding curb. The surrounding curb shall be at least four inches wide and two inches above the floor of the receptor. The inside surface of the drain receptor shall be smooth finished concrete and shall slope a minimum of one–fourth inch per foot from the bottom of the curb to the lip of the drain inlet.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18552 and 18630, Health and Safety Code.

§ 2080. Sanitation Station Flushing.

A three–fourths inch water hose connection shall be installed at each recreational vehicle sanitation station to allow connection of a hose for washdown operation. An approved backflow preventer shall be installed in the water service pipe a minimum of 12 inches above the hose connection. Provisions shall be made to store the washdown hose off the ground.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18552 and 18630, Health and Safety Code.

§ 2082. Sanitation Station Warning Sign.

(a) A warning sign shall be located immediately adjacent to the hose connection and shall read:

"DANGER, UNSAFE WATER."

Use this hose to flush holding tank and drain receptor ONLY."

(b) The warning sign shall be not less than 18 inches by 24 inches and lettered in minimum size of not less than one–inch lettering in a color contrasting with the background.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18552 and 18630, Health and Safety Code.

§ 2084. Sanitation Station Operating Instructions.

A sign providing operating instructions may also be posted at the recreational vehicle sanitation stations.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18552 and 18630, Health and Safety Code.

Article 3. Travel Trailer Parks

§ 2200. Travel Trailer Park Definition.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18220, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2202. Lot Occupancy.

(a) A travel trailer park shall accommodate only travel trailers, recreational vehicles, and tents.

(b) Occupancy of lots is limited to one recreational vehicle.

(c) A permanent building shall not be constructed or installed on any lot in a travel trailer park.

EXCEPTION: When the drain from plumbing fixtures, other than a toilet, discharges into an approved, closed, vented container.

NOTE: Authority cited: Sections 18300 an 18610, Health and Safety Code. Reference: Sections 18301, 18552, 18605 and 18610, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2204. Separation and Setback.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2206. Roadways.

Each lot in a travel trailer park shall have direct access to an abutting roadway. The roadway shall be not less than 18 feet in clear width where two–way traffic is required for ingress and egress. The width of a roadway may be reduced to 12 feet for one–way traffic provided that the direction of traffic is clearly indicated, and that the one–way roadway originates from and terminates in a two–way roadway. The minimum width of a roadway shall be maintained undiminished throughout the length of the roadway to a public road or street.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18612, Health and Safety Code.

§ 2208. Fire Protection.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2210. Electrical Requirements—General.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301 and 18670, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2212. Electrical Installations.

(a) Services, transformers, feeders, and lot power supply equipment shall be designed to provide not less than the minimum required capacity based upon the number of lots supplied according to Table 2210–1.

TABLE 2210–1

RECREATION VEHICLE LOTS—AMPERE AND K.W. DEMAND PER LOT

	50 Ampere 115/230 Volt System		30 Ampere 115 Volt System	
Number of Lots	Amps.	K.W.	Amps.	K.W.
2	23.48	5.4	25.22	2.9
3	17.83	4.1	19.13	2.2
4	14.35	3.3	15.65	1.8
5	12.61	2.9	13.91	1.6
6	11.30	2.6	12.17	1.4
8	10.43	2.4	11.30	1.3
12	9.13	2.1	10.43	1.2
20 or More	8.26	1.9	9.57	1.1

(b) Lot power supply equipment and feeders shall be rated at not less than 30 amperes, 115 volts, single phase.

(c) The lot power supply equipment shall not be required to provide for connection by permanent wiring method nor to be rated in excess of 30 amperes. It shall be provided with at least one receptacle rated at not less than 125 volts, 30 amperes, and may also be provided with a 125 volt, 20 ampere receptacle.

All 125 volt, 20 ampere receptacles, in lot power supply equipment, shall have ground fault circuit protection for personnel.

(d) Electrical energy supplied to a special occupancy lot shall be nominal 115/230 volts, single phase.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18552, 18630, Health and Safety Code.

Article 4. Recreational Trailer Parks

§ 2400. Recreational Trailer Parks Definition.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18215, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2402. General Requirement.

An application for a permit to construct a recreational trailer park shall be accompanied by evidence that the area or tract of land for the proposed recreational trailer park is zoned for recreational use or within a zone where recreational use is permitted.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18501, Health and Safety Code.

§ 2404. Lot Occupancy.

(a) A recreational trailer park shall accommodate only travel trailers, recreational vehicles and tents.

(b) A cabana or permanent building shall not be constructed or installed on any lot in a recreational trailer park.

NOTE: Authority cited: Sections 18301 and 18610, Health and Safety Code. Reference: Sections 18300, 18301, 18552 and 18610, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2406. Separation and Setback.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2408. Roadways.

Each lot in a recreational trailer park shall have direct access to an abutting roadway except that a single, isolated lot may be provided with unobstructed access of not less than 10 feet in width to a roadway. The roadway shall be not less than 18 feet in clear width where two–way traffic is required for ingress and egress. The width of a roadway may be reduced to 12 feet for one–way traffic provided that the direction of traffic is clearly indicated, and that the one–way roadway originates from and terminates in a two–way roadway. The minimum width of a roadway shall be maintained undiminished throughout the length of the roadway to a public road or street.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18612, Health and Safety Code.

§ 2410. Fire Protection.

The operator of a recreational trailer park shall comply with requirements of the local fire jurisdiction.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

§ 2412. Electrical Installations.

Where provided, all electrical installations within recreational trailer parks shall comply with the requirements of Article 3 of this subchapter.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18670, Health and Safety Code.

§ 2414. Building Lighting.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18640 and 18670, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2416. Liquified Petroleum Gas.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2418. Basic Plumbing Requirements.

All plumbing installations within recreational trailer parks shall comply with the requirements of Article 3 of this subchapter.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 2420. Plumbing Design Requirements.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18554 and 18630, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2422. Water Pipe Risers.

Where lot water service outlets are not provided then water pipe risers shall be installed throughout the recreational trailer park area for the supply of potable water and fire suppression. Gravel, crushed rock, or other approved material shall be provided at the base of each water pipe riser as necessary to prevent the accumulation of standing water or muddy conditions. Water pipe risers shall be installed within 100 feet of all lots not provided with lot water service outlets.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

§ 2424. Required Toilet Facilities.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18640, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2426. Recreational Vehicle Sanitation Stations.

(a) Recreational vehicle sanitation stations shall be provided in an accessible location.

(b) One recreational vehicle sanitation station shall be provided for each 100 lots not provided with three inch drain inlets.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18552, 18630, Health and Safety Code.

Article 5. Temporary Trailer Parks

§ 2500. Temporary Trailer Park.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18217, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2502. General Requirement.

Applications for a permit to operate a temporary trailer park shall be submitted to the enforcement agency at least 30 days prior to the intended date of operation.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18500, 18501, 18502, Health and Safety Code.

§ 2504. Lot Occupancy.

(a) A temporary trailer park shall accommodate only recreational vehicles and tents.

(b) A cabana, ramada, or permanent building shall not be constructed, or installed, on any lot in a temporary trailer park.

(c) Temporary trailer park lots shall be limited to the occupancy by two recreational vehicles or a camping party.

(d) Vehicles occupying lots without drain inlets shall have the drain outlet of the vehicle capped.

EXCEPTION: When the drain from plumbing fixtures, other than a toilet, discharges into an approved, closed, vented container.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2612. Separation and Setback.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2614. Roadways.

Roadways are not required other than those necessary for the maintenance of the incidental camping area by the operator. Such roadways shall be maintained unobstructed and clear for vehicle traffic.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18612, Health and Safety Code.

§ 2616. Fire Protection.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2618. Building Lighting.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18620, 18640 and 18670, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2620. Liquified Petroleum Gas.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2622. Basic Plumbing Requirements.

All plumbing installations outside of buildings within incidental camping areas shall comply with the requirements of Article 3 of this subchapter.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18554 and 18630, Health and Safety Code.

HISTORY

1. Amendment filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2624. Plumbing Design Requirements.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18554 and 18630, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2626. Water Supply.

Potable water need not be supplied in an incidental camping area if it is designated as a "dry camp" and tenants are so notified by the operator. If water is supplied, it shall be potable and adequate for all the requirements of the incidental camping area.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18501, 18630, Health and Safety Code.

§ 2628. Sanitary Facilities.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18640, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2630. Recreational Vehicle Sanitation Stations.

(a) Recreational vehicle sanitation stations are not required. When installed they shall comply with the requirements of Article 2 of this subchapter.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18552, 18630, Health and Safety Code.

Article 7. Tent Camps

§ 2700. Tent Camp.

"Tent camp" is an area or tract of land where two or more lots or sites are rented or leased or held out for rent or lease for the exclusive use of tent campers.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18610, Health and Safety Code.

§ 2702. Lot Occupancy.

(a) A mobile home or recreational vehicle shall not be permitted to occupy a tent lot or campsite.

(b) Occupancy of lots or campsites is limited to one camping party which may be permitted to occupy not more than two tents on the lot or campsite.

(c) General. Tent camps shall comply with all the requirements for recreational trailer parks except that:

(1) It shall not be required that a recreational vehicle sanitation station be installed in a tent camp.

(2) Tent camps are not restricted to an area zoned for recreational use.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18300, 18301, 18552, 18610, Health and Safety Code.

§ 2704. Separation and Setback.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2706. Roadways.

Roadways are not required other than those necessary for the maintenance of the tent camping area by the operator. Such roadways shall be maintained unobstructed.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18612, Health and Safety Code.

Article 8. Maintenance, Use, and Occupancy Requirements

§ 2750. Authority.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18300 and 18301, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2752. Application and Scope.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18300, 18301, 18552, 18554, 18605, 18610 and 18630, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2754. Responsibility.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18301, 18400 and 18401, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2756. Caretaker.

A caretaker responsible for the operation and maintenance of a special occupancy park shall be readily available to the occupants of a park at all times when the park is occupied.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18603, Health and Safety Code.

§ 2794. Authority to Order Disconnect of Electrical Equipment.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18400, 18401, 18610, 18670 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2796. Fuel Gas Systems—Maintenance.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18400, 18401, 18610, 18690 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2798. Unused Gas Outlets.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610, 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2800. Gas Outlet Risers.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18550, 18610, 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2802. Gas Connector.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18550, 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2804. LP—Gas Containers.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18550, 18605, 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2806. LP—Gas Vessels.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18550, 18605, 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2808. Charging of Vessels.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2810. Prohibited Location of Vessel.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18690, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2812. Authority to Order Disconnect of Fuel Gas.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18400, 18401, 18610, 18690 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2814. Maintenance of Required Toilet and Shower Facilities.

Toilets, showers, and lavatories shall continue to be maintained to comply with the requirements contained in Section 1674 of Subchapter 1.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18620 and 18640, Health and Safety Code.

HISTORY

1. Repealer and new section filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2816. General Plumbing Requirements.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18554 and 18630, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2818. Trap.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18554 and 18630, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2820. Venting.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2822. Recreational Vehicle Drain Connector.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18550, 18554 and 18630, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2824. Water Connector.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18550, 18554 and 18630, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2826. Fire Protection Standards for Special Occupancy Parks.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2828. Emergency Information.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2830. Fire Conditions.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2832. Rubbish.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

HISTORY

1. Repealer filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).

§ 2834. Fuel Containers Location.

NOTE: Authority cited: Section 18301, Health and Safety Code. Reference: Sections 18610, 18690 and 18691, Health and Safety Code.

(b) A standard plan approval shall expire 24 months from the date of approval.

(c) A standard plan which references other standard plans shall expire at the earliest date of expiration of the referenced standard plans.

A–1534. Plan Renewal. A standard plan approval may be renewed on or before the expiration date by submission of an application in triplicate together with three copies of the plan and a renewal fee of $50 for each plan. Renewal of a plan approval is permitted only when the plan submitted for renewal of the standard plan approval is identical to the plan on file with the department. The plan submitted for renewal of a plan approval shall have provided space for the department's stamp of approval as required by Section 1526.

A–1536. Referencing Approved Standard Plans. A standard plan may reference another approved standard plan when it is necessary to show the connection of two or more separate mobile home structures. The referenced plan must be under the control of the applicant for the new standard plan.

A–1538. Revisions of Approved Plans. If a manufacturer proposes revisions of an approved plan which do not change the structural system or method of construction of the structure prior to the expiration date of the standard plan approval, the manufacturer shall submit an application in triplicate, three copies of the revised plan and specifications and two copies of the revised design calculations, and a resubmission fee of $10 for each plan. The plan checking fee shall be paid to the department prior to issuance of a revised standard plan approval.

A–1540. Amended Regulations. (a) When amendment of the department's regulations requires changes to an approved plan, the department shall notify the manufacturer of such changes, and shall allow the manufacturer 180 days from the date of such notification in which to submit a revised plan for approval. A revised plan submitted pursuant to this section shall be processed as a renewal or revision with appropriate fees. A plan submitted after the period of time provided shall be processed as a new application with appropriate fees.

(b) Standard plan approvals which expire prior to the time allowed for submission of revised plans may be renewed to the date established by Section 1540(a) upon submission of applications, plans, and a resubmission fee of $10 for each plan.

A–1542. Department Approval. Approval shall be evidenced by the department's stamp of approval on the plans.

A–1544. Compliance. Standard plan approval for each type of accessory building or structure is contingent upon compliance with the requirements of this article. The department may conduct inspection at the manufacturing plant to determine compliance with an approved plan. Violation of any of the provisions of this article or variations from an approved plan shall be cause for cancellation of the standard plan approval.

A–1546. Identification Label of Approval. Each mobile home accessory building or structure constructed or installed pursuant to standard plan approval shall have attached thereto, in a visible location, an approved identification label of approval which shall be not less in size than three inches by 1 1/2 inches, and shall contain the following information as applicable:

MOBILE HOME ACCESSORY BUILDING OR STRUCTURE

1. Name of Manufacturer
2. Standard Plan Approval No. _____
3. Designed for:
   ____ lbs. per square foot roof live load
   ____ lbs. per square foot horizontal wind load
   ____ lbs. per square foot floor live load
   ____ lbs. per square foot wind uplift load
4. Structure (may) (may not) be enclosed.

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The identification label of approval shall be provided by the manufacturer and shall be permanently imprinted with the information required by this section.

A sample of the label of approval to be provided with each structure manufactured shall be submitted to the department for approval with the application for plan approval, or an approved label of approval shall be on file with the department prior to issuance of a standard plan approval.

The label of approval shall be either of three basic types, each capable of 20 year life expectancy when exposed to ordinary outdoor environments. Letters and numbers shall be bold Gothic or similar style varied for emphasis as large as space permits with smallest size being 5/64″. Wording shall be easily read and concise. Where permanent type adhesives are used on Type I, II, or III plates, adhesives shall have a minimum thickness of .004 inch, and they shall be properly affixed to a relatively smooth surface.

Type I. Rigid metal plates affixed by screws, rivets, or permanent type adhesives.

Minimum size: .020″ x 1 1/2″ x 3″ net dimensions (inside fastener heads).

Material: Aluminum, brass or stainless steel etched, stamped, engraved, or embossed to 0.015 minimum depth differential—color anodized or enamel filled.

Type II. Flexible metal plates affixed by permanent adhesives—either pressure sensitive acrylics or solvent activated resins.

Minimum Size: .005″ x 1 1/2″ x 3″.

Material: Aluminum foil etched or stamped to .001 minimum depth differential with color anodized background.

Type III. (1) Minimum Size: .003″ x 1 1/2″ x 3″ metallized mylar (polyester), surface bonded.

(2) Minimum Size: .006″ x 1 1/2″ x 3″ aluminum/vinyl surface bonded (to be used for nameplates where variable information is required by debossing, which can be done with a conventional typewriter).

A–1548. Installation Plans. (a) A manufacturer of accessory buildings or structures having department standard plan approval shall provide, with each unit sold for use adjacent to a mobile home, two copies of the approved plan for the purpose of securing a permit to construct from the enforcement agency.

(b) Plan Reproduction. Reproductions of an approved plan for the purpose of obtaining a permit to construct a mobile home accessory building or structure shall be clear and legible copies of the approved plan.

A–1550. Discontinuance. When a manufacturer who has obtained standard plan approval discontinues the business of manufacturing or constructing accessory buildings or structures and so notified the department, or the department makes such determination, the standard plan approval shall be cancelled.

A–1552. Change of Name or Ownership. The department shall be notified by the owner of any accessory building or structure manufacturing business of any change in the name or ownership thereof. The department may grant a standard plan approval to the new owner where he certifies that the building or structure will be manufactured in accordance with the existing standard plan approval and submits an application in triplicate on forms furnished by the department, together with a transfer fee of $10 for each plan.

A–1554. Change of Address. In the event of a change in the principal address or place of manufacture of any manufacturer, the department shall be notified in writing within ten days of such change. The notification shall be accompanied by a fee of $10.

A–1556. Aluminum Structures.

Scope. The purpose of this section is to provide design specifications for aluminum structures in addition to the design specifications contained in Title 24, California Administrative Code, Part 2, Basic Building Regulations, Chapter B28.

Maximum Slenderness Ratio. The maximum allowable slenderness ratio, KL/r or compression, members shall not exceed 200, where K is the effective length factor as determined by accepted engineering practice, where L is the unbraced length, and where r is the least radius of gyration. The effective length, KL, of compression members shall not be less than the actual unbraced length, L.

B–1562. In–Plant Quality Control.

(a) Concurrent with his request for plan approval, the manufacturer shall submit three sets of a manual outlining a program of quality–control. The program outlined must meet the standards of and be approved by the Department.

(b) The manufacturer shall maintain records for not less than one year after manufacture to substantiate that each unit has been inspected and complies with the plans as approved by the Department.

(c) Enforcement of compliance with the quality–control program and plans approved by the department shall be the responsibility of the in–plant inspection agency.

B–1564. Quality Control Manual Requirements. (a) General Requirements.

(1) The manual shall be in triplicate and shall contain an index with all pages consecutively numbered.

(2) Manuals shall be in such form that pages may readily be removed or replaced.

(3) Quality Control Manual pages shall be 8 1/2" x 11" standard letter size.

(4) The manual shall set forth in detail how the manufacturer will maintain his quality control to meet the standards set forth in these regulations. If the manufacturer has contracted with a quality–assurance agency, a separate portion shall set forth in detail how the quality–assurance agency will carry out its responsibilities.

(5) The manual shall specify the inspection agency performing the in–plant inspections.

(6) If applicable, the manual shall contain either a copy of the contract between the manufacturer and the quality–assurance agency or an official signed statement by a responsible officer of the manufacturing company that an agreement is in force and effect prior to granting of plan approval by the Department.

(7) The manual shall identify the company or corporate officer to be responsible for the quality–control program.

(8) The manual shall specify the procedure for maintaining a record system indicating the type and date of inspections performed on each unit and submit copies of the forms to be used.

(9) The manual shall provide a general outline and/or schematic indicating the sequence of the manufacturing and assembly processes. It shall also indicate the sequence, type and frequency of the quality–control procedures to be instituted.

(10) The manual shall specify the place and method of storage of materials and components. Indicate degree of protection from weather and capacity to control such factors as temperature and humidity where required to prevent deterioration of materials.

(11) The manual shall specify method of storage of completed units.

(b) Requirements for the Quality Assurance Agency. The Quality Assurance Agency portion of the Quality Control Manual shall contain at least the following:

(1) Specific designation of the person(s) who is to perform the in–plant inspections. If for any reason a designated Quality Assurance Agency Inspector specified in the Quality Control Manual will no longer be assigned, the department shall be notified within 48 hours of such termination of assignment, and a replacement shall be designated.

(2) A detailed outline of how the agency will perform the in–plant inspections and the frequency of inspections.

(3) An explanation of how discrepancies noted will be recorded, marked, and how corrections will be obtained.

(4) Details of how inspection reports are to be made to the department together with samples of forms to be used. All inspection reports shall be submitted at least monthly.

(5) An explanation of how certification of the units is to be made including a sample of the certification document or a facsimile thereof.

(c) When the manufacturer proposes change to the quality–control manual, three copies of such changes shall be submitted to the department for approval, and shall be accompanied by a fee.

B–1566. In–Plant Inspection Agencies.

(a) The governing body of any city, county, or city and county may, by ordinance, elect to have its building department assume responsibility for in–plant inspections of all closed building components or systems used in the construction of mobile home accessory buildings or structures in all places of manufacture within the political limits of the jurisdiction of such city, county, or city and county. If certified by the department as qualified to perform such inspections, the building department shall be the local inspection agency within the city, county, or city and county. The governing body of any city, county, or city and county having a local inspection agency may, by ordinance, establish a reasonable inspection fee for in–plant inspections to defray the actual cost of inspections.

(b) Where there is no certified local inspection agency, the manufacturer may contract with an approved quality–assurance agency to maintain a quality–control program and to perform in–plant inspections.

(c) Where there is no certified local inspection agency the manufacturer may have the department perform the required in–plant inspections. The inspections shall be paid for in accordance with the fees outlined by this chapter.

B–1568. Local Inspection Agencies.

(a) The governing body electing by ordinance to have its building department assume responsibility for in–plant inspections of closed building components and systems used in the construction of mobile home accessory buildings and structures shall file a copy of such ordinance with the department.

(b) After 30 days written notice to the department, and when meeting the department's requirements for certification, the governing body and the local inspection agency shall be advised in writing that enforcement responsibility may be commenced.

(c) If the department's certification requirements have not been met by the local inspection agency, the governing body and the local inspection agency shall, within a reasonable time, be advised in writing by the department. Such notification shall set forth in detail, the reasons why certification may not be granted.

(d) The local inspection agency (Building Department) shall designate the person(s) who are to perform the in–plant inspections at each place of manufacture within the political limits of the jurisdiction. If only one person is designated for a particular place of manufacture, the name of a "back–up" inspector shall be provided. Such designations shall be kept current.

(e) Inspection personnel designated to perform in–plant inspection shall be certified by an examination conducted by the department. The examination will consist of a written test based upon a knowledge of the administrative regulations to mobile home accessory buildings and structures and the building systems employed in the construction of mobile home accessory buildings and structures. A minimum rating of 70% must be attained. Inspection personnel shall also demonstrate actual capability in making in–plant inspections conducted by and to the satisfaction of the department.

(f) The department may revoke its certification of the local inspection agency or an in–plant inspector for cause. A department revocation may be subject to appeal.

(g) In the event the governing body cancels its assumption of responsibility, the department, upon receipt of official notice, shall assume such responsibility within 30 days.

(h) The local Inspection Agency shall authorize the manufacturer to affix the department's insignia when units have been subject to the quality–control program and are in compliance with plans as approved by the department.

(i) The Local Inspection Agency shall keep a record of what units have been authorized for the affixing of insignia and shall, each month, make a report of such units to the Administrative Office of the department.

(j) Local inspection agencies that have assumed the responsibilities of in–plant inspection of factory–built housing under the provisions of Title

or structures or individual components of a cabana or a ramada. Two dollars ($2) for each replacement decal for each complete mobile home accessory building or structure.

(d) Certification Fee—Quality Assurance Agency. Sixty dollars ($60) for each certification.

(e) Certification Fee—Quality Assurance Agency Personnel. The fee for each person making request for certification shall be forty dollars ($40).

(g) In the event that any unit bearing the decal is found to be in violation of the approved plans, the department may remove the decal and shall furnish the manufacturer or first user or both with a written statement of such violations.

The manufacturer or first user or both shall request an inspection after making corrections to bring the unit into compliance before the department shall issue a replacement decal.

(h) When a Decal of Approval becomes lost or damaged, the department shall be notified immediately in writing by the manufacturer. The manufacturer shall also provide the unit's serial number and when possible, the decal number.

(i) All damaged decals shall be promptly returned. Damaged and lost decal shall, on payment of the replacement decal fees as provided in the fee schedule, be replaced by the department with a replacement decal, which shall bear the date of issue of the original decal, and which shall be designated as a replacement decal.

(j) Decal on which the plan approval number has been incorrectly imprinted may be returned for replacement subject to replacement fees pursuant to Section E–1578.

B–1578. Fees. The fees required for the department's administration of the regulations for closed building components and systems used in the construction of mobile home accessory buildings and structures shall be as follows: (a) Department In–Plant Inspection. Thirty–two dollars ($32) provided that such service is not in excess of one hour. Sixteen dollars ($16) for every 30 minutes or fractional part thereof in excess of one hour.

(b) Out–of–State In–Plant Inspection. Department In–Plant Inspection Fee per Subsection (a) plus travel cost based on published air fare, or equivalent rate between Sacramento, California, and the location of the manufacturing plant plus necessary supplemental surface transportation and reimbursement for food and lodging consistent with California State Board of Control allowances.

(c) Decal Fees. Ten dollars ($10) for each decal for each complete mobile home accessory building or structure manufactured and shipped as a closed system. Twenty–five cents for each decal for each separate closed building component for all other mobile home accessory buildings or structures or individual components of a cabana or a ramada. Two dollars ($2) for each replacement decal for each complete mobile home accessory building or structure.

(d) Certification Fee—Quality Assurance Agency. Sixty dollars ($60) for each certification.

(e) Certification Fee—Quality Assurance Agency Personnel. The fee for each person making request for certification shall be forty dollars ($40).

HISTORY

1. Repealer of former Appendix B and relettering of former Appendix E to Appendix B filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).
2. Editorial correction of HISTORY 1 (Register 95, No. 19).

Appendix C

Mobile Home Foundation System Approval

HISTORY

1. New Appendix F filed 12–21–79 as an emergency; designated effective 1–1–80. Certificate of Compliance included (Register 79, No. 51).
2. Repealer of former Appendix C and relettering of former Appendix F to Appendix C filed 8–22–85; effective upon filing pursuant to Government Code Section 11346.2(d) (Register 85, No. 36).
3. Amendment of Appendix C filed 8–22–85; effective thirtieth day thereafter (Register 85, No. 36).
4. Redesignation and amendment of former Appendix C to section 1026 filed 5–12–95; operative 5–12–95 pursuant to Government Code section 11343.4(d) (Register 95, No. 19).

* * *

ADELANTO GENERAL PLAN UPDATE

III-10 (3)

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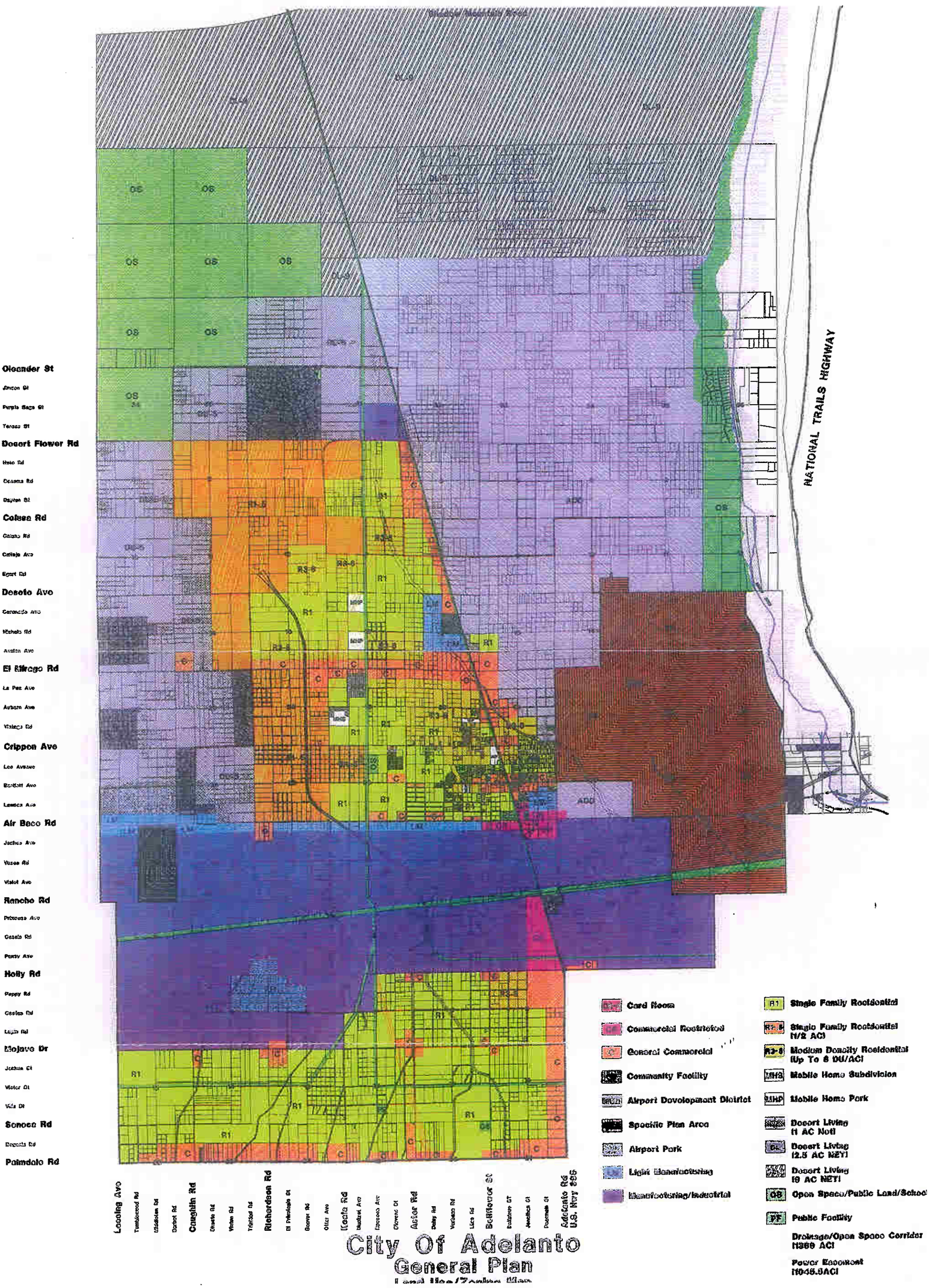
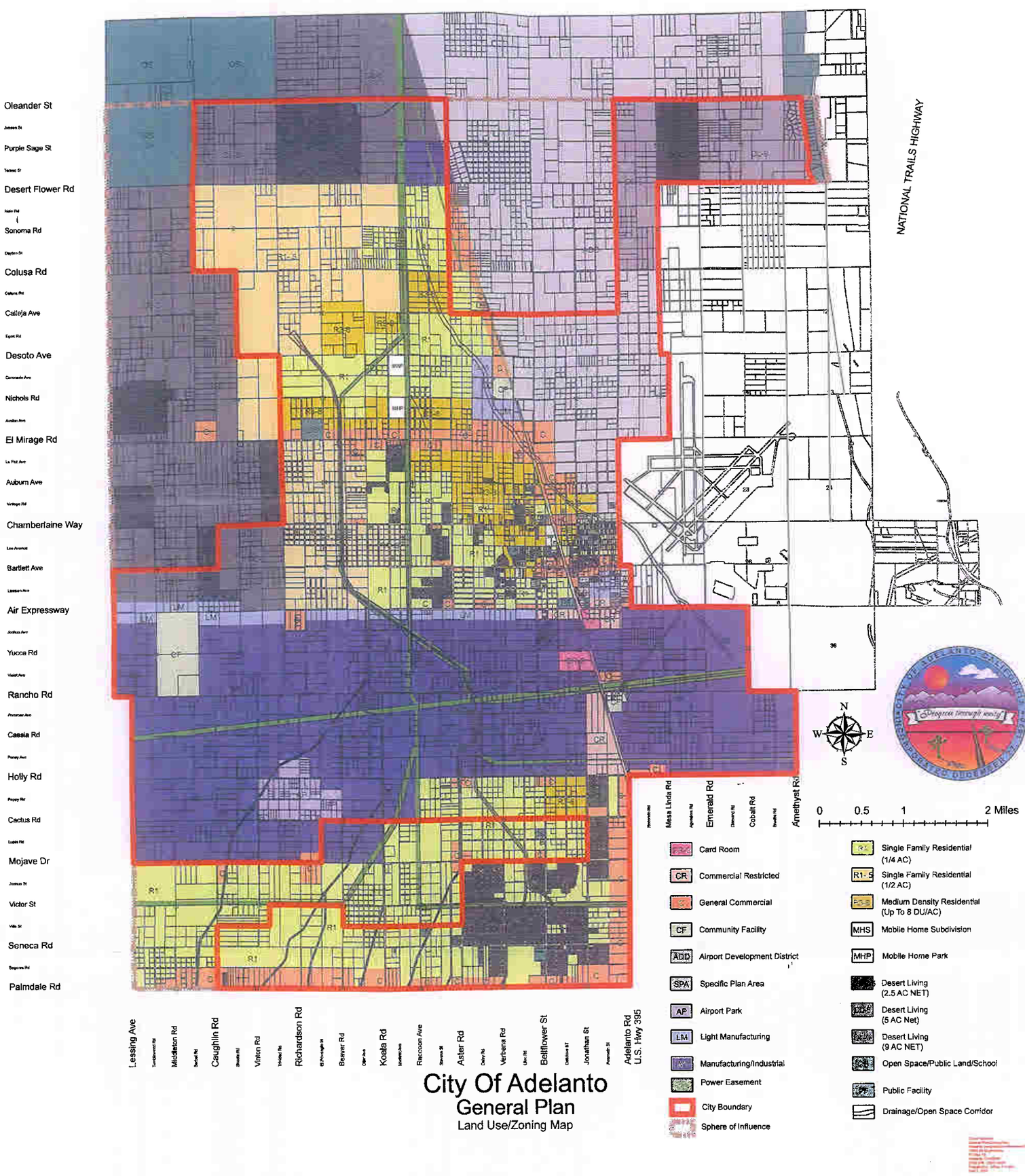


City Of Adelanto
General Plan



City Of Adelanto
General Plan
Land Use/Zoning Map

Chapter I
INTRODUCTION

Background

The City of Adelanto first established a General Plan in 1973 which was prepared in accordance with the State of California's "General Plan Guidelines" which were in effect at that time. Since 1973 the State Guidelines have been revised, in 1980, and again in 1990. These revisions have addressed new state legislation which has altered the scope and content of local general plans.

Adelanto incorporated in 1972 and has experienced significant growth due to urban development. This growth has resulted in increased land area via several large annexations. Due to the changes in land development and State law, the Adelanto City Council determined the need for a major review of the current general plan and to make appropriate revisions to accurately reflect the current development and anticipated growth patterns.

The General Plan has been prepared in accordance with the requirements established under the Government Code of the State of California as presented in the State of California General Plan Guidelines, as amended by Chapter 1009, Statute of 1984, the Government Code requires that seven mandatory elements be included in a City or County General Plan. These elements are as follows:

Land Use	Conservation
Circulation	Noise
Housing	Safety
Open Space	

Since the proposed General Plan for the City of Adelanto is such a wide departure from the current General Plan, it shall include subjects which, in the opinion of the City, relate to the physical development of Adelanto. These subjects (elements) will relate to recreation, public services and facilities, community design, and other development-related activity. Development standards for each land use district are incorporated herein. These standards are intended to act as a guide until the Zoning Code can be revised and adopted by the City Council.

The Planning Horizon

The General Plan is visionary in its approach to land use policy and direction, relying on decisions that will be made by the City of Adelanto and others in regard to George Air Force Base, availability of water, etc. A 20 year planning horizon has been incorporated into this document in terms of population, employment, housing, circulation, and other issues.

The City of Adelanto has experienced a tremendous increase in economic growth. In the recent past the City has initiated numerous industrial park developments which have created a growing job base. This job base and the availability of inexpensive land has stimulated the development of "affordable" single family homes and other residential product types. This is presently occurring in many areas of the City and is anticipated to continue during the 20 year planning period.

The General Plan Program

In accordance with the State of California General Plan Guidelines and Government Code Section 65302 (c), the City has prepared and adopted the Housing Element. In September of 1993, this document was submitted to the State of California, Department of Housing and Community Development for review. The Element was adopted by the City Council on December 14, 1993, and resubmitted to the State for certification. The Element is included as an integrated part of this General Plan.

Recent changes in State law, have established new requirements to be met in the General Plan, such as the need to specify standards for population density, building intensity, and a number of items to be included in the Housing Element, such as the need to provide affordable housing and allocation of facilities for the homeless.

This General Plan document shall be utilized as a working development guideline for all projects which will occur within the General Plan Planning Area. The development standards will be considered as guidelines for revision to the Zoning Code.

The Planning Area includes all lands contained in the City boundaries, sphere of influence, George Air Force Base, and land north to Shadow Mountain Road. This boundary is considered Adelanto's sphere of interest.

The General Plan will serve as a base document for implementation programs including zoning ordinances, specific plans, development plans, area plans, and other permit processes. In addition, the General Plan provides guidelines for the preservation and conservation of open space and natural resources, biotic habitats, as well as protection of life and property from natural and man-made hazards. It is a document which will lead the City of Adelanto into the 21st Century with a firm grasp of the needs of the residents, the Planning Commission, and the City Council, as well as the development community.

With such a dynamic climate in the high desert and the City of Adelanto, it is anticipated that the City will grow, building on past success and the vision of the future.

Regional Location

The City of Adelanto is located in the high desert region of San Bernardino County. The City is on the southwest end of the expansive Mojave Desert and on the eastern side of the San Gabriel Mountains, approximately 36 miles north of the City of San Bernardino. Other desert cities in the vicinity include Victorville to the east and south, Hesperia to the southeast, Apple Valley to the east, and Barstow to the northeast. George Air Force Base is located immediately adjacent to the City of Adelanto and forms the eastern edge of the community.

The City is currently bisected by U.S. Highway 395, which runs north/south through Adelanto, providing excellent access to the regional highway network, including Interstate 15, Highway 18, and State Route 58. Surface travel time to the San Bernardino area is less than one hour.

DEMOGRAPHICS AND GROWTH PROJECTIONS

Population

Adelanto's population grew at an enormous rate during the past decade, from 2,107 resident in 1980, to 8712 residents in 1990, according to the U.S. Census. In percentage terms the population has increased by approximately 250% in the last decade, which is much higher than any other Victor Valley city's growth. Much of this growth occurred as the result of Adelanto's ability to provide affordable housing products within the City.

Adelanto's current population (1990) is over 8,700 residents, which is 190% over the City's 1985 population of 3,929. The City is expected to experience a phenomenal growth rate over the next several decades as southern California, particularly San Bernardino and Riverside Counties, continues to attract people escaping the high cost of living in the more populated areas of southern California. Many of the new residents of the state are locating outside the major population centers in order to obtain more affordable housing.

Recent growth projections by the Southern California Association of Governments (SCAG) and others estimate conservatively that the high desert region will grow from a current population of over 250,000 to at least 500,000 by 2010. If growth rates experienced over the past several years continue throughout the decade, the number could be much higher.

Although the City of Adelanto is one of the smaller communities on the high desert, it is primed to receive a large percentage of the growth that is projected to occur in the region. There are several reasons for this, but the most important factor is the City Government itself. Adelanto has a very pro-active City government which is not only pro-growth, but has provided exceptional leadership in establishing a positive climate for attracting high quality investment. For example the City has implemented a remarkably successful industrial development program which has made it very attractive for businesses to locate in Adelanto.

Another important factor in Adelanto's growth potential is the enormous size of the Adelanto planning area. The planning area is comprised of approximately 81,000 acres, or approximately 20% of the land area of the Victor Valley.

Many of the other high desert communities are not accepting growth trends as enthusiastically as Adelanto. Some have adopted official policies to retain a more rural lifestyle. The other larger jurisdictions already have substantial population bases with built-in opposition to growth and change. This is not the case with Adelanto. Development of Adelanto has been repressed for years by the negative impacts of George Air Force Base. Now that the base has closed (1992), citizens and land-owners of Adelanto are anxious to finally get their share of benefits from development pressures occurring in the region. City officials believe that with "good" planning, "quality" growth can occur, bringing both short-term economic benefits and a community of lasting values.

Given the lack of growth constraints and the assertive pro-growth policies and programs of Adelanto, it is realistic to expect that at least 20% of the high desert growth could occur within the Adelanto Planning Area. The proposed General Plan established land use policies that would accommodate a total population of over 156,000 residents at buildout. It is projected that approximately 33%, or nearly 52,000 residents will live in Adelanto by 2014.

Housing

Housing, particularly the development of single family homes, has and will continue to respond to the demand being experienced in the region. It is believed that with the development of the airport at George Air Force Base, as well as the continued development of the industrial districts, within Adelanto continued growth in both the creation of jobs and new houses will occur.

Approximately 3,000 housing units exist in Adelanto, with another 9,000 approved but not yet constructed. In 1980, there were 988 housing units. This represents a growth rate of 1,275% over the 10 year period. There are approximately 120,000 existing housing units in the high desert. Approximately 35% of the existing housing units are single family dwellings. Most of the development approved in the City over the past 5 years has been single-family units. This reflects the transition from a "Base" town to a normal suburban community.

As indicated in the population growth discussion above, the City anticipates it will receive approximately 20% of the growth of the high desert. The proposed General Plan will accommodate over 58,600 housing units at buildout, of which, approximately 33% (19,400) are projected to be constructed by 2014. The vast majority of new housing will be medium to low density with medium high to high density comprising about 25% of the total, reflecting the market demand for single family homes and the availability of land.

Employment

Currently there are approximately 3,000 jobs in the Adelanto Planning Area, and 60,000 in the High Desert. 2010 projections for the High Desert (not including the proposed airport) indicate that employment will grow only enough to maintain the existing jobs/housing ratio of 0.56 jobs per household, which is among the lowest ratios in the Southern California region.

The jobs/housing ratio for Adelanto is currently .75 jobs/household, which is some indication of the success of the City's Industrial Development Program. If this jobs/housing ratio is maintained, non-airport related employment in Adelanto will reach approximately 30,000 jobs. The successful conversion of George Air Force Base into an airport will generate another estimated 20,000 to 25,000. If the market supports a major International Airport there could be a total of more than 100,000 non-airport related jobs in Adelanto and more than 115,000 airport-related jobs.

Currently, there are .56 jobs per household in the Victor Valley, compared to 1.5 jobs per household in the rest of San Bernardino County. Consequently, most new residents, like those already here, will continue to commute considerable distances to work. Although employment is projected to grow over the next 20 years, it is expected to be only enough to maintain the current jobs-to-household ratio of .56 jobs per household and the number of people pouring out of the valley each morning will more than triple until Interstate 15 reaches Level of Service "F" through the Cajon Pass (projected to occur by the year 2010). The gridlock and foul air that persons sought to escape will have followed them to the high desert.

The development of George Air Force Base into a major airport offers an unparalleled opportunity to bring critically needed jobs to the High Desert. A major airport serving 10 million annual passengers will directly generate 10,000 jobs. These jobs will be primarily in airline services, freight, and surface transportation. The airport will induce another 3,000 jobs generated by firms that supply good and services to the 10,000 direct airport employees. The largest induced job impact will occur in the financial and business services sector.

An additional 10,000 jobs can be generated by businesses that depend on airports for cargo shipments. These jobs are primarily with companies that manufacture high-technology products, such as electronic, medical and telecommunications equipment, medical supplies and computer parts. These businesses locate only where large scale airports are available to serve them.

These jobs are in addition to the jobs that are projected to develop here to serve the growing population and industrial expansion and relocation resulting from the Los Angeles Basin airshed constraints and land prices. Victor Valley job growth, independent of the major airport is projected to increase from an existing base of approximately 35,000 jobs to approximately 130,000 jobs by the year 2010. At the projected ratio of .56 jobs per household, Adelanto would have a year 2010 job base of 30,000 jobs, independent of the airport.

Development

Adelanto and the entire Victor Valley is experiencing steady growth during a period of widespread economic slowdown. This scenario is primarily due to the availability of affordable housing in the region. There are few physical constraints which limit the growth potential of the High Desert, and the past several years have indicated a trend for increasing development pressures. For the City of Adelanto in particular, the future looks bright for continued economic and development activity.

Constraints

Although there are few constraints to development within the existing City Limits of Adelanto, there are several characteristics which should be briefly mentioned that will shape development in Adelanto. These characteristics include:

- Natural Drainage Channels
- Overflight of Aircraft from George Air Force Base Airport
- Capacity of Existing Roadway Network
- Availability of Water
- Extent of Service of Existing Water and Sewer Facilities
- Environmental Considerations (Biotic and Wildlife)
- Geologic Conditions (Helendale Fault Zone)

Opportunities

The economic condition, the demand for affordable homes, and the desire of the industrial sector to locate in the High Desert has thrust Adelanto into the forefront of the development community. The City has been in an economic boom for the past five years, largely due to the development of the City-sponsored industrial park development. Many other significant opportunities have helped stimulate this economic upswing including:

- Affordable land
- Proximity to major highway network
- Future civilian uses of George AFB
- Less congested area than that in Los Angeles Basin
- Proximity to major recreational areas (mountains, lakes, Las Vegas)
- Pro-active City Government
- New baseball stadium (Mavericks Stadium)
- Rapid infrastructure development
- Scenic Mojave River corridor

Chapter II
GOALS & OBJECTIVES

GENERAL GOALS AND OBJECTIVES OF THE CITY

The goals of the City of Adelanto are statements of the commitment of the Planning Commission, City Council, and Staff to establish the City as a leader of the High Desert in regard to public policy and development planning. This General Plan is intended to act as a guide to future development and will incorporate a broad range of technical information that can be used by the development community, as well as, the citizens of Adelanto. This document consolidates the General Plan policies and requirements in order to create the framework and guidelines that will turn the goals into reality.

City Goals

Many public forums, presentations, hearings, and discussions have taken place throughout this planning effort. The ordinary form of urban development applies to a certain extent, but Adelanto is on the verge of setting new standards. The opportunity of the George AFB closure has generated tremendous momentum for the General Plan Update and, the City Staff is committed to the incorporation of the airport into the General Planning process. This commitment is part of the following basic goals, which are followed by specific objectives that suggest approaches toward achieving theses goals.

Goal 1: Take advantage of the opportunity of the closure of George AFB and to maximize its potential by converting it into an aviation facility capable of accommodating Southern California's long term aviation needs. This concept is a primary means of creating much needed jobs for the residents of Adelanto and the Victor Valley.

Goal 2: Develop a General Plan and development standards that efficiently facilitates changes in land use policies. The development standards will form the basis of a revised Zoning Code, which will be formulated subsequent to the adoption of the General Plan. The General Plan Update document will be used as a "Development Manual" that can be used to assist developers and the Planning Staff of the City in the development approval process, including development standards and design guidelines for implementation of commercial, residential, business, industrial, and public works projects. This manual will function hand in hand with the new land use map which is included as part of the General Plan Update document.

Goal 3: Create a balanced relationship between the number of jobs that occur within the City and the number of workers that reside in the nearby vicinity of those jobs. This balanced growth is of utmost concern to planning agencies in Southern California and is intended to lessen the environmental impacts created by long distance commuter travel via the automobile.

Goal 4: Promote the continuation of the City-sponsored Industrial Park developments that have created a strong economic base for Adelanto. Additional industrial park locations will be the focus of the City during the next several years and will continue to generate jobs for the residents of the City and the High Desert.

Goal 5: Take advantage of the availability of vacant land to incorporate a parks and open space system throughout the City. This system should link all of the current and proposed parks locations together via an open space/trails network. This network will be designed in conjunction with the master planned drainage channels that flow through Adelanto.

Goal 6: Continue the implementation of redevelopment projects under the Adelanto Redevelopment Agency or a similar entity.

Goal 7: Formulate a cohesive plan on the future relocation of incompatible land uses within the Airport Development District to other areas of the City. This plan will assist the City, as well as residents and businesses to relocate in the most cost effective and least painful manner. The program should incorporate alternative solutions to the implementation of the relocation process as well as community workshops designed to gather public input for how this process will be achieved.

Objectives

Special objectives of immediate concern to the City that must be implemented to accomplish the desired goals include:

1. Adopt the new General Plan Update and certify the associated Environmental Impact Report which the development community and residents can use to understand the policy directions of the City. The General Plan Update will provide the guiding criteria, for Precise Plans, Development Plans, Specific Plans, and Area Plans that can be created easily and efficiently with regard to design standards and site requirements.

2. Determine the "buildout" requirements for the roadway system in order to design and regulate community circulation routes and incorporate regional transportation facilities to assure a balance with land use intensity patterns. Emphasis will be placed on "through" vehicular traffic to the freeways and major arterials, reserving other streets for local traffic. Regional facilities adjacent to the freeways and major arterials will be designed with good access, appropriate "stacking distance", and adequate visibility for both visitors and local citizens. Alternate forms of transportation will be encouraged to reduce the importance on the automobile for local and regional travel. Pedestrian, equestrian, and bicycle parkways will be incorporated to link the City's existing and future activity centers.

3. Designate open space areas, as rapidly as possible, to assure that adequate linkage can be maintained between the City's activity centers, parks, and schools, creating an open space beltway throughout the City. The entrances to the City, streetscapes, parks, and public facilities, such as the civic center and school sites should set the standards for quality development and maintenance throughout Adelanto. To the extent feasible median islands should be planted and border area planting areas should be increased. Use of xeriphytic (drought tolerant) landscape materials are to be emphasized. School children, public officials, and community organizations should be involved in the planting and care of trees at schools and playgrounds and families should be involved in neighborhood and park development programs.

4. Promote the City's environmental performance standards to assure that the above efforts are meaningful and not defeated by conflicting actions and constraints. Business and industry must be regulated to contain and control pollutants generated by their operations. These industries shall be required to provide landscaping for areas which front public right-of-ways or dissimilar land uses. Environnmental mitigation techniques are to be implemented for uses which may tend to stress the natural and built environment.

5. Increase usable open space by establishing a park land acquisition program/policies and optimizing streets and utility right-of-ways. Linkage of all planned activity centers is encouraged by the Land Use Plan and must be aggressively pursued by the City in order to protect the viability of this concept.

6. Prevent "strip" commericial development along arterial streets by creating activity centers which are conveniently located, provide a concentration of goods and services, and are designed to blend with and complement the neighborhoods they serve. Strict signage and lighting requirements are essential.

7. Maintain a realistic Capital Improvement Program. Seek grants and special funding to hasten the development of necessary public improvements. Continue to seek methods to assure high quality development and maintenance with equitable distribution of costs and responsibilities.

8. Work with neighboring communities to resolve local problems such as health, safety, education, circulation, local ecology, land use and zoning where the actions of one agency affect the adjoining jurisdiction. Work with San Bernardino County to resolve regional problems such as jobs/housing, air quality, noise, solid waste, mass transit, water supply/quality, and other issues. Work with Caltrans to develop quality design of the proposed Freeway 395 including berms, walls, and landscaping to reduce the negative impacts imposed by such activity.

9. Work with the Airport Authority and the San Bernardino Airport Land Use Commission to help provide solutions that will mitigate the impact of the airport on the surrounding communities. The design of the ultimate facility must be state-of-the-art and should be reviewed by the City to assure that the correct image of Adelanto is achieved. Special attention should be placed on the entries to the airport and should characterize a quality image for the City and the setting.

Chapter Three

LAND USE ELEMENT

General Plan for City of Adelanto

Chapter Three - Land Use Element

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I. INTRODUCTION

A. Background

The Land Use Element is intended to outline the basic goals of the City, to provide a balance of land uses, and to describe the character of each land use category. This is a policy level recommendation of the City and is an indication of how public and private property should be utilized.

B. Purpose

The existing land uses as established in the 1985 General Plan have served as the major guide to development during the past 9 years. The goals, policies, and programs were set forth to provide the basis for the land use decisions during that time period.

The following policies from the 1985 General Plan shall be incorporated into this General Plan Update.

Policies

1. Residential Policies

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

   b) The quality and amenities of stable residential neighborhoods shall be protected from encroachment by conflicting land uses.

   c) Desirable residential areas shall be protected and restoration of deteriorating residential areas shall be encouraged.

   d) A reasonable balance of residential densities and lot sizes shall be maintained to provide a choice of housing options.

   e) Residential development shall be discouraged in areas exhibiting natural or man-made hazards.

   f) The construction and maintenance of convenient, safe and attractive residential streets shall be promoted.

   g) Residential development shall occur in areas where adequate public services and facilities are available or can be provided at a

reasonable cost.

2. Commercial Policies

   a) Commercial uses shall be compatible with adjacent land uses.

   b) Commercial uses shall be encouraged to locate along major or secondary highways and at major intersections.

   c) The grouping of commercial uses into compact, well-organized and easily accessible centers shall be encouraged.

   d) Encourage low density uses under the flight line and in the high noise impacted areas surrounding George Air Force Base.

3. Industrial Policies

   a) Industrial development shall be compatible with adjacent land uses and protected from encroachment from incompatible uses.

   b) Industrial development adjacent to sensitive land uses shall be avoided.

   c) The consolidation of industrial land uses into compact efficient parks which possess adequate public facilities and access will be encouraged.

   d) Industrial development shall have adequate offsite parking and landscaping.

   e) Industrial developments will be located where they are convenient to but not detrimental to residential and commercial areas.

   f) Encourage low density uses under the flight path and in the high noise impact areas generated by George Air Force Base.

Additional goals, policies, and implementation strategies that more specifically address the current issues will be identified in this element.

The existing land use categories, acreages, number of units and population projections are shown in Table III-1.

TABLE III-1			
ADELANTO GENERAL PLAN 1985			
LAND USE CATEGORIES			
	Acres	Residential Units	Population
DL3	21,020	2,100	5,040
DL2	4,130	830	1,980
DL1	5,990	5,990	14,280
Low Residence	1,080	1,620	3,890
Medium-Low Residence	1,120	13,440	21,500
Medium-High Residence	120	720	1,150
Commercial	1,200		
Industrial	7,560		
Open-Other	5,480		
TOTAL	47,700	24,700	47,840[1]

The growth rate in Adelanto has verified the above projections, which forecast a population level of 21,660 residents by the year 2005. Utilizing these trends, the new General Plan will provide the basis for projections to the year 2014, as well as outline the buildout figures according to the proposed land uses.

[1] Estimated population in the year 2005 (a 20 year horizon) is 21,660 persons (37.% of plan saturation).

C. Proposed Land Use

The Land Use Element serves as a guide for both public officials and private citizens for decisions regarding the use of land within the City. To the private citizen, it defines expectations to the type of neighborhood, the location and type of shopping and service facilities, the time and distance to work and to other necessary activities. To the public official, it is the framework for providing public facilities and services and for directing new development. It is the basis for long-range and short-range capital improvement programs.

Land within the City is used for activities which are classified as residential, commercial, manufacturing/industrial, airport park, airport development district, public/semi-public open space, and specific plan area. Many factors influence the decisions for the location of each type of land use and these factors are grouped into elements which are discussed in this chapter.

D. General Land Use Goals, Policies and Implementation Strategies

The goals and policies established by this General Plan are intended to focus on allowing the community to grow at a reasonable rate and also assure a healthy mix of land uses. They are also set forth to assure a high quality setting for new and current residents and businesses located within Adelanto. The following goals and policies are considered necessary to implement the desires of this general plan process.

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

Policies:

LU 1.1 Promote low per capita water use through the use of low water consumptive plant materials/desert plants (xeriscape).

LU 1.2 Retain natural drainage channels and assure construction of facilities necessary to accommodate flows generated by proposed development. Retention areas and spreading grounds are to be incorporated where feasible.

LU 1.3 Promote the addition of wastewater recycling facilities and the reuse of treated water for appropriate purposes.

LU 1.4 Promote architectural designs that give Adelanto a unique, positive community image as it relates to the desert environment.

LU 1.5 Protect environmentally unique and fragile areas such as bluffs, Joshua Tree woodland, the Mojave River Corridor and sensitive wildlife habitat areas.

Implementation Strategies:

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

LU 1.1.2 Require the preservation and relocation of endangered plants and animals which may be in jeopardy due to increased development activity.

LU 1.1.3 Require that the Mojave River Corridor remain as an open space area, to be used for wildlife habitat and passive recreational activities.

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

LU 1.1.5 Require new development to accommodate design criteria established in the Community Design Element.

LU 1.1.6 Prepare a wastewater reclamation program for the use of treated water in appropriate land uses.

LU 1.1.7 Provide residents with water conservation tips and education.

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.

Policies:

LU 2.1 Encourage growth to occur according to the most efficient sequence from existing development to planned project areas.

LU 2.2 Pursue annexations which serve to promote the balance of the community, the quality of development, improvement

of the economic base, and foster the long range plans of Adelanto.

LU 2.3 Allow for a range of street standards appropriate for the type and density of development, as well as the projected level of service of each roadway at buildout of the General Plan.

Implementation Strategies:

LU 2.1.1 Require that infrastructure be in place prior to the occupancy of new development.

LU 2.1.2 Require that short term development demands are in balance with long range goals established by the General Plan.

LU 2.1.3 Require that all developments within the City are designed to accommodate the "Buildout" road dedications at the time of approval.

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

Policies:

LU 3.1 Encourage the development of a variety of projects and project types that enhance the community image.

LU 3.2 Offer a wide range of development opportunities for investors, developers, residents and businesses. The City encourages the development of mixed use projects, providing a balance of homes, jobs, and services.

LU 3.3 Discourage the proliferation of "urban sprawl" by utilizing the general plan framework to foster a sense of community identity.

Implementation Strategies:

LU 3.1.1 Require the implementation of varied setback lines and the use of appropriate buffers between incompatible or

conflicting land uses.

LU 3.1.2 Require the preparation of development plans that incorporate the design components contained in the Community Design Element

LU 3.1.3 Request all developers to plan projects according to the specified land uses contained in the General Plan. Otherwise, the City will request the preparation of development plans or a special plan in order to be considered.

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

Policies:

LU 4.1 Encourage the interests of domestic and international companies to locate in Adelanto's Airport Development District and promote the concept of an enterprise or foreign trade zone to stimulate business.

LU 4.2 Coordinate all planning and design of Airport with the FAA, assuring that all Federal, State and local requirements are met.

Implementation Strategies:

LU 4.1.1 Work to ensure that George Air Force Base property, after transfer from the Federal Government, will remain an aviation facility focused on serving the future air transportation needs of the region and/or Southern California.

LU 4.1.2 Require the preparation of a Master Development Plan for the long range operation of the airport facility and the surrounding Airport Development District.

LU 4.1.3 Require that all proposed development within the Airport Development District Zone be in conformance with the Master Development Plan for the Airport.

LU 4.1.4 Require all land uses around the airport be in conformance

with the plans, rules and regulations contained in a master Development Plan for the Airport.

LU 4.1.5 Require all new and existing development to conform to policies and regulations established for uses occurring within the 65 CNEL and overflight areas of the proposed airport facility.

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

Policies:

LU 5.1 Encourage the development of business parks, offices and R&D centers in appropriate zones located throughout Adelanto.

LU 5.2 Encourage the appropriate development of commercial activity in areas designated "commercial" or in areas that have unique qualities indicating the need for a commercial land use.

LU 5.3 Encourage "cluster" commercial development rather than "strip" or linear commercial development to minimize curb cuts and to foster individual identify of each commercial node.

LU 5.4 Promote the revitalization of existing commercial areas located outside of the Airport Development District.

Implementation Strategies:

LU 5.1.1 Continue an aggressive industrial development program, maximizing the use of the large manufacturing/industrial district.

LU 5.1.2 Require all development within the Airport overflight area be subject to approval by City Council and the designated Airport Authority to ensure compatibility with airport operations. No high occupancy overnight uses shall be permitted within these areas.

LU 5.1.3 Allow neighborhood commercial centers at major intersections within residential districts and at section and 1/2 section intersections, pending a Conditional Use Permit

LU 5.1.4 Request aggregation of small parcels to minimize incongruous development.

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.

Policies:

LU 6.1 Coordinate U.S. 395 realignment efforts with Caltrans to obtain necessary dedications and rights of way for the proposed Freeway 395.

LU 6.2 Continue efforts with surrounding communities on the U.S. 395 realignment, design and construction process in order to assure the implementation of Freeway 395.

LU 6.3 Assure that the current U.S. 395 facility will be re-utilized as a high access roadway (business route).

Implementation Strategies:

LU 6.1.1 Require that a comprehensive U.S. 395 Corridor Study be prepared to evaluate the necessary improvements needed to transform the current limited access roadway into a major arterial (business route) through Adelanto.

LU 6.1.2 Initiate a cooperative dialogue with Victor Valley communities and CalTrans to speed up the process for implementation of the Freeway 395.

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.

Policies:

LU 7.1 Encourage residential developments to contain a variety of product types, designs and features.

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.

LU 7.3 Drainage channels as shown on the Master Drainage Plan shall be considered as unalterable. No channels may be rerouted around development without prior approval by the City Council.

LU 7.4 The City will encourage reverse design residential districts; those which do not front major streets, arterials or collectors.

Implementation Strategies:

LU 7.1.1 Require multi-family and mobile home subdivisions to adhere to the same overall design standards that apply to other residential districts. These uses are also appropriate for infill areas within the City.

LU 7.1.2 Enforce the requirements set forth in the Development Regulations section of this document to assure quality development and upkeep.

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.

LU 7.1.4 Allow the incorporation of residential units above or behind commercial uses pending a Conditional Use Permit.

II. THE LAND USE MAP

The proposed land use plan (Exhibit A) has incorporated opportunities/constraints, policy decisions, and development trends to assemble an appropriate mix of uses within the City of Adelanto. There are many new land use categories that exist on the plan which have been derived through policy decisions made by the Planning Commission and City Council. The plan provides the basis for decision makers, as well as development community. Additionally, it encompasses a larger area than that currently contained within the City's existing boundaries.

The General Plan Planning Area comprises over 81,000 acres. Of this 32,196 acres are within existing City boundaries and an additional 17,196 acres are within the existing Sphere of Influence. The Land Use Plan also includes the 25,600 acres between the northern Sphere of Influence boundary and Shadow Mountain Road and 5,719 acres of George Air Force Base.

Table III-2 summarizes the land use categories and acreage for this policy level plan and shows the anticipated number of dwelling units and projected population numbers for buildout of the land use plan. The land use distribution is charted in Figure III-1. The Buildout Population By Land Use is shown in Figure III-2.

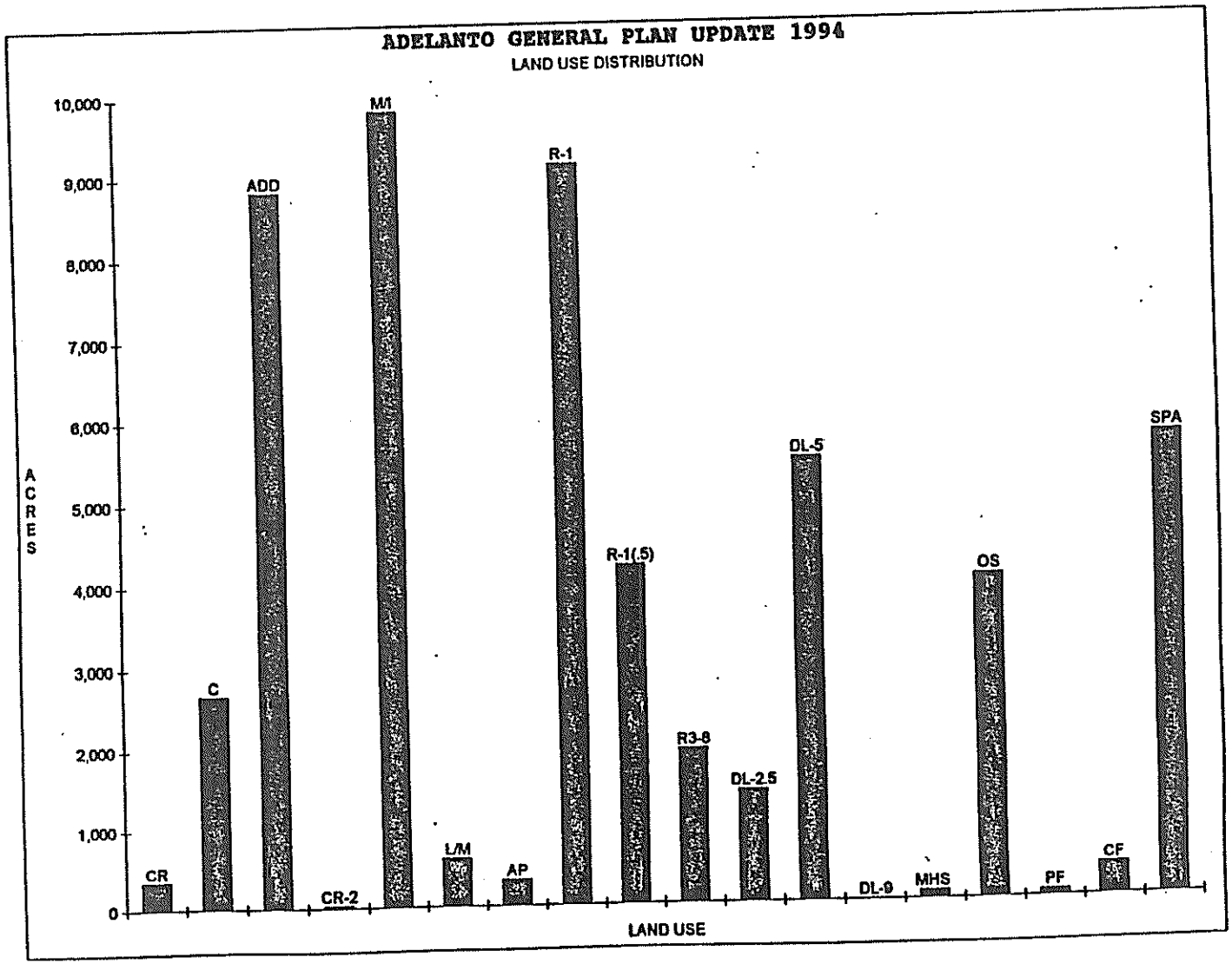
TABLE III-2

GENERAL PLAN LAND USE AND POPULATION

EQUIVALENT ZONE	LAND USE	ACRES			AVERAGE DU/ACRE	TOTAL UNITS	POPULATION AT2.64/DU
		CITY	SPHERE	TOTAL			
CR	COMMERCIAL RESTRICTED	345	0	345			
C	GENERAL COMMERCIAL	2,495	180	2,675			
ADD	AIRPORT DEVELOPMENT DISTRICT	2,483	6,344	8,827			
CR-2	CARD ROOM	30	0	30			
M/I	MANUFACTURING/INDUSTRIAL	9,579	240	9,819			
L/M	LIGHT MANUFACTURING	607	0	607			
AP	AIRPORT PARK	326	0	326	1	326	861
R-1	SINGLE FAMILY RESIDENTIAL	6,513	2,625	9,138	4	36,552	96,497
R-1(.5)	SINGLE FAMILY RESIDENTIAL (1/2 ACRE)	3,869	335	4,204	2	8,408	22,197
R3-8	MULTIPLE FAMILY RESIDENTIAL	1,940	0	1,940	6	11,640	30,730
DL-2.5	DESERT LIVING (2.5 ACRE)(1)	743	667	1,410	0.4	564	1,489
DL-5	DESERT LIVING (5 ACRE)(1)	1,868	3,615	5,483	0.2	1,097	2,895
DL-9	DESERT LIVING (9 ACRE)	0	0	0	0.11	0	0
MHS	MOBILEHOME SUBDIVISION	96	0	96	6	576	1,521
OS	OPEN SPACE/PUBLIC LAND/SCHOOLS	871	3,155	4,026			
PF	PUBLIC SPACE/PUBLIC UTILITY	35	35	70			
CF	COMMUNITY FACILITY	396	0	396			
SPA	SPECIFIC PLAN AREA(2)	0	5,719	5,719			
TOTAL ACREAGE		**32,196**	**22,915**	**55,111**		**59,163**	**156,189**

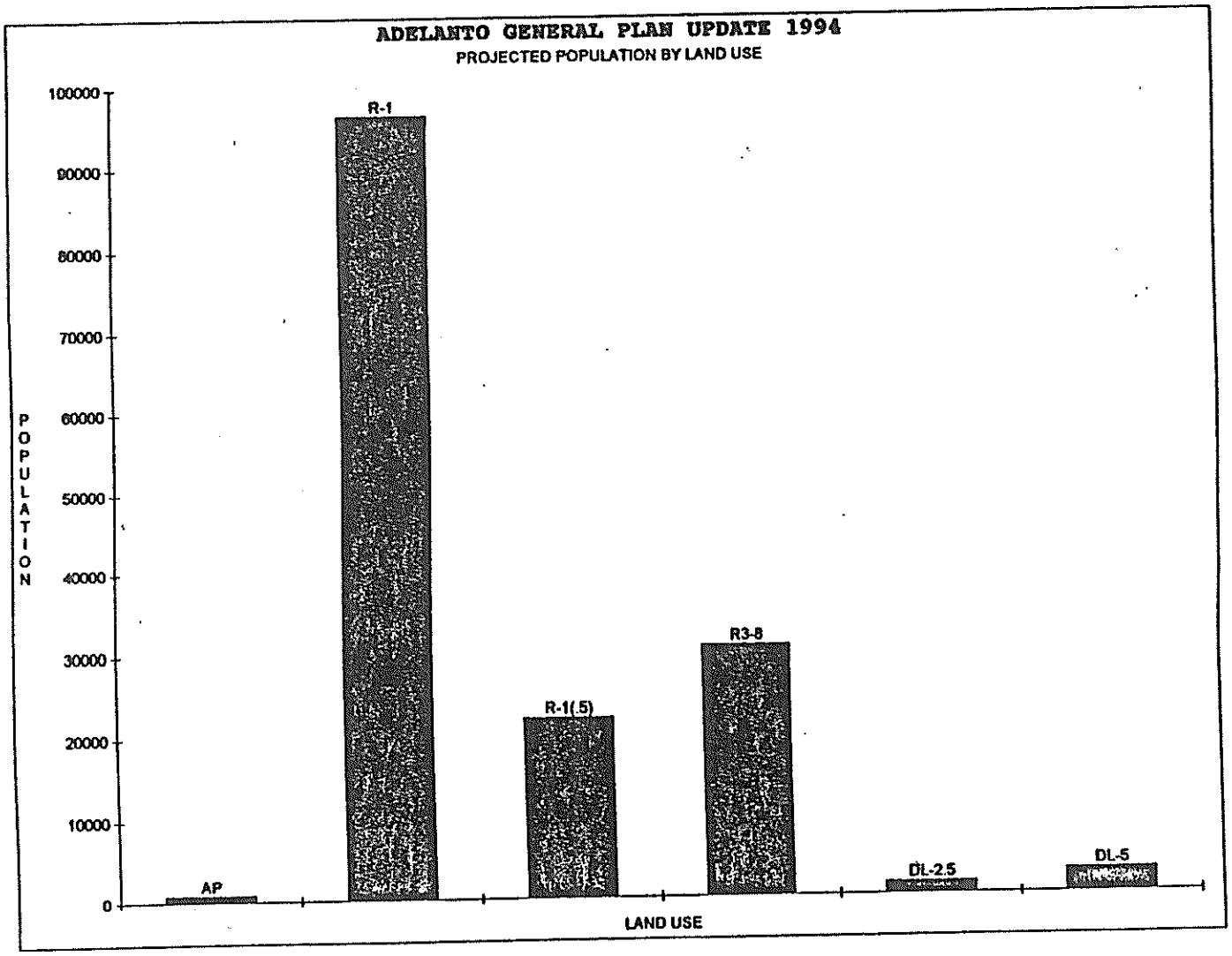
(1) GROSS ACRES
(2) NOT IN CITY SPHERE

FIGURE III-1



Michael J. Wegner & Associates, Inc.

FIGURE III-2



Michael J. Wagner & Associates, Inc.

Using the current growth trends, the proposed land use plan will accommodate a population level of approximately 50,000-60,000 in 2014. Scenarios which are possible during the planning horizon are described in the following scenario descriptions and show associated development figures. (Scenario A coincides with the proposed land use plan). Table III-3 outlines Concept A (Proposed Land Use), Concept B (6% growth), Concept C (4% growth rate).

Scenario A

This scenario assumes that a continuous growth rate (8%) will occur within the Planning Area over the next 20 years. Current patterns will continue to prevail, with these dominant factors: regional solutions to the water shortage will be achieved, immigration rates will continue, a major airport will be developed at George A.F.B., pro-growth attitude by City Government, provision of public services will be able to meet demand, recession will not have a significant impact.

Scenario B

This scenario assumes that a moderate growth rate (6%) will occur within the Planning Area due to these factors: George A.F.B.. used as a general aviation facility/no passenger service during the planning horizon, limited infrastructure resources, immigration rate decreases, economic climate remains uncertain, etc.

Scenario C

This scenario assumes that a relatively slow growth rate (4 %) will occur in the Planning Area due to several factors: lingering recession, lack of available water, no airport at George A.F.B., anti-growth policies, etc.

TABLE III-3

ADELANTO GENERAL PLAN UPDATE
POPULATION PROJECTIONS

YEAR	SCENARIO A 8 PERCENT	SCENARIO B 6 PERCENT	SCENARIO C 4 PERCENT
1993	12,038	12,038	12,038
1994	13,001	12,760	12,520
1995	14,041	13,526	13,020
1996	15,164	14,337	13,541
1997	16,378	15,198	14,083
1998	17,688	16,110	14,646
1999	19,103	17,076	15,232
2000	20,631	18,101	15,841
2001	22,281	19,187	16,475
2002	24,064	20,338	17,134
2003	25,989	21,558	17,819
2004	28,068	22,852	18,532
2005	30,314	24,223	19,273
2006	32,739	25,676	20,044
2007	35,358	27,217	20,846
2008	38,187	28,850	21,680
2009	41,241	30,581	22,547
2010	44,541	32,416	23,449
2011	48,104	34,361	24,387
2012	51,952	36,422	25,362
2013	56,109	38,607	26,377
2014	60,597	40,924	27,432

III. BUILDING INTENSITIES

In accordance with Government Code Section 65302(a) and recent court decisions (Camp, Twain Harte) the General Plan must include quantifible standards of building intensity.

Section 17.10.020 of the Zoning Code specifies standards for Residential and Open Spaces Districts. The following Table III-4 lists Site Standards established in each Residential district. For MPH, refer to Chapter 17.18 of the Zoning Code.

TABLE III-4

INTENSITY OF RESIDENTIAL AND OPEN SPACES DISTRICTS

SITE STANDARDS	R-1	R-3	MHS	DL	OS
1. Lot Size (Min.Sq.Ft)	7,200	7,200	7,200	43,560+	43,560
2. Approx. Density DU/Acre	6-Gross 5-Net	22	6	1	N/A
3. Minimum Lot Widths (Ft) Normal	60	60	60	150	100
Flag Shaped	30	30	20	30	30
Pie Shaped	35	35	35	35	35
Fronting Cul de sac	35	35	35	35	35
4. Front Yard Set Back (Ft)	25	25	25	25	25
5. Side Yards Set Back (Ft)	5 & 10	5 & 10	5 & 10	5 & 10	5 & 10
6. Rear Yards Set Back (Ft)	15	5	15	15	15
7. Building Heights	2 1/2 Stories or 35'			3 1/2 Stories or 45'	2 1/2 Stories or 35'
8. Lot Coverage (Max.)	40%	60%	40%	20%	10%
9. Off-Street Parking per DU	2 (1)	2 (1)(4)	2 (1)	2 (1)	(3)
10. Usable Open Space per DU	2,000 ft2	500 ft2	2,000 ft2	28,000 ft2	N/A
11. Building Separation	N/A	10'/Story	N/A	N/A	N/A
12. Location & Development Plan	PUD (2)	Yes	PUD (2)	PUD (2)	Yes

1. 1 carport or garage
2. Planned Unit Developments
3. Established by Planning Commission as per Section 17.48
4. Except efficiency dwelling units as per Section 17.14.100

R1-.5 has a density of 1/2 acre per unit, DL-2.5 has a minimum lot size of 2.5 acres, and DL-9 has a minimum lot size of 9 acres. The DL zone permits single family dwellings not to exceed one per acre with no more than three dwellings on each parcel of land.

Section 17.24.020 of the Zoning Code specifies site standards for Commercial (C) and Manufacturing/Industrial (MI) Districts. Refer to Table III-5.

The intensity standards for Light Industrial (LI) will be the same as MI.

TABLE III-5

INTENSITY OF COMMERCIAL AND MANUFACTURING/INDUSTRIAL DISTRICTS

SITE STANDARDS	C	LI/MI
1. Lot Size (min.sq.ft.)	7,200	20,000
2. Min. Lot Width (ft.)	60	60
Normal Shaped	60	60
3. Front Yard Set Back	0-25'	25'
4. Side Yard Set Back	0 or 10 ft. (4)	same (4)
5. Rear Yard Set Back	0 or 10 ft. (4)	same (4)
6. Building Heights	75 feet (1)	75 feet (1)
7. Lot Coverage (max.)	All-minus parking req.	same
8. Off-Street Parking	Yes (2)	Yes (2)
9. Loading Docks	Yes (2)	Yes (2)
10. Fencing & Screening	Yes (3)	Yes (3)
11. Location & Development Plan	Yes	Yes

(1) 35 foot maximum if within 50 feet of any R district.
(2) See Section 17.48 for Off-Street Parking.
(3) See Section 17.44 for Yards, Fences and Screening.
(4) For rear and side yards, none adjacent to Commercial or Manufacturing/Industrial Zones; 10 feet adjacent to other zones and alleys.

IV. LAND USE DESCRIPTIONS, GOALS AND POLICIES

The following descriptions will outline the general nature of each land use category, define the basic goals and objectives to be achieved within the category, and describe specific mechanisms to be achieved within that land use category. This will help guide the development community in designing projects which encapsulate the intent of the City's goals, policies, and strategies for implementing the Land Use Element of the General Plan.

A. Residential Land Uses

Designations (R1, R1.5, R3-8, MHP, DL-1, DL-2.5, DL-9)

The residential land use designations are intended to provide a quality mix of development types and price ranges. The State of California requires that each City in the State provide affordable housing types within their jurisdiction. The proposed Land Use Plan has been designed to allow for various residential densities, and for a variety of housing types. Each category of residential land use will describe the intensity, community character, and development standards which must be incorporated into Tract Maps, Precise Plans, Development Plans, and Specific Plans.

Single Family Residential (R1)

This category of residential use is primarily intended to permit development of custom homes and single family detached production housing. The Single Family Residential density allows an overall density of up to four (4) dwelling units per gross acre. The minimum lot size allowed in this category is 7,200 square feet. Density transfer may be allowed to promote preservation or the provision significant community features pending a Conditional Use Permit. Minimum lot size for parcels under one acre is 10,000 square feet (if sewered). Minimum lot size for an unsewered parcel is 15,000 sq. ft.

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Single Family Residential, .5 acre net (R1-.5)

This category of residential use is primarily intended to provide for the development of large lot and custom homes in Adelanto. The R1-.5 category allows for an overall density of up to one unit per 1/2 acre (net). All other regulations and restrictions established for the R1 district shall apply to the R1-.5 category.

Medium Density Residential (R3-8)

This category of residential use is intended to permit the development of a range of product types, including single family detached homes, zero-lot line homes, single family attached homes (patio homes/townhouses), and multi-family dwellings. The Medium Density Residential category allows for a density range up to eight (8) units per gross acre.

Mobil Home Park (MHP)

This density category of residential use is intended to permit development of mobile home parks. The Mobile Home Park category allows an overall density range up to 6 dwelling units per gross acre or in compliance with the State Mobile Home Act, whichever is greater.

Low Density Residential (DL-1)

This category of residential use is primarily intended to permit development of large lot residential homesites. The Low Density Residential density allows an overall density of up to one (1) dwelling unit per gross acre. The minimum lot size allowed in this category is 20,000 square feet in order to provide flexibility in site design. In other words, density transfer is allowed to promote preservation of significant community features or amenities. Minimum lot size for parcels under five (5) acres is one (1) gross acre. Low Density Residential dwellings may be served by individual septic systems, pending City approval. If sewers are available within 250 feet of a property, that property must be sewered.

Low Density Residential (DL-2.5)

This category of residential use is primarily intended to permit development of large lot residential homesites. The Low Density Residential density allows one single family unit for each acre, but no more than 2 units (one per acre). The minimum lot size allowed in this category is 40,000 square feet in order to provide flexibility in site design. In other words, density transfer is allowed to promote preservation of significant community features or amenities. Low Density Residential dwellings may be served by individual septic systems, pending City approval. If sewers are available within 250 feet of a property, that property must be sewered.

Rural Residential (DL-9)

This category of residential use is intended to permit development of rural residential homesites. The DL-9 category allows for single family dwellings not to exceed one per acre with no more than three dwellings on each parcel of land. The rural residential dwellings may be served by individual septic systems, pending City approval.

Residential Goals, Policies and Implementation Strategies

The following goals and policies reflect the City's interest in creating a strong residential segment in Adelanto:

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

Policies:

RE 1.1 Encourage a variety of residential development to help support the growing employment base, including single family, multifamily, and apartment projects.

RE 1.2 Encourage higher density residential developments in areas of Adelanto that are located around commercial centers, and major urban nodes. Mixed Use projects are considered ideal, in that jobs, homes, and services are in close proximity.

Implementation Strategies:

RE 1.1.1 Designate a variety of residential districts as described above throughout the Planning Area as part of the General Plan.

RE 1.1.2 Implement strategies and programs of the Housing Element to provide housing for all income levels.

RE 1.1.3 Continue to "fast-track" low cost single family housing developments utilizing the requirements set forth the in the Development Standards and the Community Design Elements.

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

Policies:

RE 2.1 Encourage development practices and designs which promote defensible space.

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RE 2.2 Encourage residential development to include various amenities, including parks, tot-lots.

RE 2.3 Encourage the design of mixed use projects which incorporate all of the essential services for neighborhood districts.

Implementation Strategies:

RE 2.1.1 Require the inclusion of parks, schools, and commercial centers that support the growing residential sector based on projected demand within that area.

RE 2.1.2 Require all residential development to follow the design criteria as established at the Community Design Element-Residential section of that document.

RE 2.1.3 Require incorporation of pedestrian and non-vehicular circulation routes throughout the City.

RE 2.1.4 Require that all developments adhere to the development standards as established in this document.

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

Policies:

RE 3.1 Encourage the establishment of funding mechanisms to pay for the provisions of infrastructure and services to serve residential areas.

RE 3.2 Encourage the formation of associations within residential districts to maintain common use and landscape areas to a high degree of quality.

Implementation Strategies:

RE 3.1.1 Require adequate provision of infrastructure, circulation, and public services as a condition of all residential development.

RE 3.1.2 Identify priority areas within the City and assist land

owners and developers in organizing financing mechanisms for infrastructure by the use of strategies identified in the Public Facilities Element.

RE 3.1.3 Encourage water and sewer agencies to grant priority to lower income residential projects pursuant to Chapter 889 of the 1991 Statutes.

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

Policies:

RE 4.1 Encourage the development of theme concepts for various districts throughout the Planning Area.

RE 4.2 Encourage the development of residential housing to take place via tracts, or larger scale developments as opposed to single lot development scattered throughout the City.

Implementation:

RE 4.1.1 Require varied architectural design of residential housing within developments to reduce the monotony of "typical" housing products.

RE 4.1.2 Require that all residential developments conform to the policies requirements and laws established for uses within the 65 CNEL Noise Contour and/or overflight areas of the Airport.

B. Commercial Land Uses

The primary purpose and application of the Commercial land use designation is to guide the planning, design, development and operation of the City of Adelanto's commercial areas. At the General Plan level, three Commercial land use designations are employed; "C, CR, and CR-2." "Commercial" (C) includes all general and neighborhood commercial uses. Certain commercial land use areas are subject to special use restrictions because they are affected by airport noise and/or safety impacts. The most significant restriction is the exclusion of uses involving overnight occupancy such as residential uses or hotels. These areas are identified by the "Commercial Restricted" (CR) zone. The CR-2 designation is for a card room.

Commercial Designations (C, CR, CR-2)

The purpose of this designation is to provide for a development of commercial facilities throughout the City that are adequate to satisfy business and service needs and to focus social interaction and community identity at a sub-regional, community or neighborhood level. While commercial land use areas are specifically identified in the General Plan, commercial uses may be allowed within any land use designation with a Conditional Use Permit based on demonstration of compatibility with the surrounding area through the submittal of a Specific Plan (development proposals over 80 acres) or a Development Plan (development proposals under 80 acres).

Commercial Goals and Policies

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

Policies:

CLU 1.1 Encourage development of commercial areas to meet the community's consumer and service needs.

CLU 1.2 Plan for commercial areas at major arterial intersections (nodes) throughout the City.

CLU 1.3 Encourage a mix of social, cultural, commercial and governmental activities within commercial centers so that such centers are attractive community focal points.

CLU 1.4 Encourage commercial development which is in compliance with the community design guidelines of this general plan.

CLU 1.5 Commercial centers shall be compatible in size and type of use for the area to be served (regional, community, neighborhood).

Implementation Strategies:

CLU 1.1.1 Permit commercial uses with a Conditional Use Permit at the intersection of major designated arterials within all land use designations based on demonstration of compatibility with the surrounding areas.

CLU 1.1.2 Designate land use patterns which will guide commercial and service activities into groups of establishments which will be mutually supportive and convenient to the public.

CLU 1.1.3 Incorporate and require as conditions of development, transportation facilities which promote convenient access to, from and within commercial centers.

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

Policies:

CLU 2.1 Encourage adequate provision of infrastructure, circulation and public services as a condition of all commercial development.

Implementation Strategies:

CLU 2.1.1 Establish funding mechanisms, pursuant to developers requests, to pay for the provisions of infrastructure serving commercial areas, including special assessment districts, Mello-Roos levies, tax increment financing, etc.

Goal CLU 3: Minimum commercial intrusion on residential areas.

Policies:

CLU 3.1 The City's circulation plan will minimize through traffic on residential neighborhood streets.

CLU 3.2 Require that commercial developments minimize the impacts on residential areas from traffic, lights, visual appearance of parking and loading areas, building bulk and height, noise and drainage. Such means as landscaping, berms, fencing, trees, open space, cul-de-sacs, building orientation, lower intensity of commercial uses (e.g. offices) should be utilized.

CLU 3.4 Where feasible, pedestrian and bike paths should connect commercial development with adjacent residential areas.

Implementation Strategies:

CLU 3.1.1 The City will only permit commercial uses in designated commercial areas.

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

Policies:

CLU 4.1 Continue the requirement of a CR (Commercial Restricted) zone as part of the General Plan and incorporate the CR and CR-2 designation into the Zoning Code.

Implementation Strategies:

CLU 4.1.1 Require all commercial lands within the overflight areas of the Airport conform to FAA and Airport Authority regulations.

CLU 4.1.2 Require that all commercial uses labeled CR or CR-2 shall utilize noise reduction construction techniques to minimize adverse impacts on employees and residents.

C. Airport Development District

Designation (ADD)

The primary purpose of the Airport Development District land use designation is to guide the planning, design, development and operation of a major airport, and the complimentary surrounding uses contained therein. Within the ADD, the primary uses will be specifically oriented around airport operation, services, industries and businesses. The ADD will be restrictive of uses that are incompatible with aircraft noise and aviation-related activity.

The Airport Development District land use designation identifies uses which are compatible with the operation of a major civilian aviation facility. Projects or development that occurs within the ADD must be in coordination with approved zoning regulations for the ADD and the aviation operations portion of the airport specific plan area.

ADD Goals, Policies and Implementation Strategies

The following goals and policies help define the parameters for development that will be allowed to take place within the ADD:

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.

Policies:

ADD 1.1 Encourage and/or implement George A.F.B. as a major airport.

ADD 1.2 Assure that incompatible developments will not encroach on the ADD, reducing its ability to provide service to accommodate a major airport.

Implementation Strategies:

ADD 1.1.1 Assist, as funds become available, in the relocation of residents and businesses currently located in areas designated as ADD which are not consistent with the ADD zoning designation/code.

ADD 1.1.2 Require that projects within the ADD area be "master planned" according to the ADD section of the zoning code and Specific Plan area assuring the highest and best use of the district.

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

Policies:

ADD 2.1 Require all development within the ADD to be reviewed by the Airport Authority and the Adelanto City Council.

Implementation Strategies:

ADD 2.1.1 Require all development to take place according to strict design review procedures.

ADD 2.1.2 Require development of the ADD to follow the policies established under the ADD zone classification.

ADD 2.1.3 Develop an ADD zone district and regulations within the Adelanto Comprehensive Zoning Ordinance.

Goal ADD 3: Assure that the ADD can function properly and effectively without creating severe adverse impacts on the surrounding community.

Policies:

ADD 3.1 Restrict residential development within the boundaries of the ADD and within the 65 CNEL noise contour.

ADD 3.2 Assure that necessary infrastructure improvements required to accommodate the development of the ADD are in place prior to development.

Implementation Strategies:

ADD 3.1.1 Require that all developments within the potential 65 CNEL noise contour conform to the construction standards set forth in this document and according to local state and federal guidelines.

D. Airport Park

Designation (AP)

The Airport Park designation (AP) is intended to continue the current use of the existing Adelanto airfield while encouraging the future development of new residential projects. In addition, it is important that the operation of the AP does not conflict with the operations of the proposed major airport project at George A.F.B.

The AP allows for a variety of aviation, residential, business park, and agricultural uses. The current designation allows for the development of 1 acre residential parcels in the district. The following goals and policies have been established for the AP district.

Airport Park, Goals, Policies and Implementation Strategies

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

Policies:

AP 1.1 Encourage the users of the AP to minimize incompatible operations when George begins major operational status including the use of balloons and gliders.

AP 1.2 Encourage business park uses that compliment residential uses.

Implementation Strategies:

AP 1.1.1 Assure that the continued use of the AP does not interfere with any long range master plan for George A.F.B. uses.

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

Policy:

AP 2.1 Encourage the development of infrastructure through the Airport Park district.

Implementation Strategies:

AP 2.1.1 Require adequate provision of infrastructure, circulation and public services as a condition of all development within the AP.

AP 2.1.2 Assure that surrounding industrial land uses are buffered from the AP uses.

Goal AP 3: Continue to permit residential development within AP Zone.

Policies:

AP 3.1 Encourage residential and business park uses within the AP zone.

Implementation Strategies:

AP 3.1.1 Encourage the development of new residential uses within the AP.

E. Light Manufacturing and Manufacturing/Industrial

Designation (LM and MI)

The MI land use designation refers to areas that will contain the majority of general industrial and manufacturing activity in the City of Adelanto. The LM classification is for three light manufacturing areas; one is located at Adelanto Road between Air Base Road and Bartlett Avenue, the second between De Soto Avenue and El Mirage Road west of Highway 395, and the third along the south side of Air Base Road between Lessing Avenue and Bellflower Street. The MI district is immense, containing over 9,400 acres of prime developable land that has excellent access to rail, air, and the interstate freeway network. The MI area is generally located south of Air Base Road and north of Mojave Drive. Currently there are three City sponsored industrial park developments that are in the construction phase. These industrial parks have been very successful and will generate the momentum for continued industrial park development. This development is the primary economic asset for the City, creating much needed jobs for the residents of Adelanto and the High Desert.

MI Goals, Policies and Implementation Strategies

The following goals and policies have been established to promote the continuation of the manufacturing/industrial and light manufacturing activity taking place in the City.

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

Policies:

MI 1.1 Encourage the expansion of the Manufacturing/Industrial district to provide needed services and jobs.

MI 1.2 Encourage land use patterns that will be complimentary with the presence of the MI district.

Implementation Strategies:

MI 1.1.1 Plan for and require as conditions for development, transportation facilities that promote convenient access to/from the major regional circulation network.

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

Policies:

MI 2.2 Encourage the establishment of a funding mechanism to pay for the provision of infrastructure and services for the Manufacturing/Industrial district such as special assessment districts, Mello-Roos levy, tax increment financing, etc.

Implementation Strategies:

MI 2.1.1 Require adequate provision of infrastructure, circulation, and public services as a condition of all MI development.

Goal MI 3: Minimumize MI intrusion on surrounding residential neighborhoods.

Policies:

MI 3.1 Prepare a circulation plan that minimizes truck and through traffic on residential streets.

MI 3.2 Where feasible, pedestrian and bike paths should connect MI development to residential neighborhoods.

Implementation Strategies:

MI 3.1.1 Require that manufacturing and industrial developments minimize the impacts on residential areas from traffic, lights, parking and loading areas, building bulk and height, noise, and drainage. Such means as fencing berms, trees, open space, cul-de-sacs, landscaping, building orientation, and other means should be utilized.

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

Policies:

MI 4.1 Encourage the incorporation of bus stops, van pool programs, or other transit options as a condition of development.

Implementation Strategies:

MI 4.1.1 As alignments are established require the retention of rights of way for local and regional transit system including light rail and super speed trains.

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

Implementation Strategies:

MI 5.1.1 Require adequate mitigation measures as conditions of approval for any "heavy" manufacturing or industrial development that could present environmental hazards to air, water, and other systems.

MI 5.1.2 Require all industrial users to comply with the Mojave Desert Air Quality Attainment Plan.

F. Open Space/Public Land/School, Public Facility, Community Facility

Designations (OS,PF,CF)

These designations refer to all areas that are set aside for various public and semi-public uses, including corridors that provide for drainage throughout the City. These uses have been established to provide for the public health, safety, and welfare in addition to the provision of essential public services such as parks, public safety facilities, and City-owned facilities (i.e. Mavericks Stadium). This designation also provides for other public and semi-public facilities including schools, prisons and recreational facilities such as auto racing, moto-cross, etc. Utility rights-of-way are also designated as open space, assuring that adequate land is maintained for major utility structures.

OPC Goals, Policies, and Implementation Strategies

The following goals and policies are intended to maximize all open space and public lands to their most appropriate and beneficial use:

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.

Policies:

OPC 1.1 Major drainage channels shall be maintained to the maximum extent possible in their natural state while protecting the public safety.

OPC 1.2 Encourage the use of existing drainage channels/corridors to link proposed park sites via trails networks.

OPC 1.3 Encourage the location of parks adjacent to the Open Space/Drainage/Trails Network to foster linkage between recreational facilities.

Implementation Strategies:

OPC 1.1.1 All facilities identified on the Master Drainage Plan shall be designated as Open Space in the General Plan.

OPC 1.1.2 Require the use of natural (non-concrete) channels for all

drainage courses throughout the Planning Area, whenever feasible.

OPC 1.1.3 Require that parks be located in conjunction with the Open Space/Drainage network as required by the Quimby Act.

OPC 1.1.4 Require the preparation of local parks standards in addition to the required Quimby Act standards.

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

Policies:

OPC 2.1 Assure that new governmental facilities and/or upgraded service is provided to the residents of Adelanto.

OPC 2.2 Assure that adequate facilities (libraries, schools, police, fire, recreation, etc.) are made available to maintain a high quality living environment in the City.

Implementation Strategies:

OPC 2.1.1 Require new public and semi-public facilities to be in place according to the rate of new development.

OPC 2.1.2 Utilize Development Impact Fees, as necessary, to finance public facilities, including schools, parks, police, fire, public works, and governmental facilities.

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.

Policy:

OPC 3.1 Ensure that construction of all facilities in parks and open space areas comply with standards set forth in the Development Standards and Community Design Element.

Implementation Strategies:

OPC 3.1.1 Establish landscape and lighting districts to help fund amenities within the recreational system.

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

Policies:

OSP 4.1 Carefully design and operate intensive facilities at levels that do not interfere with other sensitive land uses.

Implementation Strategies:

OSP 4.1.1 Review projects to ensure that adequate security, noise mitigation, etc., are included in development and operational plans.

G. Specific Plan Area

Designation (SPA)

The designation Specific Plan Area (SPA) refers to George Air Force Base directly adjacent to the City of Adelanto. This designation is designed to defer to a later date the specific land uses for the Base area. The City of Adelanto envisions the preparation of a Specific Plan pursuant to the requirements of State Law either by Adelanto, Adelanto and another jurisdiction or another jurisdiction. The George Air Force Base facility has the opportunity to become a major economic and employment center for the entire High Desert area. The City of Adelanto, however, is very concerned about the impact and control of flights over their community and desires to assure equitable compliance with regulations and appropriate mitigation measures. This area is located in a potential overflight area for the proposed Airport and should remain as a non-residential use to mitigate any potential land use conflicts.

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

Policies:

SPA 1.1 Encourage the continued use of George A.F.B. as a major/international airport as the most economically viable opportunity for the High Desert area.

SPA 1.2 Assure that SPA uses to not pose an environmental threat to the City of Adelanto.

Implementation Strategies:

SPA 1.1.1 Maintain the SPA land use designation for George A.F.B. until a Specific Plan is prepared and implemented.

SPA 1.1.2 Assure through all possible means that the City of Adelanto has appropriate control over adverse environmental characteristics for the future use of George A.F.B.

EXHIBIT A
CITY OF ADELANTO
GENERAL PLAN UPDATE 1994

Chapter Four

HOUSING ELEMENT

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY PETE WILSON, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 THIRD STREET, Room 430
P.O BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 323-6625

May 4, 1994

Ms. Patricia Chamberlaine
City Administrator
City of Adelanto
11660 Air Base Road
Adelanto, California 92301

Dear Ms. Chamberlaine:

RE: Review of the City of Adelanto's Adopted Housing Element Update

Thank you for submitting Adelanto's housing element update, adopted December 14, 1993 and received for our review on January 4, 1994. As you know, this Department is required to review adopted elements and report our findings to the locality pursuant to Government Code Section 65585(h).

We have also received comments on the housing element from various parties. We have considered their comments in our review pursuant to Government Code Section 68885(c).

As you know, our November 5, 1993 review letter found that the City's draft housing element, including all revisions, addressed the statutory requirements of housing element law. As the adopted element incorporates all these changes, we are pleased to inform you that the City of Adelanto's adopted housing element update is now in full compliance with State housing element law (Article 10.6 of the Government Code).

The major third party concerns dealt with the availability of water, CEQA requirements, and the validity of the City's General Plan. The housing element and the City demonstrated sufficient water capacity to address the remaining new construction need of 167 units. Therefore, the City's housing element adequately addresses the minimum requirements of State housing element law for the current planning period (1989-1996). The concerns regarding the City's General Plan and CEQA requirements were considered in our review, but do not affect our finding of compliance with State housing element law. We considered all comments in light of housing element law only; we cannot address the legal adequacy of the City's actions pursuant to other State laws.

Once again, we urge the City to consider using part of the 20 percent set-aside fund of its redevelopment agency (RDA) to establish a shared equity program where RDA funds would be used either to reduce home prices to a level affordable to middle- or lower-income households or to assist with the down-payment, in either case, funds could be recaptured on re-sale. Further, RDA funds could be used to establish a needed on-going rehabilitation program.

We look forward to following the City's progress in implementing the housing element when progress reports are filed with the Department pursuant to Government Code Sections 65400 and 65585.5. For your information, Chapter 1030, Statutes of 1992 and Chapter 437, Statutes of 1993, amended annual reporting requirements pursuant to Government Code Section 65400.

Chapter 437 now requires the annual report to be submitted to this Department by October 1, (see enclosed copy). Chapter 1030 requires the annual report to include a description of local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3). As Chapter 437 was adopted as an urgency statute (filed with the Secretary of State on September 24, 1993), this requirement is currently in effect. We look forward to receiving the City's annual report.

We thank you and Mr. Mike Wagner for your cooperation. If you have any questions about our comments or would like any assistance, please contact Camilla Cleary, of our staff, at (916) 323-3185.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,

Thomas B. Cook
Deputy Director

Enclosure

cc: Mike Wagner, Consultant, The City of Adelanto
James Cox, City Manager, City of Victorville
Marian A. Harvey, Esq., Latham & Watkins
Boyd L. Hill, Brunwick, Alvarez, Battersby
Jose Rodriguez, California Rural Legal Assistance
Eileen McCarthy, California Rural Legal Assistance
David Allen, Daily Press
Karen Warner, Cotton/Beland/Associates
David Booher, California Housing Council
Jonathan Lehrer-Graiwer, Attorney at Law
Ana Marie Whitaker, Calif. State University Pomona
Wesley McDaniel, San Bernardino Associated Governments
Joe Carreras, Southern California Association of Governments
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center
Dara Schur, Western Center on Law Poverty

RESOLUTION NO. 93-120

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO ADOPTING THE HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, Section 65300 et seq. of the California Government Code mandates that each City adopt a comphrensive, long-term General Plan for the physical development of the City, which is to include a Housing Element; and

WHEREAS, Section 65588 requires that the Housing Element be revised not less than every five years; and

WHEREAS, the avability of housing is of vital importance to the State of California, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order; and

WHEREAS, after extensive study and research a revised Housing Element has been prepared in accordance with the requirements of Article 10.6 which addresses all issues and topics required; and

WHEREAS, the State of California, Department of Housing and Community Development on November 5, 1993 has determined that the revised Housing Element adequately addresses all statutory requirements of housing element law; and

WHEREAS, during preparation of the revised Housing Element, opportunities were provided for the involvement of citizens, public agencies, public utility companies and civic, education and other community groups; and

WHEREAS, after providing proper legal notice, the Planning Commission conducted a public hearing on the proposed Housing Element on December 7, 1993 and provided all persons an opportunity to express their opnions; and

WHEREAS, the Planning Commission of the City of Adelanto has recommended to the City Council the adoption of comphrensive revisions to the Adelanto Housing Element; and

WHEREAS, after providing proper legal notice, the City Council conducted a public hearing on the proposed Housing Element on December 14, 1993 and provided all persons an opportunity to express their opnions.

NOW THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED by the City Council of the City of Adelanto as follows:

Section 1. The proposed Housing Element is hereby adopted as the Housing Element for the City of Adelanto from 1988 to 1996.

Section 2. The City Clerk is hereby directed to file a Notice of Determination finding that prior Environmental Impact Report(s) were prepared that included appropriate mitigation measures, mitigation monitoring and statement of overiding considerations.

PASSED, APPROVED, AND ADOPTED this 14th day of December, 1993.

Mayor of the City of Adelanto

Sharon W. Gasaway
City Clerk

I, SHARON W. GASAWAY, City Clerk of the of the City of Adelanto, California, do hereby certify that the foregiong Resolution No. 93-120 was duly and regularly adopted at a regular meeting of the City Council of the City of Adelanto on the 14th day of December, 1993, by the following vote, to-wit:

AYES: Councilors Smith, Crommie, Morris, Mayor Pro Tem Scott, Mayor Scarpa
NOES: None

ABSENT: None

IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto, on the 14th day of December, 1993.

Sharon W. Gasaway
City Clerk of the City of Adelanto and of the City Council thereof

(SEAL)

General Plan for City of Adelanto

Chapter Four - Housing Element

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HOUSING ELEMENT ERRATA

Page IV-27 of the Housing Element indicates that 95,475 dwelling units and a total population of 248,233 persons at buildout will be permitted in the General Plan Land Use Plan. These figures were based on a more intensive land use alternative that is not now included in the Land Use Element.

The 1994 General Plan Update Land Use Element, Page III-12 (Table III-2) calculates the total units at 59,163 and the total population at buildout of 156,189.

This revision does not impact any of the goals or programs of the Housing Element. The changes will be made when the Housing Element is revised in 1996. This Errata is included to make the Elements internally consistent.

I. INTRODUCTION

The Housing Element consists of the identification and analysis of existing and projected housing needs as well as statements of goals, policies, and implementing strategies, for the preservation, improvement, and development of housing within the City of Adelanto.

A. Background

In 1967, the Housing Element became the third mandated element of the General Plan. During the ensuing 15 years numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government code was enacted and now describes the content requirements of the local housing elements. This legislation, commonly referred to as the Roos Bill, requires that a local housing element include an assessment of housing needs, an inventory of resources and constraints, a statement of goals, policies and objectives, and a five-year housing program.

The Housing Element is one of seven required elements which are included in the Adelanto General Plan. The Housing Element, in complying with the letter and spirit of Article 10.6, must respond to the four major issues which are listed below:

1. What are Adelanto's housing needs?

2. What can the City realistically do about meeting these needs?

3. What are the housing goals and policies of the City?

4. What specific actions can the City take to meet housing needs?

B. Purpose

The purpose of the Housing Element is to identify local housing problems and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community.

General statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

> "(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal."

"(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal."

"(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."

"(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs."

The Housing Element is organized to present information according to the four topics listed below:

Housing Needs Assessment;

Inventory of Resources and Constraints;

Statement of Goals, Objectives and Policies; and

Five-Year Housing Program.

C. Authorization

The Housing Element for the City of Adelanto has been prepared pursuant to California Government Code Article 10.6, Sections 65580 through 655898. The legislation requires an update of the housing element every five years. After adoption by the Adelanto City Council, another revised element is mandated by 1994. By that time, much more of the data and statistics from the 1990 Federal Census of Population and Housing should be available for the required update. The 1994 Adelanto Housing Element also will address the progress made on achieving the goals and objectives stated in this Housing Element.

Numerous agencies were invited to comment on the City's General Plan Update. Additionally separate public hearings were held for the Environmental Impact Report for the update, and the General Plan itself, which included the Housing Element update as well as updates of the Circulation, Noise and Land Use Elements.

The following agencies were notified of the General Plan update:

Office of Planning and Research
California Regional Water Quality Board
San Bernardino County Sheriff

San Bernardino County Sanitation District
San Bernardino County APCD
SCAG
State Department of Transportation
San Bernardino County Fire Department
San Bernardino County Health Department
So. Cal. Gas Company
San Bernardino County Department of Public Works.
So. Cal. Edison
Adelanto School District
Metropolitan Water District of Southern California
City of Victorville
Town of Apple Valley
City of Hesperia
State Department of Conservation
State Air Resources Board
State Department of Parks & Recreation
State Department of Fish & Game
Public Utilities Commission
State Department of Health

Several of the above listed agencies provided comments that related directly or indirectly to the future construction of housing in the City of Adelanto.

D. Summary of Issues, Opportunities and Constraints

1. Issues

- How will the closure of George Air Force Base impact housing affordability in the City of Adelanto?
- How will the closure of George Air Force Base impact the City's job/housing balance?
- How will the slowing of the economy in California affect the remainder of the planning period with respect to development, rehabilitation, and conservation of affordable housing opportunities?

2. Opportunities

- Market rate housing opportunities in the City of Adelanto are very close to meeting County established affordable housing rates. A new four-bedroom home in Adelanto can be purchased for less than $70,000 and a two-bedroom apartment can be rented for less than $350 per month.

- In 1993 the City of Adelanto had over 6,500 acres of vacant residential zoned land within 1/2 mile of existing services available for residential development.

- The closure of George Air Force Base can open up numerous affordable housing opportunities including the addition of approximately 1,500 affordable base housing units to the existing subregional housing supply and the use of the Base dormitory facilities for emergency shelters.

- The majority of Adelanto's housing supply is renter occupied. Many more programs are available to provide housing assistance to renters in comparison to the number of programs available to homeowners.

3. **Constraints**

- The closure of George Air Force Base will result in the elimination of the Air Force civilian job base and a decrease in monies spent in Adelanto by service & non-service personnel. This in turn could result in a need for more affordable housing opportunities in Adelanto.

E. Consistency with Other General Plan Elements

The Housing Element has been prepared to be consistent with other elements of the General Plan as required by State law. Residential land uses as identified in the Land Use Element, provide the basis for identification of adequate residential sites in the Housing Element. Additionally, the Circulation Element provides an adequate circulation system for future housing development; the Noise Element shields areas designated for housing use from inappropriate noise levels; the Open Space Element provides for open and recreational space for the community's growing population; and the Safety and Conservation Elements address environmental issues in the city.

F. Development of the Housing Element

The Housing Element was prepared by the Adelanto city staff and the Adelanto City Council. The City Council held a series of public workshops during the preparation of the entire General Plan. All public meetings were noticed and copies of materials were made available to the public either at the meeting itself or by request. Once in draft form, the Housing Element was submitted to the State Department of Housing and Community Development (HCD) for review. Comments and recommendations from HCD were received by the City in December and July of 1991, and the Housing Element has been revised to reflect the recommendations prior to final Planning Commission and City Council hearings on the General Plan.

Over the intervening period, the City has continued to provide fast, efficient, processing for Residential Development applications, and has continued to deliver low and moderate income housing for the region, in accordance with the Housing Element goals.

G. Progress Under Previous Element

The City's 1985 Housing Element contained a number of goals and policies related to the provision of adequate housing for all economic segments of the population. No quantified objectives were stated in the 1985 Element so specific progress comparisons cannot be calculated in relation to anticipated goals. This update contains quantified objectives for the planning period 1989-1994. The subsequent update to this Housing Element will be able to report the City's past progress.

During the 1984-1989 Housing Element planning period the following qualified progress was achieved:

1. The City revised land use policies to allow higher density residential uses.

2. The City unified the functions of Planning, Zoning, Building and Safety to improve the permit process for developers.

3. The City utilized redevelopment funds to pay for public improvements within the community.

4. The City of Adelanto adopted an enabling ordinance that permits second units on properties zoned R-1 to allow for affordable separate yet complete living accommodations.

5. The City of Adelanto developed and implemented a manufactured housing ordinance which permits the placement of mobile homes on parcels zoned for single family residential.

During this same planning period, the following quantified progress was achieved.

TABLE IV-1 HOUSING ELEMENT PROGRESS			
	1985-1988	1989-1992	1985-1992
Housing Units Constructed	1,086	1,615	2,701
Housing Units Available for Section 8	NA	NA	14
Housing Units Repaired	20	27	47
Housing Units Removed (1985-1992)	30	17	47
Source: State Department of Finance, San Bernardino County Housing Authority, City of Adelanto Building Department.			

The results of this analysis have been utilized to refine and augment the City's existing housing programs to develop an overall strategy to adequately address Adelanto's identified housing needs. This strategy is presented in Section III (The Plan) of this Housing Element.

II. EXISTING CONDITIONS

A. Housing Needs Assessment

The Housing Needs Assessment encompasses the following factors:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need. (Section 65583 (a)(1) of the Government Code).

- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock condition. (Section 65583 (a)(2)).

- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, and families with female heads of household, and families and persons in need of emergency shelter. (Section 65583 (a)(6)).

- Analysis of opportunities for energy conservation with respect to residential development. (Section 65583 (a)(7)).

1. Population and Housing

Adelanto's population grew from 3,929 in 1985 to 9,848 in 1992, an increase of over 250 percent. Adelanto's rapid growth rate was shared by other high desert communities; Apple Valley and Hesperia, two cities near Adelanto, both more than doubled in size during the last ten years.

Household size in San Bernardino County is increasing, and Adelanto is no exception. Between 1980 and 1990 average household size in the City of Adelanto increased from 2.57 to 3.00.

Vacancy rates in Adelanto have decreased from 13.67 in 1985 to 10.85 in 1991. Five percent is considered a desired vacancy rate to facilitate population mobility. Adelanto's higher vacancy rate however, has not had an inhibiting effect on the investment in housing.

Table IV-2 provides details of Adelanto's population and housing characteristics during the last seven years.

TABLE IV-2
ADELANTO POPULATION & HOUSING STATISTICS
1985-1991

POPULATION		HOUSING UNITS							Pop. Per
Year	Total Pop.	Total Units	Single Family	2-4 Units	5 or More	Mobile Homes	Number Occupied	% Vacant	Household
1985	3929	1800	678	417	387	318	1554	13.67	2.52
1986	4433	2057	741	468	523	325	1757	14.58	2.52
1987	4703	2207	781	481	634	311	1869	15.31	2.51
1988	4968	2391	851	521	681	338	1978	17.27	2.51
1989	5878	2776	961	604	881	330	2281	17.83	2.57
1990	6354	2910*	1018	604	961	327	2439	16.19	2.60*
1991	8,706	3,253	NA	NA	NA	NA	2,900	10.85	3.00

Source: State Department of Finance Population Estimates for January 1 of each year.

* The 1990 Census of Population calculated the population at 8,517, the number of dwelling units at 3,227 units and the number of persons per Adelanto household at 2.96 persons.

The majority of Adelanto's residential units are located in the R-1 zone. A complete breakdown of dwelling unit location with respect to land use is provided in Table IV-3.

TABLE IV-3
EXISTING CONDITIONS
RESIDENTIAL DWELLING UNITS *

Land Use	Average Density	DU's
CBD	2DU/AC	0
AP	1DU/AC	18
R1	3DU/AC	1569
R1(1/2)	2DU/AC	26
R3-8	6DU/AC	0
R3-16	12DU/AC	1499
DL-9	1DU/9AC	21
DL	.75DU/AC	94
TOTALS		3,227

* As of January 1, 1990.

2. Housing Stock Condition

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; the quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

As of January 1990, Adelanto had a housing stock comprised of 3,227 dwelling units and a population of 8,517. Most of Adelanto's housing units are single-family dwellings; the complete breakdown is listed below.

TABLE IV-4
COMPOSITION OF HOUSING STOCK
JANUARY 1990

	Number	Percent
Single-Family	1249	38.7%
2-4 Units	611	18.9%
5+ Units	888	27.5%
Mobile Homes	479	14.9%
TOTAL UNITS	**3,227**	**100.0%**

Source: 1990 US Census of Population and Housing.

In 1980, the City's housing inventory included only 988 dwelling units. Between April 1980 and January 1990, the stock has increased by 2,239 dwellings. Most of the net gain was in multiple-family dwellings, five units or more, as noted in Table IV-5.

TABLE IV-5
CHANGES IN THE HOUSING SUPPLY
1980 - 1990

	1980	Unit Increase	Percent
Single-Family	560	+689	123.0%
2-4 Units	154	+457	296.8%
5+ Units	95	+793	+834.7%
Mobile Home	179	+300	167.6%
TOTAL UNITS	**988**	**+2,239**	**1,422.1%**

Source: 1980 and 1990 Federal Census of Population.

The majority of the housing supply is renter-occupied; 70% of the stock in 1990 was renter-occupied versus 30% as owner-occupied. Tenure data by housing type are shown in Table IV-6.

TABLE IV-6
OWNER/RENTER BREAKDOWN BY TENURE
OCCUPIED HOUSING UNITS

Number of Owner Units	872
Percent of Owner Units	30%
Number of Renter Units	2,009
Percent of Renter Units	70%
Total Occupied Units	**2881**

Source: 1990 Federal Census of Population.

Trends in the Age Profile of the Housing Stock

The age profile of the City of Adelanto's housing stock has changed significantly since 1960. The percent of newer housing (less than 10 years old) was relatively high in 1960. Almost half of the housing stock was recently constructed. The last ten years have particularly been a time of high population growth for the City. By 1989 the City had experienced a tremendous increase in new housing construction relative to the total number of units within the City.

Age of Housing Stock in 1989

According to the 1980 Census, the bulk of the City's housing stock (37%) was built before 1950 (31 or more years old). Another 29% of the units were built between 1950-60. This distribution was similar to the County housing stock age levels. However from 1980-1990 the City's total housing units have increased by over 200 percent. Table IV-7 presents the data on age of the housing stock.

TABLE IV-7 1990 AGE OF HOUSING STOCK		
Age in Years	**Units Built**	**Percentage**
Less than 10	2,192	68%
11 - 20	348	11%
21 - 30	299	9%
31 or more	388	12%
TOTAL	**3,227**	**100%**
Source: 1990 U.S. Census of Population and Housing.		

The number of housing units needing some level of rehabilitation is, in part, a function of the age of housing and recycling trends since 1980. For estimating proposes, it is assumed that 25 percent or 806 units are in need of painting, that 4 percent or 129 units are in need of rehabilitation and that 1 percent or 32 are in need of demolition.

The City actively provides a program which identifies needs in the case of substandard dwelling units. If a complaint is received, a code enforcement official will complete an analysis of said property, and if corrections or demolition are deemed appropriate or advisable, then City Ordinance No. 39 enables the Planning Commission and the City Council to take action to mitigate deficiencies or even require demolition of such properties. In the last seven years (1986-92), 47 units were rehabilitated, and 47 units were demolished. Between 1983 and March 1991, 122 structures were removed (see Table IV-8).

Table IV-8 TOTAL STRUCTURES REMOVED (1983 - March 1991)	
Type	Number
Single Family	28
Multi-family	77
Commercial	8
Garage	5
Outbuildings (sets)	6
Pools	1
Mobile Units	17
TOTAL RESIDENTIAL UNITS	122
Source: City of Adelanto.	

3. Existing Housing Needs for all Income Levels.

The housing needs of Adelanto households are presented in two ways.

- Housing assistance needs
- Special housing needs

Under present law, a housing element must include an analysis of special housing needs. These needs refer to households having atypical characteristics -- the handicapped, elderly, large families, farm workers, female heads of households, and families and persons in need of emergency shelter. Overcrowded households fall within the intent of special housing needs analysis and must be included in the needs assessment.

Housing Assistance Needs

California housing law requires regional planning agencies to identify "existing" and "future" housing needs every five years. The Southern California Association of Governments is the regional planning agency responsible for generating the existing and future needs numbers for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. In 1983, the need figures were contained in a report known as the Regional Housing Allocation Model; in 1988 the same planning tool was re-named the Regional Housing Needs Assessment.

In the 1988 Regional Housing Needs Assessment (RHNA), existing need is defined as the number of resident lower income households paying 30% or more of their income for housing. Previously, the same definition had been used in the 1983 Regional Housing Allocation Model (RHAM). The 1980 Federal Census was the primary data source for both the 1983 RHAM and 1988 RHNA.

According to the RHNA, there are 735 resident lower income households paying 30% or more of their income on housing costs. This number equals 26% of Adelanto's total resident households. The income and tenure distribution of these households is listed in IV-9.

TABLE IV-9
EXISTING HOUSING NEED
(By Income and Tenure 1987)

	Owner	Renter	Total
Very Low Income (0-50% of median income)	41	392	433
Low Income (50% - 80% of median income)	83	219	302
TOTAL	**124**	**611**	**735**

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, Table 1: Existing Need, June 1988.

Special Housing Needs

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

> "Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers, or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments."[1]

[1] State Department of Housing and Community Development, "Housing Element Questions and Answers," (March 1984).

a. Handicapped Households

Households with one or more members who have some physical handicaps sometimes require special design features in the housing they occupy. Some, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

The needs and problems of the disabled and handicapped population have been described as follows:

> The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility to a newly built or existing housing. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of financial resources and incentives available to those who want to make their buildings accessible and; d) lack of knowledge as to how accessibility can be improved.
>
> General solutions include: a) public recognition and commitment to correcting the problems; b) education of and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs.[2]

The Census Department reports that there are a number of handicapped persons in Adelanto, based upon those with work disabilities and those with mobility or self-care limitations. The housing needs of the handicapped vary with the type and severity of the particular handicap, and not all handicapped persons require specialized housing consideration. While the needs of certain handicapped individuals (blind, deaf or experiencing nervous disabilities) may be met without special housing accommodations, non-ambulatory persons with handicaps who require wheel chairs often need specially designed, barrier free housing. Some, but not all, handicapped persons also need housing assistance of a financial nature. Table IV-10 identifies the types and numbers of handicapped persons in the City.

[2] The Center for Independent Living Inc., Berkeley and the Northern Section, Cal Chapter of the American Planning Association, A Guidebook on the General Plan and Disabled, June 1981.

TABLE IV-10 CITY OF ADELANTO DISABLED PERSONS	
Group	Persons
Total Persons in Labor Force	3,324
Persons with Work Disabilities	801
Persons prevented from working	504
Not in Labor Force	1,700
Persons with Mobility Limitation Only	649
Persons with Self-Care Limitation Only	35
Persons with Mobility & Self-Care Limitation	134
Persons with No Mobility/Self-Care Limitations	4,264
Source: U.S. Bureau of the Census, 1990.	

b. Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1990 Census, there were 452 persons who were 65 years of age or older which represented 5.3% of Adelanto's total population. In addition, there were 198 persons 60-64 years of age. Table IV-11 reports on the age distribution of all persons 60 years and older in 1990.

TABLE IV-11 DISTRIBUTION OF ELDERLY BY AGE GROUP - 1990		
Age Group	Total	Percent
60 - 64	198	30.5
65 - 74	308	47.4
74+	144	22.1
TOTAL	650	100.0
Source: 1990 Census of Population and Housing.		

According to the 1990 Census there were 39 persons over age 65 that were below the poverty level within the City of Adelanto. Householders over 65 years old that pay more than 30 percent of their income for housing total 48 households. These households probably could benefit from grants and below interest financing for home rehabilitation.

Rental assistance to reduce housing costs is of value to current, as well as future senior, renter households. In 1980, there were 33 senior renter households. Rental assistance resources (such as Section 8) would benefit the senior households that are overpaying and the elderly persons that may desire to shift tenure due to death of a spouse or being overhoused.

c. Overcrowded Households

Overcrowding is defined as housing units with 1.01 or more persons per room. In 1990, there were 412 households residing in overcrowded conditions. The distribution with respect to tenure group is as follows:

Owner Occupied	80
Renter Occupied	332
Total	**412**

Occupied housing units with less than one person per room totaled 2,469 units. Overcrowding affects 16.7 percent of all occupied housing units. (412/2,469). The extent of overcrowding is listed in Table IV-12.

TABLE IV-12
1990 EXTENT OF OVERCROWDING

OWNERS	
Number Modestly Overcrowded	55
Number Extremely Overcrowded	25
RENTERS	
No. Modestly Overcrowded	240
No. Extremely Overcrowded	92

Source: U.S. Census (1.01 - 1.50 persons per room = modestly overcrowded, 1.51 or more persons per room = extremely overcrowded).

According to Table IV-6 there are 872 Owner Units and 2,009 Renter Units. With 80 overcrowded owner units this represents 9.1% (80/872). Overcrowded rentals account for 16.5% (332/2,009).

d. Farm Workers

Farm workers are one of seven special needs groups referenced in the State law, however, since Adelanto is located in the Mojave Desert, opportunities in farming, forestry and fishing are extremely limited to say the least. There were 45 Adelanto residents employed in the "farming, forestry and fishing" occupations in 1990. This employment category is an indicator of farm workers and farm worker households.

Agriculture-related workers constituted less than 1.5% of all employed residents of Adelanto in 1990. The City of Adelanto has a large industrial sector and there are no known farming, forestry or fishing businesses operating in the City at this time. There are no populations of permanent or migrant farm workers in need of housing in the City during seasonal employment. Residents of Adelanto who are employed in farming work outside the City and share the same housing stock as all other community workers with residences in Adelanto. Given the extremely small number of farmworkers within Adelanto, the City has chosen to address this special needs group as part of overall City Housing Program.

5. Female Heads of Household

The housing needs of female heads of households will vary depending on income and the presence of children. Income for female heads of households is slightly higher than for male heads of household. The mean family income for a female householder with children was $7,877, compared to $18,449 with no children. The mean income for a male with out children was $7,530 compared with $27,333 without children.

Census data identifies that 511 female headed households were living in Adelanto in 1990; 432 with own children and 79 with no children. The 1980 Census identified that 18% of all female headed households were living in poverty. This percentage applied to 1990 households gives an estimate of 92 female headed families living in poverty.

Of the 20 female headed households living in poverty in 1980, 18 or 95%, had children. When this percentage is applied to 1990 households, an estimate of 88 female headed families with children were living in poverty.

Affordable housing for female heads of households in the City is available and has been provided. The 1990 Census data shows that over 93% percent of the renters in the City were paying $500.00 or less per month in rent and 6% were paying $249.00 or less.

Existing rental assistance programs and the rental rate structure currently existing in the City are adequately addressing the housing needs of female heads of households. Future need will be accommodated largely through the use of the City's low-moderate set-aside funds. The City is currently investigating the possiblity of acquiring foreclosed multi-family units.

The 1990 Census reported on the status of all female persons 15 years or older, as identified below in Table IV-13.

TABLE V1-13
STATUS OF FEMALE PERSONS - 1990

	Number	Percent
Single Female	543	19
Married Female	1520	53
Divorced/Separated/Other	621	22
Widowed	160	6
TOTAL	2844	100.0

Source: 1990 Federal Census Population and Housing.

f. Large Families

During the 1980's, the City experienced a tremendous growth of affordable single family as well as rental and condominium projects containing units with three bedrooms. This growth in large part is attributable to the great demand for affordable family housing in Adelanto and the surrounding area. Moreover, the 1990 Census data reveals that the average number of persons per household in the City of Adelanto is 2.96 persons.

The market's response to the needs of larger families has resulted in the construction of larger condominium and apartment units in the City. This, in addition to the number of existing single-family homes and the lack of zoning restraints on enlarging these units, appear to address the needs of larger families. Additionally, the City is and continues to attract developments of larger, detached single-family homes.

Large families are defined as households with five (5) or more persons. The most recent data available on this characteristic is from the 1990 Federal Census. That data indicates that 453 of the City's total households had five or more persons.

TABLE IV-14 HOUSEHOLD SIZE - 1990		
Number of Persons In Household	Number of Households	Percentage Distribution
1	539	19
2	827	29
3 - 4	1056	36
5+	453	16
TOTAL	2875	100
Source: 1990 Federal Census of Population and Housing.		

g. Homeless

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in need of emergency shelter" to the special needs groups to be considered in each jurisdiction's Housing Element. Housing element law requires an "identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing".

The City's need is very small (no homeless were counted in the 1990 Census). Consequently, existing resources can address the infrequent need experienced within the City. The existing resources include vacancies in apartment buildings; vacancies in mobile homes and voucher-assistance programs provided by the County of San Bernardino, as well as the existing Victorville homeless shelter. Homeless facilities will be provided at George Air Force Base to house the homeless in case of an emergency, such as an earthquake. This program will be available to the City as a resource and is included as part of this Housing Element.

Pursuant to the January 14, 1993, Record of Decision on George AFB, Page 18 the Air Force has decided to lease pursuant to the McKinney Act, 34 acres to Lilly Ruff, Inc. (Parcel F) and to High Desert Domestic Violence, Inc. (Parcel G). Parcel F, the Lilly Ruff, Inc. site consists of 60 residential units in the Alaska Circle Area located just north of Air Base Road. Homeless persons in Adelanto are not local, but are imported from other areas of the County.

4. Projected Housing Needs

This section of the Housing Element discusses the various factors which induce a demand for housing. The factors include a review of population and employment trends as well as the City's "share of regional housing need."

According to the State Department of Finance, between April 1980 and January 1991, the population of Adelanto increased from 2,107 to 8,706. Concurrently, the housing stock increased to 3,227 units. Table IV-15 summarizes the data on population change since 1980.

TABLE IV-15
POPULATION TRENDS - 1980 TO 1990

Year	Population	Incremental Increase	Cumulative Increase
1980*	2107	---	---
1981	2,289	182	---
1982	2,539	250	432
1983	2,763	224	656
1984	3,235	472	1,128
1985	3,929	694	1,822
1986	4,430	501	2,323
1988	4,980	550	2,873
1989	5,846	866	3,739
1990	6.354	508	4,247
1990*	8,517	2,671	6,356
1991	8,706	189	6,545

Source: U.S. Census of Population and Housing, April 1980 and January 1990*. State Department of Finance, Population Research Unit, Annual Population Estimates for 1981 through 1991, (as of January 1, each year).

Employment Trends

Total 1984 employment in the San Bernardino Desert was 48,000. According to SCAG's Baseline Projection, employment is projected to increase to 117,200 jobs by the year 2010. This represents an increase of 69,200 jobs or almost 150% during the period.

Independent of the development of George Air Force Base into a major airport, the Victor Valley is projected to grow from current population levels of just under 200,000 to over 500,000 people by the year 2010. This growth is being stimulated primarily by astronomical housing prices in the more populated centers of southern California and the relatively low housing prices in the Victor Valley.

The movement of people from the more populated centers to the less populated High Desert also reflects a desire on the part of southern California to try to escape the grid lock and poor air quality so insidious to highly populated areas (sources; SCAG;Contel).

Currently, there are .56 jobs per household in the Victor Valley. Compare this to 1.5 jobs per household in the rest of San Bernardino (1989 SCAG Growth Management Plan). Consequently, most new residents like those already here, will continue to commute considerable distances to work. Although employment is projected to grow over the next 20 years, it is expected to be only enough to maintain the current jobs-to-household ration of .56 jobs per household and the number of people pouring out of the valley each morning will double and triple until I-15 reaches service level "F" through the Cajon Pass which is projected to occur by year 2010.

Victor Valley job growth, independent of a new airport is projected to increase from an existing base of approximately 35,000 jobs to approximately 130,000 jobs by year 2010. At the projected ration of .56 jobs per household, Adelanto would have a year 2010 job base of 30,000 jobs, independent of the airport.

A major international airport serving 25 million annual passengers, would improve the Adelanto jobs housing balance from .56 to 1.74 jobs per household. The jobs/housing balance for the Victor Valley would improve from .56 jobs per household to 1.28 jobs per household.

TABLE IV-16 1990 DISTRIBUTION OF EMPLOYMENT BY SECTOR		
SECTOR	PERSONS	PERCENT OF TOTAL
Agriculture, Forestry, & Fisheries	35	1.5
Mining	8	.4
Construction	305	13.5
MANUFACTURING:		
Nondurable Goods	78	3.4
Durable Goods	185	8.1
Transportation	176	7.7
Communications & Other Public Utilities	61	2.6
Wholesale Trade	94	4.1
Retail Trade	496	21.9
Finance, Insurance, & Real Estate	75	3.3
SERVICES:		
Business & Repair Services	139	6.1
Personal Services	63	2.7
Entertainment & Recreation	78	3.4
Professional & Related Services:		
Health Services	127	5.6
Educational Services	75	3.3
Other Professional & Related Services	28	1.2
PUBLIC ADMINISTRATION	253	11.2
Total	2276	100
Source: 1990 Census of Population and Housing.		

The City distribution of 1990 employment was heavily concentrated in trade, 26 percent, and services 22.3 percent.

The leading local industrial sectors identified in the Adelanto Chamber of Commerce annual report include: machinery, electrical; rubber and miscellaneous plastic products; cement, rock, sand, gas, recreation, communications, education, trucking, and national security and lumber and wood products.

As of 1993, the ten leading Adelanto employers were:

Molded Fiberglass	140 Employees
Northwest Pipe & Casing	150 Employees
Roadway Express, Inc.	1000 Employees
Apex Trucking	200 Employees
Adelanto School District	272 Employees
High Desert Casino	130 Employees
RCM Investments	150 Employees
National/Arnold	80 Employees
Label House	60 Employees
Adelanto Converter Switching Station	100 Employees

Share of Regional Housing Need

Article 10.6 Requirements

According to the State housing element legislation, "...a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584 (a)). In addition, according to that same section, "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria" set forth by the State Department of Housing and Community Development. In the case of Adelanto, the appropriate regional council is Southern California Association of Governments (SCAG).

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Commuting patterns
- Type and tenure of housing needs
- Housing needs of farm workers

In addition, the distribution of housing need, pursuant to the State housing element law, must seek to avoid further "impaction" of jurisdictions with relatively high proportions of lower income households.

Southern California Association of Governments (SCAG) Criteria

Definition of Need

"Future Need" is quantified by SCAG every five years pursuant to the authority granted in the State housing law. "Future Need" is defined as number of additional housing units by income level that will have to be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994 in order to:

- Accommodate household growth
- Compensate for demolitions and other inventory losses
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

Definition of State Income Levels

Four income levels are identified in State law that must be considered in the Future Need calculations. These are:

- "Very Low" – less than 50% of the San Bernardino County median income
- "Low" – 50% - 80% of the median income
- "Moderate" – 80% - 120% of the median income
- "High" – more than 120% of the median income

According to SCAG:[3]

> "Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand; or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied."

Avoidance of Impaction

The State housing law requires that in allocating future housing need by income level further "impaction," or concentration of lower income households, be avoided. Cities with a percentage of lower income households higher than the regional average are called "impacted" jurisdictions. The 1989 RHNA deals with the "avoidance of impaction" criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while reversing the allocation to non-impacted cities.

Use of RHNA Numbers

According to SCAG:[4]

> ". . . there has been a great deal of miscommunication and misunderstanding of the true significance of these numbers. They are NOT quotas for development which cities must reach by 1994. Rather, they are an identification of regional housing need and an allocation of it by jurisdiction . . . when a jurisdiction finds in its Housing Element that the allocation is not achievable by 1994 for certain reasons explicit in the State Housing Law, it may modify these numbers in accordance with State law."

[3] Southern California Association of Governments, Draft 1988 Regional Housing Needs Assessment, March 1988, page 8.

[4] Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988.

Future Need

As explained earlier, future needs identifies the number of housing units (by income level) that should be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994. In addition, "the State HCD has pointed out to SCAG that localities must account in their housing elements for the Future Needs that will have already occurred during the 1-1/2 year "gap" period from January 1, 1988 to June 30, 1989. In order to do this, each jurisdiction should make adjustments to its planning for the 1989-94 period by comparing what will have actually occurred in the 1/88-7/89 "gap" period to the estimated accrual of need..."

Table IV-17 indicates the projected housing needs, for the City of Adelanto, through mid-year 1996. The projections indicate a need for 679 market rate housing units during the planning period. In addition, the RHNA forecasts a need for 109 housing units for very low- and 202 housing units for low-income households. Meeting the needs of these households usually requires housing subsidies and financial assistance.

TABLE IV-17
REGIONAL HOUSING NEEDS ASSESSMENT
(January 1989 to July 1994)

Income Level	Number of Households	Percentage Distribution	Progress 1989-1993	Need 1993-1996
Very Low	109	16.1	152	0
Low	202	29.8	904	0
Moderate	176	25.9	257	0
High	192	28.2	25	167
TOTAL	**679**	**100.0**	**1338**	**167**

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, July 1988.

Section 65583(b) of the California Government code requires a housing element to include "a Statement of community goals, quantified objectives, and policies relative to the maintenance and improvement of housing" over a five year time span.

With the closure of George Air Force Base, the area may have the interim reuse of all base housing to meet the needs of low and moderate income households. With over 1,640 dwellings this will amount to an significant increase in the current number of low and moderate income households in the Adelanto area as well as the entire high desert region area.

The proposed General Plan Land Use Plan for the City of Adelanto provides residential zoning adequate to hold up to 95,475 dwelling units and has a potential build-out population total of 248,233 persons (Table IV-18).

TABLE IV-18
1992 ADELANTO GENERAL PLAN
LAND USE SUMMARY (At Build-Out)

Land Use	Average Density	Acres	DU's	Population
CR		487		
C		2,207.71		
BP		3,647.10		
ADD		15,880		
CBD	2DU/AC	1,066	2,132	5,543
HP		1,446		
M/I		9,467		
AP	1DU/AC	374	374	972
R1	3DU/AC	12,808.20	38,424	99,902
R1(1/2)	2DU/AC	1,128	2,256	5,865
R3-8	6DU/AC	4,296	25,776	67,017
R3-16	12DU/AC	1,303	15,636	40,653
AG		507		
DL-9	1DU/9AC	4,927	547	1,423
DL	.75DU/AC	13,774.40	10,330	26,858
OS		8,507.91		
TOTALS		**81,645.91**	**95,475**	**248,233**

5. Energy Conservation in New Development

Under current law, the housing element must include the following:

> "Analysis of opportunities for energy conservation with respect to residential development." (Section 65583 (a)(7)).

Energy conservation has the double potential benefit of reducing the consumption of nonrenewable resources and reducing the life-cycle cost of housing, at the expense of additional capital cost in design and initial construction. In relation to new residential development, and especially affordable housing, construction of energy efficient buildings does not add to the original production costs of

ownership and rental housing. Over time, however, the housing with energy conservation features should result in reduced occupancy costs as the consumption of fuel and electricity is decreased. This means that the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures, then, is a way of achieving more affordable housing costs when those costs are measured in monthly carrying costs, as contrasted to original sales or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

Infill of residential areas which already have streets and utilities, and maintenance of a compact city form during development, can also help conserve energy used in motor vehicle circulation by reducing trip lengths for journeys to work and shopping.

B. Inventory for Resources and Constraints

This sub-section of the housing element provides an inventory of resources and constraints relevant to residential land supply and development in Adelanto. Under present law, the element must include an inventory of resources and constraints as follows:

> An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to those sites.

1. Land Use

The Land Use Element of the Adelanto General Plan contains goals and policies that describe the nature, location, extent, and intensity of land uses within the incorporated and unincorporated areas governed by the General Plan. The focal point of the Land Use Element is the Land Use Map. The Land Use Map indicates where specific types of land uses will be permitted guiding future development in the City. Of the seventeen land use designations identified in the Land Use Element, six are primarily concerned with residential land development.

Desert Living (DL, DL-9): These are residential developments with a density ranging from 1 dwelling per acre to 1 dwelling unit per 9 acres. The primary market for these units will be families with children.

Single-Family Residential (R1, R1-half acre): These are residential developments with an overall density of 4 dwellings per acre. The primary market for these units will be families with children.

Medium Density Residential (R3-8): These are residential developments with density of up to 8 dwellings per acre. These units will be for a wide variety of households.

Multi-Family Residential (R3-16): These are residential developments with density of up to 16 dwellings per acre. These units provide housing primarily for lower income households, seniors, female heads of households and singles.

Table IV-18 provides an analysis of the land use categories suitable for residential development.

2. Site Inventory

All evidence available supports the continued growth of Adelanto in predominately low and moderate income housing through the early 1990's. High emphasis will also be found on rental housing units (apartments) with the scales ranging from low and moderate income tenants to approximately 20% of the available stock falling into the price range of medium income. There will also be a continued growth in the first time buyer market in Adelanto. Adelanto has over twenty (20) square miles of undeveloped land within the city limits at reasonable prices compared with the rest of the County . There is also a City policy putting emphasis on saving the developer dollar and "fast-tracking" projects through the City's Planning Commission.

This situation comes at a time when future housing unit need in the City and County is relatively high. The Southern California Association of Governments (SCAG) Regional Housing Needs Assessment has projected a need for 679 new housing units within the City during the planning period of 1989-1994. The projection fulfills State Housing Law requirements, including an adjustment to avoid the future "impaction" of lower income households in the City by anticipating an economic mix of future households that would be more than 10% above the regional average in 20 years. This projection does not include the Base housing at George Air Force Base which was closed in 1992, which could provide an additional 1640+ interim units for low and moderate income households.

3. Site Suitability

Adelanto's greatest housing resource is its large number of vacant and undeveloped sites available for affordable housing. Within the City's 127 square mile planning area, vacant sites exist to support the development of an additional 92,248 dwelling units. Approximately 250 acres of existing R-3 zoned property with services in the central portion of the City is currently available for multi-family rental factory built housing, mobile homes, and boarding and rooming houses. At 8 units per acre (8-16 units permitted) approximately 2000 units could be developed. Sixteen units per acre is more than adequate to provide affordable units. Existing rental units (many of which are newer) are available at even lower densities (8-10 units per acre) as demonstrated in Table IV-3 and Table IV-22.

The City's only constraint on housing production is the provision of adequate infrastructure; namely roads, sewer, and water. As shown on the Existing Sewer Facilities map in the Public Facilities Element, sewer and water facilities are currently available within the central and southern portions of the City. The areas with public facilities are considered more suitable for development than areas without public facilities. To determine the amount of undeveloped land that is currently "suitable" for development, a 1/2 mile corridor was placed around existing public facilities and undeveloped properties within these corridors were identified.

As displayed in Table IV-19, the City of Adelanto has 7,116 acres of undeveloped residential lands within 1/2 mile of existing services which can support on an average 34,630 dwelling units. Therefore, the availability of lands suitable for residential development is not of concern to the City of Adelanto.

TABLE IV-19
BUILDOUT PROJECTION
LANDS SUITABLE FOR RESIDENTIAL DEVELOPMENT

Land Use	Average Density	Undeveloped Acres	Undeveloped Residential Acres within 1/2 Mile of Services		Anticipated Available DU's
CBD	2DU/AC	1,066	304	28.5%	608
AP	1DU/AC	356	20	5.6%	20
R1	3DU/AC	12,285	3,520	28.7%	10,560
R1(1/2)	2DU/AC	1,115	0	.0%	0
R3-8	6DU/AC	4,296	2,637	61.4%	15,822
R3-16	12DU/AC	1,178	635	53.9%	7,620
DL-9	1DU/9AC	4,734	0	.0%	0
DL	.75DU/AC	13,648	0	.0%	0
TOTALS		38,678	7,116	18.4%	34,630

Totals as of January 1, 1990.

4. Governmental Constraints

Local housing elements, according to State law, must contain an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.

The potential and actual constraints included and required in the scope of analysis are listed below:

- Fees and other exactions
- Processing and Permit Procedures
- Building Codes and enforcement
- Land Use Controls (e.g. Land Use Element, Zoning Code)
- Site Improvements
- Availability of Financing
- Price of land and cost of construction

The State law does not imply that the above factors are actually constraints in all cities. Article 10.6, however, requires a descriptive analysis of these factors to determine if any of them act as constraints to the maintenance, improvement, or development of housing in a local community.

All of the items listed above concern local regulatory factors. Besides these factors, there are some aspects of State and Federal Programs which do constrain the actions which can be feasibly implemented by local governments. Consequently, potential or actual governmental constraints include not only local, but also State and Federal governmental constraints, including Article 34 of the California Constitution which requires a public referendum on some affordable housing developments. Chapters 208 and 218 of the Statutes of 1991 created additional exemptions to Article 34 for Low Rent Housing Projrects.

Fees

A summary of some of the City's fees is provided below. The fees discussed include plan check and building permits. The fees are typical of those charged throughout the region and are not considered a constraint because appoximately 50 percent of all housing constructed is affordable.

Building Permit and Plan Checking Fees:

- $100,000 building valuation — $639.50 building permit
- $150,000 building valuation — $814.50 building permit
- $190,000 building valuation — $954.50 building permit

Plan Checking Fee: "For excavation and fill on the same site, the fee shall be based on the volume of the excavation or fill, whichever is greater. Before accepting a set of plans and specifications for checking, the Director of Building and Safety shall collect a plan-checking fee. Separate permits and fees shall apply to retaining walls or major drainage structures as indicated in the Miscellaneous Fee Schedule. There shall be no separate charges for standard terrace drains and similar facilities. The amount of the plan-checking fee for grading plans shall be as set forth in the following schedule. The plan-checking fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between such fee paid for the original permit and the fee shown for the entire project" (City of Adelanto).

50 cubic yards or less.	No Fee
51 to 100 cubic yards.	$10.00
101 to 1000 cubic yards.	$15.00
1001 to 10,000 cubic yards.	$20.00
10,001 to 100,000 cubic yards, (for the first 10,000 cubic yards)	$20.00
Plus: For each additional 10,000 cubic yards, or fraction thereof	**$10.00**
100,000 to 200,000 cubic yards, for the first 100,000 cubic yards	$110.00
Plus: For each additional 10,000 cubic yards, or fraction thereof	**$6.00**
200.001 cubic yards or more, for the first 200,000 cubic yards	$170.00
Plus: For each additional 10,000, or fraction thereof	**$3.00**

Note: Grading fees can also be established by the City Engineer.

Processing and Permit Procedures

When residential projects are initiated in the City, specific approvals are required which involve permits and inspections. Table IV-20 below indicates the most common housing applications and attendant permit processing times. The processing times are "fast track" in relation to other cities in the area and are not considered a constraint.

TABLE IV-20
APPROXIMATE DEVELOPMENT PROCESSING TIME - 1990

Process	Time
General Plan Amendment	45 days
Zone Change	45 days
EIRs	45 days
Tentative Tracts	30 days
Site Plan Review	60 days
Variance	60 days
Conditional Use Permit	60 days
Plan Checking/Building Permits	60 days

Note: Processing time commences when applications are accepted.
Source: Planning Department.

The City of Adelanto has adopted the Uniform Building Code (UBC) which establishes the minimum standards for new construction. While the City may impose more stringent standards, it cannot adopt any which are below those of the UBC. No standards have been adopted above the minimum standards of the UBC.

Factors which can also be obstacles to retaining low-cost in housing and preventing deterioration include:

a. **Zoning/Subdivision Ordinances** - Adelanto's adopted land use policies provide for a wide variety of residential zones, each with adequate amounts of available land for development. The City does permit second units on R-1 zoned property to allow for affordable separate but complete living accommodations. The Zoning Code is not a constraint to development.

b. **Development Fees** - The State of California recently adopted legislation that permits school districts to levy "school impact fees" on new development. The legislation permits school districts to charge a maximum of $1.58 per square foot for new residential development and $.26 per square foot for commercial and industrial development.

c. **Infrastructure/Public Services Constraints** - The availability and cost of infrastructure and services can enable or restrict residential development. In portions of Adelanto, water and sewer lines do not currently exist. The City has used the Assessment District process to extend these services at the lowest possible cost. Typical assessment within 660 feet are $2,272 per acre for sewer and $4,390 per acre for water. These lines are extended as the need arises. Growth into outlying areas may also be restricted due to a lack of fire or police services. Infrastructure is not a constraint.

d. **Building Code Enforcement** - The City does conduct moderate levels of Code Enforcement to demolish dilapidate units and to rehabilitate existing units. Much of this program is focused on absentee landlords. The demolished units are more than replaced (conserved) by new affordable units that are constructed. (47 demolished from 1985-1992 versus 1,350 developed from 1985-1992 i.e. 50% of total new units are affordable). This is not a constraint.

e. **Tax Disincentives** - Federal and State Income Taxes, particularly depreciation write-offs, often encourage the deterioration of property. Deterioration keeps rents low but conditions are not always safe, decent or sanitary.

f. **Property Taxes, and the passage of Proposition 13** - Together they have limited the financial capabilities of local government to provide new infrastructure improvements to support needed housing growth. The costs of providing infrastructure for new developments must increasingly be borne by private developers who pass these costs on to the consumer in the form of higher housing costs. (see Section 6 below)

g. **Air Installation Compatible Use Zone (AICUZ)** - The 1972 and subsequent, 1979 and 1983 AICUZ Studies created by George Air Force Base/Department of Defense coupled with the State mandated acceptance of the 65 CNEL Noise Contour restricted a major portion of the City of Adelanto from normal housing development patterns. With the closure of George AFB in 1992 and the development of a future major new airport the 65 CNEl Noise Contours from the Final EIS on the Reuse of George AFB, Figure 4.4-16, Page 4-169, International Airport Alternative (1998) indicates that approximately 300 acres of residential development will be impacted. Most of the 65 CNEL will be located in the Industrial District located south of Air Base Road.

h. **Airport Land Use Commission (San Bernardino County Mountain Desert Planning Agency)** - State mandated adoption of the Interim Mountain/Desert Land Use Plan requires approval of all discretionary development plans one mile outside the 65 CNEL, production aspect of the State mandated AB 884, the Permit Streamlining Act. All processing time savings created by the Streamlining Act are totally negated or are measurably increased by required recognition of the 65 CNEL Noise Contour created by a military installation. This constraint will be reduced with the future use of GAFB.

5. Non-Governmental or Market Constraints

Market constraints include such factors as the price of land, cost of construction, and financing. Although land in southern California is not particularly scarce, it is expensive because demand is high. Adelanto, however, has a substantial amount of relatively low cost land which could be developed, and these land values are reflected in the price of a home. Housing units in Adelanto cost about 30% to 50% less than the average cost for comparable housing units in Los Angeles or Orange Counties, and 14% less than the average cost in San Bernardino County as a whole. Higher prices in surrounding areas will continue to encourage residential development in Adelanto. Especially low and moderate income development.

Housing costs as a constraint on affordability must be examined in light of the rental and ownership costs within the means of various economic segments. State law identifies four economic segments:

- Very Low Income
- Low Income
- Moderate Income
- High Income

The annual income limits of these four groups are further defined by the U.S. Department of Housing and Urban Development in reference to the median income for San Bernardino County and household size. In 1991 the median income for all households in the County is estimated to be $36,000.

Affordable housing costs for 1991 are estimated in Table IV-21. The affordable housing costs are computed on a basis of 30% of monthly income. The affordable ownership costs, or purchase price of a home, are calculated on the basis of the rule of thumb of 2.5 x the annual household income. These affordable housing costs then can be compared to the prevailing costs in Adelanto.

TABLE IV-21
AFFORDABLE SAN BERNARDINO COUNTY HOUSING COSTS -1991

Household Size	Very Low Income*	Affordable Rental	Housing Costs Ownership	Low Income*	Affordable Rental	Housing Costs Ownership
1	$12.600	$315	$31,500	$20,150	$504	$50,375
2	14,400	360	36,000	23,050	576	57,625
3	16,200	405	40,500	25,900	648	64,750
4	18,000	450	45,000	28,800	720	72,000
5	19,450	486	48,625	31,100	778	77,750
6	20,900	522	52,250	33,400	835	83,500
7	22,300	557	55,750	35,700	893	89,250
8	23,750	594	59,375	38,000	950	95,000

Source: U.S. Department of Housing and Urban Development, Los Angeles Area Office, Region IX, "Revised Income Limits for Public Housing and Section 8 Programs and Median Family Income for Fiscal Year 1991," April 1991.

* Income includes wages salaries, social security, SSI, pensions, tips, general relief, AFDC, disability insurance, unemployment insurance, interest from assets, etc., received by all family members.

The February 16, 1992 Sunday Edition of The Daily Press advertises the following rentals within the City of Adelanto:

TABLE IV-22
AVAILABLE RENTALS IN THE CITY OF ADELANTO
FEBRUARY 16, 1992

Type	Rent	Max. Household	Meet Very Low Income Regs.	Meet Low Income Regs.
1bd/1ba	$264	2 persons	Yes	Yes
1bd/1ba	264	2 persons	Yes	Yes
1bd/1ba	265	2 persons	Yes	Yes
1bd/1ba	275	2 persons	Yes	Yes
1bd/1ba	299	2 persons	Yes	Yes
1bd/1ba	315	2 persons	Yes	Yes
2bd/1ba	335	3 persons	Yes	Yes
2bd/1ba	350	3 persons	Yes	Yes
2bd/1ba	350	3 persons	Yes	Yes
2bd/1ba	375	3 persons	Yes	Yes
2bd/2ba	375	3 persons	Yes	Yes
2bd/1ba	385	3 persons	Yes	Yes
2bd/1ba	385	3 persons	Yes	Yes
2bd/1ba	400	3 persons	Yes	Yes
2bd/1ba	400	3 persons	Yes	Yes
2bd/2ba	425	3 persons	No	Yes
2bd/1ba	445	3 persons	No	Yes
3bd/2ba	600	4 persons	No	Yes
2bd/2ba	630	3 persons	No	Yes

Source: The Daily Press, Sunday, February 16, 1992.

All of the advertised rentals meet the affordability needs of low income households and only four (4) of the nineteen (19) advertised rentals did not meet the affordability needs of very low income households.

The February 23, 1992 Sunday Edition of the Daily Press contains the following advertisement by INCO Homes:

Advertised new single-family housing prices of $69,990 meet the low-income housing needs of a 4-person household. In comparison to other cities in the area (such as Palmdale and Victorville), Adelanto is providing the least expensive new housing opportunities.

February, 1992 single-family resale opportunities in the City of Adelanto include the following:

TABLE IV-23
ADELANTO RESALE HOUSING OPPORTUNITIES
FEBRUARY 1992

Type	Cost	Max. Household	Meet Very Low Income	Meet Low Income
2bd/1ba	$65,000	3	No	Yes
3bd/2ba	50,000	4	No	Yes
3bd/2ba	75,000	4	No	No
3bd/2ba	85,000	4	No	No
3bd/1.5ba	87,500	4	No	No
3bd/2ba	88,000	4	No	No
4bd/2ba	99,500	5	No	No
3bd/1ba	130,000	4	No	No

Source: Carter Oak Real Estate, Adelanto, CA.

While only two (2) of the eight (8) advertized resale listings meet low income housing needs, six (6) of the eight (8) listings are considered affordable to the County's median income household of $36,000.

Land Prices

Land costs are a major contributor to overall housing production prices. There are a vast number of residentially zoned vacant parcels of significant size available for development within the City of Adelanto. Land costs, in comparison to other area communities, are less expensive in Adelanto. As noted in Inco Homes advertisement above, the same home (American Traditions) costs $20,000 less in the City of Adelanto than in the City of Palmdale. Low land prices are not a constraint in Adelanto.

Construction Costs

Construction costs include the materials and labor necessary to build the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) which are incorporated in the structure. Because of these factors, it is difficult to establish an absolute measure of construction costs.

Trends in single-family construction costs are available for the period of January 1969 to October 1987. During this period, the single-family home construction costs have increased nearly three-fold. A home that costs $30,000 in 1969 in San Bernardino County would now cost $85,000. These cost trends, which are monitored by the Marshall and Swift Company, and published quarterly by the Real Estate Council of Southern California, are issued with respect to a one-story three-bedroom, two bath, wood frame, single-family residence with an attached two car garage. The prototypical single-family residence is 1,370 square feet in size with an attached garage of 400 square feet.

Apartment construction cost trends are available for the period between January 1976 and October 1987. During this time span, the apartment construction costs have more than doubled. An apartment building which in 1976 cost $250,000 to construct would now cost $510,000. The prototypical apartment building for the construction cost trends consists of 28 one and two bedrooms, laundry room and small lobby. The structure is of average quality and the costs do not include elevator or garages or site improvements. The costs to construct in Adelanto are typical for the region and are not considered a constraint.

6. Availability of Financing

The City of Adelanto, like all other cities, is limited in its ability to provide housing programs based upon the availability of funding from outside sources. Federal and State programs which have flourished in the past are subject to annual fluctuations based upon decisions which are beyond the City's control. Adelanto cannot commit to continued availability of such programs based upon Federal and State funding. Furthermore, State initiatives which limit City revenues have been subject to substantial changes in recent years. Recently, the State has been diverting Redevelopment and City funds to education accounts. This has an adverse impact on housing and jobs. The State should mitigate this impact to development in the City. As tax revenues to the City are diminished, so too is the City's ability to offer housing programs.

7. Potential Loss of Affordable Housing

Located within the City of Adelanto at 18414 Jonathan Street and privately owned by a partnership is the 30 unit Adelanto Park which is in the inventory of California FmHA Section 515 projects. According to FmHA this project was financed in 1977 for a minimum of 40 years and is not currently at risk of loss to the affordable housing stock in the City.

8. Affordable Housing Resources

Redevelopment Set-Aside Fund

Legislative Background

State Redevelopment Law provides the mechanism whereby cities and counties within the State can, through adoption of an ordinance, establish a redevelopment agency. The Agency's primary purpose is to provide the legal and financial mechanism necessary to address blighting conditions in the various means permitted under State Law for financing redevelopment implementation, the most useful of these provisions is tax increment financing. This technique allows the assessed property valuation within the Redevelopment Project Area to be frozen at its current assessed level when the redevelopment plan is adopted. As the property in the project area is improved or resold, the tax increment revenue generated from valuation increases above the frozen value is redistributed to the redevelopment agency to finance Redevelopment Project costs.

In general, many early redevelopment projects focused primarily upon demolition of blighted residential buildings and development of new non-residential uses or upper income residential projects. While these types of projects worked to eliminate blighting condition, they did little or nothing to aid the mostly low and moderate income residents of the housing that was demolished, in addition to having a negative impact on a community's supply of affordable housing. To address the problems that arose with regard to the effect of redevelopment on low and moderate income housing, the state legislature enacted a series of changes to Community Redevelopment Law which require redevelopment agencies to undertake activities which will assist in the production of low and moderate income housing.

The legislative requirements regarding low and moderate income housing generally fall into three basic categories:

1) Expenditure of 20% of the tax increment revenue to increase and improve the supply of low and moderate income housing in a community;
2) Requirements that redevelopment agencies replace low and moderate income housing which is destroys as a result of a redevelopment project; and
3) Requirements that a portion of all housing constructed in a redevelopment project area be affordable to low and moderate income persons and families. The requirement for low and moderate income housing can provide a significant source of funding for implementation of a community's housing programs.

State law sets forth a variety of options for localities to expend their housing funds, including the following:

- Land disposition and Write-Downs
- Site Improvements
- Loans
- Issuance of Bonds
- Land and Building Acquisition by Agencies
- Direct Housing Construction
- Housing Rehabilitation Programs
- Rent Subsidies
- Redevelopment Funds
- Administrative Costs for Non-Profit Housing Corporations

Adelanto

In 1982, the Adelanto Redevelopment Agency began its efforts to reverse the economic decline of the City's most blighted commercial and residential neighborhoods. As of the Fiscal Year 1990-1991, the Adelanto Redevelopment Agency had $4,160,827 available for expenditure from the Redevelopment Set-Aside Fund. The City of Adelanto is currently in the process of developing an overall strategy for expenditure of its redevelopment set-aside fund. As the fund is not restricted to assisting only lower income households (as are many of the City's other funding sources), the City may be interested in targeting a portion of it towards increasing homeownership opportunities for moderate income households. A significant portion of the fund may be utilized to provide relocation assistance to households which are displaced as a result of the reuse of George Air Force Base. Other proposals include land write downs for senior/affordable rental projects, acquisition of below market value apartments,

augmenting funding to existing rental assistance and housing rehabilitation programs, development fee reductions, and water/sewer extensions to affordable housing sites. Based on the City's preliminary strategy for expenditure of its set-aside fund, several of the Housing Element's programs have identified the redevelopment set-aside fund as a potential source of program funding.

Community Development Block Grants (CDBG)

Another resource available to and used by the City to improve the quality of life for existing residents are CDBG funds. The City's use of the CDBG funds is guided by the adoption of a Housing Assistance Plan (HAP) by the City Council. The HAP is an assessment of housing needs for low and moderate income persons and a schedule of goals over three years to address need within reasonably available resources. In order to receive Community Development Block Grant (CDBG) funds, annual HAP goals are updated and a full needs assessment is completed each three year period. The County prepares for the City the statistical assessment of need to meet HUD's specifications; the needs assessment is based on computerized census extrapolations. The HAP is a prerequisite to the City receiving any HUD subsidized housing assistance such as Section 8 existing rental assistance and Section 202 new senior housing assistance.

The City's performance under the HAP is evaluated within the context of low and moderate income housing resources, good faith efforts, and the Federal Administrations' outlook on housing. During the past six to seven years, low and moderate income housing has been de-emphasized by the Federal Governmental and housing resources, subsidies and bonding have been greatly reduced. Thus, only a small amount of resources are available to address housing needs.

Section 8 Rental Assistance

The Section 8 rental assistance certificates extend rental subsidies to low income families and elderly which spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. The voucher program is similar to the Section 8 Certificate Program, although participants receive housing "vouchers" rather than certificates. Vouchers permit tenants to locate their own housing. Unlike in the certificate program, participants are permitted to rent units beyond the federally determined fair market rent in an area, provided the tenant pays the extra rent increment. As of December 1991, eight (8) vouchers/certificates were available to low-income residents of Adelanto.

Scattered Sites/Public Housing Program

The Scattered Sites Public Housing Program, which is administered by San Bernardino County, is designed to provide small scale public housing throughout the County. Public housing units developed through this program are intended to blend in with existing neighborhoods and provide an opportunity for lower income households to live in neighborhoods throughout the City. As of December 1991, there were 14 units provided through this program in Adelanto. The City will continue to participate in this program and expects additional scattered site housing units, assuming federal funds are available.

First-Time Homebuyer Program

The County's First-Time Homebuyer Program offers a 30-year, 8.3% (through March 1992) fixed rate mortgage for first time homebuyers. Purchase price for existing homes is $113,130 and $128,700 for newly built homes. Income limits are $39,800 for resale and $45,770 for new construction.

Single Room Occupancy (SRO)

The closure of George Air Force Base opens up opportunities for conversion of existing dormitory and studio units into transitionary housing units called single-room occupancies (SRO). During the planning period of 1989-1994, the City of Adelanto will adopt a Single Room Occupancy Housing Ordinance to encourage the development of affordable housing. Guidelines for the development of this type of housing will be coordinated between the City Council and the Adelanto Redevelopment Agency.

Density Bonus

State Government code Section 65915 provides for the granting of a density bonus or other incentives of equivalent financial value when a developer of housing agrees to construct at least one of the following:

a. Twenty (20) percent of the total units of a housing development for persons and families of lower income, as defined in Section 50079.5 of the Health and Safety Code.

b. Ten (10) percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.

c. Fifty (50) percent of the total dwelling units of a housing development for qualifying residents as defined in section 51.2 of the Civil Code.

During the planning period of 1989-1994, the City of Adelanto will adopt a Density Bonus Ordinance as an incentive to developers to provide low income housing, senior housing, or both to provide a balance of housing opportunities in the City. As part of this density program, the City can consider granting a density bonus to the project site's existing maximum allowable density or in lieu of granting a density bonus, the City may grant an incentive of direct financial assistance to the developer, such as land write-downs, on and off site public improvements, fee waiver, or relaxation of development standards. The City may also provide incentives in the form of financial incentives to the resident, such as through rental and mortgage assistance payments. In order to ensure the long term affordability of these units to low and moderate income households, the developer may be required to enter into a Development Agreement with the City.

Residential Rehabilitation

Through the Community Development Block Grant (CDBG) program, HUD provides grants and loans to local governments for funding a wide range of community development activities.

Rental Rehabilitation Loan Program - Provides up to 50% of the cost of rehabilitation of lower-income housing units.

Home Improvement Loan Program - Provides up to a $20,000 loan at 3.9%% based on the need and ability to repay loan over a maximum 5 year period.

Home Repair Program - Provides repair grants to homeowners over 60 years of age or persons of any age who are permanently disabled.

The City of Adelanto does not currently receive sufficient CDBG Funds to undertake either the Administration of these specific programs or the funding of these programs. As the population of the City increases additional funding may become available and these programs undertaken.

Mortgage Revenue Bonds

This type of loan financed under the National Housing Act provides an underlying subsidized mortgage with maximum rents based upon the lower financing costs of the owner and the rent level that low-income households could be expected to afford. The City of Adelanto pursues such programs of assisting apartment developments to obtain mortgage revenue bond financing which requires apartment owners to set aside a minimum of 20 percent of their units for low and moderate income households.

Other Affordable Housing Resources

The City of Adelanto operates a supportive program of development and has started to implement a comprehensive code enforcement program that will continue over the next several years in an attempt to eliminate housing that has deteriorated to the level of creating hazards to tenants and falls into disrepair in violation of public health, safety and welfare codes.

The following are programs currently undertaken by the City to provide new housing and improvement of existing housing stock:

1. Identify substandard housing in violation of public health, safety and welfare; i.e., condemnation/removal/or rehabilitation. As of September 1993, the City has identified approximately 32 residential units in need of demolition and 129 units in need of rehabilitation.

2. Continue streamlining all planning procedures to assist developers.

3. Encourage the subdivision of large parcels with the eventual aim of creating a stock of building size lots.

4. Encourage and assist in obtaining right-of-way in certain areas to create new streets in existing subdivisions of deep one-acre parcels, allowing the splitting off of more building size lots.

5. Aid developers by installing water main extensions at materials cost plus trenching and 5% contingency, with no labor costs charged.

6. Encourage the use of San Bernardino County Office of Community Development to secure low interest Home Improvement Loans at 6%, 8%, or 10%. Loans range from $1,000 to $15,000, with certain eligibility criteria.

7. Encourage use of Title 1 Loan Program to provide low interest loans to low and moderate income homeowners who need to borrow to do rehabilitation work.

8. Continue single-family housing bond program at 10.6% fixed 30 year mortgages (SB 99 Mortgage Bond Program).

9. Permit mobile and modular housing on residential lots.

10. Support State and/or Federal legislation to provide additional financial assistance for local code enforcement of the City of Adelanto.

11. Enforce energy regulations to provide better housing and to lower maintenance costs.

12. Take advantage of any on-going programs of assisting developers in site selection and utilization of existing federal and state programs to construct or rehabilitate units for low and moderate income housing.

13. Utilize Community Development Block Grant funds for public improvements retaining tax dollars for infrastructure development and maintenance.

14. Request additional low rent units through San Bernardino County Housing Mortgage Bond Program.

15. Continue to provide accurate and prompt information to contractors, architects, and property owners regarding building, zoning, energy and safety requirements.

16. Permit construction of second unit dwellings on R-1 lots.

17. Continue to support equal opportunity actions.

18. Enforce State Handicapped regulations (Title 24).

III. THE PLAN

A. Implementation Program

The City of Adelanto has built upon the goals, objectives and policies of the 1985 Housing Element, by utilizing the continuation of 20% set aside tax increment funds from redevelopment to provide the infrastructure to not only the newly developed areas but the redevelopment areas as well, thus providing affordable housing to all segments of the community as well as the facilitating construction in newly developing areas as well as redeveloping areas of the city.

The 1992 Housing Element builds upon these goals, objectives and policies and focuses on the following:

- Continuation of rehabilitation programs financially supported by the Community Development Block Grant Program.
- Facilitation of new construction on appropriate sites (including infill).
- Use the 20% set-aside, Low and Moderate Income Housing Fund as a means to facilitate the production of new affordable housing.
- Use of Density Bonus programs which result in additional tax free revenue bonds.
- Dissemination of information on affordable housing opportunities within the City of Adelanto.

This Housing Implementation Program sets forth a five-year schedule of actions for the City of Adelanto to implement housing policies and to achieve the City's housing goals and objectives.

As demonstrated over a long history the City of Adelanto has encouraged extensive subdivision activity within the city. To date, approximately 7,600 subdivided lots have been approved through the tentative tract process to encourage "affordable housing" as well as "upscale development". Present construction projects are aimed to accommodate "first time buyers" as well as low to moderate income households and range in price from $69,990 to approximately $115,000 dollars.

The City has adopted all new land use and zoning designations under this updated General Plan which will allow for far greater average densities than the previous plan. A build out population of approximately 248,000 persons is over three (3) times the projected population of the old general plan. Subdivisions have been approved throughout the planning area in order to achieve a balanced variety in terms of

location, size and price of new dwelling units. The City also actively encourages mobile home park subdivisions as well as development of modular construction. This helps meet the needs of low to moderate income families, as well as seniors and handicapped persons. In addition, the City contributes 20% of all redevelopment tax increments to supply the infrastructure needs to service these project areas.

Affordable housing information is also distributed to City residents through many sources such as the local newspaper, bulletins and mailings of special interest in conjunction with monthly billings for water and sewer services.

B. Goals and Policies

This section presents the goals, objectives and policies of the Adelanto Housing Element. The purpose of this section is to establish general and specific guidelines for City actions to meet the following requirements of state law:

> A statement of community goals, quantified objectives, and policies relative to the maintenance, improvement and development housing.

1. Statewide Goals

Adelanto supports and endorses the statewide housing goal " ... of a decent home and a satisfying environment for every Californian ..." In addition, the City supports and endorses the five goals incorporated in present State Law pertaining to the manner in which the actions of the City of Adelanto must be directed so that there is adequate provision for the housing needs of all economic segments. These statewide goals are summarized below:

Goal 1: Conserve and improve the condition of the existing standard affordable housing stock.

Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Goal 3: Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.

Goal 4: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

Goal 5: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

2. City Goals

The intent of the Housing Element is to promote affordable housing for all income levels in the City of Adelanto. Some goals and programs can be achieved through available public and private resources. Based on the previous discussion of needs and constraints the following goals are established to provide guidance for the City's response to housing needs and the requirements of the planning process.

- Develop safe and attractive residential environments free of adverse land use incompatibilities.
- Provide the City's residents with access to local and regional employment opportunities, community facilities and proper services.
- Promote the maintenance and enhancement of the existing viable housing stock and neighborhoods within the City.
- Reduce the incidence of substandard housing and seriously overcrowded living conditions.
- Provide suitable sites for housing development which accommodates a range of housing by type, size, location, price and tenure.
- Continue to provide housing opportunities for the various economic segments and special needs households of the City, including senior citizens and handicapped households.
- Continue to provide affordable housing opportunities for both owner and renter households.
- Continue to promote equal housing opportunity for all persons regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.

3. City Policies

Conserve and Improve the Existing Stock

- Continue to enforce the adopted codes which set forth the City's minimum acceptable standards for the occupancy of existing housing.

- Encourage development of residential uses in strategic proximity to employment centers and transportation routes.

- Implement the following criteria for evaluation of sites for affordable housing:

  Adequate public services and facilities;

  Adjacent land uses which are compatible with residential development; and

  Convenient access to:

  - Public transportation and freeways
  - Employment centers
  - Recreational facilities (passive and active)
  - Schools
  - Neighborhood commercial areas

Removal of Governmental Constraints

- Continue to process on a streamline basis applications for residential developments.

- Utilize "specific plans" as a means to expedite residential developments addressing the City's housing needs.

Promote Housing Opportunities

- Promote housing within its jurisdiction which meets the special needs of the elderly, handicapped, homeless and large families.

- Promote fair housing practices within the City which reduce the effects of discrimination based on arbitrary factors such as race, color, religion, age, sex, family size, marital status, ancestry or national origin.

Objectives

The following housing rehabilitation, conservation and production objectives are established for the 5-year plan and program period from mid-year 1989 to mid-year 1994.

TABLE IV-24
HOUSING NEEDS SUMMARY
(1989-1994)

	Very Low Income	Low Income	Moderate Income	High Income	Total
Construction	109	202	176	192	679[1]
Rehabilitation	40	65	10	0	115[2]
Conservation	15	15	0	0	30[3]

1 Source: Southern California Association of Governments, Regional Housing Needs Assessment.
2 Source: City of Adelanto Building Department
3 Source: There are no units in the City of Adelanto that are at risk of losing their affordability component.

As noted below in Table IV-26 (Regional Housing Needs Assessment), the City of Adelanto has made significant progress toward meeting its fair share of regional housing needs. For the remainder the planning period (1993-1996), the City of Adelanto needs to construct:

TABLE IV-25
REMAINING REGIONAL HOUSING NEEDS
(1992-1996)

Type	Need
Very Low and Low Income Units	0
Moderate Income Units	0
High Income Units	167

Source: City of Adelanto

TABLE IV-26
ADELANTO HOUSING ACTION PLAN
SUMMARY OF FIVE-YEAR HOUSING PLAN

Form of Action	Total Need (1989-1996)	Existing Progress (1989-1993)	Remaining Need (1) (1992-1996)
Units To Be Constructed[2]	679	477	256
Very Low Units[1]	109	152	0
Low Income Units	202	904	0
Moderate Income Units	176	257	0
High Income Units	192	25	167
Units To Be Rehabilitated[3]	115	45	70
Units to be Conserved[4]	30	0	30

1. There is no remaining construction need for very low & low or moderate income households.
2. Funding options for development include redevelopment set-aside, mortgage revenue bonds, first-time homebuyer program, and HUD.
3. Funding options for rehabilitation include CDBG and other County sponsored rehabilitation programs.
4. No federally assisted housing units are at risk of losing their affordability component.

Between 1990 and 1993 the number of vacant units increased from 346 units to 537 units or an increase of 191 units. Most of this increase can be attributed to the closure of George AFB. As demonstrated in Table IV-22 approximately 80 percent of all available rental housing in the City will meet Very Low Income requirements. Eighty percent of the newly vacated 191 units would equal 152 additional units available for Very Low Income i.e. $400 per month for 3 persons and $360 per month for 2 persons.. Low Income families of four earn up to $28,800 per year, can pay up to $720 per month rent and can purchase homes in the $72,000 range. New homes are readily available in this price range in the City of Adelanto. Since 1990 1,808 single family homes have been constructed in the City. Approximately half or 904 of these homes have been sold for less than $72,000.

C. Goals and Policies

DEVELOPMENT

The City of Adelanto will sponsor, encourage, and permit the development of housing to meet all the housing needs of the residents located in the City. Because of the availability and current surplus of generally affordable housing, the City does attract Low and Very Low Income persons from throughout the County, especially from the San Bernardino area. Approximately 25 percent or 725 households are on public assistance. According to the 1990 Census and the SCAG Draft Housing Element (1993) the total number of vacant units was 346 and the number of vacant rental units in Adelanto was 182 units. With the closure of George Air Force Base in December 1992 the number of renters has substantially decreased and the vacancy rate of units is estimated by the State Department of Finance to have increased from 11 percent in 1990 to 12.4 percent in 1993 with the total vacant units at 537. The availability of this rental housing with rents as low as $250 per month more than meets the existing and future needs of the City for housing. The affordable rental payments and housing cost ownership was calculated in Table IV-21. Owners overpaying for housing according to SCAG was 49 Very Low Income owners ($16,650 per year in 1989) and 47 Low Income owners ($26,600 per year in 1989). Renters are almost ten times the number of owners with 815 Very Low Income renters overpaying for housing and 163 Low Income renters. The 1990 Census indicates that 873 households are overpaying (more than 30 percent) of which 668 households are paying more than 35 percent.

<u>Rental Ownership Scattered Site (5 Units)</u>

This program will encourage renters to purchase affordable housing scattered throughout the City. With interest rates at a 20 year low and housing prices as low as $68,000 the City will encourage renters to purchase existing available new single family homes located in the City. As additional CDBG Funds become available, as a result of population growth, they may be used, if necessary to supplement this program. Because the ownership limitation is $35,000-$40,000 for Very Low Incomes the program will probably encourage the purchase of existing mobile homes in the City. The City will also investigate the availability of Federal HOME funds through the County San Bernardino.

Responsible Agency: City of Adelanto
City Role: Encourage Ownership, Investigate Supplemental Down Payment Assistance
Financing Source: Future CDBG, HOME
Time Frame: 1994-1996

Multi Family Units (10 Units)

This program will provide 10 units of multi family housing within the City. Two units will be Low Income and 8 units will be Very Low Income. Existing multi family land uses in the City are developed on approximately 125 acres. Vacant, water and sewer served (within 1/2 mile) properties outside the 65 CNEL Zoned for multi family development total over 1,000 acres. Very Low Income rentals for a two person family are $360 per month or less and $576 for Low Income households. At this level local developers can develop market rate rental housing to meet the needs of this program. Because of the existing high vacancy rate the market may not support this program at this time. To assist public assistance receivers the City will request additional Section 8 Certificates from the County of San Bernardino.

Responsible Agency: City of Adelanto
City Role: Encourage Developers, Continue Existing Zoning,
Request Additional Section 8
Financing Source: Market Rate Financing, Section 8
Time Frame: 1994-1996

Density Bonus Program (30 Units)

This program will provide 30 units of rental housing within the City. Five units are expected to be Low Income and 25 units should be Very Low Income. This program will consist of allowing and encouraging developers to construct high density projects currently permitted by the Zoning Code. The current Zoning Code permits up to 16 units per net residential acre which is substantially higher than other areas in the region.

Responsible Agency: City of Adelanto
City Role: Inform Developers at Counter
Financing Source: Market Rate Financing
Time Frame: 1994-1996

First Time Homebuyers (30 Units)

This program will assist 30 renters to become homeowners within the City. The City will work with relocatees and developers to provide down payment assistance to five units of Low Income and 25 units of Very Low Income. This program will consist of relocation of renters from within the 65 CNEL Noise Contour of the major airport that is to be developed adjacent to the City of Adelanto. State and Federal Relocation Guidelines will be followed.

Responsible Agency: Airport Authority (to be formed), City of Adelanto
City Role: Negotiate Funding, Relocation Assistance Program
Financing Source: FAA, Airport Authority, Landing Fees
Time Frame: 1995-1996

Affordable Housing Market Rate (50 Units)

This program will provide 50 units of ownership housing within the City. All fifty units will be Low Income. This program will consist of encouraging developers to construct affordable housing including single family homes, modular housing and trailer parks. Approximately 1,000 acres of appropriately zoned vacant land with available water and sewer service are available for multi family developments. Over 9,500 single family units have been tentatively approved of which 50 percent will be in the price range of Low Income Households.

Responsible Agency: City of Adelanto
City Role: Inform Developers at Counter of Demand
Financing Source: Market Financing
Time Frame: 1994-1996

REHABILITATION

Loans, Grants, Community Cleanup

This program will assist 115 units of rental and ownership housing within the City. Thirty five units will be Low Income and 80 units will be Very Low Income. This program will consist of City sponsored, with support from other community groups, cleanup and painting of units throughout the City. As the population of the City grows the CDBG entitlement will also grow and these funds will be used to supplement and support the program. Senior citizen and handicapped households will be given high priority.

The City is also investigating the possibility of purchasing distressed apartments and rehabilitating them for Low and Very Low Income households. Redevelopment funds would be used for acquisition and rehabilitation. Other funds from the County Housing Authority and the availability of Mortgage Revenue Bonds will also be investigated.

Responsible Agency: City of Adelanto
City Role: Organize Paint and Clean-Up Day, Acquire Multi family property.
Financing Source: Citizen Participation, County Housing, Mortgage Revenue Bonds
Time Frame: 1994-1996

Code Enforcement (43 units)

This program will rehabilitate 43 units of rental and ownership housing within the City. This continuing program is administered by the Assistant Redevelopment Director and consists of proceedings to enforce the Municipal Code of the City. This program usually involves absentee landowners who have neglected their properties.

Responsible Agency: City of Adelanto
City Role: Notify Owners of Action
Financing Source: General Fund for Administration, Owner Financing for Rehabilitation
Time Frame: 1993-1996

CONSERVATION

Weatherization Program (30 Units)

The City will pursue the use of energy conservation measures in Very Low, Low and Moderate Income households through a "weatherization" program. The City will encourage the utility companies that provide these types of programs.

Responsible Agency: City of Adelanto, Utility Companies
City Role: Encourage Utility Companies
Financing Source: Special Utility Funding Programs, County Winterization Programs
Time Frame: 1994-1996

EDUCATION

Public Information Program

The City will provide a public information program to residents of the housing programs described above through a variety of distribution methods including public discussion at City Council meetings, public hearings on the Housing Element and General Plan Update, press releases to the local newspapers and bi-annual inserts in the water billings informing owners and renters of the housing programs that are available. Information on the housing programs will also be available to residents at the public counter at City Hall and from City Planning Staff.

Responsible Agency: City of Adelanto
City Role: Meetings, Public Counter
Financing Source: General Fund
Time Frame: 1993-1996

Fair Housing Program

The City will make available to the public at the Information Counter in City Hall copies of the Fair Housing (HUD 1260 - FHEO) flyers. Copies of this brochure will also be made available at the library, community center, police station and the fire stations. Once per year notice of the Fair Housing information will be included in the City water billings. Fair Housing Month is April.

Responsible Agency: City of Adelanto
City Role: Distribute Fair Housing Brochures in Public Places, Water Bill Insert
Financing Source: General Fund
Time Frame: 1994-1996

D. Annual Review of Housing Element

The Planning Commission and the City Council will conduct an annual review of the Housing Element Programs. The review will include a review of the residential development permits and completion reports, an update or inventory on approved projects, the annual estimate of population from the State Department of Finance and a vacant land and Zoning Map survey.

Chapter Four
HOUSING ELEMENT

APPENDIX A
CORRESPONDENCE

STATE OF CALIFORNIA • BUSINESS, TRANSPORTATION AND HOUSING AGENCY — PETE WILSON, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
[illegible] THIRD STREET, Room [illegible]
P.O. BOX [illegible]
SACRAMENTO, CA [illegible]
(916) [illegible] FAX (916) [illegible]

November 5, 1993

Fax note brand fax transmittal memo 7671	# of pages ▸ 3
To Patricia Chamberlaine	From Cap Clarke/
Co. Adelanto	Co. HCD
Dept.	Phone # 916-323-3176
Fax # 619-246-6421	Fax #

Ms. Patricia Chamberlaine
City Administrater
City of Adelanto
11660 Air Base Road
Adelanto, California 92301

Dear Ms. Chamberlaine:

RE: Review of the City of Adelanto's Revised Housing Element Update

Thank you for submitting Adelanto's revised housing element update and facsimile transmissions, received for our review on September 21, October 9, November 4, 1993, respectively. As you know, this Department is required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b).

Our review has been facilitated by telephone conversations with yourself and Mr. Michael J. Wagner, the City's Associate Planner. This letter summarizes the conclusions of those discussions.

We are pleased to find that Adelanto's revised housing element adequately addresses all statutory requirements of housing element law. Once the City adopts the housing element, including all revisions, it will comply with State housing element law (Article 10.6 of the Government Code).

To ensure final compliance with State housing element law, the City should submit the adopted element as soon as possible, pursuant to Government Code Section 65585(g). While the revised draft element now addresses all the statutory requirements, the element must be adopted and submitted to this Department to be in full compliance with the law.

On June 30, 1993 this Department received a copy of the City's findings that the Redevelopment Agency's Low and Moderate Income Housing Set-Aside Fund was no longer needed to address the City's housing need as demonstrated in the housing element. From our conversations and the corroborative material provided with the City's findings, we understand that Redevelopment Agency Funds were used to establish an economic development center which

both trains and employs the economically disadvantaged. In addition, funds were used to provide the infrastructure that promoted the development of several single family projects with prices affordable to low- and moderate-income households.

While these actions certainly address much of the City's housing need, there is still an unmet need for very low-income households and for a solid rehabilitation program. The element includes a rehabilitation program, however, it also states that Community Development Block Grant money is not sufficient to address the need and the program appears to address cosmetic problems rather than serious rehabilitation problems.

The City should review its policies regarding the 20 percent set-aside fund of its redevelopment agency (RDA) to ensure consistency with the law. In our opinion, some portion of the 20 percent set-aside fund is still needed to address local housing needs. For example, the City could establish a shared equity program where RDA funds would be used to reduce home prices to a level affordable to the middle or lower-income, funds could be recaptured on re-sale. Further, RDA funds could be used to establish an ongoing rehabilitation program.

For your information, Chapter 695, Statutes of 1991 (AB 2172) amended Government Code Section 65588 extending the planning period for all housing elements by two years. As a result, Adelanto's housing element is now due to be updated and adopted by the City by 1996. This extended planning period offers the City additional time to implement its housing element. We are enclosing a copy of a technical bulletin which includes the enrolled version of the bill, describing the amendment.

We hope our comments are helpful to the City and we look forward to receiving a copy of the adopted housing element. We thank Mr. Wagner for his cooperation. If you have any questions about our comments or would like any assistance please contact Camilla Cleary, of our staff, at (916) 323-3185.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,

T B. Cook

Thomas B. Cook
Deputy Director

cc: Stephen Welch, Consultant, The Planning Center
Jose Rodriguez, California Rural Legal Assistance
Eileen McCarthy, California Rural Legal Assistance
Karen Warner, Cotton/Beland/Associates
David Boeber, California Housing Council
Jonathan Lehrer-Graiwer, Attorney at Law
Ana Maria Whitaker, Calif. State University Pomona
Joe Carreras, Southern California Association of Governments
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hansen, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center
Dara Schur, Western Center on Law Poverty

Chapter Five

CIRCULATION ELEMENT

General Plan for City of Adelanto

Chapter Five - Circulation Element

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I. INTRODUCTION

The transportation system, which provides vehicular, pedestrian, bicycle and public transit movement from one part of the City to another and provides access to the regional transportation network, is the system to which attention is directed in the Circulation Element of the General Plan. Freeways, highways, streets, bus service, walkways, bicycle routes, and trails comprise the components of the Circulation Element.

A. Existing Transportation Systems

The Adelanto Planning Area is served by an outdated highway network in the vicinity of the City. U.S. Highway 395 currently bisects Adelanto and is considered the primary access into the City. However, since U.S. 395 is controlled by the State of California Transportation Department (CalTrans), Adelanto has not been able to maximize the potential of its presence. Restricted access from the highway to adjacent properties has been a severe economic constraint for development and creates a tremendous burden at current intersection locations.

Although the current transportation system is outdated, the City is located amid a vast regional/national highway network. Interstate 15 is located five miles east of the City's southeastern edge. Highway 18 (Palmdale Road) forms Adelanto's southern boundary. Highway 58 traverses just north of the City's General Plan Planning Area, linking Interstate 40 and Interstate 15. Access to the L.A. Basin freeway system is also a significant attribute for business and industry, including trucking and freight companies, to locate in the Adelanto area. The City of Adelanto is situated in a prime location for the benefits of this substantial highway network. It is imperative, however, that this network be upgraded in order to keep pace with the Victor Valley's tremendous growth rate.

Alternative transportation modes which exist within the City are limited due to the low population level. The City sponsors a local bus service catering to Adelanto residents who utilize commercial services, but do not have private vehicles. Another program aided by the City is the Rideshare program in which residents may congregate at the City Hall parking lot and share transportation to jobs elsewhere in the Victor Valley or "down the hill" in the L.A. Basin.

B. Existing Traffic Conditions

Existing Street System

Highway 395:

This two lane State Highway is a major regional north-south route for eastern California. As such, it carries a significant volume of traffic through Adelanto. There is periodic congestion on this road at the two intersections, Air Base Road - controlled by a four-way stop and by the new signal and road widening at Palmdale Road.

El Mirage Road:

El Mirage Road provides access to the sparsely populated high desert area west of Adelanto.

Air Base Road:

This two lane road connects Adelanto and George Air Force Base and extends easterly to Victorville.

Rancho Road:

This four lane divided street provides access to the developing industrial land uses west of Highway 395.

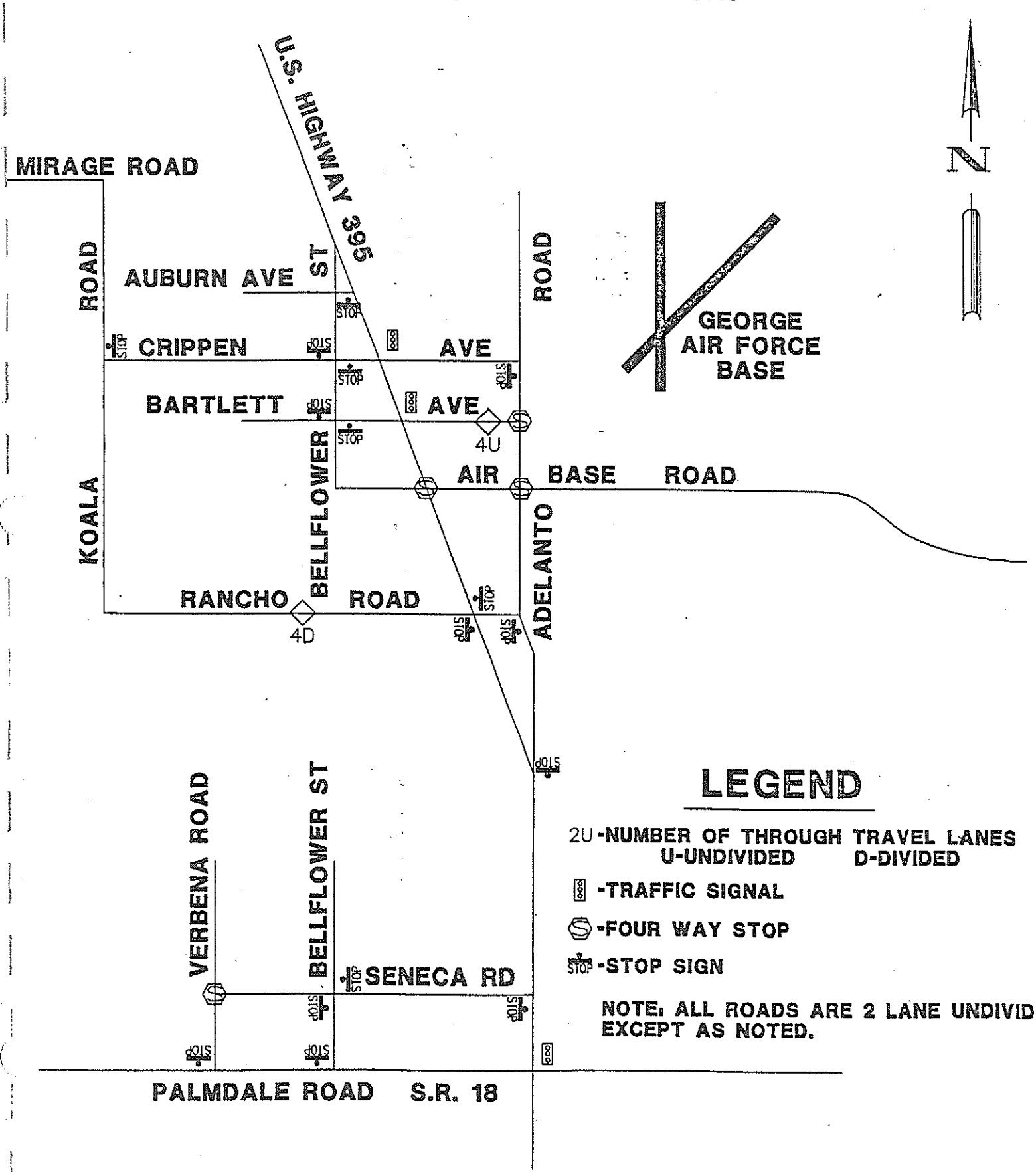
Palmdale Road:

This east-west road is the primary connection between the cities of Palmdale and Victorville. It is one of two routes providing access to Adelanto from the west and from the east.

Existing, Travel Lanes and Intersection Controls

Figure V-1 identifies the existing roadway conditions for streets in Adelanto in 1990. The number of though lanes and the existing intersection controls are also shown.

FIGURE V-1
EXISTING ROADWAY CONDITIONS



Existing, Daily Volume to Capacity Ratios

Roadway capacity is generally defined as the number of vehicles that can be reasonably expected to pass over a given section of road in a given time period. Congestion, high accident rates, the quality of traffic flow (Level of Service), and environmental acceptability all come into play in designing a particular roadway's effective capacity. It is possible to identify maximum desirable volumes for typical roadway types based on the number of roadway travel lanes. These daily volumes reflect estimates of the amount of daily traffic that will result in peak hour traffic equal to the maximum desirable capacity of each roadway type. Two lane undivided roadways are estimated to have a maximum capacity of 14,000 vehicles per day. Refer to Table V-1.

By dividing existing daily traffic volumes by the daily roadway capacity listed above, existing daily volume to capacity ratios were calculated. The ratios show that segments of Highway 395 and Air Base Road are operating at Levels of Service D and E. Refer to Table V-2 for Level of Service definitions.

Existing Intersection Capacity Utilization

The technique used to assess intersection operation is Intersection Capacity Utilization (ICU). To calculate and ICU the volume of traffic using the intersection is compared with the capacity of the intersection. ICU is usually expressed as a percent which represents that portion of the hour required to provide sufficient capacity to accommodate intersection traffic if all approaches operate at capacity. The ICU's for existing intersections are based upon manual peak hour turning movement counts made by Kunzman Associates in 1990. Intersections are operating at Level of Service B or better during the peak hours.

Comparison of daily volume to capacity ratios and corresponding Level of Service, and peak hour Intersection Capacity Utilization and corresponding Level of Service reveals significant differences. The differences between daily link volume to capacity ratios and peak hour Intersection Capacity Utilization is particularly pronounced when cross traffic is light. Daily volume to capacity ratios assume that all cross streets require 50 percent of the time to satisfy their demand, and assume that the subject street has 50 percent of the time available to it. The daily segment volume to capacity ratios are a generalized indicator while peak hour Intersection Capacity Utilization actually represents what can be expected in the peak hour at intersections. Of the two indicators, the peak hour Intersection

TABLE V-1

DESIGN CAPACITIES OF TYPICAL ROADWAYS (1)

	Peak-Hour Capacity	Daily Capacity
2-Lane Local	1,100	14,000
4-Lane Undivided Collector (No Parking)	2,500	31,000
4-Lane Divided Arterial (With Left-Turn Lane)	2,800	35,000
4-Lane Divided Arterial (With Left-Turn Lane and 90 feet of Pavement)	3,230	40,400
6-Lane Divided Arterial (With Left-Turn Lane)	4,200	53,000
6-Lane Divided Expressway (With Left-Turn Lane)	5,100	64,000
6-Lane Freeway	9,000	112,000

(1) Capacities based on Highway Capacity Manual, Highway Research Board, 1965, and Interim Materials on Highway Capacity, TBR Circular No. 212, January 1980.

TABLE V-2

LEVEL-OF-SERVICE DESCRIPTIONS ROADWAY SECTIONS (1)

Level of Service	Interpretation	Nominal Range Volume-to-Capacity Ratio
A	Low volumes; primarily free-flow operations. Density is low and vehicles can freely maneuver within the traffic stream. Drivers can maintain their desired speeds with little or no delay.	0.00-0.60
B	Stable flow with potential for some restriction of operating speeds due to traffic conditions. Maneuvering is only slightly restricted. The stopped delays are not bothersome, and drivers are not subject to appreciable tension.	0.61-0.70
C	Stable operations; however, the ability to maneuver is more restricted by the increase in traffic volumes. Relatively satisfactory operating speeds prevail, but adverse signed coordination or longer queues cause delays.	0.71-0.80
D	Approaching unstable traffic flow, where small increases in volume could cause substantial delays. Most drivers are restricted in their ability to maneuver and in their selevtion of travel speeds. Comfort and convenience are low but tolerable.	0.81-0.90
E	Operations characterized by significant approach delays and average travel speeds of one-half to one-third the free-flow speed.	0.91-1.00
F	Forced flow operations with high approach delays at critical signalized intersections. Speeds are reduced substantially, and stoppages may occur for short or long periods of time because of downstream congestion.	Not Meaningful

(1) Source: Highway Capacity Manual Special Report 209, Transportation Research Board 1995.

Capacity Utilization and corresponding Level of Service is the better measure of roadway performance.

Through Traffic

Estimates of through traffic volumes were made from the existing daily segment counts and from peak hour turning movement counts taken at key intersections in the City. These estimates are summarized below:

Segment	ADT (1)
US Hwy 395 at Air Base Road	5400/day
Air Base Road east of US Hwy 395	1200/day
El Mirage Road west of US Hwy 395	1500/day
SR-18 at US Hwy 395	4200/day

(1) Average Daily Traffic

C. Proposed Land Uses

The General Plan includes the following land uses:

- Desert Living Residential
- Single Family Residential
- Medium Density Residential
- Commercial
- Manufacturing/Industrial
- Airport Development District
- Airport Park
- Open Space/Public Facilities
- Specific Plan Area

The following describes the proposed land uses from a traffic engineering viewpoint:

Desert Living (DL, DL-9):

These are residential developments with a density ranging from 1 dwelling per acre to 1 dwelling unit per 9 acres. The primary market for these units will be families with children. As a result, peak traffic volumes will occur as home-to-work and work-to-home trips. Child-related trips such as home-to-school or home-to-Little League are also a significant factor in the daily trip generation, but they have a smaller influence on peak hour volumes.

Single Family Residential (R1):

These are residential developments with an overall density of 4 dwellings per acre. The primary market for these units will be families with children. As a result, peak traffic volumes will occur as home-to-work and work-to-home trips. Child-related trips such as home-to-school or home-to-Little League are also a significant factor in the daily trip generation, but they have a smaller influence on peak hour volumes.

Medium Density Residential (R3-8):

These are residential developments with density of up to 8 dwellings per acre. In general, the traffic characteristics are similar to single family residential, except family size is smaller, number of children is less, and fewer trips are made per dwelling.

Commercial (C, CR & CR-2):

Neighborhood and community shopping centers of this type are characterized by a large number of short duration trips throughout the day. Their typical late morning opening times produce only minor traffic volumes during the morning peak hour. The card room operates all day but is most busy in the evening hours.

Manufacturing/Industrial (M/I):

This land use will characteristically have fewer employees per acre than most other business or commercial uses, and fewer non-employee visits. There are pronounced traffic peaks as employees arrive in the morning and depart in the evening.

Airport Development District (ADD):

This land use will include the airport and airport related activities and businesses. The airport is planned to accommodate future long haul travel demand. Thus, flight arrival and departures should be spaced throughout the day and not necessarily be concentrated in the peak hours (the pattern at short haul/commuter airports). The traffic generated by the airport should also be distributed throughout the day with minor peaks in the morning and evening as day shift employees arrive and depart. The airport related businesses and activities were assumed to generate traffic patterns similar to the manufacturing/industrial land use.

Airport Park (AP):

This land use surrounds the existing airstrip in southwest Adelanto. The traffic generation characteristics were assumed to be similar to manufacturing/industrial land uses.

Open Space/Public Facilities (OS/PF)

This land use includes all areas that areintended for public use and recreational needs. Also included are all public facilities, civic buildings, and drainage facilities specified in the Master Drainage Plan.

Specific Plan Area (SPA):

This area may include a variety of uses including airport, industrial, office, and hotel/motel uses. A Specific Plan will be prepared either by Adelanto, Adelanto and another jurisdiction or by another jurisdiction. For traffic purposes the SPA area was either considered airport or industrial. Traffic would be throughout the day and evening hours.

D. Circulation System and Traffic Analysis Zones

Figure V-4 towards the back of this Element shows the proposed circulation system that was used in this analysis and identifies the location and right-of-way width for the major roadways.

The Adelanto Planning Area has been divided into 12 Zones to facilitate analysis (illustrated on Figure V-2). It is anticipated that the General Plan land uses will be completed (i.e. buildout) well beyond the year 2014. Table V-3 outlines the projected year 2014 land use characteristics, buildout projections for each traffic analysis zone, as well as traffic generation rates and daily trips. The traffic analysis zones are shown on Figure V-2.

FIGURE V-2
TRAFFIC ANALYSIS ZONES

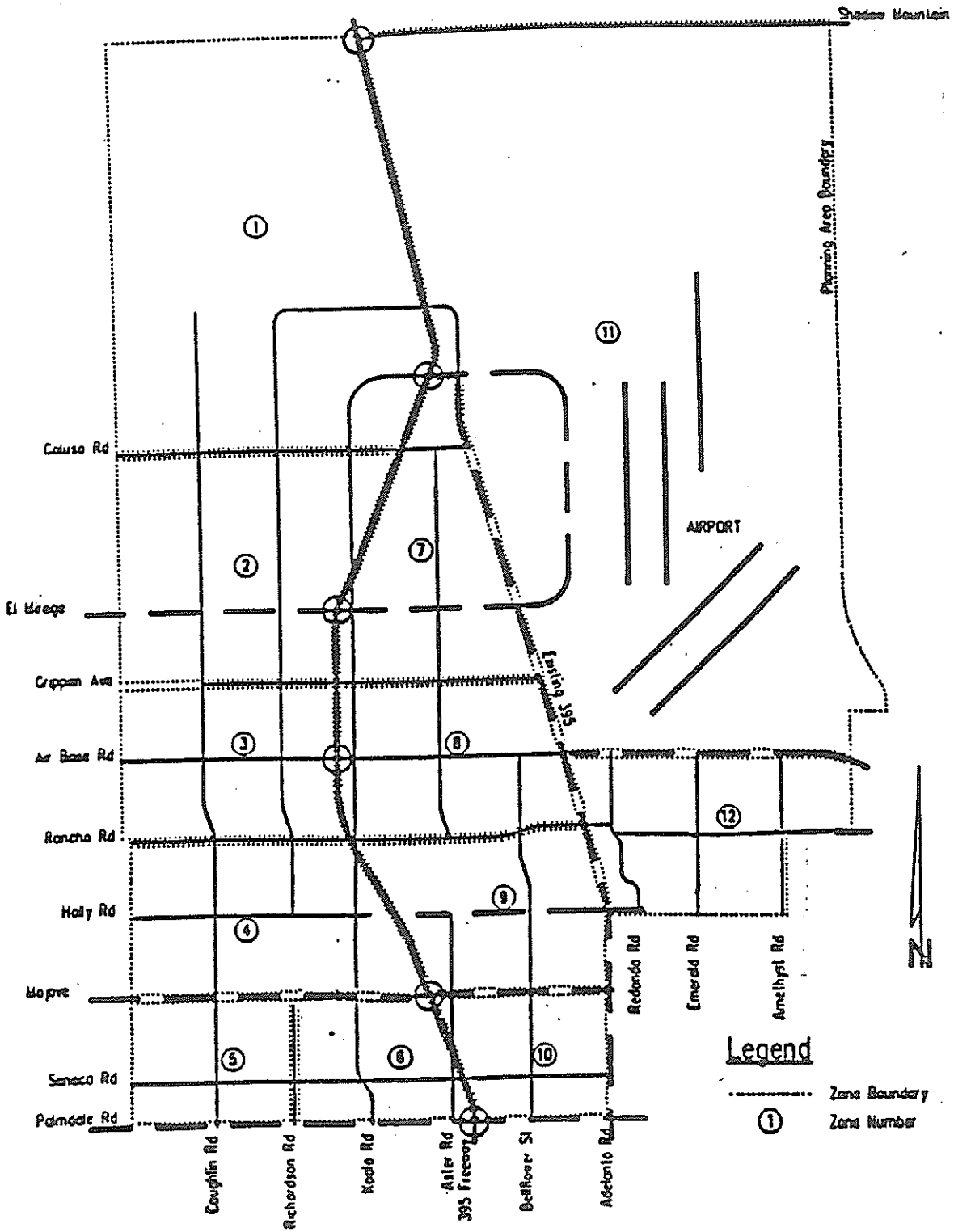


TABLE V-3

ADELANTO GENERAL PLAN UPDATE
LAND USE BY TRAFFIC ANALYSIS ZONE

ZONE	LAND USE	BUILDOUT	YEAR 2014	GENERATION RATE	DAILY TRIPS
1	DESERT/SINGLE FAMILY	6195 DU	2044 DU	9.55	19524
	INDUSTIRAL	50 AC	17 AC	50	825
	COMMERCIAL	150 AC	50 AC	275	13613
2	DESERT/SINGLE FAMILY	5512 DU	1819 DU	9.55	17371
	MED. DENSITY RESIDENTIAL	2760 DU	911 DU	6	5465
	COMMERCIAL	100 AC	33 AC	275	9075
3	DESERT/SINGLE FAMILY	1256 DU	414 DU	9.55	3958
	MANUFACTURING/INDUSTRIAL	1560 AC	515 AC	50	25740
	COMMERCIAL	40 AC	13 AC	275	3630
4	SINGLE FAMILY	880 DU	290 DU	9.55	2773
	MANUFACTURING/INDUSTRIAL	3560 AC	1175 AC	50	58740
	AIRPORT PARK	376 AC	124 AC	50	6204
	COMMERCIAL	20 AC	7 AC	275	1815
5	SINGLE FAMILY	6520 DU	2152 DU	9.55	20548
	COMMERCIAL	290 AC	96 AC	275	26318
6	SINGLE FAMILY	6560 DU	2165 DU	9.55	20674
	COMMERCIAL	280 AC	92 AC	275	25410
7	SINGLE FAMILY	4480 DU	1472 DU	9.75	14350
	MED. DENSITY RESIDENTIAL	6120 DU	2020 DU	6	12118
	LIGHT MANUFACTURING	200 AC	66 AC	50	3300
	COMMERCIAL	195 AC	64 AC	275	17696
8	SINGLE FAMILY	3616 DU	1193 DU	9.55	11396
	MED. DENSITY RESIDENTIAL	1068 DU	352 DU	6	2115
	MANUFACTURING/INDUSTRIAL	1840 AC	607 AC	50	30360
	COMMERCIAL	176 AC	58 AC	275	15972
9	SINGLE FAMILY	4120 DU	1360 DU	9.55	12984
	MED.DENSITY RESIDENTIAL	780 DU	257 DU	6	1544
	MANUFACTURING/INDUSTRIAL	1520 AC	502 AC	50	25080
	COMMERCIAL	560 AC	185 AC	275	50820
					0
10	SINGLE FAMILY	6120 DU	2020 DU	9.55	19287
	COMMERCIAL	400 AC	132 AC	275	36300
11	SINGLE FAMILY	2180 DU	719 DU	9.55	6870
	MED.DENSITY RESIDENTIAL	540 DU	178 DU	6	1069
	MANUFACTURING/ INDUSTIRAL	65 AC	21 AC	50	1073
	COMMERCIAL	362 AC	119 AC	275	32852
	AIRPORT DEVELOPMENT (1)	5000 AC	1650 AC	50	82500
	AIRPORT	450 DAY	149 DAY	120	17820
12	COMMERCIAL	100 AC	33 AC	275	9075
	MANUFACTURING/ SPA	3570 AC	1178 AC	50	58905

(1) Portion not future airport.

TABLE V-4

ADELANTO GENERAL PLAN UPDATE

SUMMARY OF LAND USES AND DAILY TRIPS - 2014

LAND USE	DU/AC	TRIPS
DESERT/SINGLE FAMILY	15,648 DU	149,735
MED. DENSITY RESIDENTIAL	3,718 DU	22,311
MANUFACTURING/INDUSTRIAL	4,080 AC	204,023
COMMERCIAL	882 AC	242,575
AIRPORT	273 AC	24,024
AIRPORT DEVELOPMENT DISTIRCT	1,650 AC	82,500
TOTAL		725,167

TABLE V-5

ADELANTO GENERAL PLAN UPDATE

GENERAL PLAN RESIDENTIAL DAILY TRIPS BY PURPOSE - 2014

TRIP PURPOSE	DAILY VOLUME	PERCENT
LOCAL WORK	6,882	4%
REGIONAL WORK	41,291	24%
LOCAL SHOPPING	41,291	24%
REGIONAL SHOPPING	12,043	7%
LOCAL PERSONAL BUSINESS	13,764	8%
REGIONAL PERSONAL BUSINESS	6,882	4%
LOCAL SOCIAL/RECREATIONAL	22,366	13%
REGIONAL SOCIAL/RECREATIONAL	10,323	6%
LOCAL SCHOOL/OTHER	15,484	9%
REGIONAL SCHOOL/OTHER	1,720	1%
TOTAL	172,046	100%

E. Year 2014 General Plan Land Use Traffic Projections

To estimate future traffic volumes at various points on the street network, a three step process is utilized. First, the traffic that will be generated by the proposed land uses is determined. Second, the traffic volumes are geographically distributed to major attractions of trips, such as employment centers, commercial centers, recreational areas or residential areas. Finally, the trips are assigned to specific roadways and the future traffic volumes are determined on a route-by-route basis.

Traffic Generation

The traffic generated in each zone is determined by multiplying an appropriate trip generation rate by the quantity of land use. Trip generation rates for this study are expressed in terms of trip ends per acre, trip ends per dwelling, or trip ends per flight. For instance, if a particular land use generates six outbound trips per acre in the morning peak hour, then six vehicles are expected to leave the site in the morning peak hour for each acre of development.

Significant research efforts have been made by CalTrans, the Institute of Transportation Engineers (ITE), and others to establish the correlation between trips and land use. From this body of information, trip generation rates can be estimated with reasonable accuracy for various land uses. The trip generation rates are predicated on the assumption that energy costs, the availability of roadway capacity, the availability of vehicles to drive, and our lifestyles remain similar to what we know today. A major change in these variables may affect trip generation rates.

Table V-3 exhibits the traffic generation rates used in this study. The rates for residential and airport are from the Fifth Edition of "Trip Generation", published by ITE in January, 1991. The rates for the other land uses are generalized trip generation rates reflective of an expected mix of development sized within each land use.

Year 2014 General Plan Land Use Traffic Volumes

Table V-4 presents a summary of the year 2014 daily trips by land use type. The volume of daily traffic generated by the airport was estimated using the following rationale:

1. The airport was assumed to primarily serve inter-regional

/international flights. Due to the longer length of flight and larger size of aircraft, international flights have a higher average number of passengers/flight than those generated by airports such as John Wayne and Ontario which serve commuter and short haul trips. The annual passenger volume (MAP) was divided by 200 passengers/flight to produce the estimated number of flights/year.

2. The flights/year were divided by 300 to estimate the typical number of flights on a weekday. This factor is used to convert daily traffic data to annualized data and accounts for fluctuations in traffic during the week and on weekends (Note: A review of the international flight schedule at LAX shows significant fluctuations in the number of daily flights throughout the week).

3. The daily flights were then multiplied by the trip generation rate on Table V-3 to produce the daily volume.

4. It has been assumed that a high speed rail system between the Los Angeles Basin and the airport would carry a significant amount of airport users. Therefore the daily volume was reduced by 35 percent to reflect this modal split.

Traffic Distribution and Assignment

Traffic distribution is the determination of the directional orientation of traffic. It is based on the geographical location of employment centers, commercial centers, recreational areas, or residential area concentrations. The distribution of trips for residential uses by purpose of trip is listed in Table V-5.

Traffic assignment is the determination of which specific route development traffic will use once the generalized traffic distribution is determined. The basic factors affecting route selection are minimum time path and minimum distance path.

General Plan Planning Area generated traffic destined for points external to the area was distributed in the following directions based on existing travel patterns and anticipated future development in the vicinity of Adelanto.

North	10 Percent
East	30 Percent
South	35 Percent
West	25 Percent

F. Projected Year 2014 Traffic Conditions

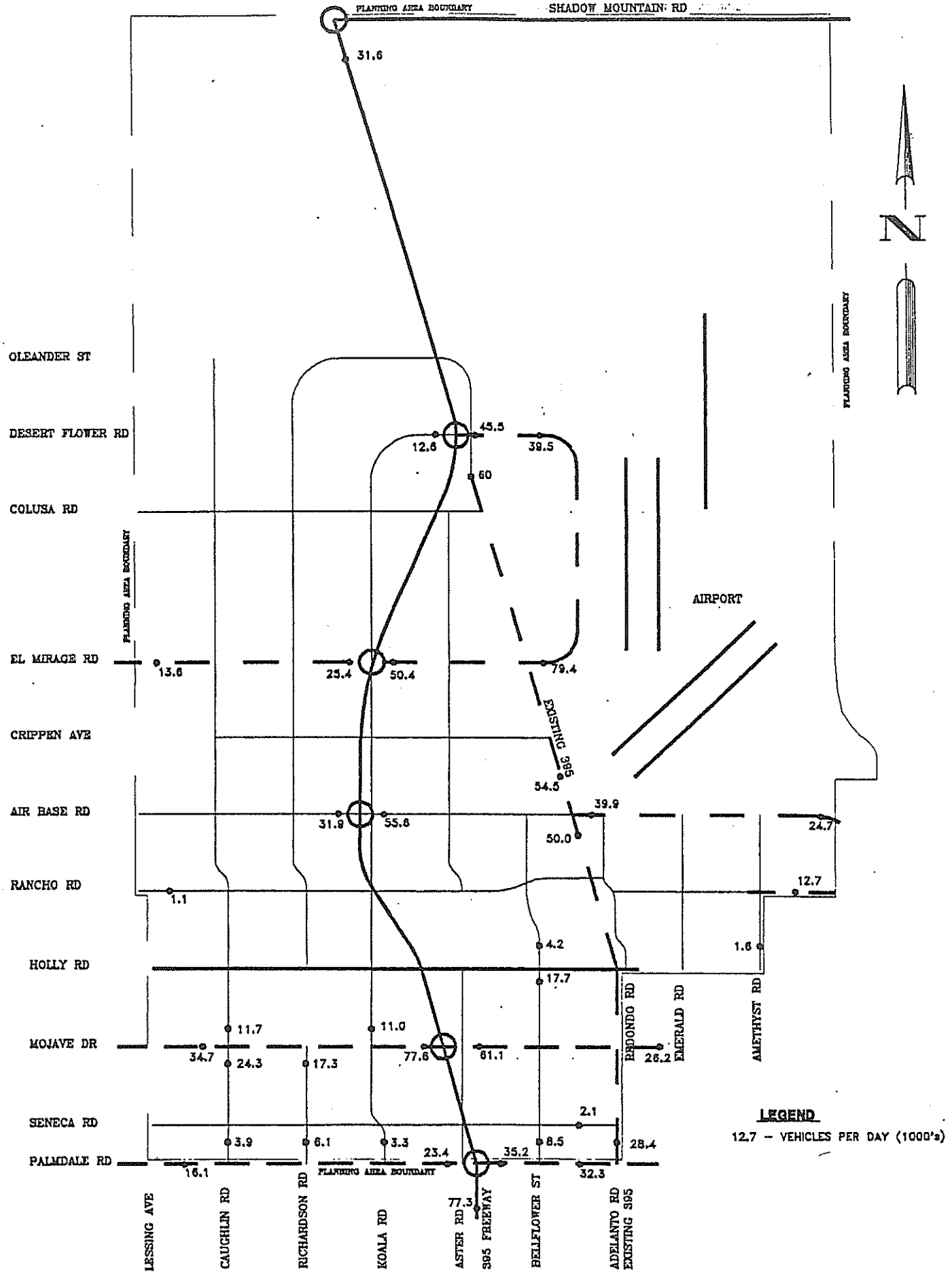
This section presents daily traffic volume projections for the Year 2014. These volumes include trips generated by the General Plan land uses and through traffic. The ability of the conceptual street system shown in Figure V-4 to accommodate the Year 2014 volumes and any additional street segments which will be needed are also discussed.

Through Traffic

A review of the traffic counts on Highway 395 and on Palmdale Road (SR-18) in the Adelanto area for the period 1979 to 1989 indicates annual growth rates in the 4 to 6 percent range for most segments. To be consistent with this historical growth, the existing through traffic volumes estimated in this element were increased at an annual rate of 5 percent through the Year 2014 to reflect future growth.

Year 2014 Daily Traffic Volumes

Figure V-3 shows the projected daily traffic volumes on the conceptual circulation system in the Year 2014. The volumes include traffic generated by the General Plan Land Uses and through traffic.


PLANNING AREA BOUNDARY
SHADOW MOUNTAIN RD
31.6
N
OLEANDER ST
DESERT FLOWER RD
45.5
12.6
39.5
60
COLUSA RD
PLANNING AREA BOUNDARY
AIRPORT
EL MIRAGE RD
13.6
25.4
50.4
79.4
EXISTING 395
CRIPPEN AVE
54.5
AIR BASE RD
39.9
31.9
55.6
50.0
24.7
RANCHO RD
1.1
12.7
4.2
1.6
HOLLY RD
17.7
RANCHO RD
EMERALD RD
AMETHYST RD
11.7
11.0
MOJAVE DR
34.7
24.3
17.3
77.6
61.1
26.2
2.1
SENECA RD
3.9
6.1
3.3
23.4
35.2
8.5
28.4
PALMDALE RD
16.1
PLANNING AREA BOUNDARY
32.3
77.3
LESSING AVE
CAUGHLIN RD
RICHARDSON RD
KOALA RD
ASTER RD
395 FREEWAY
BELLFLOWER ST
ADELANTO RD
EXISTING 395
LEGEND
12.7 – VEHICLES PER DAY (1000's)

Year 2014 Daily Volume to Capacity Ratios

Daily volume to capacty ratios have been calculated. The ratios were based on the maximum daily capacities and the following street designations:

1. The proposed US 395 freeway would be a 6 lane facility.

2. Super arterials would be 6 lane divided arterials.

3. Major arterials would be 4 lane divided streets.

4. Major collectors would be 4 lane undivided streets.

Impacts/Mitigations

The volume to capacity ratios analysis indicated the need to upgrade several street segments and provide additional streets in order to accommodate the projected Year 2014 traffic volumes (Note: A facility was considered for mitigations when the volume to capacity ratio exceeded 0.90.

1. The airport and Airport Development District are estimated to generate approximately 106,000 trips/day, in 2014. To improve access to this area it will be necessary to provide additional streets and/or upgrade the El Mirage Expressway east of the 395 Freeway.

2. Existing Highway 395 shows the need for improvements between El Mirage Expressway and Air Base Road. This condition could be mitigated by improved access from this area to the proposed 395 Freeway.

3. Two segments of Air Base Road may need modifications. The section west of the 395 Freeway should be upgraded to a super arterial. The volumes on Air Base Road east of the 395 Freeway will require a four lane expressway.

4. The volumes on Mojave at the 395 Freeway suggest that this facility be upgraded to a six lane expressway with an on/off ramp at the new Freeway 395.

Other Considerations

1. An effective public transportation system could reduce the volumes shown on Figure V-3. However, even a 10 percent modal split for public transit would not significantly change the impacts.

G. Goals and Objectives

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

2. Enhanced quality of the visual corridor through Adelanto.

3. Adequate capacity of roadways to handle buildout of the entire City.

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

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

6. Integrated street and signage design criteria.

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

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

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.

H. Policies to Implement the Circulation Goals

1. Establish all major rights of way according to the requirements of the buildout projections of the General Plan.

2. Develop a consistent design of roadways and landscape treatments that allow for improved visual quality.

3. Utilize high quality construction standards for all roadways, sidewalks and paved areas to increase the longevity of the system.

4. Allow the existing U.S. 395 roadway to become Adelanto's business route once the Freeway 395 plans are set forward.

5. Coordinate efforts with local agencies, CalTrans, the County Road Dept., and the Federal Transportation Department in the planning of a regional transportation system.

6. Investigate all options for the implementation of a high speed rail system from the Orange, Riverside and San Bernardino County areas to a new major airport.

7. Begin investigating the applicability of a local/subregional transit system and necessary rights of way needed in Adelanto and the surrounding area.

I. Implementation Strategies

Proposed Circulation System

The 1994 General Plan is a tremendous change from the 1985 Plan in that the City is planning to be able to accommodate a "buildout" population level of over 155,000 residents. The City desires that the circulation system and public transportation requirements be laid out according to the anticipated changes. In other words, the road system, including projected rights of way will be designed to accommodate the overall growth of Adelanto in the long term. The "buildout" of the City will most likely occur beyond the 20 year planning horizon, but this plan will reflect a much more futuristic planning effort to accommodate anticipated long range growth. The Circulation Element is shown in Figure V-4, with the typical roadway sections shown in Figure V-5.

Multi-modal Transportation System

As part of Adelanto's long range plans, a major new airport and a high speed rail link to other regions in Southern California will be used as the backbone for a multi-modal transportation system. The airport complex will serve as the hub of the High Desert's transportation network, with light rail, conventional rail, high speed rail, bus service, and regional highways emanating from it. This facility would serve not only High Desert residents, but would serve travelers from all over Southern California. It will also cater to the growing international market of travelers, especially those of the Pacific Rim countries.

FIGURE V-4
CIRCULATION ELEMENT

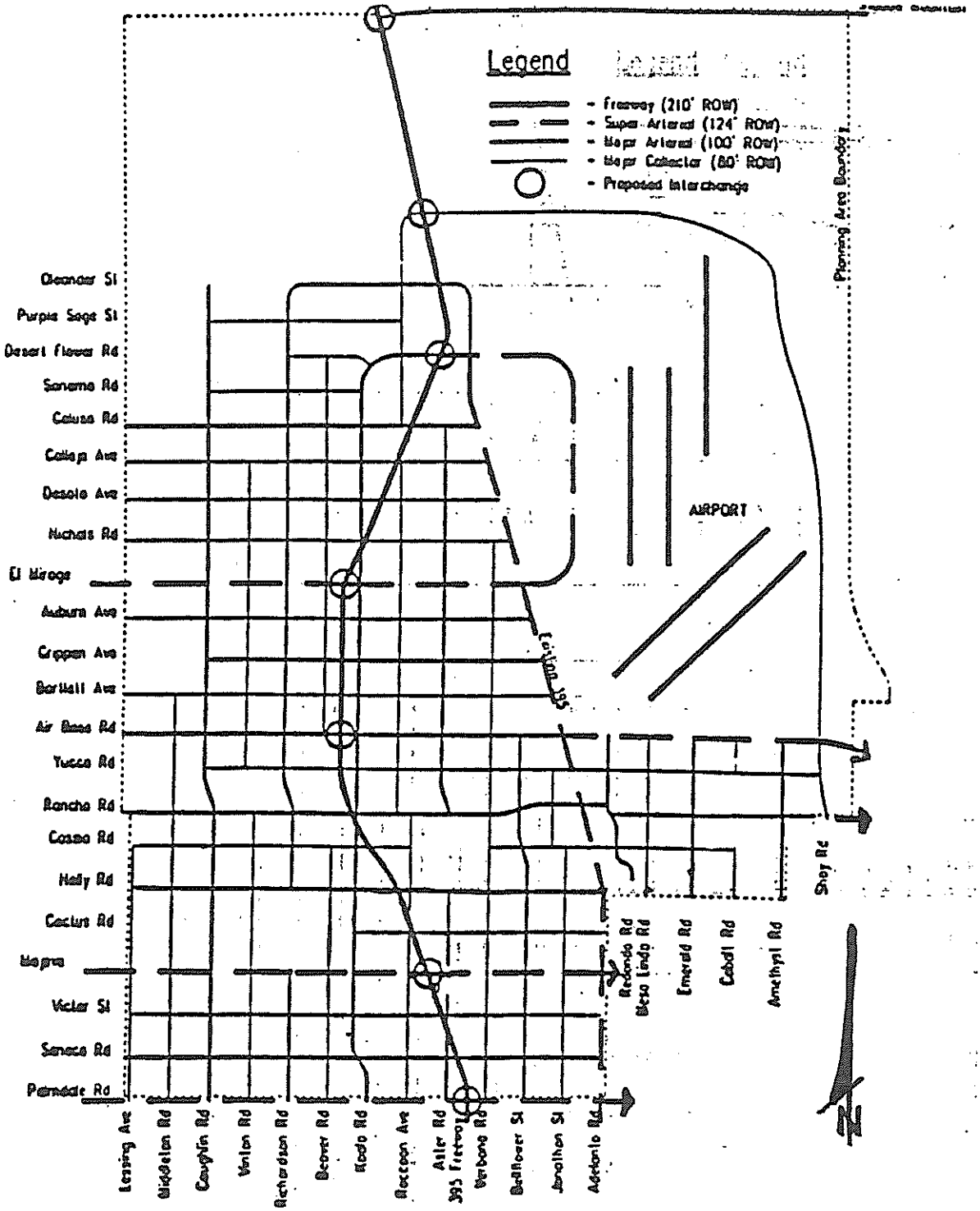
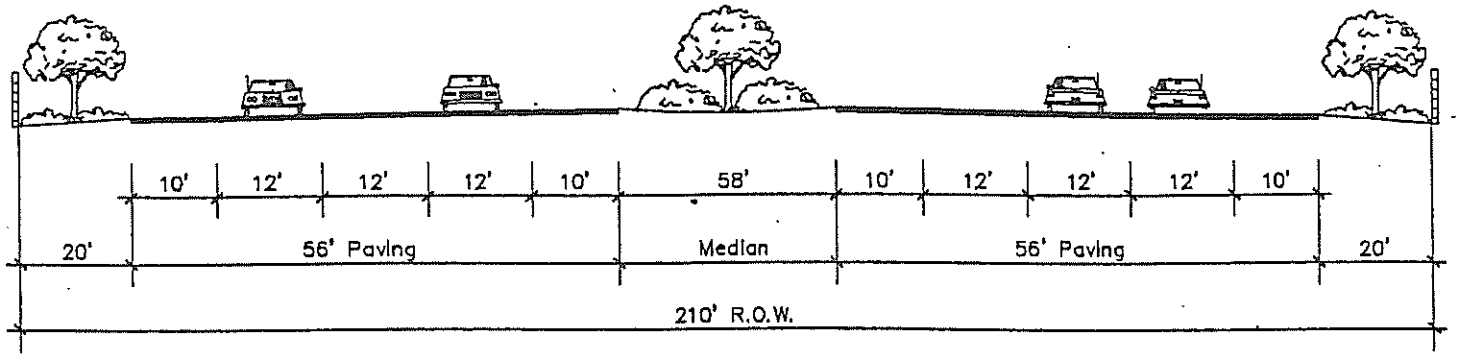
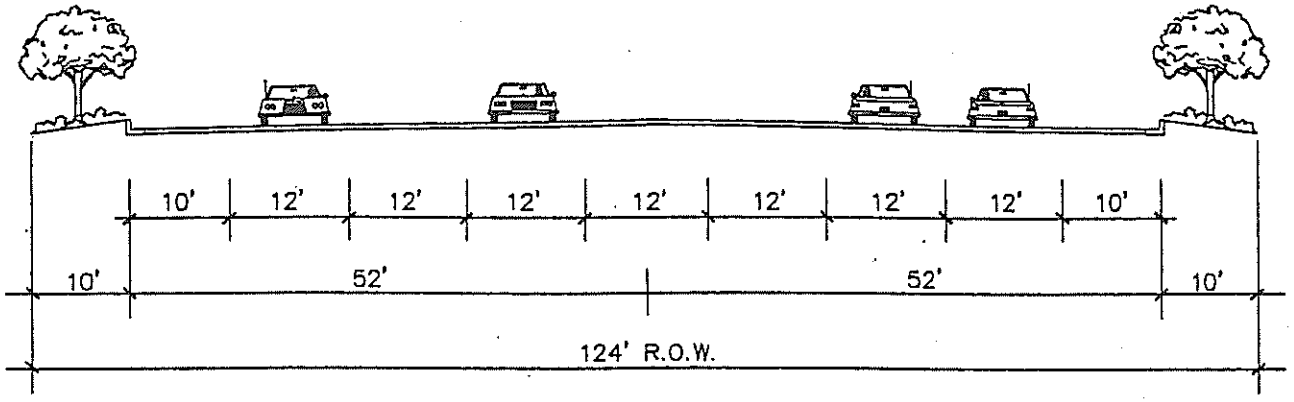


FIGURE V-5
TYPICAL ROADWAY SECTIONS

Freeway 395 210' R.O.W.



Super Arterial 124' R.O.W.



Major Arterial 100' R.O.W.

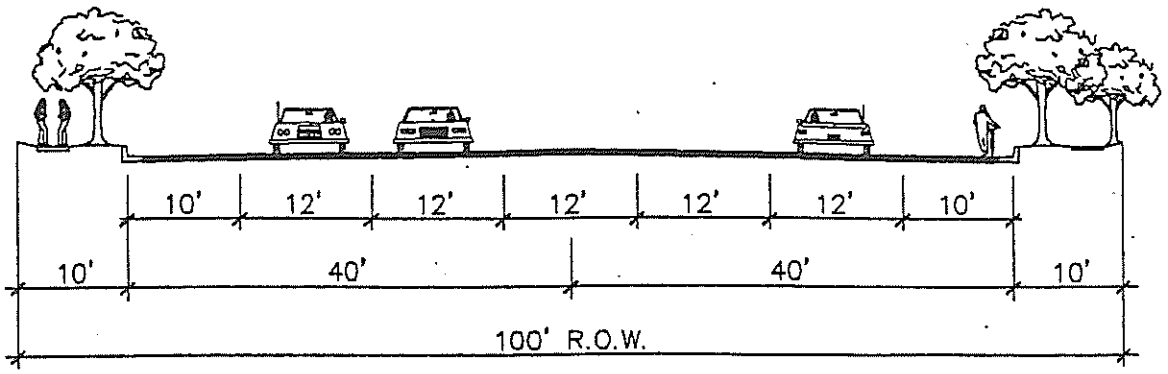
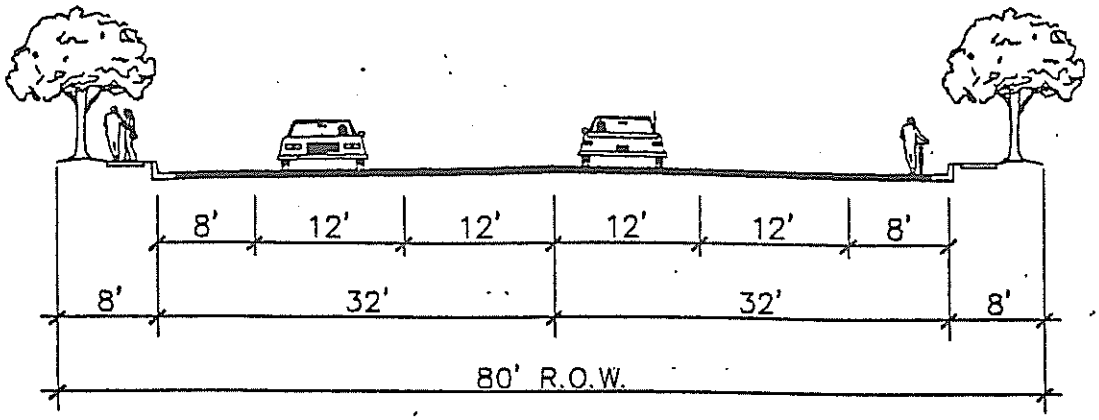
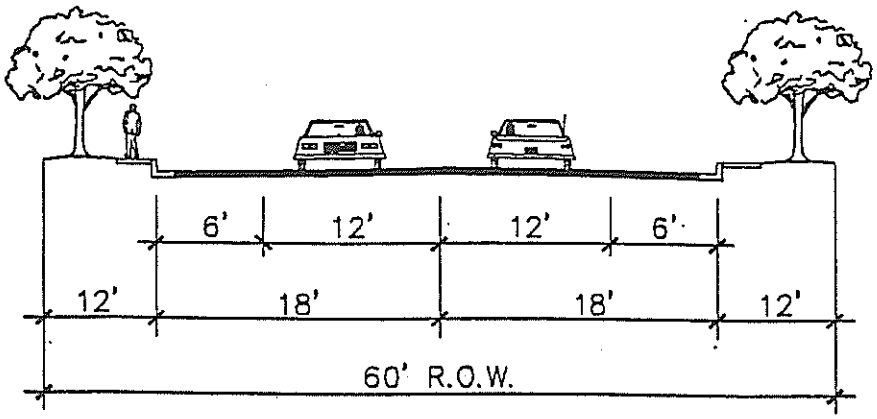


FIGURE V-5
TYPICAL ROADWAY SECTIONS
(CONTINUED)

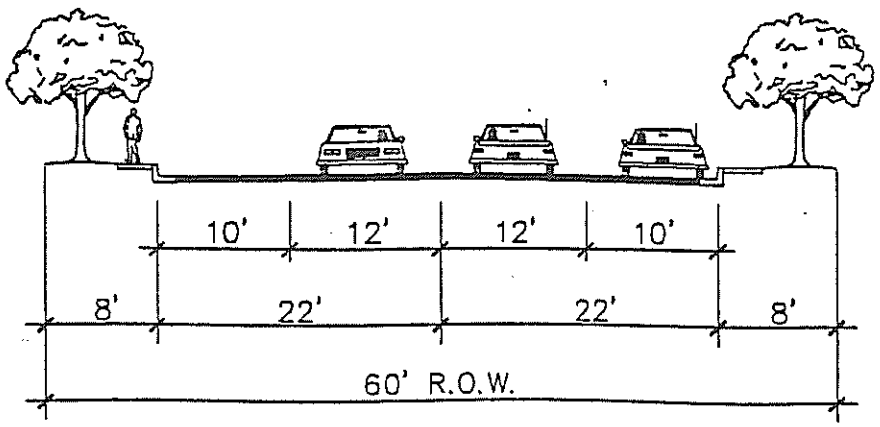
Major Collector 80' R.O.W.



Local Streets 60' R.O.W.



Local Collector Streets 60' R.O.W.



U.S. 395 Expansion/Relocation

The City of Adelanto is currently working with CalTrans and Victor Valley communities on the realignment of U.S. 395 to the west of the existing alignment. It is anticipated that the proposed freeway will be comprised of 6 or 8 lanes to accommodate the current and future traffic volume. The existing 395 alignment will be expanded to four or six lanes to help alleviate the immediate traffic concerns of the City and the State. The Circulation Plan portrays the freeway realignment in a conceptual nature in order to approximate the proposed location. Existing 395 is shown as a super arterial roadway with a 124' R.O.W. The Land Use Plan shows the new freeway alignment in greater detail.

Additional East/West Super Arterial

An additional east/west roadway should be located in the southern portion of Adelanto, connecting Interstate 15 and west Adelanto. The route that has been proposed in this Circulation Element is Mojave Drive. From the eastern edge of the City it will travel through Victorville (according to their proposed alignment of Mojave Drive) and meet Interstate 15.

El Mirage Expressway

El Mirage Road plays a significant role in the development of the airport in terms of vehicular access. It has been classified as a Super Arterial on the Circulation Plan and will serve as the primary link between Freeway 395 and the proposed Airport Development District. In addition, it will serve as a primary accesss route for communities west of Adelanto, including El Mirage. The expressway will have limited access and will be considered as the a future entry into the new airport. The roadway frontage will be characteristically designed and landscaped to provide a quality image for the City and the airport complex.

Pedestrian Circulation

It is the goal of the City to incorporate into the design of the roadway system a complete and effective pedestrian element. All major roadways shall contain adequate rights-of-way to allow for the implementation of sidewalks and bike lanes. It is also the goal of the City to establish a trails network within open space areas that are part of the land use design of the General Plan. These open spaces are intended to link to the major regional parks that have been established in the General Plan Planning Area.

Chapter Six

PARKS AND RECREATION ELEMENT

General Plan for City of Adelanto

Chapter Six - Parks and Recreation Element

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I. INTRODUCTION

The availability of recreational opportunities and the location of open space significantly affects the quality of life in Adelanto. Recreation and leisure activities are an important component of life for most people. Much of the High Desert's recreation demand is for activities such as walking, bike riding, field sports, swimming, and court sports. Such activities require large open space areas and/or special facilities.

A. Background

Parks standards within local jurisdictions are usually established through an acreage requirement per 1,000 residents. The Subdivision Map Act and the Quimby Act (Section 66477 of the Government Code) relating to parkland dedication sets a criteria of 3 acres per 1,000 residents. Other standards vary from 2.5 acres per thousand to as high as 5 acres per 1,000 residents. By any standard, Adelanto has a serious deficiency in total park acreage for its citizens.

B. Purpose

This Parks and Recreation Element has been prepared to identify existing park and recreational resources serving the City, suggest ways in which additional recreational needs can be satisfied, and guide the acquisition and development of future parks and recreational areas. Goals, policies and strategies contained in this element are intended to help the City prioritize its expenditures on park facilities to achieve a system that best meets the recreational needs of the community.

C. Authorization

Although the Parks and Recreation Element is discretionary, Section 65303(a) of the California Government Code states that the City's General Plan may include "a recreation element showing a comprehensive system of areas and public sites for recreation, including, when practicable, locations and proposed development of natural reservations, parks, park-ways, beaches, playgrounds, recreational community gardens, and other recreation areas."

The Element also has been prepared in accordance with Section 66477 which authorizes the City to require the dedication of land or payment of fees in lieu thereof, or a combination of both, for neighborhood and community parks for recreational purposes as a condition to the approval of a tentative map, based on certain conditions as delineated in the code.

purposes as a condition to the approval of a tentative map, based on certain conditions as delineated in the code.

D. Summary of Issues, Opportunities, & Constraints

1. Issues

- How will the community pay for new recreational parklands and facilities?
- What parkland standards are appropriate for the City of Adelanto?
- What combination of land acquisition and fees is appropriate for the provision of parks and recreational facilities?
- How does the City initiate the location of adequate parklands to meet the needs of existing and future citizens?

2. Opportunities

- Joint use of existing and future school facilities will offer a cost effective provision of needed parks.
- Utilization of the natural drainage channels as part of the open space network offers an opportunity to link existing and future recreational parks.
- The cost of land is relatively inexpensive in most portions of the planning area due to the availability of undeveloped properties.
- Implementation of a strong parks and recreation program will stimulate land appreciation and increased property values.
- The land necessary for needed parks and recreational facilities is available now.

3. Constraints

- General trends concerning liability and the insurability of the City of Adelanto in the future will have an impact in the types of facilities offered. Rising insurance costs may also reduce the amount of money available for parkland acquisition and for capital improvements.
- New legal interpretations concerning land use law may also impact the City's ability to reserve open space to be developed for park land in the future.

- The burden of providing for new park space will fall more and more on the private sector and on individual citizens in the community. As land costs rise and the availability of public funds declines, more emphasis must be placed on developing alternative strategies for financing new parks.

- The availability of water in coming years may be significantly affected by development elsewhere in Southern California as well as diversion of existing supplies from the Colorado River. Water shortages in the future may constrain the development and maintenance of future park land.

- Cost of developing and maintaining parklands and recreational facilities.

- Reduction in the number of funding assistance programs to help pay for needed parklands and facilities.

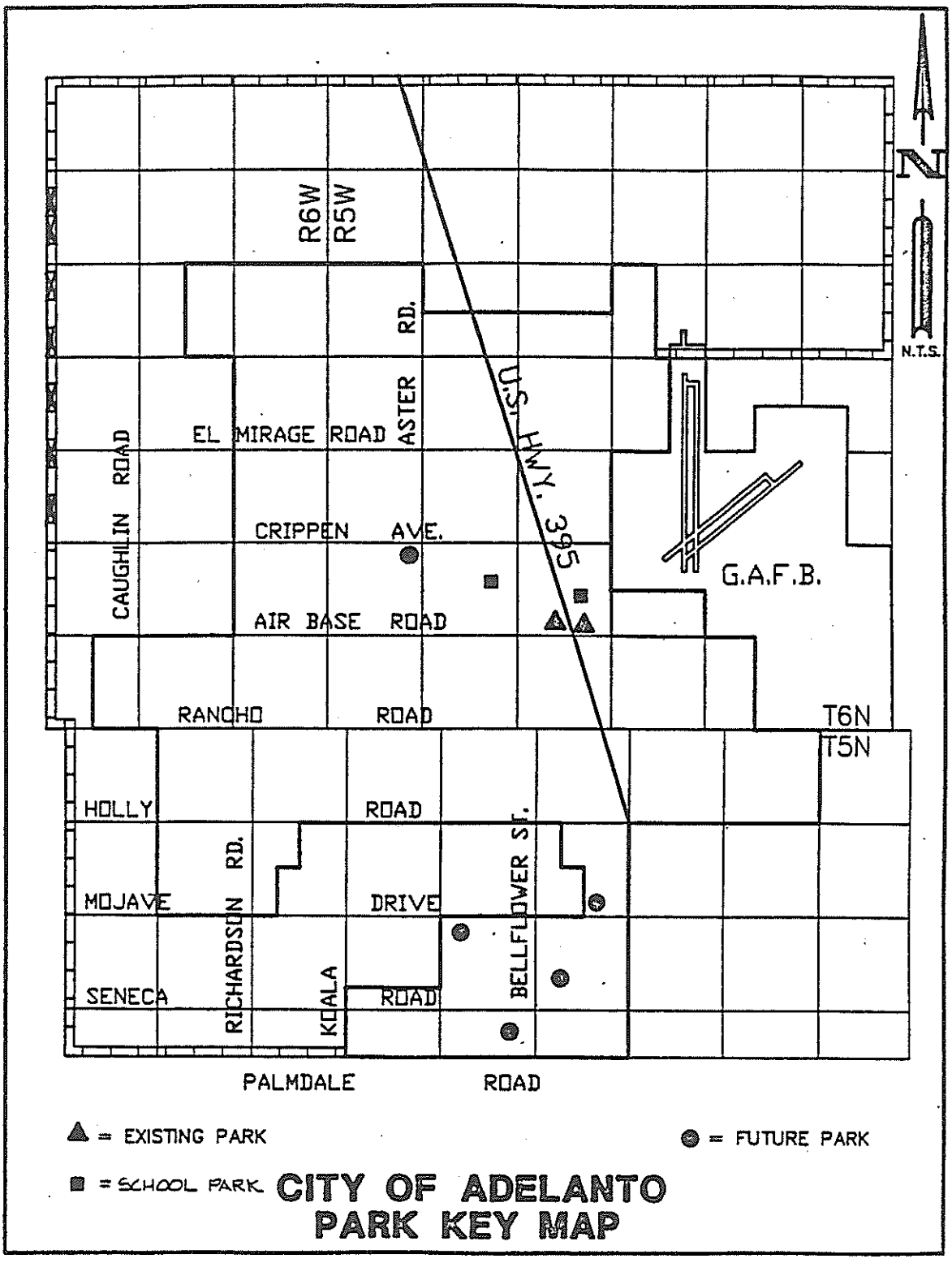
- Parks adjacent to schools provide an opportunity for staging illicite activities in relation to school facilities and school activities.

II. EXISTING CONDITIONS

In order to comply with the Quimby Act, the City of Adelanto must provide a minimum of three (3) acres of parkland for each 1,000 residents. With a population of 8,700 residents in 1991 and only 11 acres of recreational parks, the ratio is far below accepted levels. With its current population, Adelanto should have at least 26 acres of active parkland. However, it must be noted that the Adelanto planning area contains an extensive amount of designated open space area that will be utilized as passive recreation and natural open space. Fortunately, since the City's planning area is minimally developed (approximately 4% of buildout), there is sufficient opportunity to locate and develop parks within the City.

As illustrated in Figure 1, Adelanto currently has 4 parks, two of which are joint use facilities shared with Adelanto Elementary School. One of the parks is located adjacent to the Adelanto Governmental Center on Air Base Road. The City just recently broke ground for a new neighborhood park in the southern part of the City (John Mrgdirchian Park). Another significant recreational resource within the City is Maverick's Stadium, which offers controlled activities. There are also two small neighborhood parks that have been dedicated in the southern end of the planning area as part of residential development approvals, but are not constructed yet.

FIGURE 1


R6W
R5W
RD.
ASTER
EL MIRAGE ROAD
CAUGHLIN ROAD
U.S. HWY. 395
CRIPPEN AVE.
AIR BASE ROAD
G.A.F.B.
RANCHO ROAD
T6N
T5N
HOLLY ROAD
MOJAVE DRIVE
SENECA ROAD
RICHARDSON RD.
KOALA
BELLFLOWER ST.
PALMDALE ROAD
N
N.T.S.
▲ = EXISTING PARK
● = FUTURE PARK
■ = SCHOOL PARK
CITY OF ADELANTO
PARK KEY MAP

ADELANTO'S EXISTING PARK FACILITIES		
Type	**Acreage**	**# of Facilities**
Mini Parks	0	0
Neighborhood Parks	11	3
Community Parks	0	0
Special Facilities	N/A	1
TOTAL	11	4

1.0 Park Acreage Standards

The National Recreation and Parks Association (NRPA) has developed a generic classification system for various types of park facilities and corresponding standards. This classification system may be applied to a broad range of communities. Some modifications are required to make them applicable to Adelanto. Standards, such as those devised by the NRPA are useful in identifying existing deficiencies as well as projecting future park needs.

Three categories of park space identified in Recreation Park and Open Space Standards and Guidelines prepared by the NRPA were used in assess park needs in the city.

Mini-Park:

This type of park is designed to serve the specialized recreational needs of a specific group of persons such as small children or senior citizens. Mini-parks should be located near to where the users live; in close proximity to apartments, townhouse developments or senior housing projects. The service area of parks in this category generally has a radius of 1/4 mile or less and an area of 1 acre or less. The standard generally calls for 0.25 to 0.5 acres of miniparks per 1,000 residents.

Neighborhood Park:

Neighborhood parks are designed for passive and informal active recreational activities and many include ballfields, game courts, and playgrounds. These facilities should be centrally located in these facilities is between 1/4 to 1/2 mile and generally serves up to 5,000 residents.

The most preferable location for a neighborhood park is near the center of the neighborhood and/or adjacent to an elementary school. Where opportunities for joint use of the school's playfield exist, the neighborhood park site should contain at least five acres. Ideally at least ten

acres should be provided for separate park facilities. A general standard for the neighbor park size is 2 to 2 1/2 acres per 1,000 population. The National Recreation and Park Association recommends a 1.0 to 2.0 acres standard per park.

Community Park:

Community Parks supplement the neighborhood parks by providing activities that require more space and specialized functions which serve a larger population (10,000 - 25,000). According to the NRPA standards, community parks should serve several neighborhoods and have a service radius of 1 to 2 miles. Parks in this category should include a diverse range of facilities including game courts, athletic fields, swimming pools, community centers, etc. The desirable size of this category of parks, according to the NRPA is 25+ acres.

2.0 Existing Recreational Resources

Recreational facilities serving Victor Valley residents (including Adelanto residents) yet not located within the Adelanto City limits include:

Regional Parks:

Regional Parks serve the entire County, and as such, are at least 200 acres in size. Adelanto is most directly served by the Mojave Narrows Regional Park located 5 miles east of the City limits. Mojave Narrows is an 860 acre regional park controlled by San Bernardino County. Camping, fishing, horseback riding, non-powered boating, fishing and special regional events are conducted by a contractor. The park is in fair condition with good maintenance. Admission fees are charged to enter the park. The El Mirage Cooperative Management Area, located in the northwest portion of the Planning Area, (5,000+ acres within the Planning Area) offers recreational and off road vehicle opportunities.

County Fairgrounds:

The County Fairgrounds located in Victorville, is the major exhibition center for fairs and open air events in the High Desert. In addition to the show grounds, facilities include stables, exhibition buildings, arena grandstands, concession facilities and parking. Annual events at this facility include a rodeo, the County Fair, and High Desert Opportunities. Public use of fairground facilities is available on a fee basis.

Victor Valley College:

Victor Valley College is equipped with softball fields, baseball fields, gym, weight room, aerobic room, locker room, track, football field, and performing arts center. The facilities are well maintained but have no outdoor field lights, and are available on a fee basis.

3.0 Recreational Facility Standards

Several recreational activities do not have specific service areas and, therefore, do not fall neatly into the hierarchy of such facilities. Generally these facilities are developed on separate tracts of land, but can be clustered or combined with parks or other types of recreational areas.

The location and distribution of a special purpose recreation facility is dependent upon existing physical conditions and opportunities for acquisition. The types, locations, and sizes of these special facilities can be determined only after considering public sentiment, benefits, cost, the unique requirements of the facilities, and their relation to other recreation needs. Thus, the types of special purpose recreation will vary according to the needs and desires of the public.

Examples of various user-oriented, special purpose recreation facilities are: softball fields, swimming pools, golf areas such as a standard golf course, par-3 golf course and golf driving range, spectator sports facilities such as an athletic field and stadium, tennis courts, cultural arts center, arboretum, botanical garden (area conservation), zoo, archery range, and firing range.

Standards have been developed for some types of special purpose recreation facilities. Table VI-1 below illustrates the standards, which will provide a general guide to the City.

TABLE VI-1
SPECIAL PURPOSE RECREATION STANDARDS

FACILITY	STANDARD (per population)	NEED AT BUILDOUT (156,000 pop.)
Lighted Baseball	1/30,000	5
Softball	1/5,000	31
Swimming Pool	1/20,000	8
Soccer	1/10,000	15
Football	1/20,000	8
Track	1/20,000	8
Basketball	1/5,000	31
Golf Course (18 holes)	1/100,000	1
Stadium	Entire City	1

Note: Ballfield uses (Softball, Football, & Soccer) can be restriped for each activity season thus reducing the total amount of needed turf area.

The above standards reflect a number of standards developed across the country, but should be modified to reflect current and projected needs in the Adelanto area.

Swimming pools, as well as golf courses, will draw from considerable distances - especially when there are not enough pools to serve the community. It is highly desirable to include indoor and outdoor pools in conjunction with district parks and junior and senior high schools.

Golf course sizes and sites will depend primarily on the size, shape, and physical characteristics of the sites available. Generally, 75 to 90 acres are required for nine holes and 120 to 180 acres for 18 holes. The average golfer may travel 25 miles or more to play an attractive, properly maintained course in resort areas such as Las Vegas. Where there are many private golf courses, the need for public golf courses is substantially reduced.

Tennis continues to increase in popularity throughout the country, especially in the southwest. It is often more practical to construct several tennis courts in a "tennis center" which can be integrated within a community, or regional park. Tennis courts should be lighted and indoor facilities are highly desirable due to the year-round popularity of this sport.

A stadium such as Maverick's Stadium can provide for professional major league baseball spring training, minor league baseball, collegiate, high school, and amateur baseball, and other athletic programs which cannot be accommodated in a community or Citywide park.

Several recreational activities require indoor space for optimum year-round comfort. A gymnasium, for example can accommodate basketball, volleyball, exercise area, gymnastics and dance. Many different types of table games such as cards, backgammon, chess, and checkers, are popular indoors during periods of inclement weather. Citizens also enjoy the opportunity to socialize with neighbors in a community facility conducive to health and pleasant social interaction.

A community center can provide the space for all of these activities in one building. A community center normally consists of a gymnasium, various multi-purpose rooms and dressing rooms. It may also include indoor sport courts, an exercise room, or an indoor swimming pool. The types of facilities will depend upon the adequacy of similar facilities in the area. In some circumstances a community center can suffice if a junior or senior high school area situated in the general area.

Wherever possible, there are several advantages to locating a community center within a community park. A greater variety of recreational opportunities are conveniently located within one trip from home. A greater number of people can be accommodated simultaneously if similar indoor and outdoor facilities are clustered together. A community park and center can provide a social focal point and psychological identity for residents of nearby neighborhoods possessing similar characteristics within a geographic area of the City.

All community parks do not need to contain a community center, particularly if another one is located nearby or the demand can be largely accommodated by the school system or private facilities. Need for these facilities can only be determined after considering public sentiment, benefits, costs, the suitability of available property, and relationship with other recreational facilities.

III. THE PLAN

A. Parks and Recreational Needs

Implementation of land use policies will stimulate the need for additional parks within the planning area. Parks of all scales will be needed, including neighborhood, and community regional parks. Regardless, with a projected population of nearly 156,000 residents at buildout, the City will need to accommodate approximately 465 acres of active parks within the planning area, based on the 3 acres per 1,000 formula.

Residential density is an important factor in planning for park locations. Density determines the effective service distance, the spacing of parks, and the population of the service areas. The ability of a park system to accommodate increasing use and to adapt to changing recreational preferences is most directly related to the amount and location of the park land. Thus an adequate standard based on park size, service radius, population served, and acres per thousand population, with built-in flexibility to varying neighborhoods, will most likely remain a viable guide. A number of other factors will ultimately determine both the need for and location of new park land and expanded facilities.

- There have been significant changes in the attitudes towards recreation and leisure in recent years with a greater awareness concerning the relationship between exercise and good health. More and more adults are involved in activities (jogging, bicycling, etc.) that promote good health.

- Changes in the standard of living have resulted in more free time for persons to enjoy recreational pursuits.

- Demographic trends in recent years have resulted in a new "baby boom" among young adults in their late 20's, 30's, and early 40's.

- There has been substantial residential development in recent years which may be expected to continue in coming years. The additional population will result in further increases in the demand for new facilities and park land.

- Housing types and densities also influence park needs in the City of Adelanto. Higher density housing such as apartments and condominiums lack the open space amenities found in lower density single-family neighborhoods and Desert Living areas. As a result, residents living in higher density neighborhoods are generally more dependent on parks.

B. Goals and Polices

The primary goal of the parks and Recreation Element is to provide a system of public park and recreation facilities which serve the citizens of Adelanto. The following goals and policies have been established to fulfill this primary goal.

1. Goals.

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 park of the need for local recreational facilities.

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

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

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

2. Policies.

Rec 1.1: The City will work with the Adelanto School District to jointly develop and use school property for recreational purposes.

Rec 1.2: The City will promote the compatibility of land uses adjacent to parks.

Rec 1.3: The City shall base the fees paid in lieu of dedication of park land on the fair market value of land according to the requirements established in the Quimby Act.

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 are no suitable lands available for park land dedication.

Rec 1.5: The City should, when feasible, require developers to contribute land and develop on that land multi-purpose playing fields or recreational facilities.

Rec 1.6: The City will maintain agreements with the Adelanto School District for joint use of selected school sites.

Rec 1.7: The City will place emphasis on developing community parks and other facilities which will have the capability to serve the entire community.

Rec 1.8: The City will encourage more intensive use of all parks and recreation facilities, with improvements in lighting, safety features and amenities.

Rec 1.9: The City will continue to apply for any grants or any other public source of funds for development of future parks and recreational facilities.

Rec 1.10: The City will collect as required capital fees for future park development pursuant to the Quimby Act.

Rec 1.11: The City will continue to promote joint use facilities with the Adelanto School District so that a portion of these facilities can also be used as parks.

Rec 1.12: The City will emphasize expanded revenue producing or self supporting program for recreational purposes.

Rec 1.13: The City will emphasize the organization of volunteer programs to assist in the development of new recreational programs designed to enrich the lives of all segments of the population within the City of Adelanto.

Rec 1.14: The City will encourage the inclusion of recreational facilities as part of mixed land use developments.

Rec 1.15: The City will aggressively pursue the development of additional publicly owned parks and recreation facilities which are distributed throughout the City to meet the long term needs of all residents.

Rec 1.16: The City will encourage service clubs, civic groups individual donors and others to help in the development of recreational facilities.

Rec 1.17: The City will encourage private employee recreation facilities in business and industrial areas in order to provide recreational opportunities for employees.

Rec 1.18: The City promotes the establishment of hiking and bicycle trails as part of the system.

Rec 1.19: The City will, in developing a trails system, coordinate between various park facilities within the City, as well as with a regional trail system in the County. Linkage of park facilities via the open space corridors, is encouraged.

C. Implementation Strategies

Flexibility and diversity are the keys to meeting the recreational needs of today's complex urban society. As the City of Adelanto expands and develops, market demands and land use will change. Concurrent with those changes will be shifts in social demands and pressures. Thus, the policies, strategies and criteria used for the Parks and Recreation Element are flexible and diverse, representative of the community's values. Incorporating a flexibility within the system ensures a balance between the demands of social trends while protecting the natural environmental ecology.

The Parks and Recreation Element of the Adelanto General Plan provides long and short range planning strategies for the development of new park and recreation facilities. These strategies serve as a Master Plan for all future park development within the City of Adelanto.

1. **Short Term Goals:**

Rec 1.1: Adopt the Adelanto Park and Recreation standard of three (3) acres per thousand residents as a minimum.

Rec 1.2: Prepare a Comprehensive Parks and Recreation Master Plan that identifies several levels of parks and recreational facilities throughout the planning area.

Rec 1.3: Acquire land through the use of Quimby Act dedications for the development of parks and recreational facilities in areas of the City which are currently lacking them or show a deficit based on the local park standard.

2. **Long Term Goals:**

Rec 1.2.1: Create a parks acquisition trust fund utilizing exaction fees, state grants, and other resources.

Rec 1.2.2: Pursue the possibility of permanent or interim use of George Air Force Base's recreational facilities.

Rec 1.2.3: Develop plans for utilization of flood control right-of-ways for passive recreational uses and trail system.

Rec 1.2.4: Work with the School District to implement joint use and maintenance of school facilities for recreational purposes, including multi-purpose playing fields.

Rec 1.2.5: Pursue all possible avenues of funding for the development of multi-purpose playing fields and a community/recreation center.

Rec 1.2.6: Develop and regulate a land use compatibility matrix for land uses adjacent to parks.

Rec 1.2.7: Participate and cooperate with San Bernardino County, the Town of Apple Valley and the City of Victorville in planning for the use and preservation of the Mojave River.

Rec 1.2.8: Through the development review process, provide that adequate open space and user facilities are included in multiple family residential, commercial and industrial projects, utilizing flexible design techniques to create open space through clustering or transferring of residential densities.

Chapter Seven

CONSERVATION/OPEN SPACE ELEMENT

General Plan for City of Adelanto

Chapter Seven - Conservation/Open Space Element

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I. INTRODUCTION

A. Background

The Conservation/Open Space Element of the General Plan identifies significant natural and man-made resources that exist within the Planning Area and provides policies and strategies for the preservation and utilization of these resources.

Natural resources include mineral resources, hydrologic resources, areas of historic or archaeologic value, open space/scenic areas, prime agricultural lands, and areas containing unique wildlife or vegetation. These natural resources are being consumed or impacted by human activities, and the principal objective of resource policies is to minimize the level of impact of urban activities as the community grows. In addition to these physical resources, the Conservation/Open Space Element will also address impacts on air quality resulting from implementation of land use policies.

Specific natural resources that exist within the Planning Area include the Shadow Mountains in the northwest, the Mojave River to the east, natural drainage courses (including the Fremont Wash), and various plant and animal habitat areas.

B. Purpose

The purpose of the Conservation/Open Space Element is to identify the community's natural and man-made resources and to encourage their wise management in order to assure their continued availability for use, appreciation and enjoyment. It is designed to develop policies and implementation strategies which will encourage the conservation and proper management of all identified natural resources within the City.

C. Authorization

Government Code Sections 65302(d), 65302(e), and 65560 through 65567 mandate each city and county in California to adopt Conservation and Open Space Elements, which are intended to provide direction for the conservation, development, and utilization of resources, including water and its hydraulic forces, forests, soils, rivers, natural open spaces, plant and animal life, minerals, and other resources where applicable.

D. Summary of Issues, Opportunities and Constraints

1. Issues

Wildlife Preservation

The Adelanto Planning Area contains a variety of wildlife species and habitats. Several of these species are listed by the State of California or the Federal Government as threatened or endangered. The City of Adelanto must ensure that these species are protected in order to preserve the existence and diversity of desert and riparian habitats located within the Planning Area.

Riparian Areas (Mojave River Corridor)

The Mojave River forms the eastern boundary of the Adelanto Planning Area and is arguably the most significant and sensitive resource in the Planning Area, as well as the entire high desert region. Rare stretches of year-round surface water flow are found along this corridor of the Planning Area. Future development of the river corridor must be carefully considered in order to assure the preservation of the area's sensitive riparian habitat and water resources.

Desert Preservation

The existing desert setting is a unique and ever changing environment which can be easily damaged or destroyed. Destruction of fragile environment may cause negative environmental impacts, such as increased temperature, air pollution, and humidity, as well as erosion and flooding. The General Plan must provide solutions for the preservation of this unique desert setting.

Open Space Areas

Natural open space areas are a major component of the long term survival of native plant and animal species. In addition, they serve as a critical link between humans and the natural environment. While most of the Planning Area is currently undeveloped, many of these sensitive resources and open spaces will be lost if not identified and preserved. These areas may serve as wildlife preserves, or as passive recreational areas. Other less fragile open space areas may provide unstructured recreational opportunities as well. The Recreation Element identifies strategies for the development of active parks within the City.

Archaeological Resources

Materials of historic and prehistoric nature have been located within the planning area, particularly in the vicinity of the Mojave River. The preservation of these resources is important to understanding the history of Native Americans, as well as mankind in North America. These resources must be preserved to the greatest extent possible while allowing reasonable development to occur within the Planning Area.

Air Quality

Air quality related to the implementation of proposed land use policies is an important issue that the City and the region must address. Increased population in the high desert has and will continue to create additional concerns regarding air quality. As part of the Southeast Desert Air Basin, the City of Adelanto will consult with the Mojave Desert Air Quality Management District to assess air pollutant levels of buildout conditions of the land uses in the Land Use Element. Specific strategies must be incorporated to assure that a healthy living environment is maintained within the Planning Area and the region.

Water Supply

The issue of water supply has increased in importance within the City of Adelanto and the entire Southern California region. Although the high desert is one of the few areas in Southern California with significant indigenous groundwater resources, overdrafting is already occurring. Not only must the City plan for its immediate water supply needs, but must identify solutions and strategies for water conservation and additional sources. This issue directly affects the City's growth potential, and long term economic viability. The resources which are currently available to the City must be used sparingly in order to assure that adequate supplies are available to residents and businesses in the future.

Water Quality

Maintaining a high quality source of water in Adelanto suitable for all domestic and industrial purposes is essential. The use of alternative water sources, both local and imported must be considered with the expected increase in population.

Ground Recharge

Groundwater produced by City wells is the major source of water within the Planning Area. As growth increases, existing ground water sources will not be able to adequately supply the City's water needs. Groundwater re-charge is a measure that must be utilized to mitigate the consumption of those sources. Utilization of the State Water Project water to recharge the aquifers will mitigate the groundwater overdraft.

Geologic Resources/Soil

Landforms of the Planning Area are quite diverse, including the Shadow Mountains, the Fremont Wash, the bluffs along the Mojave River, and the distant San Bernardino and San Gabriel Mountains. These features should be retained as key visual resources. Erosion and flood potential of these resources should be minimized. Soil disturbance will likely occur as a result of new development and may pose a significant impact to drainage system and ambient air quality.

2. Opportunities and Constraints

There are many opportunities and constraints within the Planning Area which are affected by conservation programs and measures, especially as they relate to land use development. The following is a summation of some of the most prevalent opportunities and constraints.

- The Adelanto Planning Area is largely undeveloped and a majority of the land remains in the natural state. Preservation of natural land areas and resources is still very realistic.

- Drainage courses can be readily utilized as linear open space connecting to active parks throughout the Planning Area. These corridors can allow for the preservation of native plant and animal species if designed accordingly, as well as provide for flood control.

- Power line and utility rights of way can be utilized as part of the open space and trails network if agreements with utility companies for joint use can be achieved.

- Continued joint use of park facilities with the Adelanto School District can continue to provide substantial accommodation for parks and open space.

Table VII-1
Sensitive Biological Resources in the Adelanto Planning Area Vicinity

Common Name	Scientific Name	USFWS	CDFG	CNPS
Mojave Buckwheat	*Chorizanthe spinosa*	3C	--	4
Mojave Monkeyflower	*Mimulus mohavensis*	--	--	1B
	Helminthoglypta mohaveana	C2	--	--
Mojave Tui Chub	*Gila bicolor mohavensis*	E	E	--
Red Legged Frog	*Rana aurora draytoni*	C2	--	--
Southwestern Pond Turtle	*Clemmys marmorata pallida*	C2	--	--
Desert Tortoise	*Gopherus agassizi*	E	T	--
San Diego Horned Lizard	*Phyrnosoma coronatum blainvillei*	C2	CSC	--
Willow Flycatcher	*Empidonax traillii*	FSS	CSC1	--
Western Yellow-billed Cuckoo	*Coccyzus americanus occidentalis*	C2	E	--
Yellow Breasted Chat	*Icteria virens*	--	CSC2	--
Summer Tanager	*Piranga rubra*	--	CSC2	--
Bendires Thrasher	*Toxostoma bendirei*	--	CSC3	--
Le Conte's Thrasher	*Toxostoma lecontei*	--	CSC3	--
Least Bell's Vireo	*Vireo bellii pusillus*	E	E	--
Cooper's Hawk	*Accipiter cooperii*	--	CSC3	--
Prairie Falcon	*Falco mexicanus*	--	CSC3	--
Swainson's Hawk	*Buteo swainsoni*	C2	T	--
Golden Eagle	*Aquila chrysaetos*	Fp	Fp, CSC3	--
Mojave Ground Squirrel	*Spermophilus mohavensis*	C2	T	--
Mojave Vole		--	--	--
Streamcourses		--	--	--
Mojave Riparian Forest		--	--	--
Mojave Creosote Bush Scrub		--	--	--
Mojave Wash Scrub		--	--	--

Note: See Pages VII-6 through VII-17 for definitions. CNPS = California Native Plant Society, E = Endangered, T = Threatened, CSC = Special Concern.

- The Mojave River corridor provides a significant opportunity to accommodate a wide variety of plant and animal species which may be threatened or endangered and provides a unique recreational resource on the high desert.

Constraints

- Acquisition of open space in rapidly developing areas is a cost burden to City government and private development.

II. EXISTING CONDITIONS

Physical natural resources that are within the Planning Area include the Shadow Mountains in the northwest, the Mojave River to the east, natural drainage courses (including the Fremont Wash), and various plant and animal habitat areas. The following discussion outlines the primary resources within the Planning Area which are affected by land use policies of the General Plan.

A. Biological Resources

Alluvial fans and floodplains support a distinctive scrub vegetation within the Planning Area containing an assortment of plant materials characteristic of both Mojave creosote bush scrub, Mojave wash scrub, and Joshua tree woodland communities. Such areas are known habitat for a variety of wildlife, including the desert tortoise and Mojave ground squirrel. Mojave riparian forest habitat is found along the Mojave River, as well as, in some of the natural drainage courses throughout the Planning Area. A variety of animal species may use the streamcourses as a movement corridor. The Mojave River has cut a deep canyon into the hills to the west of the rivercourse, forming a steep bluff. The face of the bluff affords nesting habitat for a variety of small birds and raptors.

The City of Adelanto recognizes that certain plant and animal species, and sometimes whole communities of these may be considered to be sensitive for one or more reasons related to rarity, limited habitat and pending threats. In some instances, the threat to such species or their habitats warrants official state and/or federal endangered status. Table VII-1 lists the sensitive biological resources within the Adelanto General Plan Planning Area.

Plant Life

Plant life in the Planning Area is abundant and diverse. During the Spring months, the desert provides a colorful display of annual flowers. In addition, there are many plant habitats, several of which are very sensitive, that exist within the Planning Area. The major plant communities (habitats) are described below:

Mojave Creosote Bush Scrub, dominated by creosote (*Larrea tridentata*) and burro-weed (*Ambrosia dumosa*), is found in areas of well-drained secondary soils with very low available water holding capacity on slopes, fans, and valleys. Growth usually occurs during spring if rainfall is sufficient.

Mojave Wash Schrub is a low, shrubby, open community with a scattered to locally dense overstory of small-leaved trees. Characteristic species of Mojave Wash Scrub include catclaw (*Acacia greggii*), desert willow (*Chilopsis linearis*), and many-fruited saltbush (*Atriplex polycarpa*). This community is found in sandy washes, arroyos, and canyons of intermittent streams throughout the Mojave Desert region.

Mojave Riparian Forest is found along larger desert rivers such as the Mojave, where the vegetation has not been cleared for irrigated agriculture or dehydrated by upstream diversions. Mojave riparian forest is a relatively open, broadleafed, winter-deciduous streamside forest dominated by cottonwood (*Populus fremontii*), black willow (*Salix gooddingii*), and red willow (*S. laevigata*). A dense understory of rabbitbrush (*Chrysothamnus nauseosus*), Torrey's saltbush (*Atriplex torreyi*), and other shrubby species grows below the open canopy. Riparian habitats, never common in dry Southern California, are becoming increasingly rare due to the pressures of development. As a result, riparian areas, and especially the waters that support them, are vigorously protected by CDFG Code 1600 and Section 404 of the Clean Water Act.

Additional Sensitive Resources

The Adelanto Planning Area is within the California Desert Conservation Area which is managed by the Bureau of Land Management (BLM) in accordance with guidelines set in the California Desert Conservation Area Plan (1980). A portion of the northernmost part of the Adelanto Planning Area is within the Desert Conservation Area Plan's "Western Mojave Desert" critical habitat area, for which a Habitat Management Program (HMP) is scheduled to be created. Although the California Desert Conservation Area encompasses the entire California desert region, the plan only applies to federally administered public lands and those lands directly adjacent to and affecting public lands.

San Bernardino County has a "Plant Protection and Management" Ordinance (#3175), which outlines native plant and tree removal permitting requirements, applicable to all private land within the unincorporated areas of the county and on county lands.

The inclusion of an expanded airport facility at the George Air Force Base site will affect the biological resources of the area to some degree. However, the impacts will not be significantly different than those already existing from the Base and its operations. The expanded airport facility and the associated development that is likely to occur will cover a much larger land area. Thus, it is assumed that careful consideration must be taken to assure than sensitive biological species and habitats are preserved and/or relocated. These impacts have been considered in the Final Environmental Impact Statement for Disposal and Reuse of George Air Force Base.

The following species of plants known to exist within the Adelanto Planning Area and are considered to be sensitive plant species:

Mojave Buckwheat/Spineflower (*Chorizanthe spinosa*), is a California Native Plant Society (CNPS) list 4 species. This species grows in dry sandy or gravelly soil, in creosote bush scrub and Joshua tree woodland habitats. Mojave Buckwheat is found at elevations between 2500 and 3500 feet and may be found, within the Planning Area.

The Mojave Monkeyflower (*Mimulus mohavensis*) is a reddish-purple annual, blooms in April-June, and grows in sandy and gravelly areas at 2,000 to 3,000 feet.

This species is found in association with creosote bush scrub, and is threatened by development and off-road vehicles. Most historic occurrences in the Barstow area have been extirpated or negatively impacted. This species is listed as a Federal Category C2 (Candidate for Federal Listing) and a CNPS Category 1B (California Native Plant Society).

Because the Planning Area is in a desert area, it is also subject to the California Desert Native Plant Act (CDNPA; California Flood and Agriculture Code, 1986). The CDNPA lists several plant families, genera and/or species that are to receive special consideration due to their uniqueness individually and as a part of the California desert ecosystem. The affected species found in the Planning Area include the Joshua Tree, catclaw, and members of the Agave, Cactus, and Mesquite families.

<u>Riparian Corridors</u>

The Planning Area of the City of Adelanto extends easterly to the Mojave River. The flood hazard area of the Mojave River, extending to the top of the bluffs on the

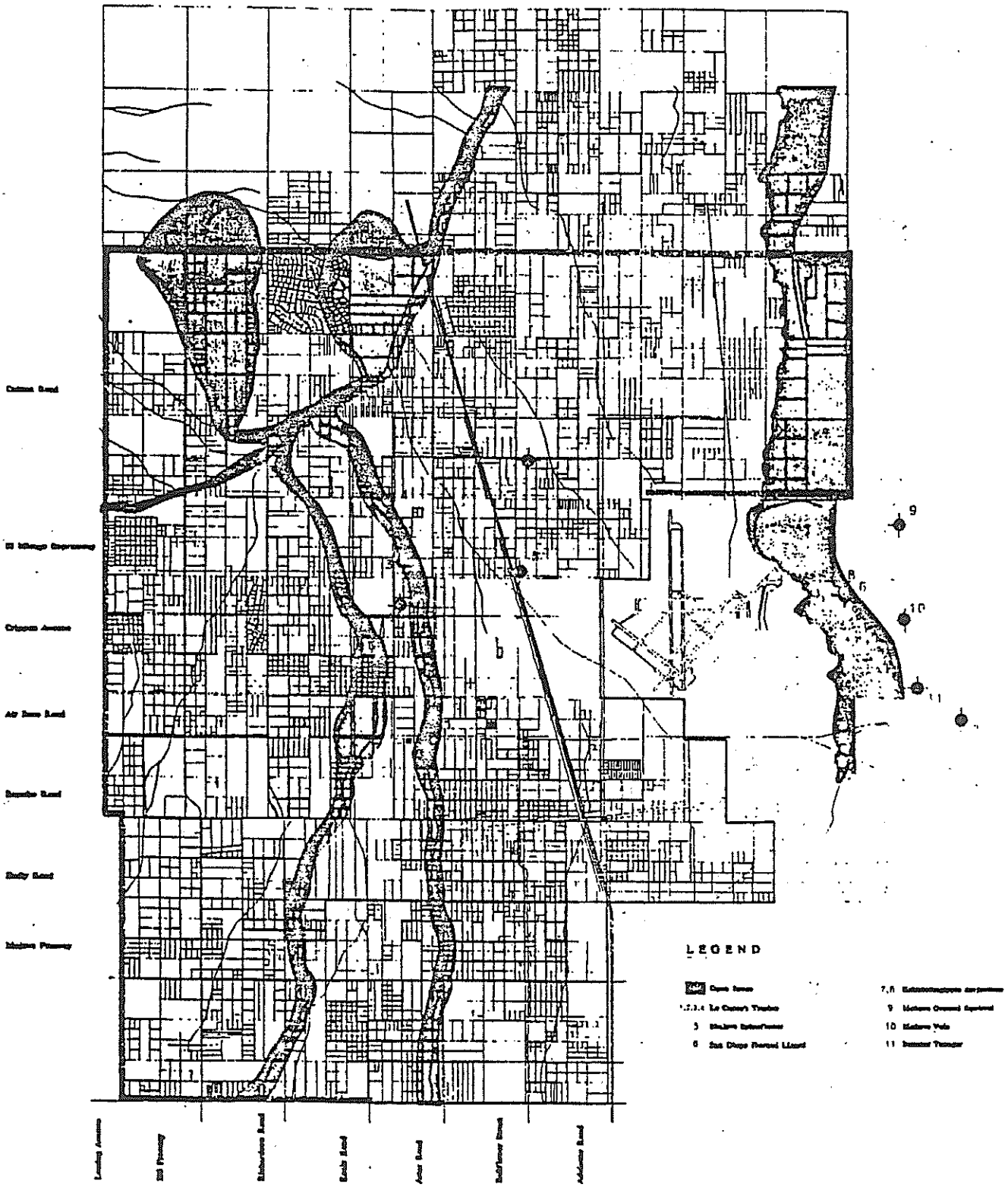
western side of the river will be retained as open space. There are many sensitive animal species known or suspected to be found within the Planning Area that depend upon the Mojave River and the riparian and grassland habitat associated with it. In addition, rapters and other bird species are known to nest in the bluffs overlooking the river. (Figure VII-1).

The following uses are permitted within riparian corridors:

- Passive (non-mechanized) recreation;
- Education and research, excluding; structures;
- Interpretive trails;
- Fish and wildlife management activities;
- Necessary water supply projects;
- Pipelines;
- Flood control projects where no other methods are available to protect the public safety;
- Resource consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code; and
- Bridges when supports are not in significant conflict with corridor resources.

Development adjacent to riparian corridors shall 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 Game; wastewater discharges and entrapment; prevent groundwater depletion or substantial interference with surface and subsurface flows; and provide for natural vegetation buffers.

Figure VII-1
Biological Resources



Natural Drainage Channels/Blueline Streams:

As identified on the Land Use Map and the Proposed Drainage Facilities Map, there are numerous drainage channels that traverse the Planning Area in a northerly direction. The natural drainage courses that will remain will provide additional migration and habitat for wildlife, as well as the most prolific occurrence of scrub (Mojave creosote and Mojave wash scrub) species. These areas are to be maintained as natural drainage channels, unless it is determined that man-made structures are critical for the safety of life and property.

B. Animal Life

Several animal species are known to exist in the above mentioned habitat areas that typify the Adelanto Planning Area. The following summary is a comprehensive list of those species which are known to exist, may exist, or have been seen in the vicinity. Each is identified, including any pertinent state or federal classification relating to current status.

- The gastropod known as (*Helminthoglypta mohavensis*) is a Category 2 candidate for Federal listing. This species has been reported on the banks of the Mojave River on the eastern edge of the Planning Area.

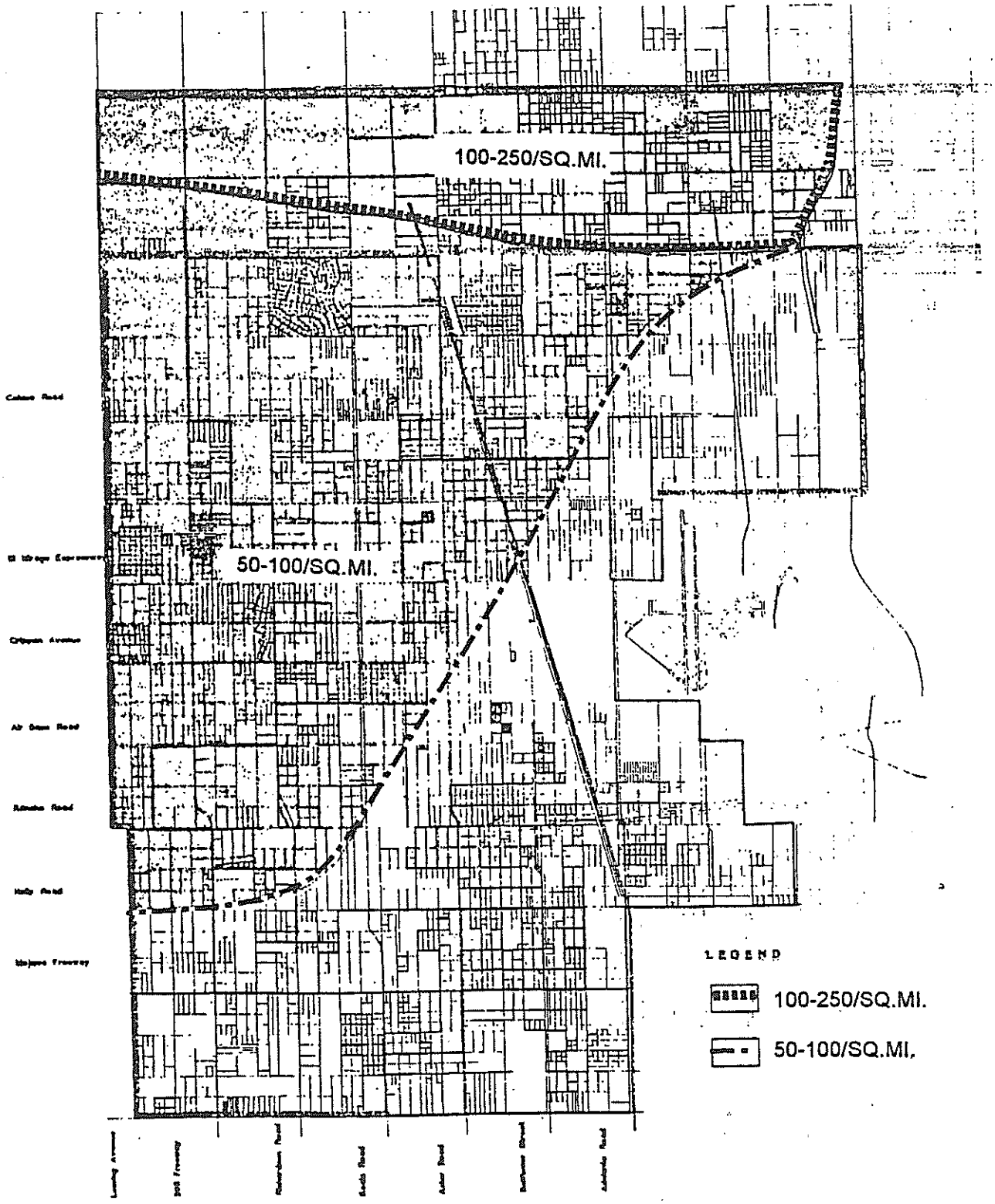
- The Mohave Tui Club (*Gila bicolor mohavensis*) is both State and Federally listed as endangered. This fish once reported in the Mojave River near Victorville, was reported extirpated from this site in 1980, but may occur in other sections of the river.

- Red Legged Frog (*Rana aurora draytoni*) is a Category 2 candidate for Federal listing. This pond frog inhabits humid forests, woodlands, grasslands, and streamsides, and is most common in lowland and foothills. The red-legged frog has been reported in the vicinity and may be in the Planning Area.

- The Desert Tortoise (*Xerobates agassizi*) is listed as "Endangered" by DFG, and was listed as "Threatened" by the U.S. Fish and Wildlife Service (USFWS) on August 4, 1988 on an emergency basis. The desert tortoise ranges mainly in desert scrub, sand washes, and throughout creosote bush scrub habitats. Desert tortoises have been found within the Planning Area, and may occur wherever appropriate habitat areas exist. (Figure VII-2)

The Desert Tortoise was afforded full protection under the Endangered Species Act of 1973, as amended. This protection entails a federal taking prohibition regarding the tortoise. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or to attempt to engage in any such conduct. Activities that have a negative impact on habitat occupied by an endangered species constitutes a "taking" of that species. If a taking of the desert tortoise would result from activities proposed for any portion of the Planning Area, a Section 10(a) permit would be required prior to the initiation of said activities. Therefore, prior to site alteration in any area where appropriate habitat for the desert tortoise exists, the status of the tortoise on the project site must be determined.

Figure VII-2
Desert Tortoise Density



- Southwestern Pond Turtle (*Clemmys marmorata pallida*), a Category 2 candidate for Federal listing, is thoroughly aquatic, and inhabits ponds, marshes, rivers, streams, and irrigation ditches that typically have a rocky or muddy bottom. This turtle may inhabit some portions of the Mojave River within the subject Planning Area.

- San Diego Coast Horned Lizard (*Phrynosoma coronatum blainvillei*)[1] is a Category 2 candidate for Federal listing. The preferred habitat of the San Diego coast horned lizard is open sandy areas within the coastal sage or chaparral communities as well as in dry washes and along roads. The San Diego coast horned lizard has been reported in the Planning Area and its presence is likely wherever appropriate habitat exists.

- The Yellow-Breasted Chat (*Icteria virens*) is a DFG Species of Special Concern, second priority. This bird is an uncommon local summer resident in dense riparian thickets of the lowlands and lower portions of foothill canyons, especially in the vicinity of lowland watercourses. The clearing of much of this habitat has caused a noticeable decline in the number of breeding birds. In addition, the brown-headed cowbird (*Molothrus*), a nest parasite that lays its eggs in other birds' nests, has been a major contributor to this decline. In 1987, a singing male yellow-breasted chat was observed high in a *Populus fremontii* in the Mojave Narrows Regional Park, southeast of Victorville.

- The Summer Tanager (*Piranga rubra*), also a DFG Species of Special Concern, second priority, nests in mature riparian groves dominated by cottonwoods. Summer tanagers have been reported in recent years in two different areas along the Mojave River in the vicinity of the Planning Area. These populations are threatened by off-road vehicle use in the riverbed and adjacent riparian habitat, prolonged flooding, and removal of vegetation.

- Bendire's Thrasher (*Toxostoma bendirei*), a DFG Species of Special Concern, third priority, breeds primarily in Joshua Tree woodlands with scattered shrubs (creosote, etc.) and patches of grassland. In some areas, it also breeds in areas where Opuntia cactus is plentiful (up to 1500m). The Bendire's Thrasher is a fairly common summer resident in the Cima Dome-Lanfair Valley area of northeastern San

[1]The validity of *Phrynosoma coronatum blainvillei* as a subspecies has recently been questioned by authorities. (Stebbins pers. comm. 1989)

Bernardino County, and a very scarce summer resident in the Joshua Tree National Monument-Yucca Valley area of southwestern San Bernardino County. The total population within California is under 200 pairs.

- Le Conte's Thrasher (*Toxostoma lecontei*) is another third priority Species of Special Concern by the State of California, this bird inhabits very sparse desert scrub, especially around small washes. This species is a widespread but rare permanent resident in the western and southern San Joaquin Valley, Upper Kern River Basin, Owens Valley, Mojave Desert, and Colorado Desert. California is a major population center for this species. This shy species has been greatly affected by off-road vehicle use. The Le Conte's thrasher has been reported at various points north and northwest of Adelanto.

- The Least Bell's Vireo (*Vireo bellii pusillus*) is State and Federally listed as an endangered species. Least Bell's vireos require an extensive and dense riparian woodland habitat. The decline of the species is related to the widespread removal of this habitat in Southern California. Cowbird parasitism has also played a significant role in their decline. Least Bell's vireos have been reported in the vicinity of the Planning Area, and may occur in areas of suitable habitat.

- The Willow Flycatcher (*Empidonax traillii*) is a CDFG Bird Species of Special Concern, Highest Priority (considered to be potentially endangered due to small population size and habitat loss), as well as Federal (BLM and USFS) Sensitive Species. The species requires dense riparian woodlands for nesting. It has been virtually extirpated from the region by brown-headed cowbirds and habitat loss; however, migrants may still be seen in Spring and Fall in appropriate habitat in the area.

- The Western Yellow-billed Cuckoo (*Coccyzus americanus occidentalis*) is state listed as Endangered, as well as a Category 2 candidate for Federal listing. This species is a very rare summer transient in the majority of Southern California. The natural nesting habitat of the western yellow-billed cuckoo is in deciduous riparian forest and woodland of a cottonwood-willow composition.

  A western yellow-billed cuckoo was observed in the "upper narrows" area southeast of Victorville in an extensive willow and cottonwood forest bordering the Mojave River.

- The Prairie Falcon (*Falco mexicanus*) is a DFG Species of Special

Concern, third priority, was at one time a common permanent resident throughout most of California. Pesticide residues, robbing of eyries by falconers, shooting, and human activity near nest sites have all taken a toll on prairie falcon populations, resulting in a very small and vulnerable total population within California. These birds prefer open desert scrub and grasslands for foraging, and require adjacent cliffs or rocky outcroppings for nesting. An active nest site has been reported within the Planning Area boundaries.

- The Swainson's Hawk (*Buteo swainsoni*) is a Category 2 candidate for Federal listing, and Threatened in California. It is a medium-sized buteo with relatively long, pointed wings and a long square tail. The dies of the Swainson's hawk includes the California vole (Microtus californicus), as well as a variety of birds and insects. These hawks require large, open grasslands with abundant prey in association with suitable next trees. Nest sites may be found in mature riparian forest, lone trees or groves of oaks and other species in agricultural fields and mature roadside trees.

- The Cooper's hawk (*Accipiter cooperii*) is considered by CDFG to be a wide-spread and declining species (Species of Special Concern, 3rd priority). Once considered a common nester throughout California, the Cooper's hawk has been much reduced in recent decades. This hawk occupies a variety of woodland and semi - open habitats, though breeding populations are generally restricted to riparian groves and mountain canyons.

- The Golden Eagle (*Aquila chrysaetos*), although not listed as rare or endangered, is afforded Fully Protected status in California (CDFG Code, Section 3511) and receives additional protection under amendments to the Bald Eagle Protection Act (PL, 92-535). It is considered sensitive by Federal agencies and CDFG due to its requirements for isolated nesting sites and very large foraging areas. Golden eagles are known to have nests to the north of the Adelanto Planning Area, and are expected to forage over the site.

- The Mojave Ground Squirrel (*Spermophilus mohavensis*), State listed as Threatened, and a Federal Category 2 candidate for listing, is cinnamon-gray in color, with white underparts. The species lives in underground burrows, in which it spends about seven months of the year (usually August to February) in estivation. Mojave ground squirrels inhabit plant communities which are dominated by either creosote, joshua tree, or shadscale, the fruit of the joshua tree being its favorite food. The species suffers from piecemeal loss of habitat

and resulting isolation of the populations. The Adelanto Planning Area is in the middle of the Mojave ground squirrel's range, and its has been reported in the areas of Oro Grande and Victorville.

- The Mojave Vole (*Microtos californicus mohavensis*), a grass eating mouse found in grassy areas along the Mojave River, in the vicinities of Victorville, Oro Grande, and Helendale.

Wildlife Movement Corridors

Wildlife movement corridors are important for the free movement of animals between population centers, for access to food and water sources during drought, as escape routes from brush fires, and, in the longer term, for dispersal of genetic traits between population centers. A wildlife corridor is a strip of land connecting two or more larger land areas that is free of barriers which would seriously curtail or prevent wildlife passage. It typically provides refuge and ease of movement, and often follows ridgelines or drainageways.

C. Cultural Resources

The Victor Valley region has a long history of human habitation. Mojave Indian tribes lived throughout the region, using the study area for hunting and gathering and as travel routes. It is believed that the Mojave River, which forms the eastern edge of the Adelanto Planning Area, served as the focal point of Indian occupation of the study area. During more recent times, the Planning Area was used for cattle grazing as part of the ranching industry that spread throughout the Victor Valley.

Precise archaeological information is very limited from the study area, since little of the area has been archaeologically surveyed. The most likely archaeological region is expected to be located along the Mojave River. This area has been designated primarily as natural open space (OS), which will minimize any significant land disturbance, thus reducing adverse impact on possible archaeological sites.

D. Natural Resources

The consumption of non-renewable natural resources which may occur within and outside the General Plan Planning Area are discussed in this Element of the General Plan. Natural resources issues which are of concern regarding implementation of land use policies include increased rates of consumption of any natural resources and the substantial depletion of any non-renewable natural resource.

Many portions of the General Plan Planning Area may have the potential for mineral

and resource extraction. Sand and gravel is being exacted in proximity to the Planning Area, although minimal extraction has occurred within Adelanto. In addition to sand and gravel, there is a slight chance of oil and gas reserves within the Planning Area, as there are some known occurrences of these resources in the Victor Valley.

Goals, policies, and implementation strategies contained in this element, as well as the Land Use Element are intended to limit various types of development to occur in areas that have the potential for extraction of mineral resources and where potential petroleum reserves may be located. However, most areas which have such potential are designated in low density residential, or industrial uses. Further most of these areas have physical constraints associated with normal urban development, due to typography, access, and lack of infrastructure.

Recycling of renewable natural resources such as paper, glass, and metal is discussed in the Safety Element.

E. Air Quality

The Adelanto Planning Area is located within the Southeast Desert Air Basin, which comprises most of San Bernardino and Riverside Counties, and portions of Los Angeles, Kern, and San Diego Counties. The general climate of the region is controlled by a semi-permanent high pressure center which limits the frequency of storms occurring here. Winds, which emanate from the mountains to the west, are often at high velocity and often contain pollutants from the heavily urbanized areas located in the South Coast Air Basin.

Existing ambient air quality of the Adelanto Planning Area is relatively good, especially compared to that of regions in the Los Angeles Basin. The South Coast Air Quality Management District and the Mojave Desert Air Quality Management District operate an air quality monitoring station on the high desert. Data indicates that the Southeast Desert Air Basin is in "attainment" for the State Ambient Air Quality Standard for carbon monoxide (CO) and sulfates. It is "unclassified" for nitrogen dioxide and sulfur dioxide, and designated "non-attainment" for ozone and hydrogen sulfide. Some of the data used for these determinations was collected from the Victor Valley monitoring stations operated by the then San Bernardino Air Pollution Control District.

The 1989 Air Quality Management Plan (AQMP) requires that local governments adopt an air quality element or its equivalent addressing air pollution control measures and growth management issues. Non-compliance with the AQMP could result in some level of preemption by the South Coast Air Quality Management District. It is required that the City of Adelanto make reasonable progress in implementing local government responsibilities as outlined in the AQMP and the San Bernardino Air Quality Attainment Plan.

Some of the major issues which specifically relate to the compliance with the AQAP and the AQMP are:

How should the City of Adelanto address the implementation requirements of the Air Quality Management Plan as it relates to anticipated growth pressures and economic development?

Which control measures would minimize emissions most efficiently in the Adelanto Planning Area?

How can these control measures be most effectively implemented by the City's governmental agencies?

A brief description of the pollutants which contribute most to the "non-attainment" determination is as follows:

The State standard for ozone of .09 ppm was exceeded on 150 days during 1989 for the San Bernardino County portion of the Southeast Desert Air Basin. The Victor Valley has the most frequent number of violations during the years of 1985 and 1990.

The Victor Valley is impacted by transported air contaminants moving through Cajon Pass, Soleded Canyon and Tehachapi Pass. The Victor Valley Area includes the cities of Adelanto, Apple Valley, Hesperia, and Victorville, and the communities of El Mirage, Baldy Mesa, Helendale, Oak Hills, Oro Grande, Phelan and Silver Lakes. Based on peak hourly concentration data collected by District monitoring stations in Hesperia and Phelan, the highest concentrations appear significantly later in the day (4:00 - 7:00 p.m.) than would be expected from only local sources and normal solar irradiation daily cycle.

Precursors to ozone formation are sunlight, reactive gases (ROGs) and oxide of nitrogen (NOx). The major sources of these precursor compounds are the mobile and stationary sources. ROGs react with other pollutants in the presence of sunlight to form photochemical oxidants and ozone. Presently, there are no specific ambient air quality standards for ROG emissions because they are not considered criteria pollutants. ROGs present a widely variable chemistry, but consist primarily of hydrocarbons. The precise chemistry depends on the total of the available constituents of the air mass at a particular moment in time. Cooler ambient air temperatures in the winter months retard ozone formation and encourage the build up of higher concentrations of ROGs in the atmosphere. Sunlight and increasing air temperature drive the smog forming photochemical reactions. ROG emissions also contribute to violations of the PM10 standards. The District has identified ROG control strategies which will require increased regulation of both stationary and indirect/mobile sources.

Particulate matter is suspended particulate matter of ten micro-meters or less in

diameter. It is a complex mixture of natural and man-made substances. Contributors include sulfates, nitrates, soil, organics, elemental carbon, metals, and biological materials. Approximately 90% of the total particulates are less than ten microns in diameter. Particulates sampling reveals about 48% be weight, to be particles larger than ten microns in diameter. In areas with close proximity of farming, mineral mining/processing and land clearance for development, particulate concentrations are higher than in areas of natural, undisturbed terrain. Indirect (mobile) and area-wide sources contribute particulates from the burning of fossil fuels, tire wear and road dust. The particulate load varies seasonally with changing meteorological conditions, less particulates after winter rains and much more during the spring and summer windy season.

The primiary concern within the airshed of the Victor Valley, is that of ozone. The Federal hourly ozone standard is exceeded frequently, causing the high desert to be in non-attainment for ozone. Most studies indicate that the primary source of the high levels of ozone is the LA Basin, which is heavily populated and contains a large amount of industrial activity. Until emissions are reduced in those areas, the high desert will continue to receive high levels of photochemical pollutants. The Air Quality Attainment Plan (AQAP) for San Bernardino County does recognize the interaction between the two areas and is attempting to coordinate efforts to improve air quality for the entire region.

The most profound impact due to implementation of land use policies is the increased development, which will stimulate a significant increase in energy consumption and vehicle miles traveled. As a result, significant increases of on site and off site air emissions will be generated. Off site emissions will be realized at power generation facilities, which provide electricity to the residences and businesses within the Planning Area. Natural gas used for heating and cooling will contribute slightly to on site emissions. However, the major source of on site emissions will be generated by additional motor vehicle trips resulting from short-term construction activities and long-term vehicle tips associated with new residences and businesses.

Air emissions from current land uses are relatively insignificant when evaluating regional air quality impacts. A Regional Air Quality Attainment Plan (AQAP) has been adopted by San Bernardino County which considers existing emissions and anticipated emissions generation based upon projected land uses. The previous Adelanto General Plan was used in the preparation of regional AQAP. Land use designations and overall densities have changed considerably from the previous plan. Therefore, general impacts resulting from development within the Planning Area must be incorporated into regional air quality management planning. Air emission impact mitigation measures are included in the AQAP and will be implemented as part of the regional program.

Tables VII-2, 3 and 4 show electrical consumption, gas consumption and the projected

vehicle miles produced by the proposed land uses of the General Plan for 2014 and buildout. Table VII-5 shows the corresponding air pollutant emissions associated with that level of development as well as existing and buildout.

The air quality impacts of the proposed Airport will be relatively small compared to other mobile sources within the region. This is true since the aircraft which will be utilizing the facility are not themselves major polluters. Vehicle use and support activities will constitute the highest level of impact to air quality. Commercial passenger airports (including motor vehicles, aircraft operations and ground access), as a rule, contribute approximately 3% of the total emissions in the airshed in which they are located. This is true of the LAX, Long Beach, John Wayne, Ontario, as well as Denver Airport airsheds. In fact, with a smaller airport, there will be fewer additional jobs located in the high desert. This will mean more air pollution and traffic congestion on the circulation systems due to increased commuting to major job centers located in the LA Basin.

F. Open Space Plan

Open space within the Planning Area constitutes a significant percentage of land area. Open space resources include the natural drainage corridors, the Mojave River corridor, the Shadow Mountains, the El Mirage Cooperative Management Area (BLM), the flood control rights of way and the public utility rights of way. Many of these areas are to be dedicated to passive recreational uses and are designated as Open Space (OS) on the Land Use Map.

Proposed land use policy allows the development of over 51,085 acres of the Planning Area and quasi-urbanized land uses. The remaining 4,026 acres, or 7.8% of the Planning Area, is dedicated to open space, either natural or recreational. This percentage represents a substantial dedication by the City to the preservation of open spaces and creates a vast amount of recreational opportunities for residents.

TABLE VII-2

ADELANTO GENERAL PLAN UPDATE

USE OF ELECTRICITY BY LAND USE-2014

LAND USE	DU/AC	KWH/ DAY	TOTAL KWH/DAY
DESERT/SINGLE FAMILY	15648 DU	15	240,983
MED. DENSITY RESIDENTIAL	3718 DU	15	57,264
MANUFACTURING/INDUSTRIAL	4080 AC	375	1,530,169
COMMERCIAL	882 AC	485	427,814
AIRPORT	273 AC	375	102,218
AIRPORT DEVELOPMENT DISTIRCT	1650 AC	375	618,750
TOTAL			2,977,197

TABLE VII-3

ADELANTO GENERAL PLAN UPDATE

USE OF NATURAL GAS BY LAND USE-2014

LAND USE	DU/AC	CF/DAY	TOTAL CF/DAY
DESERT/SINGLE FAMILY	15,648 DU	222	3,473,856
MED. DENSITY RESIDENTIAL	3,718 DU	133	494,494
MANUFACTURING/INDUSTRIAL	4,080 AC	1280	5,222,400
COMMERCIAL	882 AC	1263	1,113,966
AIRPORT	273 AC	871	237,783
AIRPORT DEVELOPMENT DISTIRCT	1,650 AC	871	1,437,150
TOTAL			11,979,649

TABLE VII-4

ADELANTO GENERAL PLAN UPDATE

VEHICLE MILES BY LAND USE-2014

LAND USE	DU/AC	TRIPS/ DAY	TRIP IN MILES	THOUS. MILES
DESERT/SINGLE FAMILY	15,648 DU	149,735	10	1,497
MED. DENSITY RESIDENTIAL	3,718 DU	22,311	10	223
MANUFACTURING/INDUSTRIAL	4,080 AC	204,023	20	4,080
COMMERCIAL	882 AC	242,575	10	2,426
AIRPORT	273 AC	24,024	20	480
AIRPORT DEVELOPMENT DISTIRCT	1,650 AC	82,500	20	1,650
TOTAL		725,167		10,357

TABLE VII-5

ADELANTO GENERAL PLAN UPDATE
PROJECTED AIR POLLUTION EMISSIONS
(POUNDS PER DAY)

EMISSON SOURCE		CO RATE	CO TOTAL	ROC RATE	ROC TOTAL	NOx RATE	NOx TOTAL	SOx RATE	SOx TOTAL	PM10 RATE	PM10 TOTAL
EXISTING											
GAS	1.98 MCF	20	40	5.3	10	100	198	0	0	0.2	0
ELECTRIC	494.54 MWH	0.20	99	0.01	5	1.15	569	0.12	59	0.04	20
MOBILE	1708.91 THOU.MI.	7.79	13312	1.32	2256	2.11	3606	0	0	0.3	513
TOTAL			13451		2271		4372		59		533
YEAR 2014											
GAS	11.97 MCF	20	239	5.3	63	100	1197	0	0	0.2	2
ELECTRIC	2997.19 MWH	0.20	599	0.01	30	1.15	3447	0.12	360	0.04	120
MOBILE	10357 THOU.MI.	7.79	80681	1.32	13671	2.11	21853	0	0	0.3	3107
TOTAL			81520		13765		26497		360		3229
BUILDOUT											
GAS	35.91 MCF	20	718	5.3	190	100	3591	0	0	0.2	7
ELECTRIC	8991.57 MWH	0.20	1798	0.01	90	1.15	10340	0.12	1079	0.04	360
MOBILE	31071.00 THOU.MI.	7.79	242043	1.32	41014	2.11	65560	0		0.3	9321
TOTAL			244560		41294		79491		1079		9688

Mobile based on 2001 emission factors, 15%trucks.
Existing is 5.5% of buildout; 2014 is 33 percent of buildout.

Mojave River Corridor

The Mojave River corridor, as previously discussed, is undoubtedly the most significant natural open space resource of the high desert, providing refuge for numerous plant and animal species. The Land Use Element policies limit development to passive recreation and open space, in order to preserve the sensitive habitat. This area is home to some of the City's wells, which provide water to George AFB and Adelanto. The river has intrinsic scenic qualities, with dense cottonwood stands and occasional surface water flow.

El Mirage Cooperative Management Area

The El Mirage Cooperative Management Area is located in the northwest portion of the Planning Area, surrounding the Shadow Mountains. This area is owned by the Bureau of Land Management and provides space for recreational vehicle use, including ATV's, motorcycles, and off road trucks. It is used year-round by enthusiasts throughout Southern California.

Natural Drainage Channels

The natural drainage channels that traverse the Planning Area provide natural storm water flow across Adelanto to the Mojave River. The Fremont Wash is the most prominent of the drainage channels and provides a significant habitat area for plant and animal species. These channels present a unique opportunity to create a comprehensive trails network throughout the Planning Area linking other active recreational facilities as well as the natural environment. Although corresponding to the Drainage Master Plan, these channels are to remain in their natural state unless alteration is necessary to protect life and property.

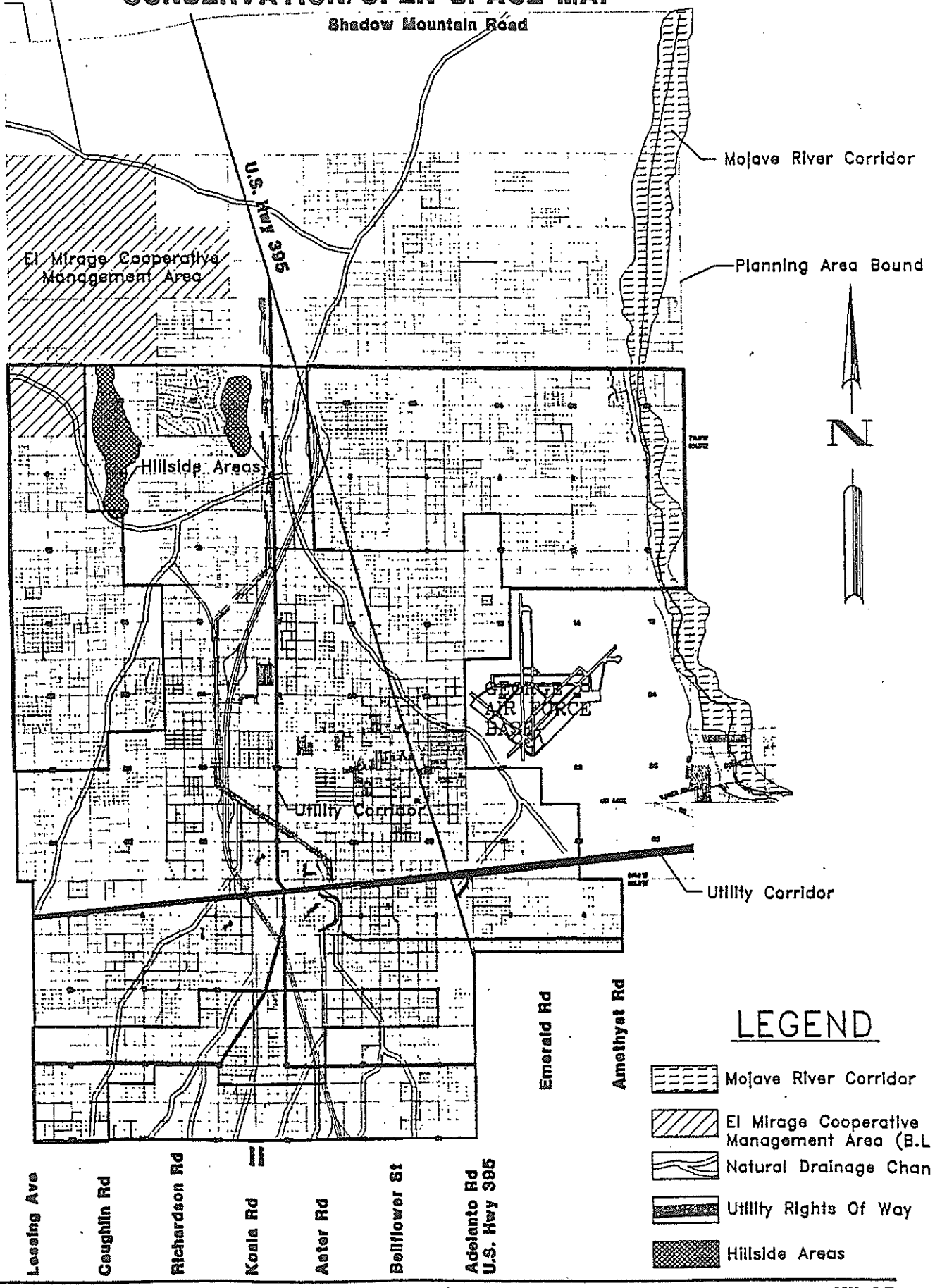
Utilities Rights of Way

Another open space resource which the City can utilize is the utility rights of way that criss-cross the Planning Area. These utility corridors can provide additional linkage to the open space and parks system, in addition to facilitating stormwater detention/retention needs. Agreements with the utility companies can be made to allow multiple use of these rights of way.

The Conservation/Open Space Map

Figure VII-3 portrays the areas which are designated as open space on Land/Use Map. These natural resource areas are to remain dedicated to their existing use or as passive recreational sites.

FIGURE VII-3
CONSERVATION/OPEN SPACE MAP



III. THE PLAN

A. Conservation/Open Space Plan

Land Use Policies contained in the General Plan will stimulate an increase in urbanization within the Planning Area, increasing the potential impacts to the natural environment. All natural resources, including plants, animals, natural materials, air and water will be affected to varying degrees due to implementation of these policies. The intent of the City is to carefully integrate both the natural and man-made systems within the framework of the General Plan. Accommodation for natural wildlife corridors, preservation of potential cultural resource areas, stimulating greater water preservation and recharge efforts, and implementing actions for better air quality are the primary measures proposed by the plan, while weaving the urban fabric into the setting.

B. Goals, Policies, and Implementation Strategies

1. Biological Resources

Goals

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

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

BIO 3 To plan for the most energy efficient use of natural resources for activities which take place within the Planning Area.

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.

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

Policies

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.

BIO 1.2 The City will encourage the use of native vegetation and drought tolerant trees to enhance the environment within the City.

BIO 1.3 Maintain drainage courses and utility rights of way in open space uses that do not conflict with those needs, but provide an attractive open space for the community, such as linear parks, trails, etc.

BIO 1.4 Require clean-up and maintenance of vacant parcels before development to avoid visual blight.

BIO 1.5 Areas of the Shadow Hills shall be retained as open space to protect their integrity as a unique habitat as well as wildlife movement corridor. Mining that restores the natural habitat will be permitted.

BIO 1.6 The Mojave River, as well as other major streamcourses, shall remain as open space to be managed as wildlife movement corridors.

BIO 1.7 All land development projects shall be reviewed for consistency with the Land Use Map, which incorporates the above-mentioned mitigations/implementation strategies. The City may consider the offer of preferential assessments on real property as an incentive for retaining open space or conservation easements to protect sensitive species and their habitats.

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

BIO 1.9 The City shall consult with the California Department of Fish and Game 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).

BIO 1.10 The City will only allow development which minimizes or eliminates destruction of or damage to any and all significant biotic resources. ie., the Mojave River corridor, Fremont Wash.

BIO 1.11 The City will require the development of open space and recreation areas within all new residential developments as determined by the City.

BIO 1.12 The City shall designate, as may be appropriate, washes, drainage channels, utility easements and transportation rights of way as linear parkways. These linear parkways, shall to the extent feasible, provide linkages and access to the other open space and recreational areas within the City.

Implementation Strategies

Short Term

BIO 1.1.1 To the extent feasible, the City shall acquire and maintain up to date information concerning County, State, and Federal ordinances, codes, laws, and studies in the area of biological resources. This information is to be available for public use.

BIO 1.1.2 The City shall implement measures to ensure the protection and safety of all natural environments, especially those along the Mojave River corridor.

Long Term

BIO 1.2.1 In an effort to guide citizens and developers towards greater understanding of biological environment and the values of integrating wildlife into the planning process, an information booklet on desert native plants, sensitive animal species, and their habitats shall be secured and made available to land owners. This is particularly important for the Desert

Tortoise and Mojave Ground Squirrel, which are both State listed, and likely to be found in areas of potential development.

BIO 1.1.2 The City of Adelanto shall acquire and maintain current available data regarding the status and location of sensitive biological elements (species and natural communities) within the Planning Area.

BIO 1.2.3 The City of Adelanto will consider available options and work with other government agencies and public utilities for the acquisition, protection, and maintenance of open space and other financial assistance from appropriate public agencies at each level of government and private entities to acquire necessary open space lands and to provide for their continued maintenance. Additional alternatives include (1) acquisition of easement interests; (2) leasing: (3) tax incentives; (4) lease-purchase agreements; (5) joint acquisition; (6) purchase and resale; and (7) land swapping. Funding sources may include the General Fund, exactions from new development projects, wildlife enhancement assessment districts, private donations, and State programs (Land and Water Conservation Fund, Environmental License Plate Fund, Wildlife Conservation Board Program).

BIO 1.2.4 The City shall prohibit unnecessary activities and uses that could endanger the environmental quality and natural character of all open space areas.

BIO 1.2.5 Implement a Relocation Program per the California Desert Native Plant Act (CDNPA).

2. Cultural Resources

Goals

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

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

CUL 3 To provide a mechanism for the identification and preservation of archaeologic or historic resources within the Planning Area.

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.

Policies

CUL 1.1 The City will encourage the addition of new cultural facilities ie, theaters etc., to meet the needs of ever growing community.

CUL 1.2 The City, will encourage new development to provide cultural amenities that will satisfy the demand for new residents.

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 archeological 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.

Implementation Strategies

Long Term

CUL 1.2.1 The City will coordinate efforts with the Adelanto School District and the San Bernardino County Public Library in providing new library facilities within the Planning Area.

CUL 1.2.2 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 archeological 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.

3. Natural Resources

Goals

NR 1 To preserve and protect the area's renewable and non-renewable resources to the maximum extent possible.

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

Policies

NR 1.1 The City shall promote the development and use of alternative energy sources, such as passive solar in industrial, commercial and residential developments.

NR 1.2 The City shall support the underground placement of existing and future utility lines to reduce visual impact.

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.

NR 1.4 All new developments will be required to implement energy conservation techniques into the development design.

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.

NR 1.6 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.

Implementation Strategies

Short Term

NR 1.1.1 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.

Long Term

NR 1.2.1 The City of Adelanto, in cooperation with Federal, State, and County government agencies, as well as surrounding jurisdictions and responsible agencies, will implement programs to assure maintenance and improvement of water quality from local groundwater sources and improve availability of water.

NR 1.2.2 The City will cooperate with the County of San Bernardino to implement measures of the Congestion Management Plan in an aim to reduce the number of vehicles per capita on roadway systems within the Planning Area and the region, thus reducing the per capita consumption of fossils fuel.

4. Air Quality

Goals

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

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

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

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

Policies

AQ 1.1 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.

AQ 1.2 The City will require all new developments, as defined by State requirements and implementing ordinances to institute any required Transportation Systems Management Plan (TSM).

AQ 1.3 The City will continue to review all new developments to determine the potential air quality impacts, as well as any other environmental analysis deemed appropriate by the City for projects not conforming to this General Plan.

AQ 1.4 The City will continue to work with the California State Air Resources Board and the Air Quality Management District to improve the implementation of the California Clean Air Act.

AQ 1.5 The City will organize land uses wherever possible to create a desirable jobs/housing balance for the region.

AQ 1.6 The City will require auto use restrictions at any future special event centers that would substantially impact the local transportation network.

AQ 1.7 The City will consider dedicated truck routing in circulation plans and delivery scheduling for new and existing industries which are separated from the peak traffic hours.

AQ 1.8 The City will consider all feasible means of reducing vehicle miles traveled by City employees and residents.

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

AQ 1.10 The City encourages mixed-use developments that provide shopping and employment opportunities in close proximity to residential areas.

AQ 1.11 The City encourages the use of support facilities in office complexes and commercial areas to promote pedestrian commuting.

AQ 1.12 The City will require projects to consider land use alternatives that include mixed uses and pedestrian access improvements.

AQ 1.13 The City will monitor approved projects to determine conformance to the Mojave Desert Air Quality Attainment Plan.

Implementation Strategies

Short Term

AQ 1.1.1 Initiate contact with other cities in the high desert and San Bernardino County to coordinate sub-regional efforts for air quality planning.

AQ 1.1.2 Review those measures of the Air Quality Management Plan (AQMP) which call for local government implementation.

AQ 1.1.3 Participate with San Bernardino County on efforts to implement the AQMP, which will help the City toward achieving better air quality.

AQ 1.1.4 The City will evaluate the San Bernardino Air Quality Attainment Plan to assess the possible implications that each measure in the AQAP will have to the economic conditions of Adelanto. For AQAP measures that the City feels are unacceptable or otherwise detracting from City objectives, the implications of non-compliance must be further identified and, if possible, mitigated.

AQ 1.1.5 The City will adopt, as may be required, a Transportation Demand Management (TDM) Ordinance and take other actions which help implement the measures of the AQMP.

Long Term

AQ 1.2.1 Develop and distribute a list of actions based on the AQMP, that employers and citizens should use to assist in air quality improvement.

AQ 1.2.2 Incorporate jobs/housing balance considerations into the land use plan and proposed development projects.

AQ 1.2.3 Develop a program to analyze vehicle trips generated by City employees and large employers and implement the most cost effective means of reducing vehicle miles travelled.

AQ 1.2.4 The City will monitor efforts of the Mojave Desert Air Quality Management District, South Coast Air Quality Management District, and the State of California Air Resources Board in improving air quality in the Los Angeles Basin.

AQ 1.2.5 The City will promote the inclusion of "clean industry" within the Manufacturing/Industrial District of Adelanto.

AQ 1.2.6 The City will provide a comprehensive open space/trails network that links with the job rich industry park sector, allowing more opportunity for residents to walk or bicycle to work.

AQ 1.2.7 Improved air quality includes coordination between the City and MDAQMD, incorporating appropriate policy direction. The goal is to participate at the regional level in order to establish the most cost effective emissions reductions.

AQ 1.2.8 With increasing regional and national environmental concerns, Adelanto is required by law to implement measures that will further regional air quality objectives. The law provides some latitude for the City to determine which measures would produce the greatest reduction in air pollutant emissions.

AQ 1.2.9 The City has the opportunity to provide leadership in reducing employee-related air pollutant emissions. Progressive City programs to reduce vehicle-mile-traveled, vehicle trips, solid waste, and energy consumption would improve air quality.

AQ 1.2.10 New developments have the opportunity to incorporate pollutant reduction measures into design. By conditioning projects to address air quality measures, the City can feasibly meet future pollutant reduction targets at reasonable economic costs.

5. Water Quality and Supply

Goals

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.

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.

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

Policies

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.

WQ 1.2 The City will study the use of alternative water resources such as reclaimed water for irrigation of parks, recreational, industrial, residential, and other urban uses within the City.

WQ 1.3 The City will cooperate with all Federal, State, and County agencies, as well as local jurisdictions regarding the maintenance and improvement of both the quantity and the quality regional water resources.

WQ 1.4 The City will follow guidelines established by the State Water Quality Control Board, Lahontan Region regarding water quality issues, especially as they relate to the implementation of sewage systems and facilities.

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

WQ 1.6 Require all new industrial developments to provide a comprehensive storm water runoff plan (NPDES) which creates potential contamination of drainageways and the ground water resources.

Implementation Strategies

Long Term

WQ 1.1.1 Incorporate within the Capital Improvement Program, wastewater treatment facilities capable of resupplying the City, with an additional water supply source and require that all appropriate uses utilize this source of water.

WQ 1.1.2 Investigate alternative water treatment processes for facilities that will be needed to accommodate future growth.

6. Open Space

Goals

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

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

Policies

OS 1.1 The City will require that major drainage channels be maintained in their natural state to the maximum extent possible while protecting the public safety.

OS 1.2 The City will encourage the use of existing natural and man-made drainage channels to link proposed parks and recreational facilities via trails networks.

OS 1.3 The City will assure that all open space areas identified on the Land Use Map remain as open space in perpetuity.

OS 1.4 The City will require the use of natural (non-concrete) channels for all drainage courses throughout the Planning Area, whenever feasible.

Implementation Strategies

Short Term

OS 1.1.1 All facilities identified on the Master Drainage Plan are to be designated as Open Space (OS) on the Land Use Map.

OS 1.1.2 All new and existing electrical transmission corridors will be designated as Open Space on the Land Use Map.

Long Term

OS 1.2.1 Develop a comprehensive parks, recreation and open space plan that coordinates the active and passive open space parks areas of the Planning Area.

Chapter Eight

NOISE ELEMENT

General Plan for City of Adelanto

Chapter Eight - Noise Element

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I. INTRODUCTION

A. Background

Noise has long been an accepted part of modern civilization and the urbanization process. The general background level of noise, however, seems to be rising as modern transportation systems develop and human dependence upon machines increases. As society becomes increasingly mobile and mechanization continues to increase, so does the need for a better understanding of the effects of noise exposure in the environment.

Noise has not received the degree of social attention and concern that has been given to air and water pollution, partially because noise cannot be seen (and its cumulative effects are still being studied), and partially because it is often a temporary noise event that causes annoyance. Interestingly, it is the noise of others that typically bothers us, not the noise we make ourselves. Not until recently have governmental agencies become vitally concerned about noise and its effects on the health and welfare of people.

The planning process has not traditionally been concerned with noise. In many instances, noise problems were identified only after the noise sources were allowed to establish in a community. It is now evident that these situations could have been avoided by considering noise generators and noise sensitive receptors as part of the comprehensive planning process.

Noise analysis can provide valuable input to the Circulation, Land Use, and Housing Elements of the General Plan. For example, extremely noisy areas which result from adjacent transportation systems and industrial land uses would not be suitable locations for noise sensitive residential uses. The Noise Element can recognize the need for both remedial measures for existing noise problems, and preventative actions to protect future development.

B. Purpose

The purpose of the Noise Element is to provide information for programs to control and abate environmental noise and to protect the citizens of Adelanto from excessive exposure to noise. This information will be incorporated into the planning program to guide the location, type, and intensity of future urban development within the

Planning Area, with particular consideration to noise impacts. This process will assure that compliance with State noise standards will be achieved.

The Noise Element is designed to develop policies and implementation strategies which will reduce the potential loss of property values, social character, psychological stability, and physical well-being which may result from excessive noise levels.

C. Authorization

The Noise Element of the General Plan is a mandatory component pursuant to State law (California Planning and Zoning Law, Section 65302 (f)). It must recognize the guidelines adopted by the California Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code. It must also quantify the community noise environment in terms of CNEL or Ldn metrics for both current and projected levels of growth. More importantly, the Noise Element should provide a systematic approach to:

1. The measurement and modeling of noise.
2. The establishment of noise standards.
3. The control of major noise sources.
4. Community planning for the regulation of noise.

The Noise Element is a guide to be used to identify and mitigate noise problems and establishes uniformity between City policy and programs undertaken to control and abate environmental noise. The Noise Element also serves as a guideline for compliance with the State's noise insulation standards.

D. Summary of Issues, Opportunities and Constraints

1. Issues

- <u>Aircraft Noise</u>

  Commercial jet aircraft activity from an airport at the now closed George Air Force Base is the major source of potentially harmful noise within the City. Development activity within close proximity to the Base has been restricted for 40 years due to such noise constraints. Although the Air Force left George AFB November, 1992, reuse plans have been identified that will continue aircraft operations for civilian uses. The scale of operations of this civilian facility will determine the extent of noise impacts, however, noise levels will be reduced significantly from the past military jet aircraft conditions, as civilian aircraft are much quieter.

- Industrial Noise

  Industrial park areas within the City create potentially significant noise levels. Currently there are no major land use conflicts between industrial uses and sensitive uses. However, whenever development of sensitive land use occurs adjacent to industrial parks, measures must be incorporated to minimize noise impacts.

- Motor Vehicle Noise

  Current motor vehicle noise is generated primarily from State Highway 395, which bisects the City of Adelanto. State Highway 395 and Highway 18 carry substantial volumes of both truck and commuter traffic.. The exterior noise environment of land uses adjacent to these roadways are affected by motor vehicle noise. At this time, no noise calculations are available for Highway 395 through Adelanto. However, Caltrans is currently studying the realignment of 395 and the existing corridor. When this study is complete and a preferred alternative is approved, more current noise data will be produced and implemented into this plan relating to motor vehicle noise generation data.

2. Opportunities

- The majority of the Planning Area is presently undeveloped and can be adequately planned to minimize the effects of significant noise sources.
- The transformation of George AFB will significantly reduce noise impacts on the City of Adelanto, regardless of the scale of the civilian airport.
- The City would be able to effectively control and monitor operations of the airport facility if the Base were to be transferred to Adelanto.

3. Constraints

- Increased urban development will expose more residents to significant noise levels in many portions of the Planning Area.
- The proposed civilian reuse of George AFB may expose the City's residents to significant noise levels.

- Increased industrial development may expose residents of Adelanto to significant noise levels.

II. EXISTING CONDITIONS

A. Definition of Noise

The characteristics of sound include parameters such as amplitude, frequency, and duration. The decibel (db), a logarithmic units that accounts for the large variations in amplitude, it the accepted standard unit measurement of sound. When measuring sound to determine its effects on a human population, weighted sound levels are typically used to account for the response of the human ear. Weighted sound levels represent the sound level according to a prescribed frequency response established by the American National Standards Institute.

Noise is usually defined as sound that is undesirable because it interferes with speech communication and hearing, is intense enough to damage hearing, or is otherwise annoying. Noise levels often change with time; therefore, to compare levels over different time periods, several descriptions were developed that take into account this time varying nature. These descriptors are used to assess and correlate the various effects of noise on humans and animals, including land use compatibility, sleep interference, annoyance, hearing loss, speech interference, and startle effects. Descriptors for noise levels include CNEL (California Noise Equivalency Level), DNL (Day-Night Average Sound Level), and SEL (Sound Exposure Level).

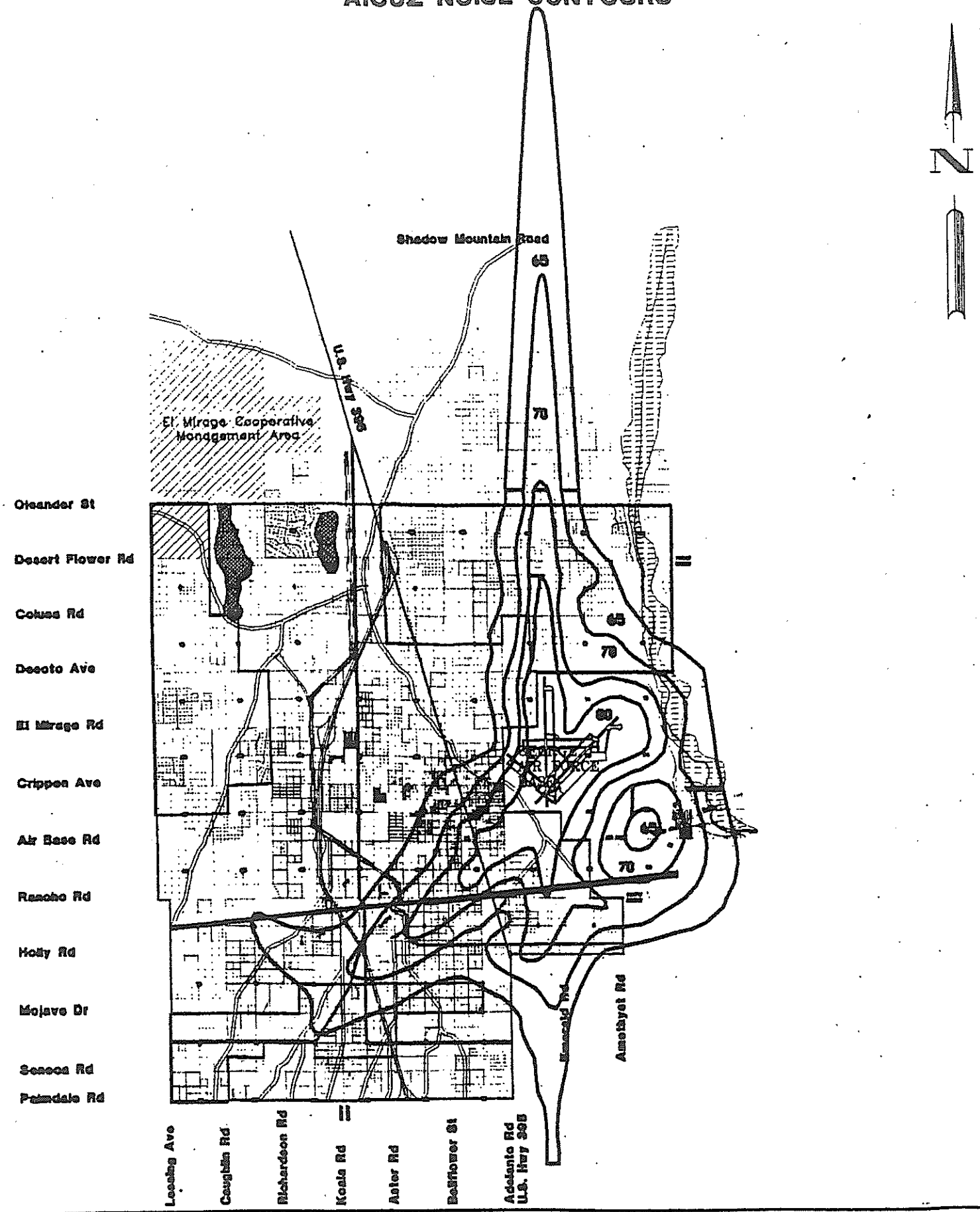
The CNEL and DNL descriptors are virtually identical in that each system was developed to evaluate the total community noise environment. The descriptors weight sound levels (acoustical energy) during a 24 hour period with a 10 dB adjustment added to the nighttime levels (between 10 p.m. and 7 a.m.). This adjustment is an effort to account for the increased sensitivity to nighttime noise events. For purposes of the General Plan and EIR, the CNEL descriptor shall be utilized.

B. The Existing Noise Environment

1. George Air Force Base

- The City of Adelanto's noise environment was dominated by the operations of George Air Force Base. Jet aircraft activity exposed the existing urban core of the City to noise levels that exceeded 65 CNEL, which impaired communications and other physical processes. Approximately 350 acres of residential development was exposed to CNEL levels between 65 and 75 dB from aircraft operations, which affected nearly 2,000 residents. Nearly 600 acres of commercial areas were exposed to CNEL levels between 65 and 75 dB. Most of the remaining areas within the 65 CNEL contour were zoned as manufacturing and low density residential and are still primarily undeveloped. Figure VIII-1 shows the noise contours for George AFB operations prior to closure, based on the Air Installation Compatibility Use Zone study prepared by the Air Force.

FIGURE VIII-1
AICUZ NOISE CONTOURS



2. Traffic Noise

Traffic noise that occurs within the Planning Area is generated primarily by the major roadways. U.S. 395 and State Route 18 constitute the major traffic routes of the City which contribute to significant noise levels. The existing ambient noise level exceeds 65 CNEL adjacent to both of these roadways, although most of the land is undeveloped. Other roadways which contribute to the ambient noise levels include Air Base Road, El Mirage Road, Rancho Road, and Adelanto Road. The 65 dB CNEL noise level contour is contained relatively close to those roadways and little exposure to existing land uses occurs, except in the urbanized core area of the City. Existing CNEL noise level contours for the major streets are shown in Table VIII-1.

Table VIII-1
Existing Noise Contours (1)

			DISTANCE TO CONTOUR (FT.)		
ROADWAY	ADT	CNEL @100'	70 DBA	65 DBA	60 DBA
Highway 395	5,400	61	3	56	124
El Mirage	1,500	56	-	-	49
Air Base	1,500	56	-	-	49
Palmdale	4,200	59	-	-	103

(1) Existing and future noise contours are based on Highway Traffic Noise prediction model (FHA-RD-77-108) with four percent trucks.

3. Industrial Noise

The industrial areas of the City are located away from the existing urban core area. Noise generated by manufacturing and industrial activities is considered minimal. However, an increase in industrial development could present increased noise impacts in some locations of the Planning Area, namely in residential and commercial districts.

4. Land Use Compatibility

Land uses deemed noise sensitive by the State of California under Government Code Section 50485 include: schools, hospitals, rest homes, long-term care and mental care facilities. Some jurisdictions elect to also consider day care centers, single family dwellings, mobile home parks, churches, libraries, and recreation areas sensitive to noise. Moderately sensitive land uses typically include; multi-family dwellings, hotels, motels, dormitories, out-patient clinics, cemeteries, golf courses, country clubs, athletic/tennis clubs and equestrian clubs. In addition, Public Utilities Code Section 21670 requires that land uses surrounding an aviation facility conform to the Airport Land Use Plan of the regional commission.

Relatively insensitive uses are business, commercial, and professional developments. Insensitive noise receptors include industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, motorcycle parks, rifle ranges, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals. Current land uses located within the City of Adelanto that are sensitive to intrusive noise include schools, residential dwellings, churches, and motels.

C. State Guidelines and Standards

Section 1092 of Title 25, Chapter 1, Subchapter 1, Article 4, of the California Administrative Code includes noise insulation standards which detail specific requirements for new multi-family structures (hotels, motels, apartments, condos, and other attached dwellings) located within the 60 CNEL contour adjacent to roads, railroads, rapid transit lines, airports or industrial areas.[1] An acoustic analysis is required showing that these multi-family units have been designed to limit interior noise levels with doors and windows closed to 45 CNEL is any

[1] An exception is made for railroads where there are no nighttime (10 p.m. to 7 a.m.) operations and where daytime (7 a.m. to 10 p.m.) operations do not exceed four per day.

habitable room. Title 21 of the California Administration Code (Subchapter 6, Article 2, Section 5014) also specifies that multi-family attached units incorporate noise reduction features sufficient to assure that interior noise levels in all habitable rooms do not exceed 45 CNEL.

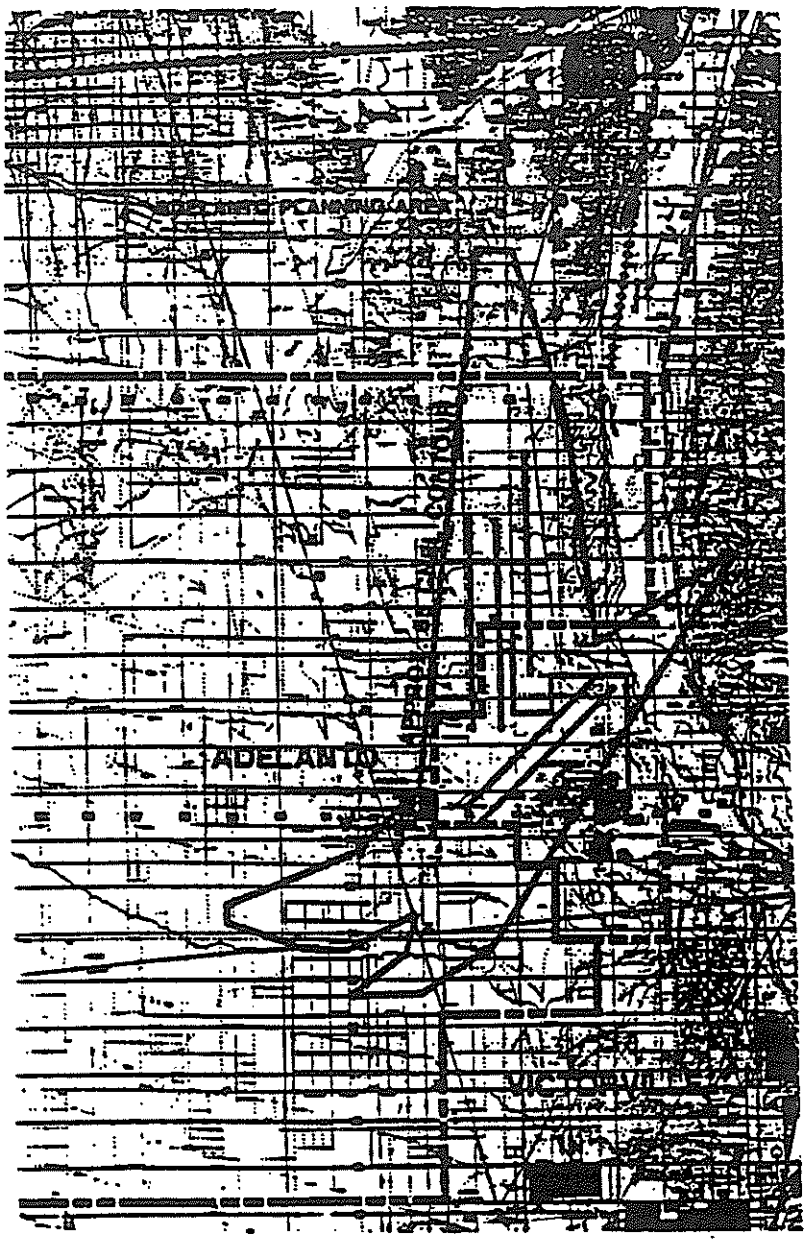
Section 65302(f) of the Government Code specifies that it is the responsibility of the local agency preparing the general plan to specify the manner in which the noise element will be integrated into the zoning plan and tied to the land use element, circulation element, and the local noise ordinance. The noise element, once adopted, also becomes the guideline for determining compliance with the State noise insulation standards discussed above. The Office of Noise Control, established by the California Noise Control Act of 1973, has developed criteria and guidelines for local agencies for use in setting standards for human exposure to noise and preparing noise elements. The noise standards developed by the Office of Noise Control are intended as guidelines for municipal noise elements.

Each locality, in developing a Noise Element, must make a determination regarding how much noise is too much. A community's sensitivity to noise may be taken into account by starting with the general guidelines and then applying adjustment factors which allow acceptability standards to be set which reflect the desires of the community and its assessment of the relative importance of noise pollution, and are below the known levels of health impairment.

III. THE PLAN

Two significant ambient noise generation sources will affect the City of Adelanto during the planning period and through build out. Historically, the primary source of ambient noise was generated by aircraft from George Air Force Base. High levels of noise significantly impact sensitive land uses such as schools and residential development. In large sections of the City ambient noise generated by aircraft exceeded 65 CNEL noise levels which adversely affected such land uses. Although the City intends to reuse the facility at George Air Force Base as a major civilian airport, noise exposure levels are expected to decrease, due to the more quiet commercial airliners, which have strict noise guidelines imposed by the FAA. Figure VIII-1 shows the AICUZ (Air Installations Compatibility Use Zone) model established by the Air Force for operational levels of the Base. The descriptor used in this study was the CNEL/DNL model. Figure VIII-2 shows the maximum conceptual noise contours (CNEL) for a proposed major airport with an operational level of 25 million annual passengers (MAP).

FIGURE VIII-2
MAXIMUM CONCEPTUAL NOISE CONTOURS (CNEL) 65 DBA



The California Department of Health, Office of Noise Control, has established land use compatibility guidelines giving 60 to 70 dB as the maximum normally acceptable level and 70 as the conditionally acceptable level for noise sensitive receptors such as residences, transient lodging, churches, and schools. The San Bernardino County Noise Element also provides land use guidelines giving 60 dB as the acceptable external noise level for residential uses and 65 dB if noise reduction is incorporated and the interior level is below 45 dB. Table VIII-1 provides the Federal Aviation Administration recommended CNEL ranges for various land use categories.

A. Proposed Major Airport

The conceptual noise contours for a proposed major airport under the proposed land use alternative identify noise levels that will be incompatible with some surrounding land uses. This element contains programs and implementation strategies intended to eliminate all potential conflicts. Most notably is the inclusion of the Airport Development District (ADD), intended to accommodate those activities that are airport related, whether directly or indirectly. All uses contained within the ADD must be compatible with airport operations and must be integrally planned as part of the Specific Plan Area (SPA) and the ADD. Those uses that are incompatible with the operations of the airport must be relocated to other sites within the Planning Area.

The number of persons exposed to excessive noise under the airport scenario is basically the same as under the prior use of George AFB. However, according to policies of this General Plan, proposed land uses within the potential 65 CNEL of the airport have been designated as Airport Development District (ADD), Manufacturing/Industrial (MI), Commercial Restricted (CR), or Open Space (OS). It is the intent of the City to accommodate the airport facility within the framework of the General Plan and to either relocate conflicting land uses to new sites within the Planning Area or mitigate existing land uses to accommodate noise levels in accordance with Table VIII-2. Relocation would only take place if the City of Adelanto is assured that it has primary control over policy decisions of the airport, through the anticipated Airport Authority. Mitigation would only take place if adequate funding is made available by the Airport Authority.

TABLE VIII-2
LAND USE COMPATIBILITY GUIDELINES RELATED TO NOISE EXPOSURE

Land Use	CNEL 65-70	CNEL 70-75	CNEL 75 & Above
RESIDENTIAL			
Residential, other than mobile homes/transient lodging	NLR required[1]	NLR required	Incompatible
Mobile home parks	Incompatible	Incompatible	Incompatible
Transient lodgings	NLR required[1]	NLR required[1]	Incompatible
PUBLIC USE			
Schools, hospitals, and nursing homes	NLR required[1]	Incompatible	Incompatible
Churches, auditoriums, and concert halls	NLR required[1]	NLR required	Incompatible
Governmental services	Compatible	NLR required	NLR required
Transportation	Compatible	Compatible[2]	Compatible[2]
Parking	Compatible	Compatible[2]	Compatible[2]
COMMERCIAL USE			
Offices, business and professional	Compatible	NLR required	NLR required
Wholesale & retail-building materials, hardware, & farm equipment	Compatible	Compatible[2]	compatible[2]
Retail trade - general	Compatible	NLR required	NLR required
Utilities	Compatible	Compatible[2]	Compatible
Communication	Compatible	NLR required[1]	NLR required
MANUFACTURING AND PRODUCTION			
Manufacturing, general	Compatible	Compatible[2]	Compatible[2]
Photographic and optical	Compatible	NLR required	NLR required
Agriculture (except livestock) & forestry	Compatible	Compatible	Compatible
Livestock farming and breeding	Compatible	Compatible	Incompatible
Mining and fishing, resource production and extraction	Compatible	Compatible	Compatible
RECREATIONAL			
Outdoor sports arenas & spectator sports	Compatible	Compatible	Incompatible
Outdoor music shells, amphitheaters	Incompatible	Incompatible	Incompatible
Nature exhibits and zoos	Compatible	Incompatible	Incompatible
Amusements, parks, resorts, and camps	Compatible	Compatible	Incompatible
Golf courses, riding stables, & water recreation	Compatible	Compatible	Incompatible

CNEL: California Noise Equivalency Level in decibels.
COMPATIBLE: Generally, no special noise attenuating materials are required to achieve an interior noise level of CNEL 45 in habitable spaces, or the activity would not be subject to a significant adverse effect to the outdoor noise level.
NLR: Noise Level Reduction. NLR is used to denote the total amount of noise transmission loss in decibels required to reduce an exterior noise level to habitable interior spaces to DNL(CNEL) 45.
INCOMPATIBLE: Generally, the land use is considered to be incompatible with outdoor noise exposure, even if special attenuating materials were to be used in the construction of the building.

1 The land use is generally incompatible and should only be permitted in areas of infill in existing neighborhoods or where the community determines that the use must be allowed.
2 NLR required in offices or other areas with noise sensitive activities.

Source: Derived from the US Department of Transportation, Federal Aviation Administration, Federal Aviation Regulations (FAR) Part 150, "Airport Noise Compatibility Planning", Code of Federal Regulations, Title 14, Chapter 1, Subchapter I Part 150, Table 1, (January 18, 1985, revised October 25, 1989).

The following are specific mitigation/implementation strategies that are incorporated into the General Plan that will lessen the significance of airport noise impacts to residents and business within the Adelanto Planning Area:

1. Require the preparation of a Master Development Plan specific plan for the long range operational requirements of the airport facility and the surrounding Airport Development District.

2. Require that all proposed development within the Airport Development District be in conformance with the Master Development Plan/Specific Plan.

3. Require all new development to conform to policies and regulations established for uses occurring within the 65 CNEL noise contour and the overflight areas of the proposed airport facility.

Other strategies which are controlled by the operational characteristics of the airport to lessen the severity of noise impacts include:

1. Operational measures: Change take-off, climb-out, or landing procedures; change flight tracks, limit or rotate primary runway usage, enforce prescribed flight track use and fan out departure flight tracks. Prohibit or limit Stage II aircraft operations.

2. Preventive measures: Acquire undeveloped land adjacent to the runways that are exposed to aircraft noise levels of 65 dB or greater. Restrict new residential and hospital development to areas outside the 65 CNEL noise contour.

3. Management measures: Develop a noise monitoring system, and establish a community relations office.

4. Remedial measures: Acquire mobile home sites and single family homes exposed to aircraft noise of 65 CNEL or greater. Redevelop such uses to other more compatible uses related to the operations of the airport. Establish and conduct a sound attenuation program for single family residences, schools, hospitals, and churches in areas exposed to aircraft noise of 65 dB of greater.

TABLE VIII-3 HARMFUL EFFECTS OF NOISE	
Effect	Noise Levels at Which Harmful Effects Occur
Prevention or Interruption of Sleep	35 - 45 DBA
Speech Interference	50 - 60 DBA
Extra Auditory Physiological Effects	65 - 75 DBA
Hearing Loss	75 - 85 DBA
Source: California Department of Public Health Report to 1971 Legislature.	

Title 21, Subchapter 6 of the California State Regulations provides a limit of community noise exposure levels for residential areas and requires all areas within the 65 CNEL to conduct measurements to verify the noise contours and a study to determine if people actually reside in those housing units. If a noise problem were determined, noise level monitoring would be required.

B. Proposed Circulation and Development Impacts

Noise levels as high as 86 dB CNEL may be experienced at approximately sixty feet from centerline of major roadways and freeways. Increased urban development will add to noise levels of all improved and unimproved roadways in the Planning Area. Specific noise monitoring is currently being undertaken by CALTRANS for segments of Highway 395 through the Planning Area.

Proposed land use policies and associated circulation improvements to accommodate projected development are intended to minimize the impacts associated with increased traffic levels. Special design considerations for major roadways are incorporated into the Development Standards, which will reduce the exposure of residents to harmful effects of noise. In addition, CALTRANS must incorporate noise reduction measures along the proposed Freeway 395 alignment.

Typical CNEL noise contours for major street and highways are shown in Table VIII-4.

Table VIII-4
Future 2010 Projected Noise Contours

			DISTANCE TO CONTOUR (FT.)		
ROADWAY WEST OF NEW 395	ADT (000's)	CNEL @100'	70 DBA	65 DBA	60 DBA
El Mirage	24	67	70	154	312
Air Base	35	69	90	190	370
Mojave	35	69	90	190	370
Palmdale	25	68	73	157	315
EAST OF NEW 395					
El Mirage	45	70	100	205	380
Air Base	60	71	110	235	402
Mojave	60	71	110	235	402
Palmdale	35	69	90	190	370
NORTH/SOUTH					
Caughlin	26	68	75	165	326
Richardson	19	66	61	132	270
Koala	11	64	38	93	196
Bellflower	18	66	58	126	263
Old 395	55	71	110	235	402

Mitigation measures for residential units within 65 CNEL contour or higher.
(1) Air conditioning, (2) Double Glazed Windows, (3) Staggered stud walls with absorbent blanket.

C. Planning for Noise

Acoustic site planning involves the careful arrangement of land uses, lots and buildings to intrusive noise levels. The placement of noise compatible land uses between the roadway and more sensitive uses is an effective planning technique. The use of buildings as noise barriers, and their orientation away from the source of noise can shield sensitive activities, entrances and common open space areas. Clustered and planned unit developments can maximize the amount of open space available for landscaped buffers next to heavily travelled roadways and thereby allowing aesthetic residential lot setbacks in place continuous noise barriers.

Acoustic architectural design involves the incorporation of noise reduction strategies in the design and lay-out of individual structures. Building heights, room arrangements, window size and placement, balcony and courtyard design, and the provision of air conditioning all play an important role in shielding noise sensitive activities from intrusive sound levels.

Acoustic construction is the treatment of various parts of a building to reduce interior noise level. Acoustic wall design, doors, ceilings and floors, as well as dense building materials, the use of acoustic windows (double glazed, double pane, thick, non-operable, or small with air-tight seals) and the inclusion of maximum air spaces in attics and walls are all available options.

Noise barriers are relatively easy to design and incorporate. Consequently, they are often used indiscriminately in place of the techniques discussed above. Developments typically are bordered by six foot block walls, behind which residences are "protected" from excessive noise levels. Ideally, noise barriers incorporate the placement of berms, walls or a combination of the two in conjunction with appropriate landscaping to create an aesthetically pleasing environment. Where space is available (clustered developments) a meandering earth berm is both effective and pleasing. Where space is restricted, a wall is effective. In either case, however, thick landscaping (without deciduous plants) should be specified to reduce the visual impact of the barrier and retain the rural ambiance.

The City of Adelanto currently has a unique opportunity to understand the ramifications of future planning decisions in terms of their effects on ambient noise levels. This understanding can allow appropriate environmental standards to be established which will protect current and future citizens from excessive noise levels that interfere with their daily routines and sense of well being.

The major thrust of the Noise Element is to establish objectives and policies which will result in compatible land use planning. To accomplish this, decision makers must consider the State guidelines, as well as, the adjustments which can be applied to reflect local needs and objectives. Upon adoption of the General Plan Update, these objectives will need to be addressed.

The General Plan will also be used as the vehicle to specify zoning requirements which reflect uses of the land that are noise compatible and restrict less compatible uses. In this manner unacceptable noise exposures can be prevented.

The City will require proper site planning to minimize noise impacts and encourage creative solutions when potential conflicts between ambient noise levels and land use arise. Detailed noise impact analyses should be required in conjunction with the submittal of plans for new development within the City. These analyses will be required to address future as well as existing noise levels.

Several techniques are available to prevent an increase in noise levels in areas where noise sensitive uses are currently located. The City should consider reducing the speed slightly or diverting heavy truck traffic onto designated truck routes, as traffic volumes increase with future growth.

D. Goals and Policies

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

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 1.1 Minimize noise emissions from all local government controlled or sanctioned activities via the creation and adoption of the Noise Element.

NS 1.2 Ensure that the design and improvement of future master planned roadways in the City are accomplished in a manner which minimizes noise impacts on adjacent educational facilities and adjoining neighborhoods.

NS 1.3 Ensure through the General Plan provisions and the objectives and policies contained therein, a compatible noise environment for all existing and future land uses within the City.

NS 1.4 Encourage the School District to design and locate schools so that exterior noise exposures do not exceed 65 CNEL and interior peak noise levels do not exceed 60 DBA as a result of exterior noise sources.

NS 1.5 Ensure through the design review process that library facilities are designed and located so that interior noise levels do not exceed 65 CNEL and average interior noise levels during business hours do not exceed 40 dB.

NS 1.6 Ensure through the design review process that interior noise levels for hospital and convalescent homes do not exceed 55 CNEL in interior living areas and 45 CNEL in interior sleeping areas.

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.

NS 1.9 Ensure through the design review process that business and professional offices, where effective communication is essential, mitigate interior noise to 50 CNEL.

NS 1.10 Ensure through the design review process that exterior noise levels at commercial and industrial areas do not exceed 75 dB.

NS 1.11 Ensure through the design review process that noise tolerant land uses are located in areas irrevocably committed to noise producing land uses, such as transportation corridors or railroads.

NS 1.12 Coordinate with State and Federal agencies to minimize transportation noise through transit way design, facility location or configuration modifications.

NS 1.13 Assist in the formation of special assessment districts or other funding opportunities to install noise barriers or berm and barrier combinations in areas where existing residences back up to major thoroughfares.

NS 1.14 Consider the following uses noise sensitive and discourage them in areas where exterior noise levels exceed 65 CNEL unless measures are implemented which reduce the noise exposure below this level: single and multiple family residential uses, group homes, hospitals, schools, and other learning institutions, parks and open space areas where quiet is a basis for use.

NS 1.15 Acoustical privacy consistent with the Noise Insulation Standards (California Administrative Code, Title 25, Chapter 1, Subchapter 1, Article 4) and all existing and future requirements outlined in the State Housing Code will be enforced for both single and multiple family residential construction.

NS 1.16 Noise sensitive land uses, including: residences, hospitals, and long-term medical care facilities, educational facilities, libraries, churches and places of public assembly will not be allowed near major stationary noise sources.

NS 1.17 The application of noise insulation and other noise control techniques in new schools, hospitals, and convalescent homes shall be consistent with State and Federal regulations.

E. Implementation Strategies

1. Short Term

NS 1.1.1 Set maximum allowable noise specifications for new City owned or operated vehicles.

NS 1.1.2 Set noise emission and construction time limits on public work projects.

NS 1.1.3 Limit siren usage, to the extent feasible, within populated areas by police, fire and ambulance vehicles.

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 meet State noise requirements.

2. Long Term

NS 1.2.1 Provide noise reduction retrofit equipment where effective and economically feasible.

NS 1.2.2 Enforce State vehicle noise regulations (Sections 23130, 23130.5, 27150, 27151 and 38275 of the California Vehicle Code) to curtail the use of vehicles equipped with illegal or faulty exhaust systems and "hot rods" exhibiting tire squeal or excessive exhaust noise.

NS 1.2.3 Require landscaped berm and barrier combinations where feasible.

NS 1.2.4 Require all proposed barriers be not only dense enough to be effective but also properly designed and aesthetically compatible with the surrounding community.

NS 1.2.5 Enforce the California Noise Insulation Standards (Title 25 California Administrative Code) for multi-family dwellings to ensure an acceptable maximum interior noise level of 45 CNEL in habitable rooms and maintain adequate noise insulation.

NS 1.2.6 Incorporate measures into future residential projects which attenuate exterior noise levels in outdoor activity areas to a maximum of 65 CNEL.

NS 1.2.7 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.

NS 1.2.8 The City shall periodically review County and regional plans for land use, transportation, airport operation, etc. to identify any potential noise impacts and develop strategies for the control of major noise sources on a county wide and regional basis.

Chapter Nine

SAFETY ELEMENT

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I. INTRODUCTION

A. Background

The City of Adelanto, which is currently in a growth stage, is anticipated to reach a population level of over 30,000 by 2010. With the ongoing growth and development and the associated public safety consideration, the City has developed the Safety Element. In response to public safety concerns, the Safety Element addresses flood, fire, hazardous materials, seismic disturbance, crime prevention, aircraft safety, and disaster preparedness.

B. Purpose

The purpose of the Safety Element is to reduce potential loss of life, injuries, and property damage resulting from natural and human-caused public safety hazards. The Safety Element is designed to identify areas where private and public decisions on land use need to be responsive to potentially hazardous conditions. It further serves to inform individuals, firms, and public agencies of Adelanto's policies regarding the type of land use permitted, how and where to build public facilities, and what types of services should be provided.

C. Authorization

Government Code requires each California City and County to include within its General Plan a Safety Element which promotes the protection of the community from flooding, earthquake damage, fires, crime, traffic and aircraft accidents, and other identified hazards.

D. Summary of Issues, Opportunities, & Constraints

1. Issues

- The primary issues relating to the health, safety and welfare of the residents and visitors of the Planning Area are summarized below:

Seismic Activity

The City of Adelanto is located in a seismically active portion of Southern California. The Helendale and San Andreas Faults are located within closed proximity to the City of Adelanto and may generate potentially damaging earthquakes that could result in property damage, injury or loss of life.

Flood Potential

The Federal Emergency Management Agency has delineated areas that may be subject to flooding in the event of a 100-year and 500-year storm. The majority of these areas correspond to the Mojave River and the existing drainage corridors in the City. One foot flood conditions presently exist in most of the urbanized areas of the City.

Geology/Soils

The topography within the Planning Area is relatively flat with the exception of the Shadow Mountains to the north. Erosion potential is considered minimal except for areas adjacent to the Mojave River, natural drainage channels, and the Shadow Mountains.

Hazardous Waste Transportation

The City of Adelanto is bisected by US Highway 395 which is a major truck route between Southern California and Canada. Many hazardous waste materials are transported on Highway 395 and could affect local residents and the environment if an accident should occur.

Fire Hazards

Fires present a unique threat in the City of Adelanto, particularly during summer months when temperatures exceed 100 degrees Fahrenheit and precipitation is almost non-existent. The abundance of brush and poor access contribute significantly to wildfires and may present significant danger to residents and structures.

Crime Problems

As the City of Adelanto grows, it will be exposed to increasing levels of crime. In order to assure that a safe living and working environment is sustained, adequate police services must be incorporated into the City structure.

Emergency Preparedness

In the event of a major catastrophe occurring within the Planning Area of region, it is necessary for the City to provide a plan of action to respond effectively to such disasters. An emergency response/preparedness plan should be developed to maximize the safety of residents in case of such an emergency.

2. Opportunities

- No known earthquake faults are located within the Adelanto Planning Area.
- A large portion of Adelanto is undeveloped and new construction has occurred at relatively low densities, therefore creating minimal increases to hazards resulting from a major earthquake.
- The inventory of seismically hazardous structures is being rapidly reduced by redevelopment activity.
- The City operates its own Police Department, allowing for immediate expansion capability as the need arises.
- The City operates its own fire/rescue services and can expand these resources as demand increases.
- Potential seismic activity and resulting risk to life in Southern California, including the Victor Valley region, is generally high.
- Adelanto contains a number of buildings constructed prior to the establishment of contemporary earthquake regulations.
- Potential for wildfires is high, as much of the Planning Area is undeveloped desert scrub vegetation with a high volatility factor.
- Police and fire services must be expanded to meet the demands required by new development within the Planning Area.

II. EXISTING CONDITIONS

A. Seismic and Geologic Conditions

The Planning Area is susceptible to disturbances from regional seismic activity. Local seismic faults have been identified in the vicinity of Adelanto. However, no seismic faults are located within the City or the General Plan Planning Area. The San Andreas Fault, located south and west of the Planning Area, and the Helendale Fault, north and east of the Planning Area, may pose potential threat to urban development within Adelanto. Urban development along active seismic faults is not an issue. Protection against damage by major regional seismic events is addressed through local building code requirements which adhere to the Uniform Building Code.

The following impacts may result through the implementation of land use policies contained in the General Plan:

1. Increased soil disturbance and erosion due to new development construction and grading.

2. New development occurring adjacent to sensitive landforms and features.

3. Increased urban development within proximity to major regional geologic hazards.

4. Encroachment into sensitive hillside and drainage features within the Planning Area.

Figure IX-1 shows the proximity of major fault systems to the General Plan planning area, and Figure IX-2, 2 shows the potential hazardous zones in regard to urban development.

In the event of a major earthquake along one of these nearby faults, Adelanto may sustain property damage, possibly resulting in injury and loss of life. In particular, an earthquake occurring along the San Andreas Fault has the potential to cause widespread upset. The level of impact on Adelanto will ultimately depend on a number of factors: the distance of the City from the quake's epicenter, the magnitude of the quake, the characteristics of soils and subsurface geology of the affected area.

Geological studies conducted for the Southern California region indicate that an 8.0 Richter magnitude earthquake on the San Andreas Fault is likely to occur in the next 30 years. Such an event will result in significant physical and property damage.

Some of the land within the Planning Area may be susceptible to surface liquefaction. Liquefaction results when water-saturated, sandy, unstable soils are subjected to intense shaking, such as that caused by an earthquake. These soils lose cohesiveness, causing structures to fail. Detailed studies have not been prepared to indicate the location of liquefaction prone soils in Adelnato, therefore the extent of potential impact cannot be stated definitely at this time. Liquefaction conditions are most likely to exist along the Mojave River, or in sandy areas with high water tables. Geologic studies can detect liquefaction problems prior to the construction of any new building. If liquefaction is found to be a problem, standard engineering techniques can reduce the level of potential impact to less then significant levels. Reduction of groundwater levels has probably reduced the potential for liquefaction in most of the Planning Area.

FIGURE IX-1
MAJOR FAULT SYSTEMS

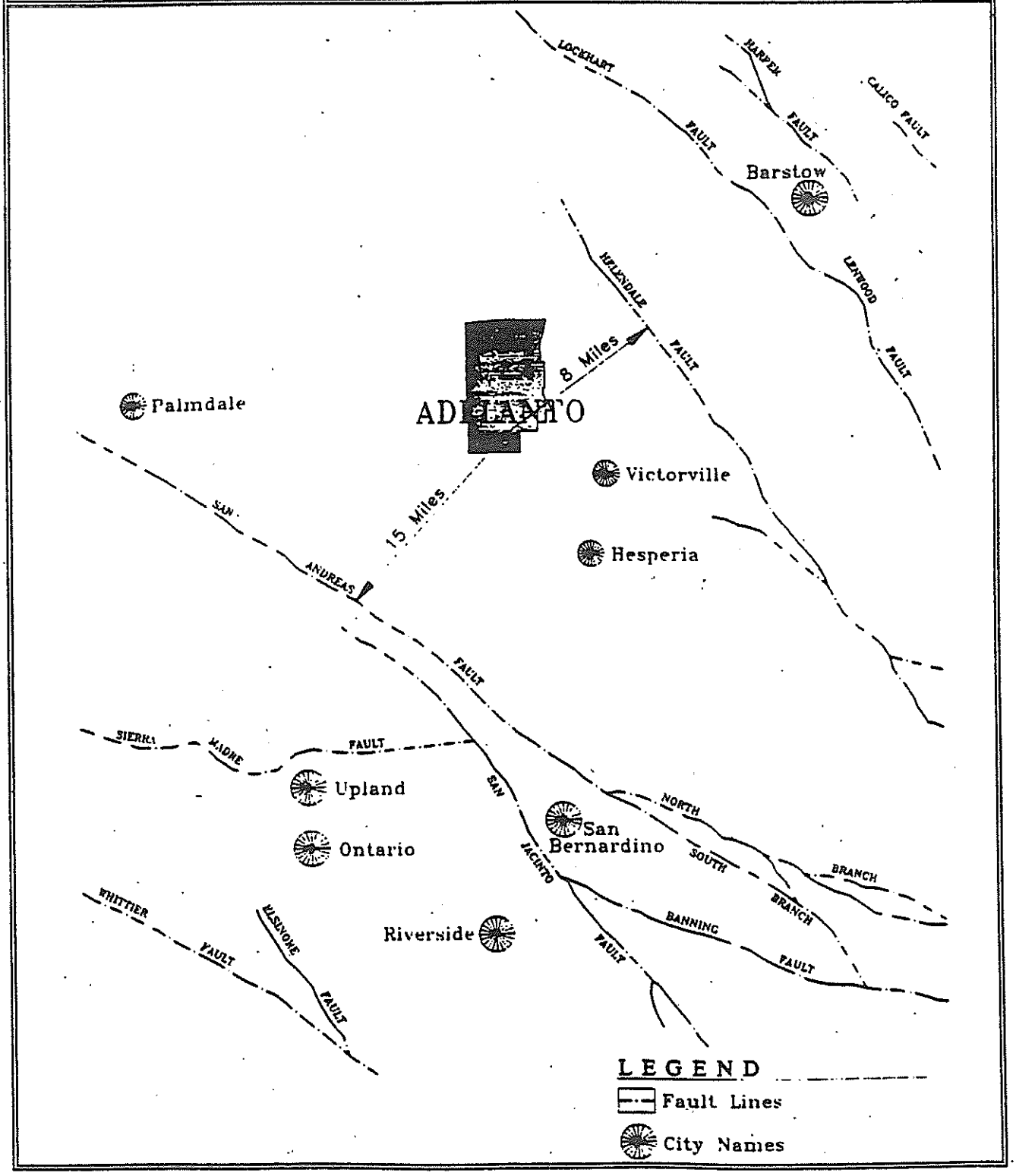
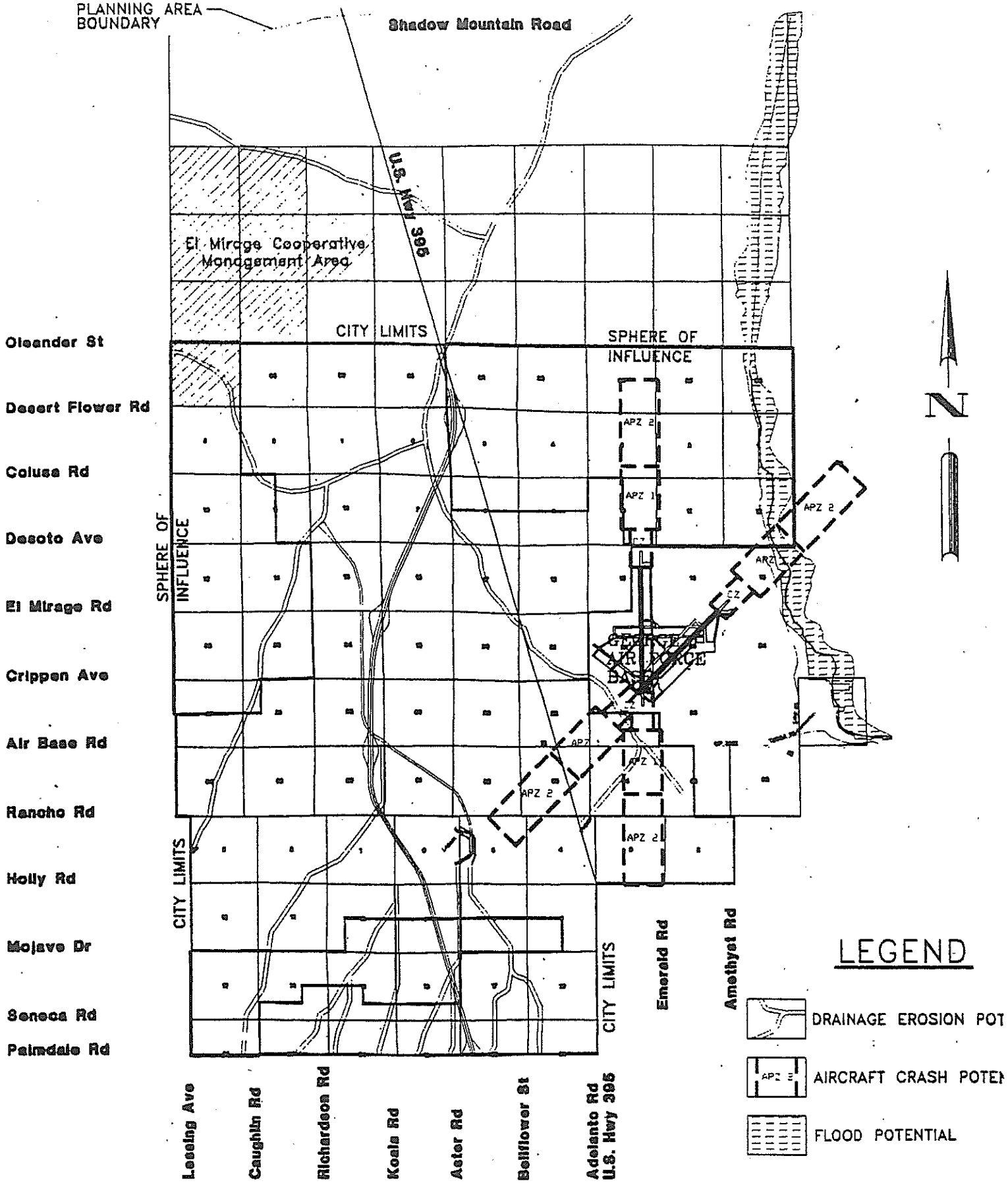


FIGURE IX-2
POTENTIAL HAZARD ZONES

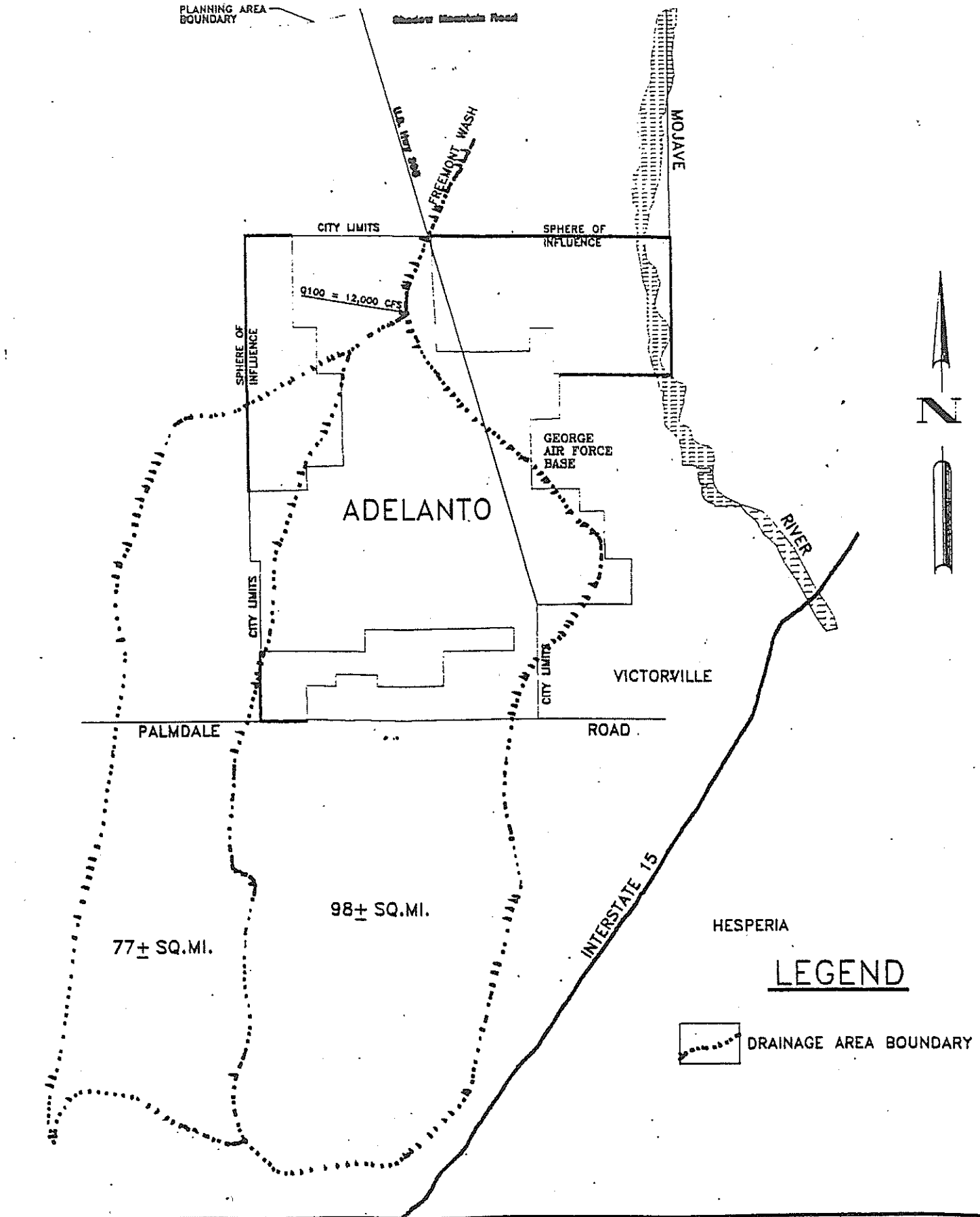


B. Flood Conditions

Except for the Shadow Mountains rising approximately 300 feet above the general terrain in the northwest portion of the Planning Area, the topography is relatively gentle with the uniform slopes. The elevation of the southwest portion of the Planning Area is approximately 3,275 feet. The Fremont Wash in the central portion of the Planning Area is approximately 2,670 feet, or a difference of 605 vertical feet over an 11 mile horizontal distance. Thus, the average slope is 1.04 percent. The southwesterly area is approximately 2 percent, becoming relatively flat with percentages of less than 1 percent in the central to northern portions of the community. The majority of storm runoff within the City drains into the Fremont Wash, which in turn drains into the Mojave River northeast of the Planning Area.

The General Plan Planning Area is affected by two major drainage areas, of which, the Baldy Mesa Drainage Area is the most significant, affecting the most densely populated area of the City. It encompasses 86 square miles immediately south of the planning area and about 75% of the existing incorporated City limits and sphere of influence area. The Phelan drainage area affects the extreme western portion of the Planning Area. Both areas drain in a northeasterly direction into the Fremont Wash, which also traverses to the northeast and drains into the Mojave River near the northeastern corner of the Planning Area. Figure IX-3 shows the drainage areas that affect the Adelanto General Plan Planning Area.

FIGURE IX-3
DRAINAGE AREA MAP



At present, the City does not have an extensive storm drainage system in place. Drainage improvements are constructed on a project by project basis, according to the 1985 Master Drainage Plan. The improvements are installed to mitigate specific drainage impacts imposed by the individual projects. This typically involves routing a major drainage course through a project by concentrating the flow into an acceptable drainage facility. This facility is typically some type of channel, be it natural or concrete lined, depending on the drainage parameters of the area. In most cases, drainage channels have been identified in the General Plan to remain in an natural a state as possible to promote the continuation of natural wildlife corridors.

Scattered development in the City has created a fragmented drainage system. As development occurs within the City, the drainage system will become complete, eliminating gaps that may cause potential drainage problems.

The County of San Bernardino, in cooperation with the City of Adelanto, is updating the drainage information for the High Desert area. The new study will take into account the existing and proposed land use designations in the Baldy Mesa/Phelan area upstream of Adelanto, and those land uses under consideration within the Planning Area. The results of this study will allow the City of Adelanto to make decisions or any revisions that may be necessary to the Drainage Master Plan.

Portions of the Planning Area are subject to Flooding during heavy rainfall, especially those areas adjacent to natural drainage courses. The Mojave River, located along the eastern boundary of the Planning Area is the major regional surface channel and is subject to periodic flooding. Development in unprotected flood hazard areas may be significantly impacted. Severe flooding may result in property damage and losses of life if development is permitted and not protected. Figure IX-2, Potential Hazard Zones, identifies these areas which are subject to periodic flooding.

The following impacts to the surface hydrologic system of the Planning Area may result from implementation of land use policies:

1. Increased urban development will reduce the water absorption capabilities of the land within the Planning Area, generating more surface runoff into the existing natural drainage system.

2. Increased development will generate a significant amount of siltation that will affect the natural drainage channels adversely.

3. Urban encroachment may result in substantial erosion near sensitive geologic features, including drainage channels and sensitive watershed areas.

4. The inclusion of a substantial amount of industrial land use area may generate a significant amount of potentially toxic storm runoff, which could eventually percolate into the potable water supply system of the City. This potential is substantially reduced with NPDES permitting.

C. Fire Protection

Fire and emergency medical services within the Planning Area are provided by the City of Adelanto Fire Department. Fire protection requirements for the City of Adelanto are dominated by two major types of fire hazards, including (1) desert wildfire and (2) urban structural fires. Desert wildfires may be started by natural means such as lightening strikes or by careless use of flammable materials. These fires may sweep large areas and destroy thousands of acres before they are contained and extinguished. Urban structural fires can result from these wildfires and may incur costly property damage and loss of life.

Currently the Adelanto Fire Department has two stations. Station #1 is located at 11711 Hardy Street, in the urban core of Adelanto. Station #2 is located at 10370 Rancho Road, within the Industrial Park District of the City. There are 9 full time firefighters and 23 paid-call firefighters. Equipment consists of one brush unit, one 750 gallon pumper, one 3,500 gallon water tender unit, two 1,500 gallon per minute pumpers, one reserve unit, and the fire chief's four wheel drive unit.

Implementation of land use policies will result in an increase in urban development, which will extend farther from the urban core of the City. As the number of urban structures increases, so does the potential for structural fires. Increased urban development will result in a loss of open rangeland which may be subject to wildfires. However, this will also reduce the possible buffer area between potential wildfires and urban uses, while increasing the total urban perimeter that must be protected from fires.

Assistance is available from other fire protection agencies in the area, including George Air Force Base (staffed by March AFB), Victorville, and San Bernardino County. As development extends from the urban core, some uses may be located outside acceptable response times from the existing two stations, resulting in potentially significant impacts. As industry development continues to expand, special fire protection impacts may result from the use and storage of hazardous materials and wastes as new industries. Such incidents require special handling and may pose severe threats to the general public.

FIGURE IX-4
EMERGENCY SERVICES LOCATIONS

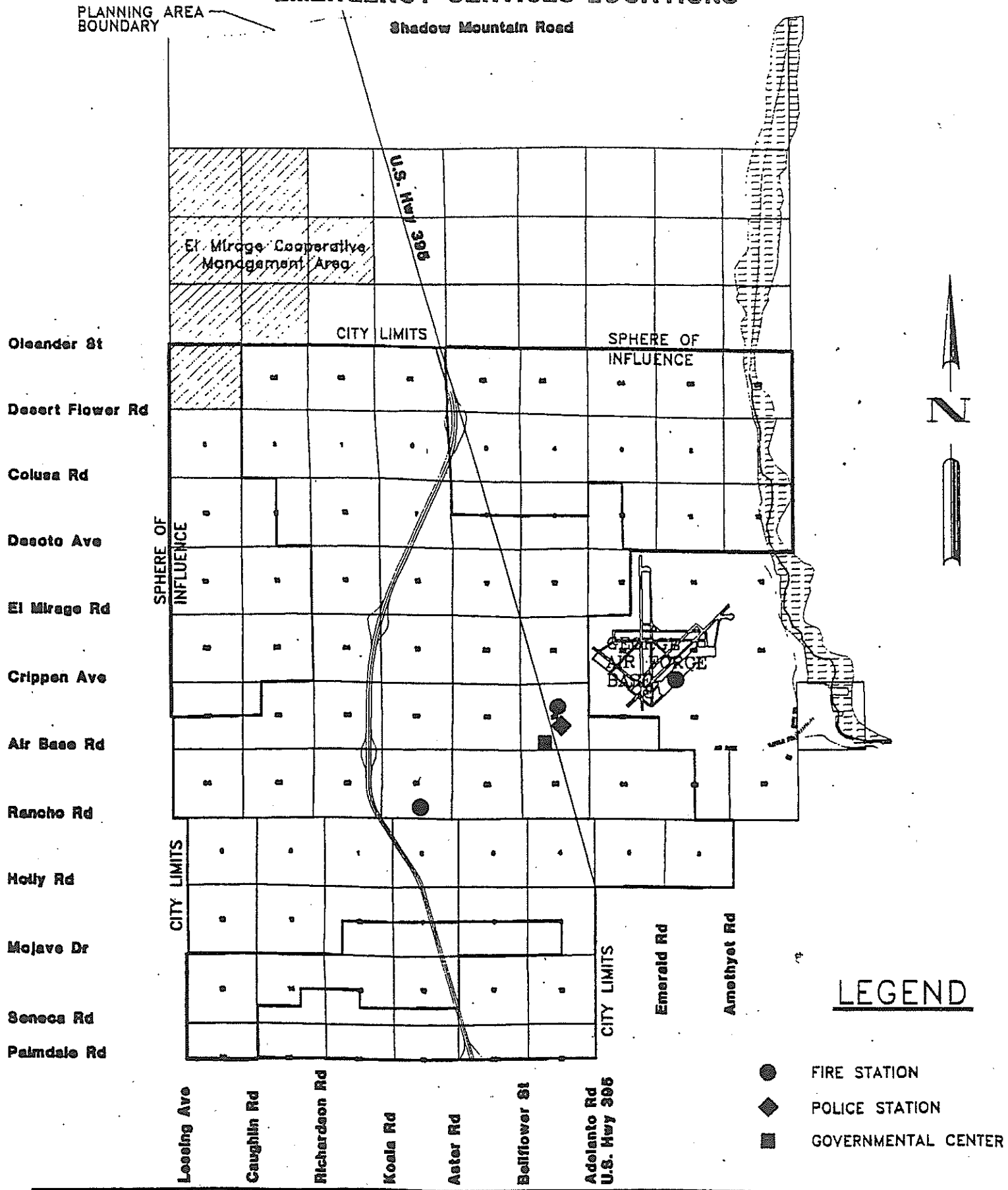
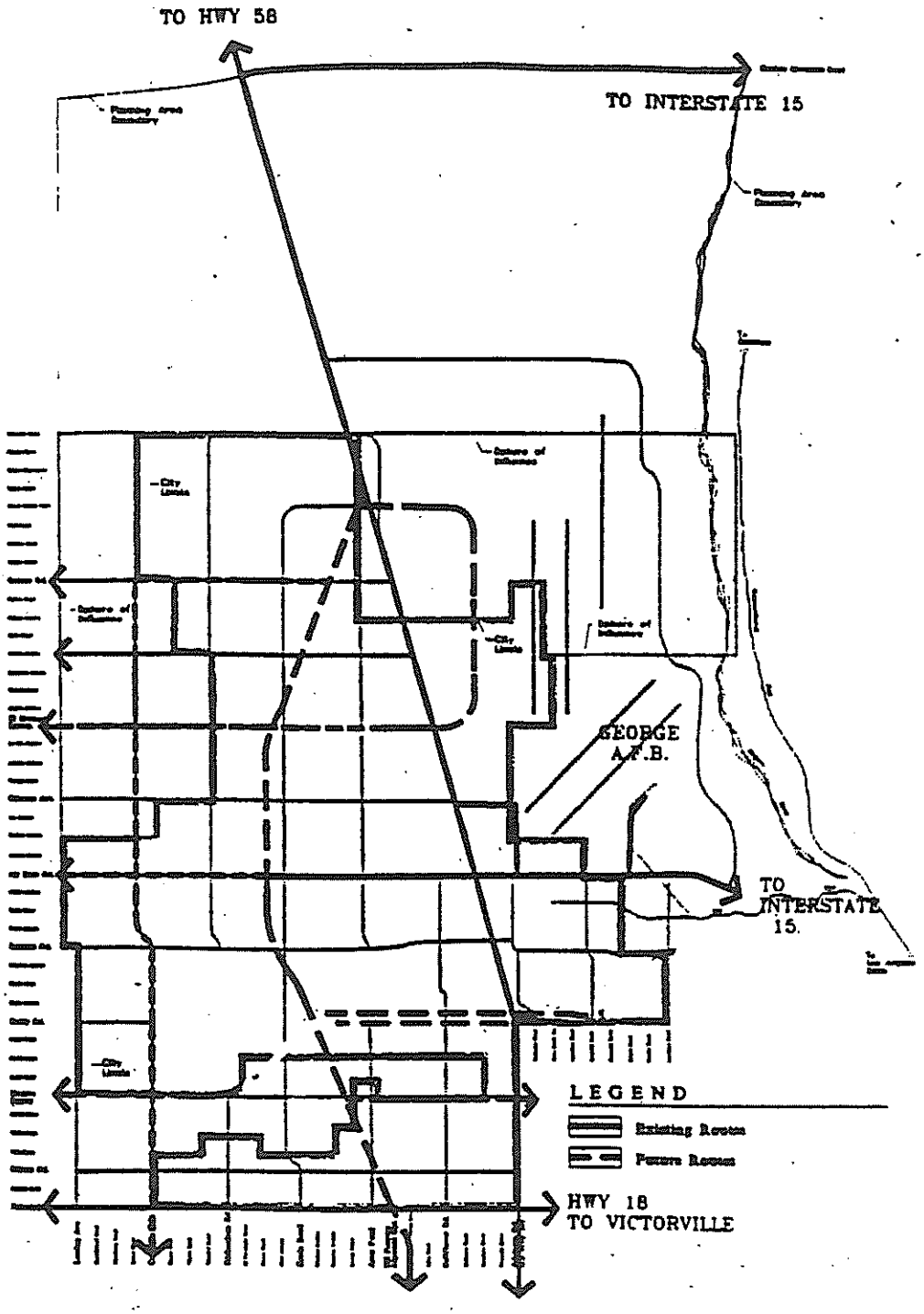


FIGURE IX-5
EMERGENCY EVACUATIONS ROUTES



D. Police Protection

Police Services for the residents of the City of Adelanto and the Planning Area are and will be provided by the City of Adelanto Police Department. The current police force of the City is comprised of 12 full time officers, 4 dispatchers, 1 control unit/officer, 1 records supervisor, 1 full time secretary, 1 part time secretary, 10 reserve officers (volunteer), and 2 canines. The department currently has 12 emergency vehicles (7 marked units, 2 unmarked units, 1 four-wheel drive vehicle, 1 animal control unit, and the Police Chief's car).

Response time within the Adelanto area is excellent, with dispatch to scene response times of less than 5 minutes. Since the police station is centrally located within the urban area of Adelanto (11613 Bartlett Avenue), officers are able to get to emergency situations very quickly.

As implementation of land use polices takes place, increased demand for police services will be required. The domestic requests for emergency assistance will increase proportionately with the increase in development. The current trend of new construction is occurring in the southern portion of the Planning Area, which is several miles from the urban core of Adelanto. This distance will begin to place added stress to the police staff who must provide protection for the area. It is imperative that upgraded police services be provided for the newly developing areas of the City.

III. THE PLAN

A. Solid Waste Management Plan

The City of Adelanto has adopted the San Bernardino County Solid Waste Management Plan. This is in accordance with Section 65302 of the California Government Code that requires solid waste management to be addressed in a City's adopted General Plan, also that it must be consistent with the adopted San Bernardino County Solid Waste Management Plan as a plan of that agency's plan. This element has been structured to accomplish these goals.

The City currently deposits its non-hazardous wastes into the County landfill site. In 1990 this was approximately 4,850 tons. This is a County owned and operated facility. The County charges a standard use fee to all municipalities which utilize its landfill facilities. Questions concerning solid waste should be referred to the San Bernardino County Solid Waste Management Plan, with the exception of the following policies herein, already implemented by the City of Adelanto as a part of their Solid Waste Management Plan.

Authorization

Section 66780 et sec. of the California Government Code sets out the specific criteria and topics that must be included within a Solid Waste Management Plan. San Bernardino County has organized its Plan following the format set out by the State. This Element also follows that general format in order to facilitate comparative analysis and to assure consistency with the County Plan. In addition, if any part of the State regulations are revised this plan can more readily be amended to accommodate such revisions.

Objectives

The overall objective of this Solid Waste Management Plan is to provide a cost effective solid waste management system that integrates source reduction, storage, collection, transportation and transfer, recycling, and transformation or disposal in a manner which will:

- Adopt and incorporate the San Bernardino County Solid Waste Management Plan as policy into the Adelanto General Plan.
- Protect Public Health and Safety.
- Maintain convenient and efficient service to the population of all areas of the City.
- Meet or exceed State and Federal source reduction and recycling guidelines.
- Minimize adverse environmental effects of the Solid Waste Management System and meet or exceed environmental quality goals and standards defined by local, regional, state, and federal agencies.
- Maintain or enhance the qualities of living, working, and recreational environments throughout the City.
- Protect the City of Adelanto's aesthetic qualities.

Purpose and Intent

This Plan incorporates several key elements. The first is to recognize that solid waste is an important recoverable resource material and potential energy source. The second is to pursue an active course toward complete recycling of wastes. Finally, this Plan seeks to maintain the quality of life in Adelanto without financial disincentives. It is toward this end that the City has adopted several policies related to these goals:

1. Economical and safe management of solid wastes.
2. Conservation of natural resources and energy.

Achieving these goals will require a number of specific actions from the City. Adelanto has adopted several policies related to these goals as follows:

Collection, Transportation and Storage of Wastes

Collection, transportation, and storage of wastes are important aspects of solid waste management. Regulations governing the methods involved for each of these aspects attempts to ensure safe efficient disposal. Toward this end, the City has adopted the following policies.

1. Establish and implement standards for the storage of solid wastes.
2. Assure consistent and uniform collection of solid wastes.
3. Assure appropriate collection frequency and routing of solid waste.

Resource Recovery

Landfill sites have limited capacities. Resource recovery as an alternative to landfill disposal will increase the life expectancy of any site. Other benefits such as waste to energy, and conversion of waste materials into new products are results of resource recovery which the City intends to promote by adopting the following policies.

1. Promote public and private recycling of recoverable resources.
2. Determine and implement feasible waste-to-energy conversion technology.
3. Develop and follow a long range reclamation plan concurrent with the San Bernardino County Solid Waste Management Plan.
4. Periodically review the economic and technical factors which affect the feasibility of increasing resource recovery and conservation.
5. Meet the goals of the Source Reduction and Recycling Element (SRRE).

This section defines resource recovery as an alternative to disposal. Resource recovery is defined in Title 14 of the California Administrative Code as "the reclamation of salvage of wastes for reuse, conversion to energy, or recycling. Waste to energy refers to the conversion of solid waste to energy through some process such as, combustion. It is significant to note that solid waste can be reduced in volume up to 90 percent by this method. Recycling is the conversion of waste materials into new products. Composting is the biological degradation of organic matter which yields a humus-like material with potential use as a soil conditioner. Recycling and composting reduce volume up to 65 percent.

The City of Adelanto has adopted its Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE). The SRRE will reduce solid waste by 34.5 percent by 1995 and by 52.3 percent by 2000.

Some of the most common materials recovered from municipal solid waste facilities are referred to as secondary materials. They include: ferrous metal, aluminum, paper and glass. The typical energy recovered is in the form of steam, gas, and electricity.

Important factors which determine the potential for resource recovery include: waste characteristics, market potential, available waste quantities, and prices.

Although the degree of market fluctuation depends upon the particular material, market prices typically fluctuate widely. Market potential is a major factor used in the decision as to whether or not a secondary material is recovered. A market potential assessment includes existing markets, barriers to the sale of materials, and projected market prices.

Private dealer operations and industrial recycling are major contributors in recycling. Even though curbside recycling centers are highly visible they generate only 8-15 percent of all material currently being recycled.

Resource Recovery Programming

Recycling of waste oil has increased as a result of cost effectiveness and a program sponsored by the State Solid Waste Management Board. Unfortunately, there are no waste oil pickup stations within the City of Adelanto at this time.

Recycling for Adelanto will include: drop-off centers, buy back centers, public recycling receptacles, commercial, industrial and governmental recycling, inerts and wood waste processing, mixed waste processing, rendering and composting.

Materials and Energy Recovery System

The number of people living in Adelanto is expected to continue growing. The City's projected population figure for the year 2010 is approximately 30,000. As the total population increases in size, the quantity of solid waste will also increase.

The per capita generation rate represents the amount of solid waste generated by each person each day. According to City records Adelanto had a per capita generation rate of 3.075 pounds per capita-day in 1990. This rate, times the 1990

population of 8,517 results in 4,780 tons of refuse generated every year in Adelanto. Based upon the maximum 2014 population forecast of 60,000, an estimated 33,700 tons of reprocessable waste will be produced by Adelanto per year. The potential quantities of solid wastes warrant the investigation of resource recovery systems. The City intends to study and consider the economic feasibility of implementing resource recovery projects. The resource recovery section of this plan contains the policies adopted by the City of Adelanto.

Organizational Structure

According to adopted State procedures the City of Adelanto must adopt a source Reduction and Recycling Element (SRRE). Further, the County must also find the City plan's consistent with the required County Solid Waste Master Plan. The City adopted it's Source Reduction and Recycling Element in 1992. The Planning Commission reviews the following projects prior to City Council approval:

1. Revisions to the Solid Waste Management Plan;
2. Local ordinances regarding Solid Waste Management;
3. Resources recovery proposals;
4. Disposal, transfer, and storage of hazardous waste;
5. Litter Control
6. Other assignments as specified by the County Board of Supervisors;

Technical Documentation

Because the City has adopted the San Bernardino County Solid Waste Management Plan, any technical information associated with solid waste can be referred to the County Plan. For information regarding Solid Waste, please refer to the San Bernardino County Solid Waste Management Plan.

Hazardous Wastes

Many cities and counties are now expressing concern over the toxic waste problem. The City of Adelanto has the jurisdiction within the City limits to adopt and enforce hazardous waste regulations. The City has adopted the following policies toward maintaining a safe environment for its citizens.

1. Support the location of hazardous waste sites only in areas without the potential for groundwater or other contamination, and which are away from urban area.

2. Develop a hazardous waste recovery program and encourage private industry participation. In October, 1993 the City joined the County Program for collection of Household Hazardous Wastes.

3. Develop and adopt local regulations dealing with the storage, transport, and disposal of hazardous wastes.

According to Section 17225.32, Title 14 of the California Administrative Code,

"...hazardous wastes include any material or mixture of wastes which are toxic, corrosive, flammable, an irritant, a strong sensitizer, (or) which generates pressure through decomposition, heat or other means, (or) if such a waste or mixture of wastes may cause substantial personal injury, serious illness or harm to humans, domestic animals or wildlife, string, or as an approximate result of any disposal of such wastes or mixture of wastes."

There are no Class 1 (hazardous waste) disposal sites in San Bernardino County. Legal disposal of most hazardous waste must be accomplished by exporting the wastes to a Class 1 site outside of the County. Some hazardous material is removed from the waste stream by reclamation and recycling, while a few industries treat their own wastes on site. Even though hazardous waste sites do not exist in the County several thousands of gallons of hazardous household wastes are deposited into non-hazardous landfill sites each year.

The date no generators of hazardous wastes in Adelanto have filed for permits with San Bernardino County. According to the County's Hazardous Waste/Toxic Control Section, the annual amount of hazardous wastes from any generators is unknown at this time. The total quantities of hazardous wastes from the 1990 County Solid Waste Management Master Plan may more accurately reflect the hazardous wastes being generated in Adelanto. That projection shows an increase of about 40% in hazardous wastes generated during the decade 1980-1990. These wastes include cleaning agents, poisons, insecticides, etc.

The increase in hazardous wastes generated requires active mitigation measures to be employed. The City has adopted the San Bernardino County Solid Waste Management Plan in order to mitigate problems associated with hazardous waste materials.

Special and Hazardous Waste Handling Programs

The entire nation has recently shown concern over the toxic waste problem. Consequently, more interest has been initiated in regard to the correct handling of toxic wastes.

Adelanto is conscious of this problem. Because many of the special and hazardous wastes cannot be disposed of in an ordinary disposal facility, they must continue to be transported out of the City. The following Table IX-1 shows disposal sites for various wastes within the County. The Landers and Needles disposal sites accept limited quantities of chemical toilet pumpings, grease trap wastes, crankcase oil and pumpings from service stations and garage oil traps. While the Twenty-Nine Palms site is approved for the same waste types as mentioned here, it can accept some wastes in larger amounts. Class II sites cannot receive hazardous wastes.

TABLE IX-1
LOCAL CLASS II SITES IN SAN BERNARDINO COUNTY

Receiving Group I Wastes 1983/84

Disposal	Types of Site	Quantity (Gal/Yr)
Twenty Nine Palms*	II-2 (with Special Wastes)	228,400
Needles*	II-2 (with Special Wastes)	162,000
Landers*	II-2 (with Special Wastes)	1,000,000
Fort Irwin Road**	II-1	5,475,000

* Based on Waste Discharge Requirements set by California Regional Water Quality Control Board - Colorado River Basin Region.

** Based on Waste Discharge Requirements set by California Regional Water Quality Control Board - Lahontan Region.

Adelanto will encourage industry to recycle and recover hazardous wastes. The City will also develop an information base regarding hazardous wastes. This information base will serve industry, public agencies, institutions, and the general public concerning health hazards, handling techniques, and current technologies for waste disposal and recovery.

The following is a list of possible methods used to minimize hazardous waste generation and disposal.

- Separate hazardous from non-hazardous wastes at the source.
- Modify the industrial process to limit the amount of hazardous waste generated.
- Use hazardous waste as raw materials.
- Reprocess the wastes to recover energy or materials.
- Use treatment to render waste non-hazardous.

Litter and Intentional Unlawful Dumping

Litter and unlawfully dumped materials pose several safety related problems. When these materials are left to accumulate they may cause health or fire hazards. Recognizing the importance of litter control, the City has adopted the following policies:

1. Continue to maintain and enforce the City's uniform Anti-Litter Ordinance.
2. Control litter at any refuse disposal site which may come under City jurisdiction.
3. Provide periodic free disposal at a City landfill site to City residents to encourage cleanup, if such a landfill is established.
4. Develop and maintain a system which facilitates information dissemination about the solid waste collection system.

Existing and Planned Programs for Litter Control and Cleanup

Current control efforts are established and enforced at both the State and Local levels.

State Programs

The State Penal Code, Sections 374, 374.5 and 1463.4 authorizes the courts to require persons convicted of littering, to pick up littered material, and specifies fines for illegal dumping and littering. The following is a list of State agencies exercising control over improper disposal and the statutes giving them authorization to do so.

1. Department of Health Services (Health & Safety Code, Sections 4476 & 15002).
2. Department of Parks and Recreation (Public Resources Code Section 5008-7).
3. Department of Fish and Game (Fish & Game Code Section 5652).
4. Department of Transportation (Vehicle Code Sections 23110-5).

The City of Adelanto has its own Litter Ordinance. Several items of litter control are regulated by the Ordinance. A mandatory weekly collection service is currently in existence which has the positive effect of cutting down on the amount of litter from overflowing cans and dumpsters. Mandatory collection is a means to ensure the safe and proper disposal of waste.

Planned Programs

An effective step in reducing litter is to increase enforcement of existing State and Local laws. Enforcement authority given to personnel such as building inspectors, parks and recreation employees, firemen, and animal control officers will allow greater supervision of litter laws.

Urging courts to levy fines and require violators to pick up litter or unlawfully dumped material will discourage second time offenders. A portion of all fines collected and returned to the City will be used for litter control programs.

Improper disposal of some unwanted items may occur if persons are unaware of the extent and type of collection service available to them. The City should, therefore, establish an effective information source covering several aspects of resident disposed service such as: collection day, holiday collection schedule, cleanup campaign schedules, rates, bulky item requirements, special waste policy, and location of waste disposal sites.

Curbside containers emptied regularly are needed along roadways and areas where people congregate. Areas providing service and rest stops for highway travelers are especially appropriate areas.

Litter is often a result of pets and other wild animals overturning refuse containers and stirring its contents. One measure to mitigate this problem is to increase the number of animal control officers and equipment. A second measure is to enforce the regulations requiring trash receptacle lids to be securely fastened. Another effective measure is to utilize special containers not susceptible to animal nuisance. These containers may also be emptied by a one-man truck similar to the system being tested in Claremont, as well as portions of San Bernardino.

Waste Management Administration and Enforcement

An important aspect of the Solid Waste Management Plan is the administration of its various programs. Adelanto has adopted the following policies to assure that all possible means are supported and effective utilizing any governmental programs for financing solid waste facilities:

1. Review, evaluate and utilize Federal, State, and local sources of funds for financing solid waste management programs and facilities.

2. Assure that any solid waste landfill facility is self-supporting through funds collected from user fees and other fees.

Identification of Solid Wastes

Non-hazardous wastes include all decayable and non-decayable solids, semi-solids, and liquid wastes inclusive of garbage, trash, refuse, paper, rubbish and ashes, industrial wastes, demolition and construction wastes; abandoned vehicles and parts; discarded home and industrial appliances; manure; vegetable or animal solid and semi-solid wastes; and other solid and semi-solid wastes.

Solid Waste Volume Estimates

According to local records the City of Adelanto disposed of approximately 4,780 tons of solid waste in the year 1990. This figure will increase along with the increase in population.

The area within the Adelanto city boundary is presently served by one refuse hauler. The following estimates of trash collected are based upon approximate figures from this hauler, (AVCO Disposal).

TABLE IX-2 1990 SOLID WASTE ESTIMATES			
Commercial Refuse			
Cubic yards per week	973.00	Tons per week	58.00
x 4.33 per month	4,213.09	x 4.33 per month	251.14
Residential Refuse			
Cubic yards per week	544.00	Tons per week	34.00
x 4.33 per month	2,355.55	x 4.33 per month	147.22
Total Tons Per Month		**Total Yards Per Month**	
Commercial	251.14	Commercial	4,213.09
Residential	147.22	Residential	2,355.52
Total Tons	398.36	Total Yards	6,568.61

Waste Disposed Outside the City

Waste oil from service stations and garages is sent to Fontana and Los Angeles for reclaiming. Restaurant oil is sent to a rendering plant in the Ontario-Chino area. Septic tank pumpings are disposed of in the County operated Victorville landfill.

Special Types of Waste

Septic tank pumpings are one type of special waste. According to the San Bernardino County Solid Waste Master Plan an estimated 2,695,250 gallons of septic tank pumpings was received in the County owned disposal site near Victorville in 1988-89.

Storage of Local Wastes

Adelanto addresses the storage of wastes as follows: It is the "duty of every person served under this chapter to provide a watertight receptacle for holding garbage... (and) shall not exceed thirty-six gallons in size, nor shall the receptacle and contents exceed sixty-five pounds in weight."

Local regulations also include the preparation of various types of wastes for disposal such as the waste resulting from the preparation of food which must first be wrapped in paper before being placed in the garbage receptacle.

Approved Collection Services

The San Bernardino County Department of Environmental Health Services has been designated by the State Solid Waste Management Board to regulate and administer permits for private refuse collectors. Within the City of Adelanto and surrounding planning area one private collector operates collection services, as follows:

1. AVCO Disposal
   P.O. Box 1473
   17080 Stoddard Wells Road
   Victorville, CA 92392

Service Areas

Collection area service boundaries include all of the City of Adelanto within the corporate boundary.

Level of Service, Charges, and Fees

The permitted refuse collector offers service to commercial as well as residential sources of waste. The following table lists the maximum rates permitted by the County that the company may charge for these two levels of service. These rates are determined through a lengthy and costly procedure to both the refuse hauler and the County government agencies. Through more direct contact with its refuse hauler the City may avoid the difficulties associated with the current procedure of determining rates.

TABLE IX-3
COLLECTION SERVICE RATES

Residential (per month)	$6.60
Commercial (per cubic yard)	$2.70

Disposal Processing of Wastes

Existing County Facility

Currently Adelanto's non-hazardous wastes are deposited in the County landfill site located outside of the City. This Class II landfill comprises 80 acres and has a total landfill capacity of 2.6 million cubic yards. Approximately 1 million cubic yards capacity remain with an estimated use expectancy until 1995. Septic tank pumpings are placed in well isolated areas which have not been utilized in the landfill operation. Hazardous household wastes are deposited into this landfill as well. This practice will probably continue until these items are separated out at the resident waste source.

Implementation of the Land Use Plan will have significant implication for public safety needs. Over seventy thousand acres are designated for some level of urban use which result in as many acres of some level of soil disturbance over the next few decades. As the population grows from some ten thousand to tens of thousands, the City will be challenged to keep up with the demand for police and fire safety services and facilities. The City must find ways to minimize flood, seismic, erosion and waste hazards to its citizens, to the maximum extent possible. The City will need to assure adequate health facilities exist for its citizens. The following Goals, Policies, and Implementation Strategies provide direction for addressing these public safety needs.

B. Goals and Policies

1. Goals

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

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

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.

2. Policies

Safety 1.1	The City will cooperate with and support Federal, State, and County agencies responsible for the enforcement of health, safety, and environmental laws.
Safety 1.2	The City will ensure that all appropriate construction and safety standards are incorporated into all new development.
Safety 1.3	The City will review all development proposals to determine the possible impacts of each development on emergency services.
Safety 1.4	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.
Safety 1.5	The City will require all land uses involved in the production, storage, transportation, handling or disposal of hazardous materials be located at a safe distance from land uses that may be adversely impacted by these activities.
Safety 1.6	The City will cooperate with and support Federal, State, and County agencies responsible for the enforcement of health, safety and environmental laws.
Safety 1.7	The City will ensure that all appropriate construction and safety measures are incorporated into all new development.
Safety 1.8	The City will review all development proposals to determine the possible impacts of each development on emergency services.
Safety 1.9	The City will restrict development in those areas where slope exceeds fifteen (15) percent and in those areas subject to flooding.
Safety 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 1.11 The City will require all proposed developments to submit a soils and geologic report prepared by a certified geologist which shall include mitigation if any geologic hazards are identified.

Safety 1.12 The City will require all residents to pay a pro rata share of the costs for public safety needs to be generated by the development.

Safety 1.13 The City will require the incorporation of defensible space design principles in commercial and multi-family projects.

Safety 1.14 The City will require contemporary fire protection (both on-site and department controlled) for multi-story structures and high hazard industrial facilities.

Safety 1.15 The City will require that all new development and selected existing development comply with Federal, State, and local fire safety standards.

Safety 1.16 Surface runoff from new development shall be controlled by proper facilities to reduce downstream flood hazards.

Safety 1.17 The City will preserve designated drainage channels and water courses such as creeks and river beds as resource management areas or linear parks and recreational trails, whenever possible.

Safety 1.18 The City shall require that all drainage facilities identified on the Land Use Map be designated as open space, in order to preserve the natural character of these water courses.

Safety 1.19 The Mojave River Corridor, which is subject to periodic flooding, shall remain as natural area open space, dedicated to passive recreation and natural flora/fauna.

Safety 1.20 The City will require that hydrologic and hydraulic studies are prepared at the time that major developments are proposed.

Safety 1.21 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.

Safety 1.22 The City will require all land uses involved in the production, storage, transportation, handling or disposal of hazardous materials be located at a safe distance from land uses that may be adversely impacted by these activities.

Safety 1.23 The City will enforce the programs and strategies of the San Bernardino Solid Waste Management Plan.

C. Implementation Strategies

Short Term

Safety 1.1.1 The City will adopt a program designed to implement State requirements for the identification and reinforcement of any and all unreinforced masonry buildings.

Safety 1.1.2 The Zoning and Building Codes will be updated and maintained to reflect current seismic information and development standards. The Uniform Building Code shall be utilized as the basis for construction standards relating to seismic safety.

Safety 1.1.3 Require special soils and structural investigation for all proposed structure's of large scale buildings or, involving large groups of people.

Safety 1.1.4 Continue the Code Enforcement Program and require correction or demolition or structures found to be dangerous.

Safety 1.1.5 Continue an active redevelopment program with an emphasis on Industrial and Commercial areas.

Safety 1.1.6 The City shall evaluate and update annually its emergency preparedness plan to ensure that emergency shelters and evacuation routes are accessible to the residents of the city.

Safety 1.1.7	The City will assist in the provision of the police protection, requiring on-site security and defensible space, and other measures to be incorporated into new development.
Safety 1.1.8	The City will monitor, review and improve as needed, the City's emergency response capabilities.
Safety 1.1.9	The City will require new development to incorporate sprinkler systems and smoke detectors, as appropriate and required by applicable codes.
Safety 1.1.10	The City will encourage improved fire insurance programs by working with rating agencies, as appropriate.
Safety 1.1.11	The City shall continue to develop local area drainage plans and establish appropriate funding mechanisms for their implementation.
Safety 1.1.12	The City will increase public awareness in regard to the potential hazards resulting from storm runoff, use of storm water for ground water recharge, and emergency measures during flood disasters.
Safety 1.1.13	The City will coordinate land use and flood control planning through continued improvement of staff contacts between the County Flood Control District and cities within the area.
Safety 1.1.14	The City will identify hazardous materials and waste routes and restrict transport of such to those routes.
Safety 1.1.15	The City will communicate and coordinate with trucking companies to ensure that transport of hazardous materials does not threaten the life or property of residents of the City of Adelanto.
Safety 1.1.16	The City of Adelanto will coordinate between the Fire Department and the San Bernardino County Environmental Health Department to assure swift and capable response to handling hazardous materials accidents.

Safety 1.1.17 The City will develop a comprehensive resource recovery program designed to minimize the impact on existing and future disposal sites and to foster conservation of natural resources. (A.B. 939)

Long Term

Safety 1.2.1 The City will distribute information as it becomes available to familiarize citizens with seismic risk and to develop seismic awareness and preparedness.

Safety 1.2.2 The City will require improved lighting in existing and potential crime problem areas.

Safety 1.2.3 The City will assist in the organization of Neighborhood Watch Programs in conjunction with improvement associations and encourage the cooperation between citizens and police.

Safety 1.2.4 The City will cooperate with police and probation departments in rehabilitation of Adelanto residents involved in crimes through employment assistance, counseling, and related programs.

Safety 1.2.5 The City will initiate programs to get youths involved in neighborhood improvement programs, sports, and leisure activities in order to become a vital part of the community.

Safety 1.2.6 Implementation of a system of detention/retention basins and treatment facilities to be placed within the Manufacturing/ Industrial districts to minimize any contamination impacts that could occur.

Safety 1.2.7 Programs for the continuous evaluation and designation of floodway, floodplain, and drainage areas shall be identified and financed.

Chapter Ten

PUBLIC FACILITIES ELEMENT

General Plan for City of Adelanto

Chapter Ten - Public Facilities Element

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I. INTRODUCTION

The Public Facilities element examines the need for public facilities in Adelanto, identifies the existing status of these facilities and services and proposes ways in which the capacity and distribution of facilities can keep pace with the needs of the community. Facilities and services considered include water, sewerage, flood control facilities, police, fire, schools, libraries and health care facilities.

A. INFRASTRUCTURE

1) Existing Water Supply System

The City owns and operates its water supply and distribution system, No. 36-001 with the California State Office of Drinking Water, under permit No. 03-93-037. In addition to owning and operating six wells for City purposes, the City also owns eight wells on land leased to George Air Force Base. The City also owns, operates, and maintains a distribution network serving 3,551 active service connections in three different pressure zones with total reservoir storage of 16.75 million gallons as of November 1993. (See Figure X-1 as of November 1993.) Eighty-six percent of the active service connections were sewered, while fourteen percent were not. The total capacity of city-operated wells is 2,190 gallons per minute (gpm), which is equivalent to 3,500 acre-feet if operated continuously for a year. The total capacity of George Air Force Base-operated wells is 6,500 gpm, or 10,500 acre-feet if operated continuously.

In 1992 the City had approximately 12,000 residents and a water demand of 2,100 acre-feet for domestic, commercial, and industrial purposes. All of this water was pumped, with approximately 37%, or 780 acre-feet, coming from Mojave River Underflow and 63%, or 1320 acre-feet, coming from groundwater aquifers. The City has also historically supplied water to George Air Force Base from wells adjacent to the Mojave River at an average rate of 3,100 acre-feet per year until the base closed in 1992.

The ability of Adelanto to provide water is contingent upon a number of factors: legal rights, pumping capacities, and the ability to use water from the wells at George Air Force Base. The City currently has enough water supplies under current legal rights and current legal groundwater supplies to supply approximately 5,500 acre-feet a year and serve a population of approximately 24,000 people, or almost double the current population.

Water availability is based on the following sources:

(1) The City can currently pump approximately 820 gallons per minute (gpm) from its existing Well No. 2. This water is permitted under the City's 4.5 cfs (3,260 acre-feet per year) of right. The sustainable population based solely on the current underflow pumped is approximately 4,000 people.

(2) The City can currently pump approximately 1370 gpm of groundwaters from City wells. These waters do not require a license by the State of California. The sustainable population based solely on the underflow and groundwater currently pumped is approximately 11,000 people.

(3) The City can currently pump 1,000 gpm from George Air Force Base (GAFB) operated wells. The limiting factor here is the booster station connecting the City to the GAFB system, which can currently pump approximately 1,000 gallons per minute. This water is under the City's 4.5 cfs right (for a total of 3,260 acre-feet per year.) The sustainable population considering underflow, groundwater, and GAFB intertie water is approximately 16,000 people.

(4) The City can trade high-fluoride waters from Wells Nos. 4 and 5 for the better quality GAFB water currently used to irrigate the golf course, pursuant to Section 13550 of the Water Code. Section 13550 of the Water Code prohibits the use of potable water for irrigation when reclaimed water is available. The capacity of these two wells is approximately 1,700 gallons per minute. To employ this water, a distribution system must be constructed to transfer the high-fluoride waters to the base irrigation system, and the capacity of the existing 1,000 gallon per minute Booster Station Number 1 must be upgraded to at least 3,000 gallons per minute.

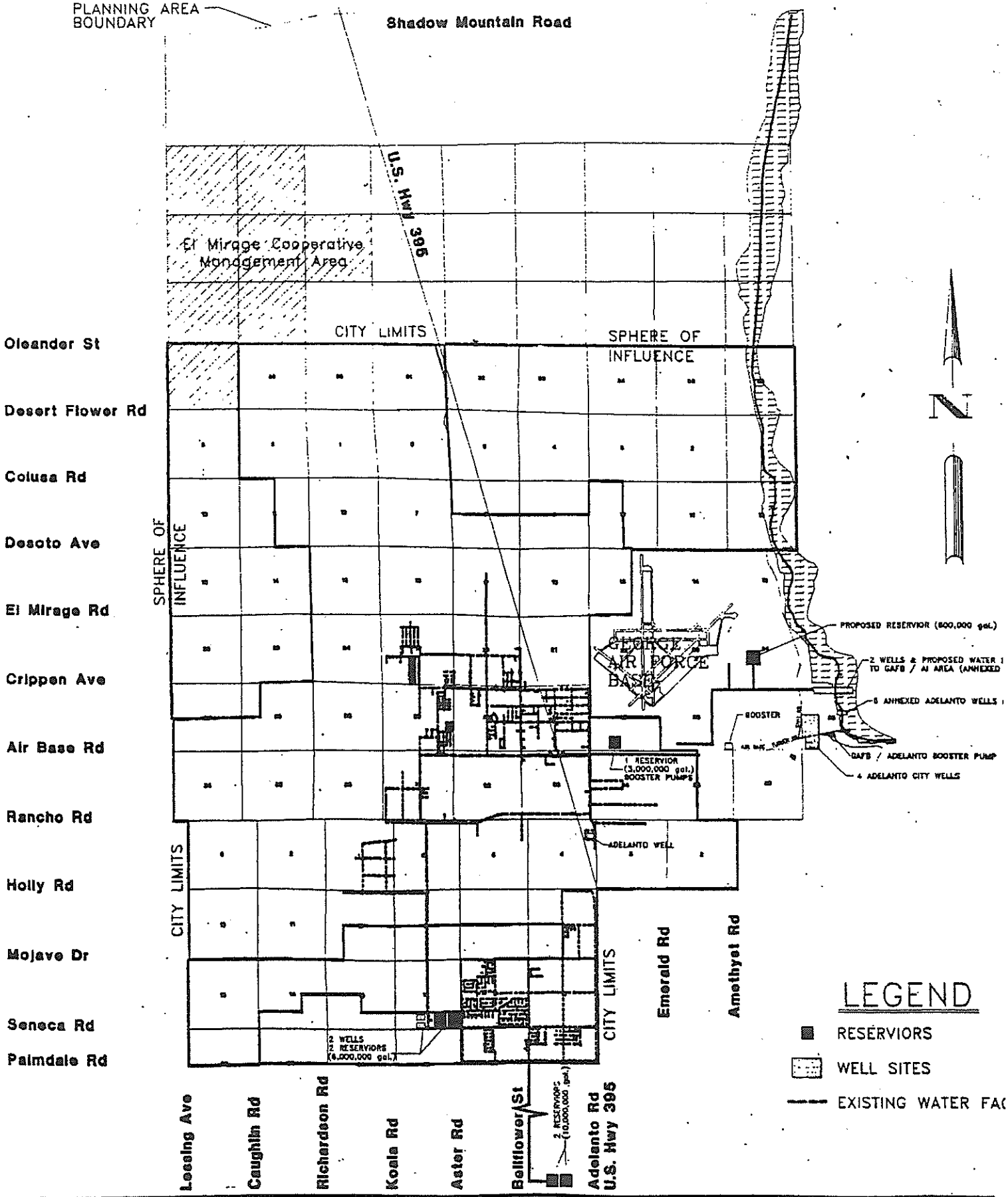
Alternately, a treatment facility could be constructed to remove the fluoride, in which case the water could be used directly in the Adelanto municipal water system. Any water in excess of Base needs could be treated.

The sustainable population with underflow currently pumped by the City, groundwater currently pumped by the City, GAFB intertie water from the City's GAFB wells, and by trading high-fluoride water with that of the GAFB wells is approximately 24,000 people, or double the current population.

(5) The City has an additional 200 gpm available under the 4.5 cfs rights. This right may be maintained for future use under Section 106 of the Water Code. This amount of water could sustain an additional 1,000 people bring the total to 25,000. This is the total extent of legal water supplies owned by the City.

(6) The City could obtain up to an additional 3,800 gpm, or 6,140 acre-feet per year by pumping water from its wells currently leased to the former GAFB. This amount will be limited by down-time, recovery periods, interference and other inefficiencies. This water is in addition to both the current 1,000 gpm connection capability, and the 1,700 gpm available from trading high-fluoride water. This would require upgrading the booster station capacity from its current 1,000 gpm level to at least 6,500 gpm. It would also require additional rights to underflow in the amount of 6,140 acre-feet by the State, as all GAFB-operated wells produce river underflow. The population that could be sustained if all City-owned GAFB wells were pumped at full capacity, in addition to the options listed previously, is approximately 50,000 people, or four times the current population.

FIGURE X-1
EXISTING WATER FACILITIES



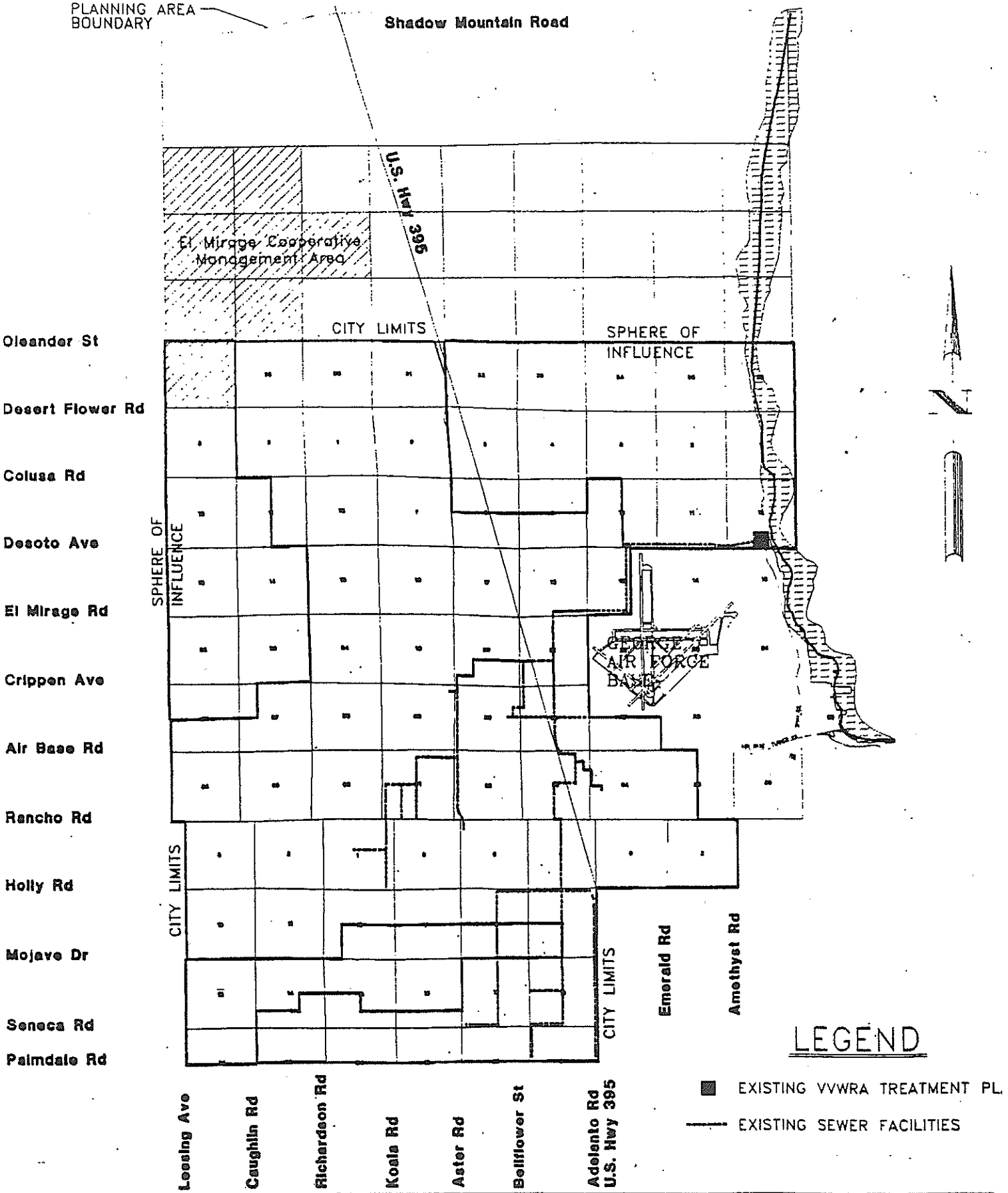
2) Existing Sewer System

The City of Adelanto owns and maintains its own sewer lines. (See Figure X-2). Sewage treatment is provided by the Victor Valley Wastewater Reclamation Authority (VVWRA). The City is a member agency of the VVWRA and is currently connected to the VVWRA treatment plant which is located along the Mojave River northwest of George AFB. This plant has capacity for processing immediate and future sewage needs of the community.

The existing VVWRA treatment plant has a design capacity of 9.5 MGD (Millions Gallons Per Day) with the projected ability to provide a total capacity of 20 MGD. The City of Adelanto currently transmits 0.2 MGD with the remaining member agencies transmitting approximately 6 MGD to the existing facility. Fees paid to the VVWRA from development pay for plant expansions.

Outlying areas of the community will continue to utilize septic tanks and seepage pits for sewage disposal until development suggests otherwise. The treatment of wastewater is vital to developed and developing areas for reasons of public health and the protection of the groundwater supply. Approval of on-site sewage systems are based on requirements established by the State Regional Water Quality Control Boards. Current policy within the Lahontan region of which the City of Adelanto is located, allows for residential lots greater than 15,000 square feet in size to be served by on-site septic systems. Commercial development is required to connect to the sewer system. It is not anticipated that developments in the more remote rural areas will cause any adverse effects to the groundwater of the area, until such time as the land uses intensify and a sewer system is feasible.

FIGURE X-2
EXISTING SEWER FACILITIES



3) Existing Drainage System

Except for the Shadow Mountains rising approximately 300 feet above the general terrain in the northwest portion of the study area, the topography of the Planning Area is relatively gentle with uniform slopes. The elevation of the southwest portion of the study area is approximately 2,670 feet, or a difference of 605 feet over an approximate 11-mile distance. Thus, the average slope is 1.04 percent. The southwesterly area is approximately 2.0 percent and becoming relatively flat with percentages less than 1 percent in the central to north portion of the community. The majority of the storm runoff within the City drains to the Fremont Wash, which in turn drains into the Mojave River.

As is typical with desert areas, the sloping gradient acts as an alluvial fan and creates numerous drainage courses with sheet overflow occurring over the entire area during thunderstorms. The contributory drainage area comes from the San Gabriel Mountains to the southwest and comprises 175 square miles. (See Figure X-3).

In 1985 the City of Adelanto authorized the preparation of a Master Plan of Regional Storm Drain Channels. (See Figure X-4). The study was conducted to establish a flood control master plan for the City to mitigate flooding caused by major storms. The study focused on the regional channel requirements within the City limits. However, it was coordinated with the Baldy Mesa study area in order to be compatible with the channel alignments.

At present, the City does not have an extensive storm drainage system in place. Drainage improvements are constructed on a project basis according to the 1985 Master Plan. The improvements are installed to mitigate specific drainage impacts imposed by the individual projects. This typically involves conveying a major drainage course through a project by concentrating the flow into an acceptable drainage facility. This facility is typically some sort of channel, be it natural or concrete lined, depending on the drainage parameters of the area. In general, most drainage courses will be left in their natural state in order to create natural open space and linear parkways connecting all the major parks throughout the City.

Scattered development in the City has created a somewhat piecemeal drainage system. As development occurs within the City, the drainage system will become complete, thus, eliminating any gaps that may cause potential drainage problems.

Currently the County of San Bernardino Flood Control District, in cooperation with the City of Adelanto, is updating the existing drainage study. The new study will take into account the existing and proposed land use designations in the Baldy Mesa/Phelan area, upstream of the City, and those land uses under consideration within the City of Adelanto. The results of this study will allow the City of Adelanto to make decisions or any revisions that may be necessary to the Drainage Master Plan.

FIGURE X-3
DRAINAGE AREA

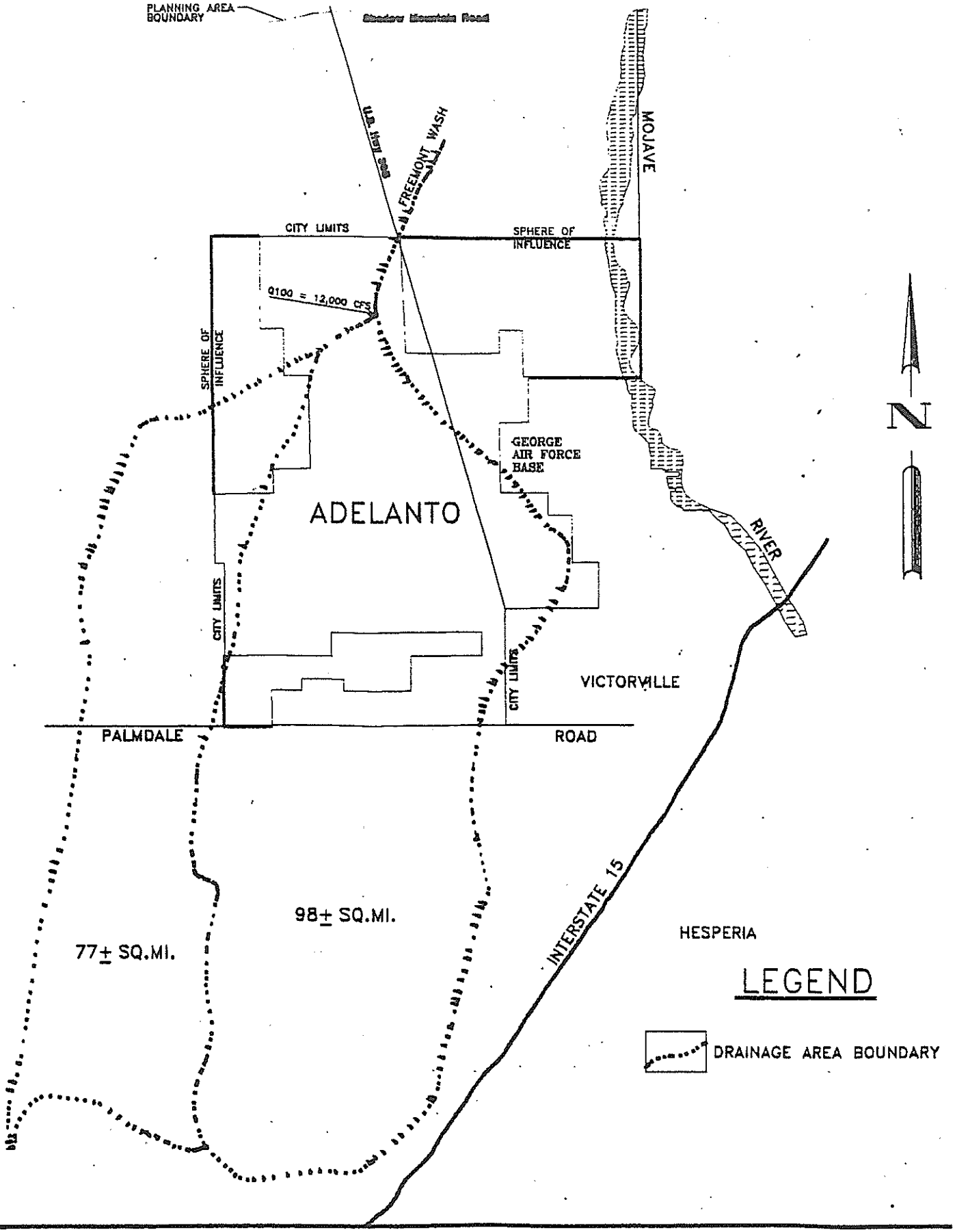
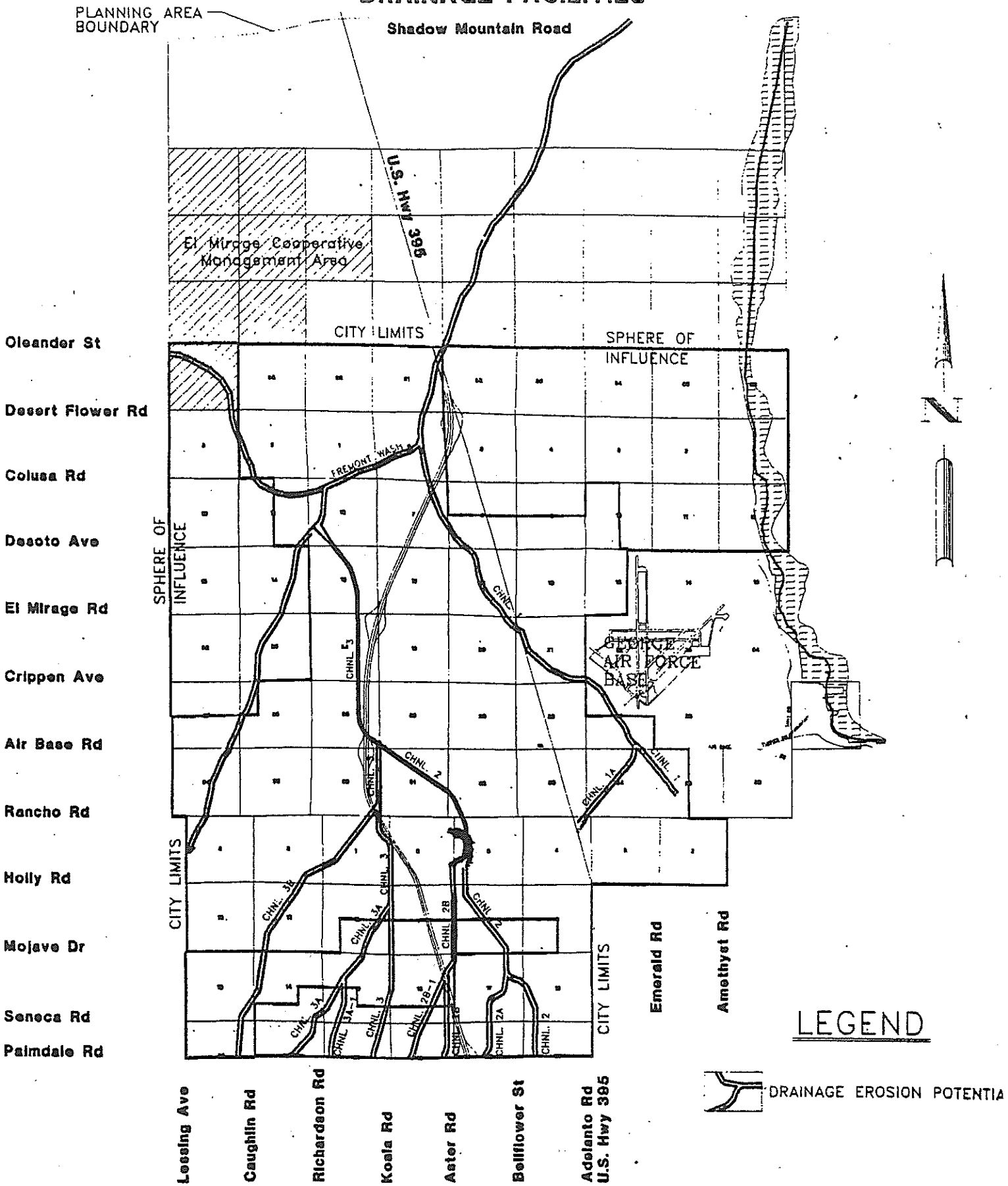


FIGURE X-4
DRAINAGE FACILITIES



B. MASTER DEVELOPMENT PLAN

Infrastructure (Water, Sewer, and Drainage)

Water

The City of Adelanto currently obtains is water supply from water wells owned and maintained by the City. The water it obtains is from existing underground aquifers. The aquifers that the water is obtained from are identified as the Upper Basin of the Mojave River Basin which is an extensive underground aquifer system that has its head waters in the San Bernardino Mountains, and ends at Soda Dry Lake outside Baker. This system has been studied by the Mojave River Agency which is in the process of finalizing a Water Delivery Master Plan and Water Resources Study. The Water Resources Study is to determine the amount of water in storage within the basin. Studies that have been completed for the basin have identified that the existing basin is in an overdraft situation, in which the quantity of water removed through pumping is greater than that quantity returning to the aquifer through natural or recharged sources.

In 1951 the State of California developed the State Water Project. This project included construction of the California Aqueduct. This aqueduct was constructed to convey water from Northern California at the Sacramento/San Joaquin Delta to Southern California at Perris Lake.

The Mojave Water Agency (MWA) was established in the 1960's by State Legislation to be the local Water Contractor for the State Water Project. Figure X-5 illustrates the MWA service boundaries. The East Branch of the California Aqueduct remains the source of the water. This aqueduct traverses east-west approximately 4 miles south of Adelanto's southern City Limit. The MWA is entitled to purchase 50,800 acre-feet of water from the State. Unfortunately, due to economic constraints the MWA has not consistently purchased any water from the system. The State Water Project has the potential to supplement the City's and the Victor Valley's current and future water supplies.

To determine the water demands for the Adelanto General Plan Update, the demands of water use on a per unit and per acre basis were determined. Numerous sources were compiled to establish the demands. The land use, dwelling units/acres, rates, gallons per day and acre feet per year for 2014 and General Plan buildout are presented in Table X-1. It is estimated that residential uses consume approximately 396 gallons per day of water. Commercial, Industrial and Airport Land Uses are estimated to consume 1,500 gallons per day per acre.

FIGURE X-5
MOJAVE WATER AGENCY BOUNDARY

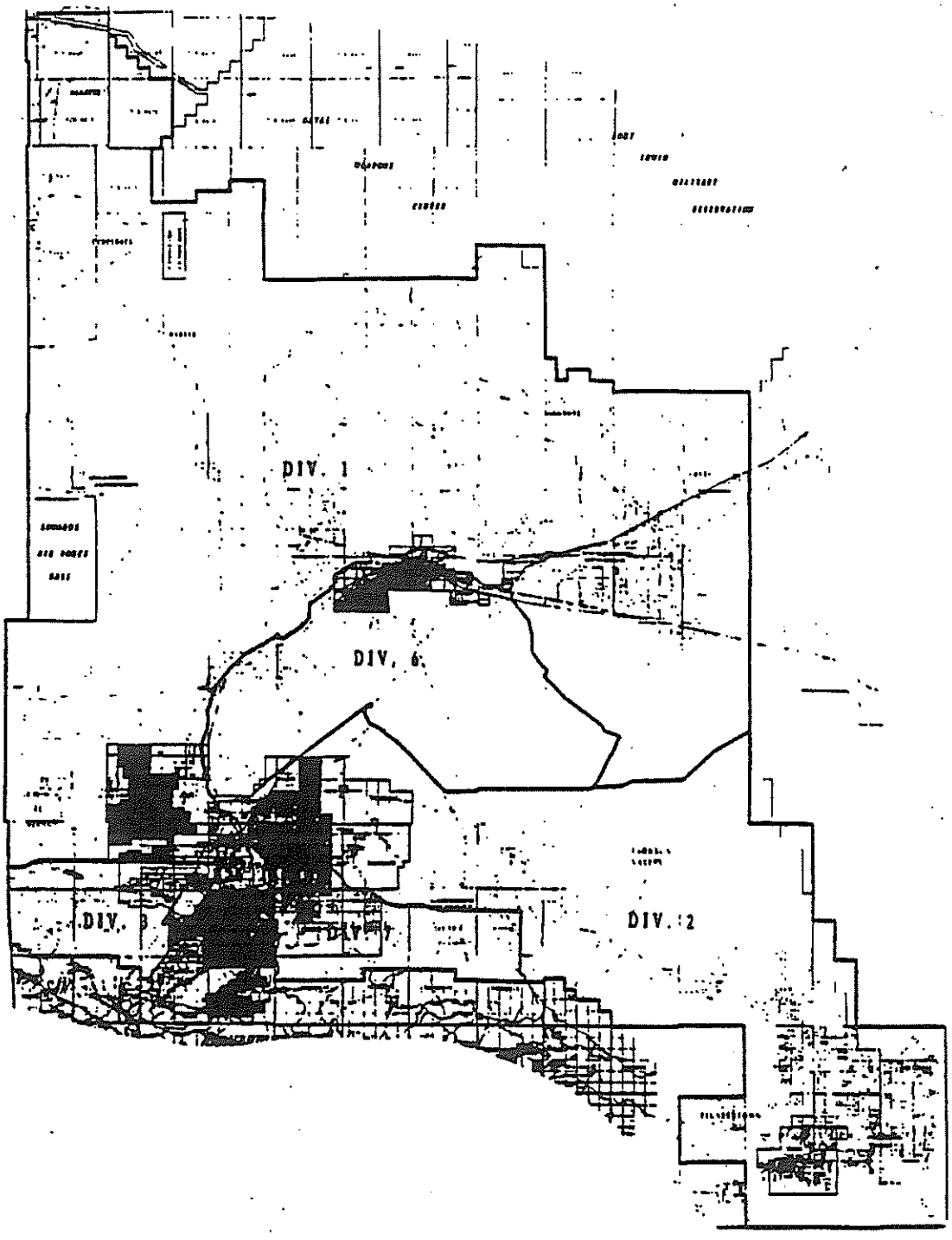


TABLE X-1 ADELANTO GENERAL PLAN UPDATE SUMMARY OF LAND USES AND WATER USE - 2014				
LAND USE	DU/AC	RATE	GAL./DAY	AF/YEAR
Desert/Single Family	15,648 DU	396	6,196,715	6,939
Med. Density Residential	3,718 DU	396	1,472,502	1,649
Manufacturing/Industrial	4,080 AC	1,500	6,120,675	6,854
Commercial	882 AC	1,500	1,323,135	1,482
Airport	273 AC	1,500	408,870	458
Airport Development District	1,650 AC	1,500	2,475,000	2,772
TOTAL			17,996,897	20,153

SUMMARY OF LAND USES AND WATER USE - BUILDOUT				
LAND USE	DU/AC	RATE	GAL./DAY	AF/YEAR
Desert/Single Family	46,945 DU	396	18,590,145	20,818
Med. Density Residential	11,155 DU	396	4,417,507	4,947
Manufacturing/Industrial	12,241 AC	1,500	18,362,025	20,562
Commercial	2,646 AC	1,500	3,969,405	4,445
Airport	818 AC	1,500	1,226,610	1,374
Airport Development District	4,950 AC	1,500	7,425,000	8,315
Total			53,990,691	60,460

Utilizing the established rates, the water demands for the year 2010 would be 20,153 acre feet per year. The City would require a total of 60,460 acre-feet of water under the buildout conditions. As discussed, the City of Adelanto currently obtains its water supply from its existing wells. These wells are sufficient for existing conditions. Additional water supplies will be needed to service the City into the year 2010. The primary source of this additional supply is the MWA. Currently the MWA is entitled to 50,800 acre-feet through the State Water Project. It is estimated that the total demand within the Victor Valley by the year 2010 is 154,135 acre-feet. As illustrated in Table X-2, 35 percent of the total demand in the Victor Valley area is a result of agricultural users. The reduction of agricultural uses would allow more water for domestic uses. The demand within the MWA boundaries is approximately 320,000 acre feet. Comparatively the demand within the Metropolitan Water District (MWD) boundaries, which serve the Metropolitan Los Angeles, Orange, Riverside, San Bernardino, and San Diego areas, is over 3.8 million acre-feet. The demand within the Mojave Water Agency boundary is approximately 8-percent of the total MWD demand. This would indicate that with adjustments in the allocation of this water, the needs of the Victor Valley through the year 2010 could be met.

TABLE X-2
ADELANTO GENERAL PLAN UPDATE.
VICTOR VALLEY WATER DEMAND PROJECTIONS - 2010

UPPER BASIN	AG. DEMAND	DOMESTIC DEMAND
Adelanto Area		20,153
Victorville Area		18,093
Apple Valley Area		33,087
Hesperia Area		16,571
Phelan/Baldy Mesa Area		12,131
Subtotal	54,100	100,035
TOTAL DEMAND (AF/YR)		154,135

Source: Adelanto demand from Table X-1 Above. Master Plan for Delivery of Imported Water, Pirnie, 11, 1989.

Additional sources for the entire Southern California region, of which Adelanto and the Victor Valley are a part, consist of; reallocating State Water Project water, construction of additional storage capacity along the State Water Project, desalination plants along the coast, extensive emphasis on water conservation (both domestic and major agricultural users) and expanded systems for the use of treated wastewater. All of these issues are regional in nature. Alternative or additional sources of water must be developed to ensure the future economic vitality of the entire Southern California area.

With an increase in water supply from the discussed potential programs, the Department of Water Resources could reallocate water to the MWA to meet the expected demands by the year 2010. The MWA has established a Master Plan for delivery of this water. Water treatment plants have been identified along the aqueduct. The MWA Master Plan identifies a Regional Treatment Plant along the aqueduct at Highway 395. The master plan identifies this treatment plant as a 50 MGD (Million Gallons per Day) plant with a capacity of 56,000 acre-feet per year. The master plan also identifies other treatment plants with a total capacity of 95,502 acre-feet per year. This amount of water would be the total necessary purchase from the State Water Project. This supply would be the major source of water supply for the City of Adelanto. To receive treated water from the treatment plant at Highway 395 and the aqueduct, a major transmission pipeline would need to be constructed. This transmission pipeline, traversing northward parallel to Highway 395, would tie into the City water system. Due to the elevation of the City relative to the aqueduct, gravity flow would be utilized, transmitting water through the system, starting from the south, without the need of major pumping facilities. As an alternative untreated water could be used as groundwater recharge using the proposed Flood Control Facilities as spreading basins.

The major hurdles in obtaining state project water are two-fold. First, the existing entitlement for the MWA is 50,800 acre-feet. The demand for this water exceeds the availability. Thus, if the entitlement cannot be increased, the allocation of the existing water entitlement among the water districts within the MWA boundaries becomes a major factor. The second hurdle is financing. Several financing sources for funding of treatment plants and transmission pipelines are available. General obligation bonds, assessment districts, or developer fees are several that could be utilized. General obligation bonds, though the most equitable because the costs are spread among the entire MWA boundaries to existing and future users, is the most difficult because its approval would be based on a two-thirds majority in an election. Assessment districts and/or developer fees would be the most attractive financing mechanism. However, the treatment plant could be limited in design size by the direct users of the water, new development. Assessment districts are a good financing source for newly developing cities such as Adelanto.

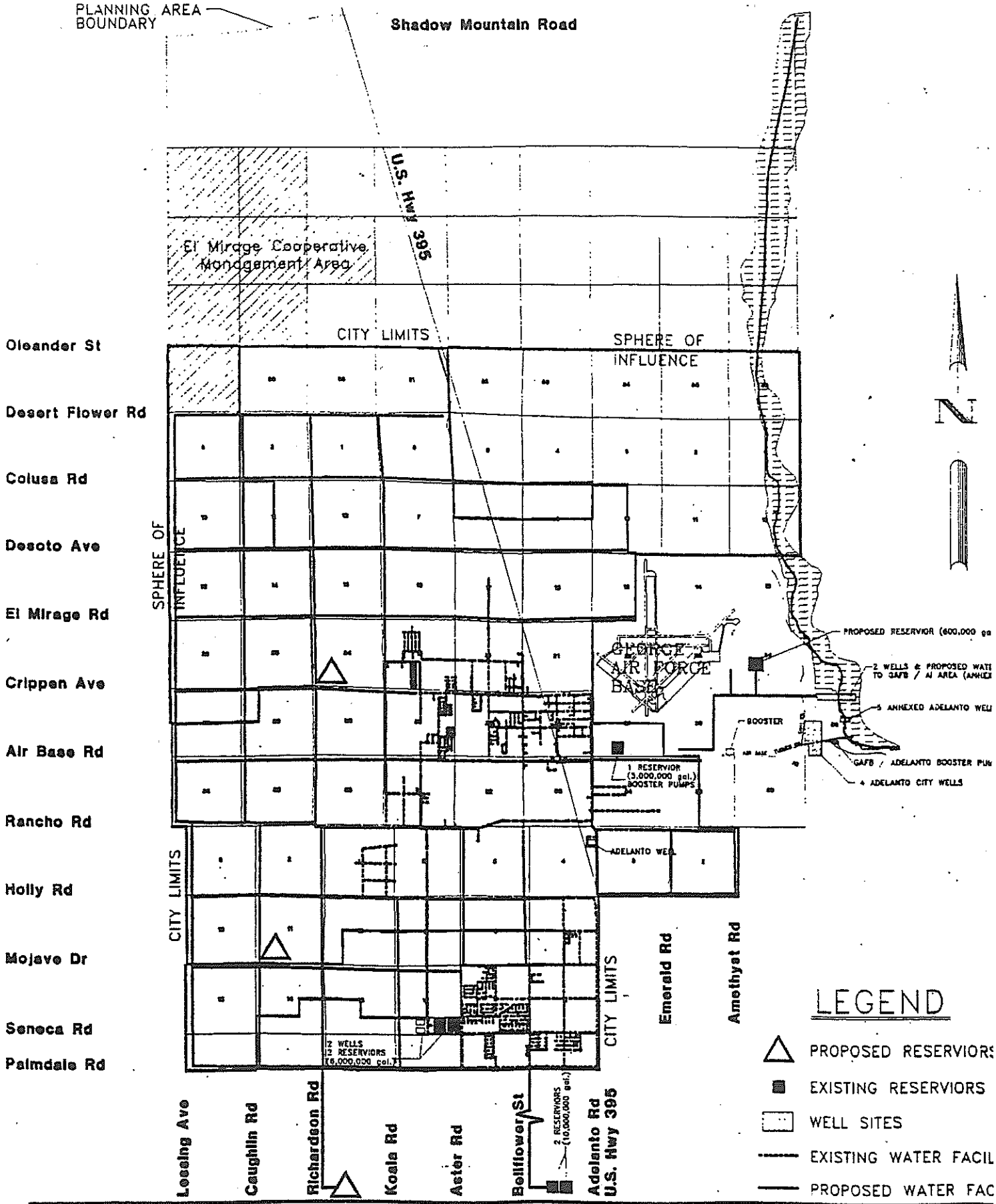
Other sources of water for the City include the use of reclaimed water. This is water that could be reclaimed from the sewage treatment process for non-potable uses. Further discussion of the proposed sewage treatment process and facility will be covered in the Sewer Infrastructure portion of this report. It is estimated that 14,600 acre-feet of water per year could be reclaimed and utilized. This water would be non-potable, but satisfactory for irrigation and other non-

domestic uses. However, reclaimed water requires an extensive treatment process in order to be used for irrigation purposes. The cost of this water, including necessary pumping, will be nearly twice that of State Water Project water. This water would off-set the total water demand, however, and would decrease the need to find other sources of water.

Figure X-6 illustrates the proposed water distribution network for the proposed General Plan. It is estimated that the water system by the year 2014 would require approximately 27 million gallons of storage. The water lines illustrated are major transmission lines and are shown in their general proposed location. As illustrated, the existing system would be utilized as a starting point for the new system and would be used as the backbone system.

Other potential actions to address the water issue may include: limiting or conditioning wasteful large volume consumers, utilizing conservation measures, including drought tolerant landscaping, requiring water flow restrictors, increasing drainage and flood recharge of basins and protecting water from contamination from sewage systems. General policies developed for this issue require coordination among regional water agencies and those within the MWA boundaries.

FIGURE X-6
CONCEPTUAL WATER FACILITIES



CONSTRAINTS AND OPPORTUNITIES

Constraints

- As only a portion of a large area, Adelanto has little influence over area wide water policy decisions which may have important impacts on the Planning Area and the region.

- Adelanto's flexibility is limited by dependence on regional priorities, facilities and systems.

Opportunities

- Adelanto owns its own water district making coordination very efficient and flexible as well as cost effective.

- Adelanto has the ability to finance certain public improvement projects with redevelopment funds.

- Adelanto is constructing many low and moderate income housing projects which get priority for water under State law.

Goals

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

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

- 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.

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

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

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

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

- 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.

- 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.

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

Policies

Since State, regional and local water authorities are jointly responsible for developing basin-wide water management plans for provision of potable water supplies, the following policies shall be utilized.

- Coordination with all local agencies providing water service and protection to achieve effective local and regional planning.

- Promote cooperation and sharing of information.

- Provide mutual assistance in regional projects.

- Assist in the development and implementation of regional water resource management plans and the incorporation of individual district plans.

Implementation Strategies

Since State, regional and local water authorities are jointly responsible for implementing and continuing to manage basin-wide water management plans for the provision of potable water supplies, the following shall be implemented.

- Identify specific needs for recharge of overdraft groundwater basins and proceed with plans for development and management of such activities.

- Prioritize and document critical areas of basins in overdraft, sole source basins, or quality degradation problems.

- Provide programs that will maintain or enhance natural water recharge characteristics.

- Continue a working relationship with MWA in the purchase and distribution of State Water Project water.

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

Since an adequate and reliable supply of water must be ensured to provide adequate fire flow, the City shall develop an Emergency Preparedness Plan to be enacted during water shortages due to mechanical or conveyance system breakdown or failure, insufficient water supply, or unacceptable water quality, which will:

- Develop temporary interconnections between retail water systems where appropriate.

- Prohibit nonessential water uses during declared emergencies in the directly affected water supply area, with coordination between County Department of Environmental Health Services and responsible authorities.

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 phased construction of water production and distribution systems; hydrologic studies may be required as appropriate.

- Develop a systematic, ongoing assessment of regional and local water supply needs and capabilities to serve planned land uses as defined in the General Plan.

Because 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:

- Study water reclamation systems and the use of reclaimed wastewater and other non-potable water to the maximum extent feasible for:

  Industrial uses;
  Recreational uses;
  Landscape irrigation; and
  Groundwater recharge.

- Apply water conservation and water reuse (reclamation) measures which are consistent with policies/regulations on wastewater.

Water conservation measures are an important element in water management practices necessary to meet present and future needs, and the following shall be implemented by the City:

- Develop a water conservation and reclamation program to reduce water consumption and prevent loss or waste of water.

- Provide a public education program to increase consumer awareness about the need and benefit of water conservation.

- Develop lists of drought-resistant water conserving plants and encourage their use in new landscaping within the City.

- Require low-volume flush toilets and low-flow plumbing fixtures as conditions of approval for all new development pursuant to the Uniform Plumbing Code and State requirements.

- 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 rain 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.

Certain types of major industrial or commercial development have the potential to consume vast quantities of water. A program shall be developed within the City to require such uses to recycle and/or provide offsets for water consumed.

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.

Sewer

Table X-3 shows the sewage generation by the year 2014 and at buildout. Figure X-7 illustrates the proposed sewer distribution network for proposed General Plan update. The proposed sewer lines illustrated are major trunk lines (10" or greater) and are shown in their general proposed location. As explained earlier the surface water of the City drains to the north. The existing trunk line to the VVWRA treatment plant can be used to sewer the proposed airport and eastern portion of the City. The VVWRA updates their feasibility and planning efforts based on sewer demands. Currently the existing plant has a design capacity of 9.5 MGD. The existing treatment plant site has the capacity to expand to a 20 MGD plant. VVWRA designs plant expansion and future facilities in coordination with its member agencies. The existing treatment plant will not have the capacity to serve the buildout of the plan. A proposed treatment plant is illustrated which is intended to service the City. It is located along the Fremont Wash, which has the lowest elevation in the study area. This treatment plant can be constructed so as to provide reclaimed water for non-potable uses, as well as typical treatment operations.

It is estimated that the City of Adelanto will generate 13.1 MGD (Million Gallons per Day) of sewage at the year 2014 under the proposed General Plan. From the treated wastewater, 13.1 MGD (14,600 AF/YR) can be reclaimed for non-domestic uses. The proposed treatment plant at the north portion of the City could be designed to provide the treatment process necessary for reclaimed water purposes. This water could be handled by a separate water system. However, the reclaimed water would be required to be pumped back to the southern portion of the City, thus adding to the cost of the water. With an extensive cross-connection control program, the reclaimed water could be used for:

- Industrial uses;
- Recreational uses;
- Landscape irrigation;
- Groundwater recharge; and
- Fire protection systems.

The use of reclaimed water would reduce the total water demand by the City. This is a very important aspect of the proposed plan. As identified in the preceding discussion on water, the existing MWA allocation within the MWA boundaries is 50,800 acre-feet. To meet the demands of the Victor Valley through the year 2010, additional water sources must be developed. The City of Adelanto has the unique opportunity to be a model City for the Victor Valley. Reclaimed water has a great potential to reduce overall water demand.

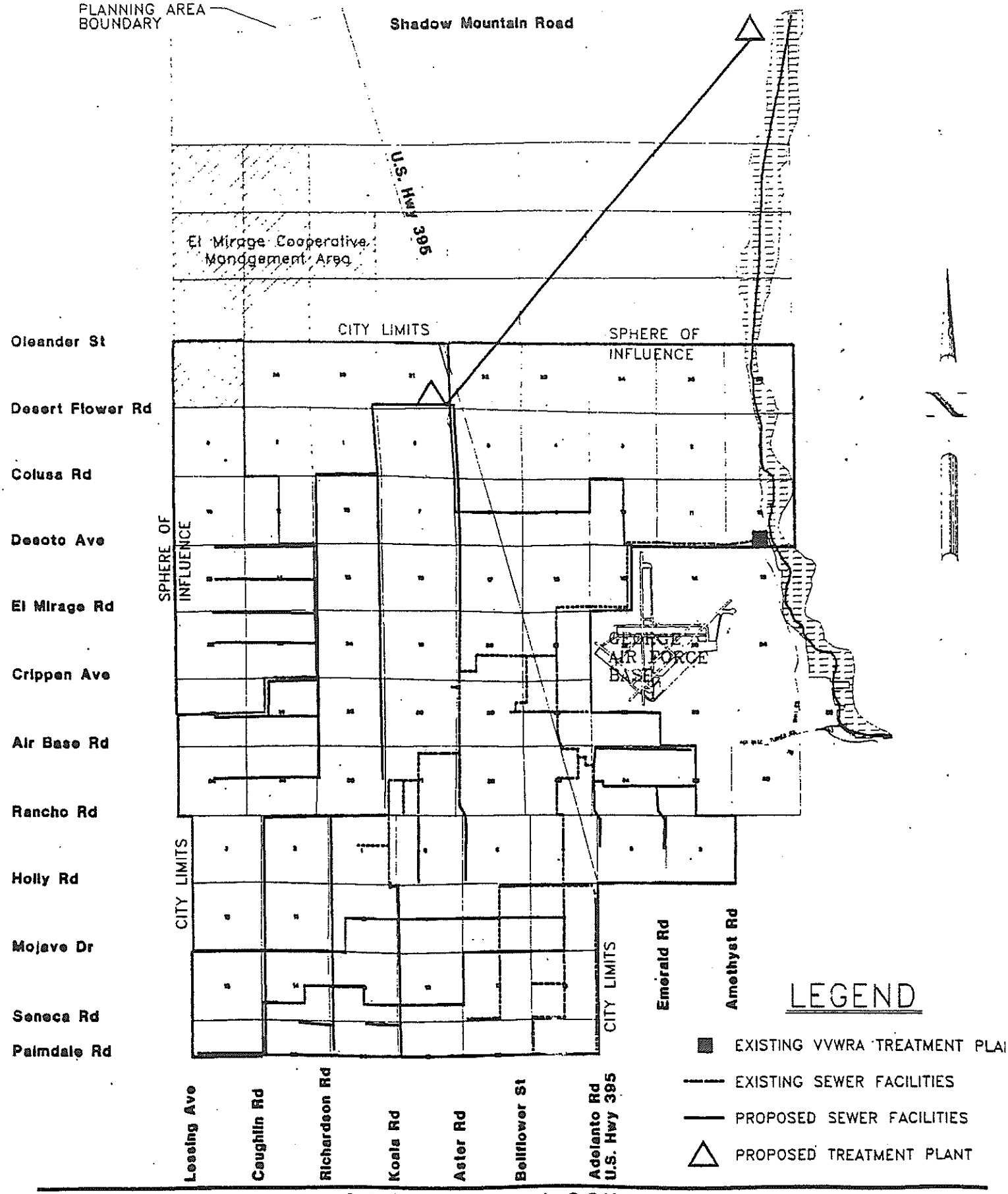
TABLE X-3
ADELANTO GENERAL PLAN UPDATE
SUMMARY OF LAND USES AND SEWER NEEDS - 2014

LAND USE	DU/AC	RATE	GAL./DAY	MGD
Desert/Single Family	15,648 DU	245	3,833,826	3.83
Med. Density Residential	3,718 DU	245	911,018	0.91
Manufacturing/Industrial	4,080 AC	1,200	4,896,540	4.90
Commercial	882 AC	1,200	1,058,508	1.06
Airport	273 AC	1,200	327,096	0.33
Airport Development District	1,650 AC	1,200	1,980,000	1.98
TOTAL			13,006,988	13.01

SUMMARY OF LAND USES AND SEWER NEEDS - BUILDOUT

LAND USE	DU/AC	RATE	GAL./DAY	MGD
Desert/Single Family	46,945 DU	245	11,501,478	11.50
Med. Density Residential	11,155 DU	245	2,733,053	2.73
Manufacturing/Industrial	12,241 AC	1,200	14,689,620	14.69
Commercial	2,646 AC	1,200	3,175,524	3.18
Airport	818 AC	1,200	981,288	0.98
Airport Development District	4,950 AC	1,200	5,940,000	5.94
Total			39,020,964	39.02

FIGURE X-7
CONCEPTUAL SEWER FACILITIES



CONSTRAINTS AND OPPORTUNITIES

Constraints

- Limited capacity of existing sewer system, including treatment plant and sewer lines.
- Cost of expansion of the existing system and new facilities.

Opportunities

- Minimal use of forced sewer mains.
- Relatively flat topography throughout the Planning Area.
- The Sewer Master Plan will clarify requirements for the future development now envisioned within the City.

Goals

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

- Require wastewater collection and treatment systems which are consistent with the protection of public health and water quality.
- Promote activities/measures that facilitate the reclamation and reuse of wastewater.
- 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.

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 Water Quality Control Board for Package Wastewater Treatment Plants, individual onsite and multiple owner septic systems, holding tanks, and experimental systems.

Implementation Strategies

Since there is a need to regularly inform and educate the public on the need, methods, and timing of septic tank system maintenance, the City shall cooperate with the County Department of Environmental Health Services (DEHS) to:

- Publish educational materials on proper septic tank maintenance and distribute them to septic tank owners when requested.
- Utilize septic tank maintenance districts where feasible to ensure an adequate level of maintenance.

Since the development approval process may be dependent upon the location and size of sewer facilities and the timing of their use, the City shall:

- Actively work with the VVWRA to ensure planned capacity increases in locations where sewage facilities are approaching capacity.
- Monitor and provide information to the VVWRA on a continual basis, compile an annual report on the capacity and condition of wastewater collection and treatment systems, and develop contingency plans for sewage management.
- Actively work with VVWRA to monitor future development to ensure that development will proceed only when sufficient capacity or approved alternative wastewater treatment systems can be provided.

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:

- 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.

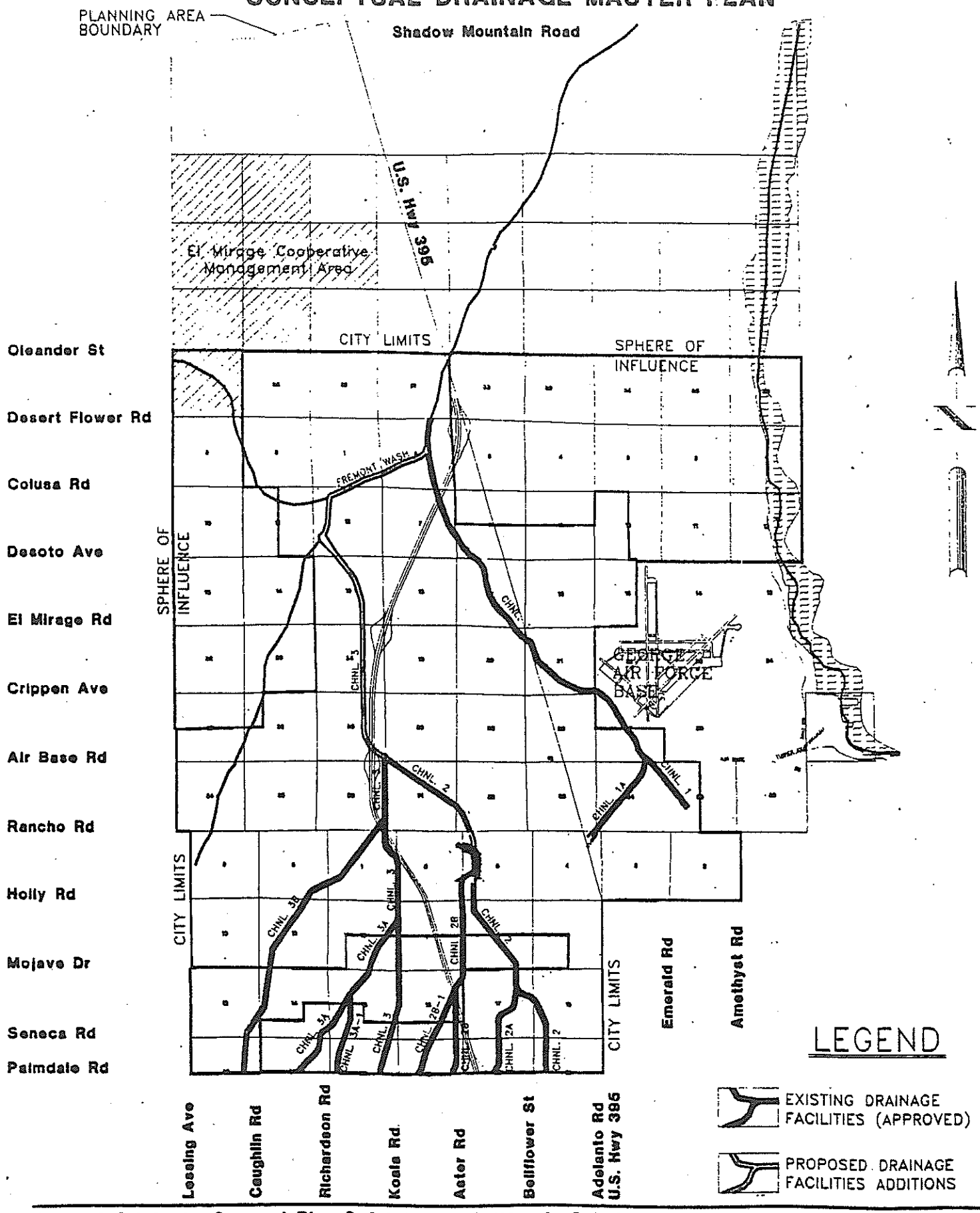
- Apply water conservation and water reuse (reclamation) measures which are consistent with policies and regulations on water quality.

Drainage

Figure X-8 illustrates the major and minor drainage courses that traverse the City of Adelanto. The 1985 Master Plan of Regional Storm Drain Channels was utilized to develop the basis of the proposed system. The proposed drainage facilities correlate with existing drainage courses as much as possible. Also taken into consideration is the configuration of existing parcels within the City. The location of the proposed facilities are determined so as to minimize the impacts on the development potential of the property. The City Council has adopted a policy requiring that the proposed drainage facilities adhere to the adopted Master Plan as closely as possible. City policy will allow minor deviations that may be necessary due to geographic or development constraints. The size of the facilities are based on the 1985 hydrology study prepared for the City. Flood hazards are mitigated by the construction of the facilities. The drainage facilities shown are facilities that are more feasible to construct as open channels. Secondary facilities are not illustrated. Secondary facilities are those necessary to convey storm water to the major facilities. These consist of conveyance above ground by streets, small open channels or below ground with storm drain pipes. Secondary facilities are determined and constructed as development occurs.

The primary facilities are regional in nature. These facilities carry storm waters that originate outside the City and transmit the storm waters to the north through the City to the Fremont Wash, and ultimately into the Mojave River. The right-of-way width requirements of the primary facilities range from 150 to 400-feet. This width allows the facility to be used as open space/recreation corridors. It is recommended that the flood control facility be left in it's natural state to the greatest extent possible. That is, the channel should have a natural soil bottom. The side of the channel in certain areas will require additional protection from erosion. This can be accomplished by concrete lining the sides or placement of rock materials also known as "Rip-Rap". The reasons for this are three-fold; first, the natural bottom allows for infiltration of the storm waters to be used for groundwater recharge (though it has a very minimal impact for recharge); second, the natural bottom channels allow for the migration of existing wildlife, and thirdly, the cost of the facility is much less than that of a fully lined channel.

FIGURE X-8
CONCEPTUAL DRAINAGE MASTER PLAN



Another concern of the City Drainage System is the urban runoff within the manufacturing/industrial areas. These areas constitute a major concern due to contaminates that could infiltrate into the flood control facilities. Since the General Plan update is encouraging the use of natural bottoms for the flood control facilities, the potential adverse impacts to wildlife within the facility and the groundwater basins exist. A system of Detention/Retention basins and treatment facilities are recommended to be placed within selected intensive manufacturing/industrial areas of the City to mitigate any contamination impacts that could occur.

It is anticipated that all of the flood control facilities identified are to be financed and maintained by the City of Adelanto. The City's Engineering and Public Works Department would have this responsibility. Current City policy allows construction of the master plan facilities as development occurs. Some of the major facilities within the City will need to be constructed as regional projects. Financing of these projects can be accomplished by assessment districts and/or development fees. The regional facilities become the financial responsibility of the entire City.

CONSTRAINTS AND OPPORTUNITIES

Constraints

- The City does not have a current Drainage Master Plan that accommodates the future buildout of the City.
- Drainage Facilities are created as development occurs within the City.

Opportunities

- The Drainage Master Plan will clarify system requirements for the expected future buildout of the City.
- The Drainage system will be retained in a natural state as much as possible to be used jointly as drainage/linear parkway.
- The cost of a natural drainage system will be much less than concrete lining the entire system.

Goals

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

- Protect life and property from flood hazards.
- Allow for joint use facilities for wildlife migration and recreational corridors.
- Protect the quality of storm waters from urban runoff.

Policies

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

- 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:

- Surface run-off from new development shall be controlled by on-site measures including but not limited to:

  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:

- Consider ecological significance and aesthetic quality of natural drainage channels in the design of all drainage projects.

- Preserve designated drainage channels and water courses such as creeks and river beds as resource management areas or linear parks and recreation trails, when possible.

Since the funding of necessary flood control and drainage facilities is a major concern, the City shall continue to develop local area drainage plans and establish appropriate funding mechanisms.

Implementation Strategies

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:

- 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.

- 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.

- Develop the drainage system in a natural state where possible.

As public education plays a vital role in minimizing flood hazard, the City shall:

- Establish a public information system through the Fire and Police Departments outlining emergency operations plans and measures to reduce losses in the event of a flood disaster.

- Encourage property owners to check with the Department of Public Works at City Hall to review flooding potential.

- Require the storm waters be used for groundwater recharge when possible.

Since flood protection is both local and regional in nature, the City shall:

- Continue the development of intergovernmental coordination with adjacent cities, County Flood Control District, the Army Corps of Engineers, and other agencies which have an interest in flood control projects that cross jurisdictional boundaries.

- Coordinate land use and flood control planning through continued improvement of staff contacts between the County Flood Control District, and cities within the areas, and through annual review of the Capital Improvements Program.

C. PUBLIC FINANCING MECHANISMS

The following is a summary of the possible Financing/Funding sources of the future public works improvements identified in the General Plan Update. Financing of the improvements will be identified prior to the design and construction of the respective Capital Improvement Project. Developers will provide all internal and adjacent improvements for specific projects. Regional improvements, however, may require public financing. The City of Adelanto has the following funding sources and mechanisms available;

1. Require developers of a new project to pay a pro rata share ("pay as you go") of new water, sewer/wastewater, storm drainage system improvements necessitated by that development.

2. Establish "Developer Fees" for specific identified public improvements. Not limited to; traffic impact fees, drainage fees, and water and sewer connection fees. The purpose of the fee must be identified as part of the approval of the fees.

3. Direct benefit "Assessment Districts", in which those who benefit from infrastructure improvements pay a pro rata share of the costs through assessment liens. The assessment liens are financed through the issuance of bonds payable over a period of years, providing the advantage to the property owners of a loan or a deferred funding for the improvements. Two different procedures, the "1911 Act" and "1913 Act" are available.

4. The "Mello Roos Community Facilities Act of 1982" is a newer financing method which provides a method for a broad range of capital facilities.

5. The City of Adelanto has already created "Redevelopment Project Areas" within the City. A Redevelopment Agency can issue tax exempt redevelopment bonds for the construction of public works improvements within Redevelopment Project Areas.

6. "Government Obligation Bonds" could be raised for capital improvements, however, public debt requires two-thirds voter approval of the general populous within the City.

7. Other financing methods are "Certificates of Participation" and "Lease Revenue Bonds". These can be used to acquire and construct public land or buildings which can be subject to a lease.

D. SCHOOLS

Introduction

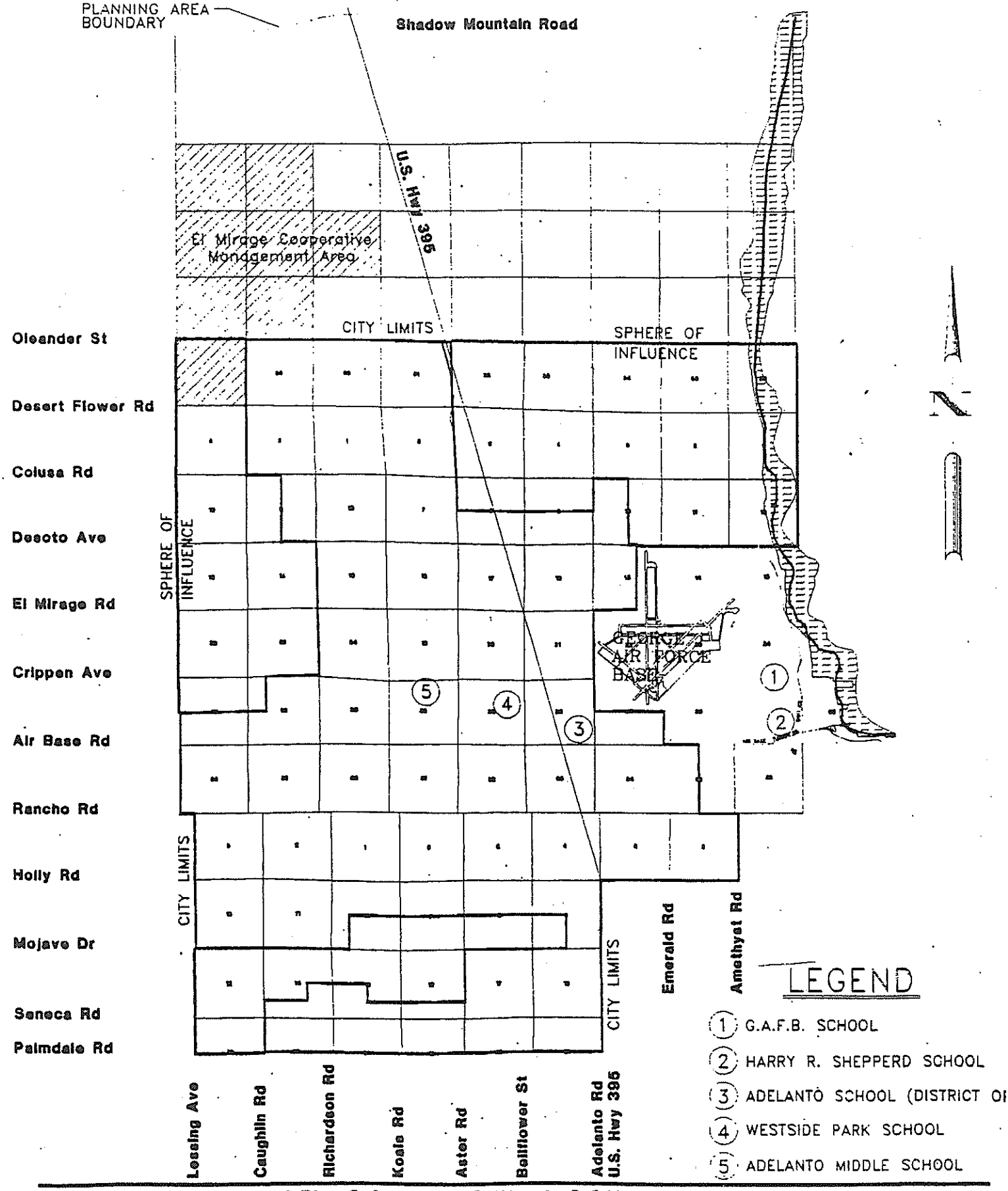
The Adelanto School District, founded originally as the Sunrise School District in 1913, provides educational opportunities for elementary age students from kindergarten through the sixth grades. The areas served by the Adelanto School District include; the entire City of Adelanto, all of the George Air Force Base area, portions of the City of Victorville, as well as, portions of the communities of El Mirage and Phelan. Junior High School and High School students attend the Adelanto Middle School on Raccoon Avenue and Victor Valley High School under the direction of the Victor Valley Joint Union High School District. The High School is located six miles southeast of the Adelanto Planning Area.

The Adelanto School District operates 5 elementary schools, K-6, with a total enrollment of 2,649 students as of February, 1994. (See Figure X-9). A breakdown of current total elementary enrollment by school is listed below:

TOTAL ELEMENTARY SCHOOL ENROLLMENT

School	Location	Enrollment
Adelanto School	17931 Jonathan Street, Adelanto	504
George School	620 Nevada Street, George AFB	703
Sheppard School	930 McCoy Circle, George AFB	Closed
Westside Park School	18270 Casaba Road, Adelanto	692
Eagle Ranch	12545 Eagle Ranch Parkway, Victorville	750
TOTAL		2,649

FIGURE X-9
SCHOOL FACILITES



The School District intends to reopen Sheppard School under another name and then relocate those students to the now being developed Desert Trails Elementary School located at Bellflower and Seneca.

There are no immediate plans for other additional schools, although the City of Adelanto will work closely with the School District on any future school sitings or developments.

CONSTRAINTS AND OPPORTUNITIES

Constraints

- Fiscal constraints on school facility acquisition, development and operation are extremely difficult. The Adelanto School District currently depends on the Leroy Green State Funding Process for funds and has no bonding capability.

- Limited funds are available for school facility maintenance.

Opportunities

- Enrollment has increased at a rate of approximately 7% per year, over the past 5 years.

- Affordable housing costs are expected to support opportunities in Adelanto for continued growth.

- Achieve, by whatever cooperative means possible, quality maintenance of school facilities for joint use purposes.

- The majority of new housing is expected to have relatively high student generation rates.

Goals and Objectives

- To provide quality education to all students.

- To achieve unification in order to maximize bonding capabilities.

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

- 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.

Policies

- Continue to utilize joint use of school buildings and playgrounds for recreational uses on a non-interfering basis.

- Achieve, by whatever cooperative means possible, quality maintenance of school facilities for joint use purposes.

- School facilities such as auditoriums and gymnasiums should be located within centrally located schools where facilities could be made available to the community.

Policies for New School Locations

School siting requires a combination of various factors including but not limited to access, surrounding land uses and joint uses. The following factors should be used to locate future school facilities in concert with the Adelanto School District.

- Joint use of school facilities should be evaluated.

- Park sites and elementary schools facilities should share play areas to the greatest extent feasible.

- School facilities should be located within residential areas.

- Elementary and Junior High School facilities should be located on local or collection level roadways and should not be located on arterials.

Implementation Strategies

- Provide assistance in facility maintenance to ensure joint use of school facilities.

- Work closely with the school district in anticipating school impacts of new housing and urban development.

- Develop a School Facilities Master Plan based on projected land use and population projections established in the General Plan update.

E. GOVERNMENTAL FACILITIES

Governmental Center

The City of Adelanto maintains a full range of governmental and public resource facilities for residents. City Hall or the Governmental Center is located at the intersection of Air Base Road and Highway 395 provides the core of City services, including planning, engineering, administration, public works, and other departments. The chamber of the City Council and Planning Commission is also located within the Governmental Center.

The Governmental Center of the City of Adelanto is located at:

11600 Air Base Road
Adelanto, CA 92301
(619) 246-2300

Planning Commission hearings are held at 7 p.m. on the 1st and 3rd Tuesday of the month. City Council hearings are held at 7 p.m. on the 2nd and 4th Tuesday of the month. Both meetings are held in the Council Chambers in the Adelanto City Hall.

Public Library

The Adelanto Branch of the San Bernardino County Library provides limited resources for books, periodicals, and newspapers. The library is opened limited hours and located at:

11744 Bartlett Ave.
Adelanto, CA 92301
(619) 246-5661

Additional library resources are located at the San Bernardino County Library in Victorville. This library is much more extensive than the Adelanto Public Library, providing a broad spectrum of reading and research materials. This library is located at the County Governmental Center on Civic Drive in Victorville.

Chapter Eleven

COMMUNITY DESIGN ELEMENT

General Plan for City of Adelanto

Chapter Eleven- Community Design Element

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XI. COMMUNITY DESIGN ELEMENT

The purpose of the Community Design Element of the General Plan is to establish a set of policies as to the appearance of the City of Adelanto both now and in the future. This policy is intended to relate the physical elements of the community in a way that produces an overall environment that is visually pleasing, as well as efficient and functional.

A. Introduction

The appearance of the community should be an integral concern along with other physical requirements. Visual quality is important in several ways, providing pride and pleasure through its aesthetic quality, and reflecting the cultural values of the community. It can also have a direct bearing on the economic vitality of the community, since increasing numbers of families and businesses are concerned about environmental quality, they seek locations in communities that demonstrate fulfillment of this concern.

Today, most residents of Adelanto have little identification with a particular community image other than that of George Air Force Base and the growing industrial district. With the George A.F.B. era ending, Adelanto has remained a basically residential and industrial community where families strive to live in a wholesome, attractive, and healthy environment.

Persons who work and live in Adelanto and those who will use the new airport and other facilities will tend to have different impressions of the City, depending upon the particular involvement in City activities. Each will see the City from a different point of view, but they will all be affected to some degree by the City's overall appearance and specific design characteristics.

Whether these personal impressions, experiences, and reactions to the physical environment in Adelanto will be satisfying and positive rather than negative or unpleasant depends upon the quality of community appearance. This, in turn, depends upon the support and interest of residents and businesses in programs for urban beautification, community identification, high development standards, and comprehensive code enforcement.

Adelanto is located in a remote region of San Bernardino County and is situated in what is classified as a high desert environment. This environment is typified by plant communities including juniper forests, creosote bush, desert scrub, Joshua trees, and

other harsh climate plant materials. The severity of the climate has a strong impact on the built environment as well, creating the need to sensitively design structures and living areas that reflect these conditions. Strong winds and extreme temperatures are the major factors in terms of the climate, indicating the need for appropriately designed habitable areas.

The following breakdown of Adelanto characterizes the key design components of the City and how the image should be portrayed in the various districts. It is intended that the design of elements within each district portray the overall theme of Adelanto, but be somewhat unique to reduce the monotony within the development of the overall community. The breakdown of the major districts as developed by the General Plan is as follows.

1. Major Airport Specific Plan Area/Airport Development District

   This area will establish the primary design focus of the City and shall portray the image for Adelanto's overall character. It is intended to become a modern style district while maintaining a strong relationship to the desert environment.

2. Manufacturing/Industrial District

   This area focuses on the establishment of a major employment sector within the City and should provide a quality working environment for employees and create a desirable setting for new businesses looking for industrial sites.

3. Residential Areas

   These areas constitute a substantial portion of the City and will account for much of the visual impact of the City. The residential areas must remain clean, safe, and attractive in order to promote a high quality living environment.

4. Freeways, Highways and Adjacent Frontage Development

   Most people see the City while traveling on Interstate 395 through Adelanto. In a sense, this and other facilities are windows to Adelanto and should be designed to portray a strong community image. Concentration on Highway 395 and a new Freeway 395 corridor is essential and shall include a strong landscape design component.

5. Public Facilities and Open Space

   Schools occupy a considerable amount of land area in the city. Parks, utility rights-of-way, civic buildings and structures, such as reservoirs, are also strategic elements in the City appearance. These facilities shall maintain a high degree of

quality appearance in order to set an example to private development City-wide.

B. Airport Development District (ADD)

The appearance of the new airport will be utilized to create a state-of-the-art image for Adelanto, the High Desert, and the rest of Southern California. The use of "high tech" building materials which characterize and enhance the desert setting are to be encouraged within the district. Variations amid the overall district will create diversity for the area surrounding the airport.

The airport complex including terminals, concourses, parking structures, entry features, and landscaping should be designed as an integrated plan, utilizing the same design criteria in order to help distinguish airport operational facilities from non-airport related facilities.

The design of the new airport and the surrounding facilities within the Airport Development District will be specified in the Specific Plan and the ADD Zone District and should be evaluated by the Airport Authority and the Adelanto City Council. All facilities should comply with development standards that incorporate an appropriate design style that helps achieve the desired effect. Signage should be highly scrutinized to assure that the development occurring within the district appears to be of the highest possible quality. Loading zones, maintenance areas, storage areas, repair facilities, and other obtrusive activities should be screened from general view. Landscaping shall comply with the overall standards which will be established by the Airport Authority, Specific Plan, and the ADD Zone District Regulations.

C. Residential Areas

Adelanto's residential districts comprise approximately 50% of the overall area of the City. These districts are intended to house residents who work in the industrial parks, the airport complex, and the associated businesses that surround the airport and the Airport Development District.

The appearance of the single-family areas can be enhanced by requiring roof materials other than asphalt or composition shingles. Varied front yard setbacks (although difficult on small lots) can add interest to the street view, and break up the monotony of identical setbacks on long streets.

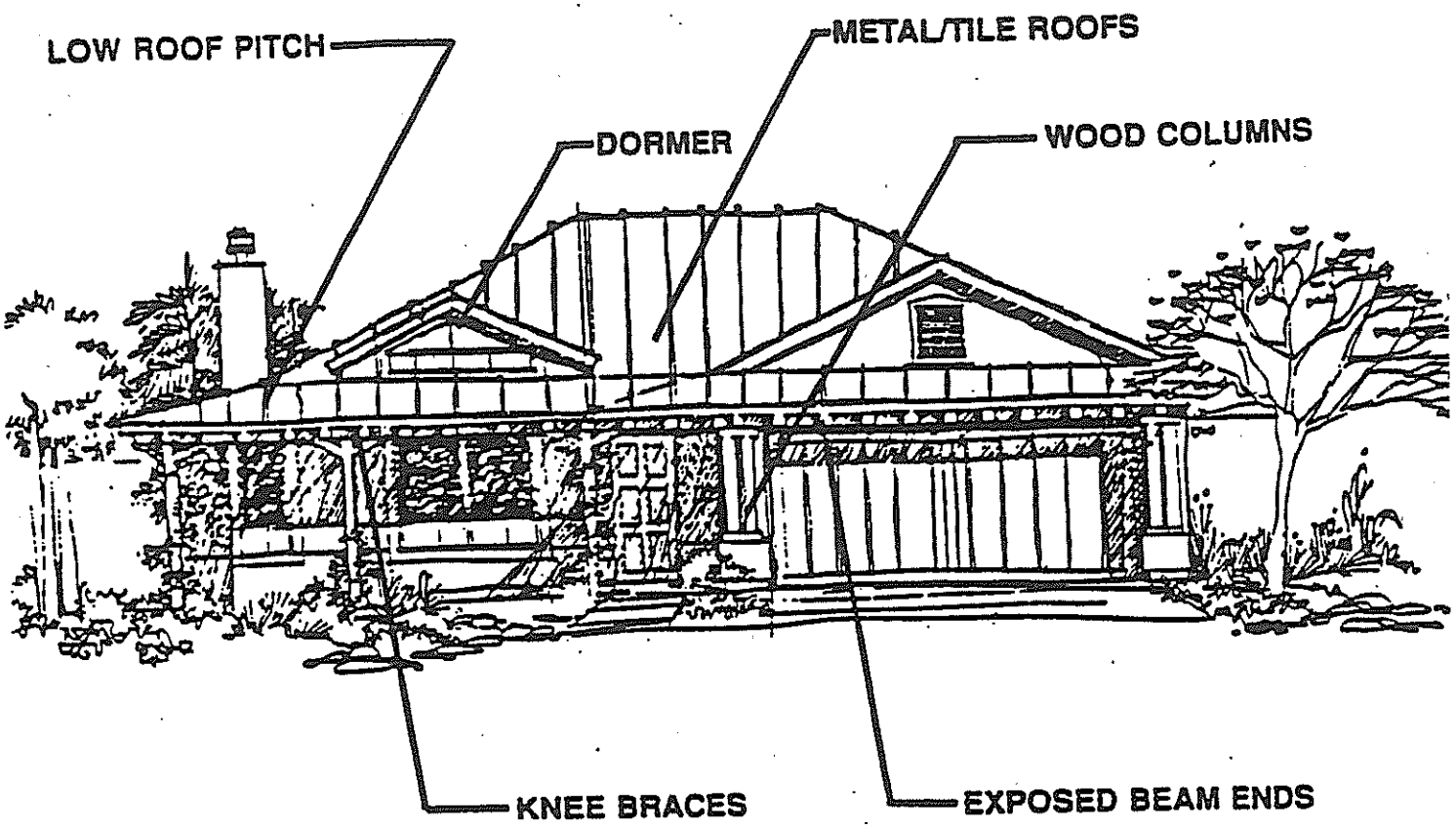
Variations from the standard single-family detached house should be encouraged to provide more variety. Variations might include zero lot line development, patio and atrium houses, curvilinear street layouts and grouping of houses around off-street common driveway courts.

The City's residential districts have been designated to allow for a mixture of single

family and multi-family projects, and are intended to provide a wide variety of product types and price ranges. The integrity of design is very important to the overall community character. In order to achieve the desired "look" of various product types, the following guidelines have been established to be incorporated into new design projects.

1. Single Family Detached Suggested Guidelines

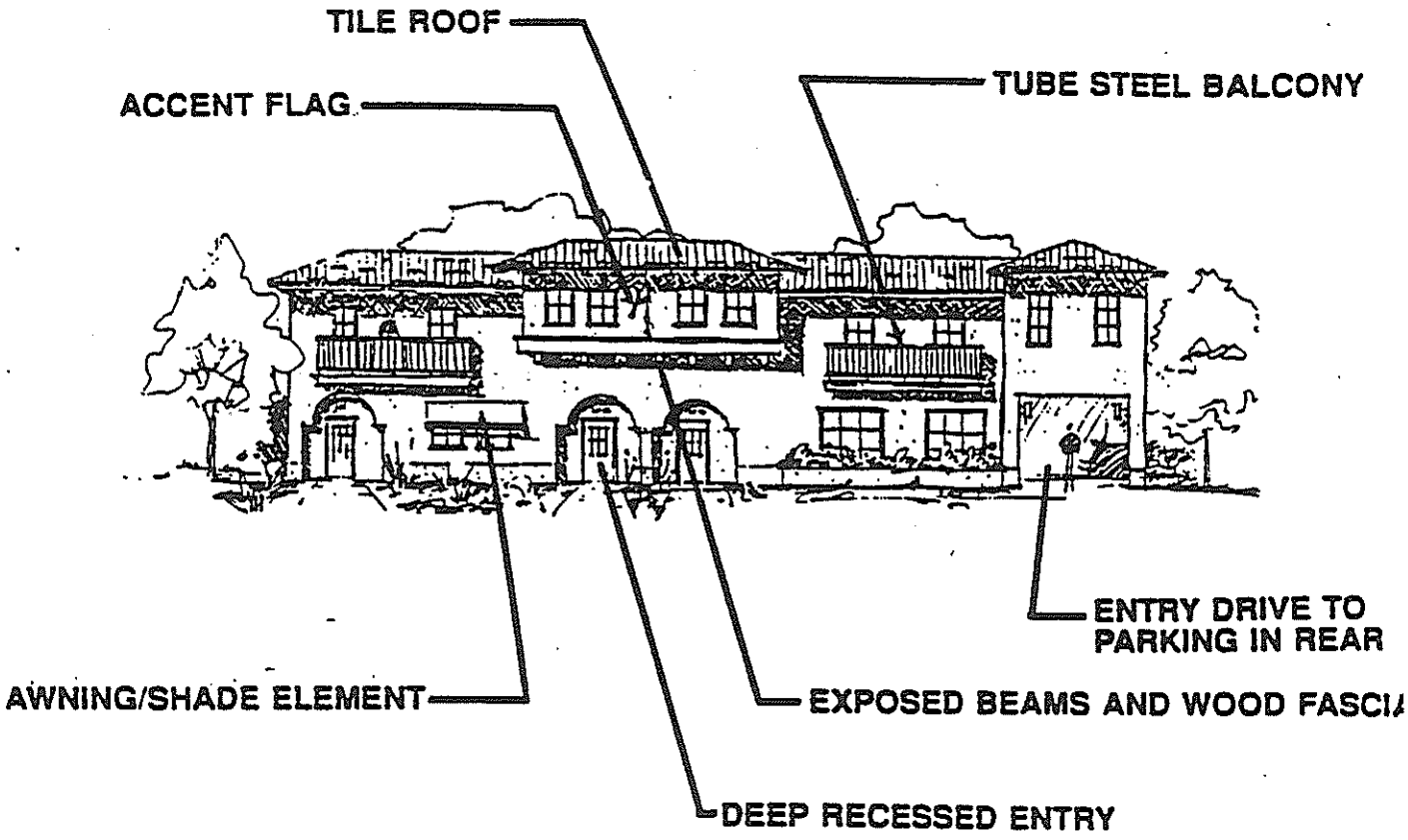
   The following examples are intended to describe the characteristics that should be incorporated into the design of single family (R1, R1-.5, R3-8, and DL Zones) detached residential housing units:


LOW ROOF PITCH
METAL/TILE ROOFS
DORMER
WOOD COLUMNS
KNEE BRACES
EXPOSED BEAM ENDS

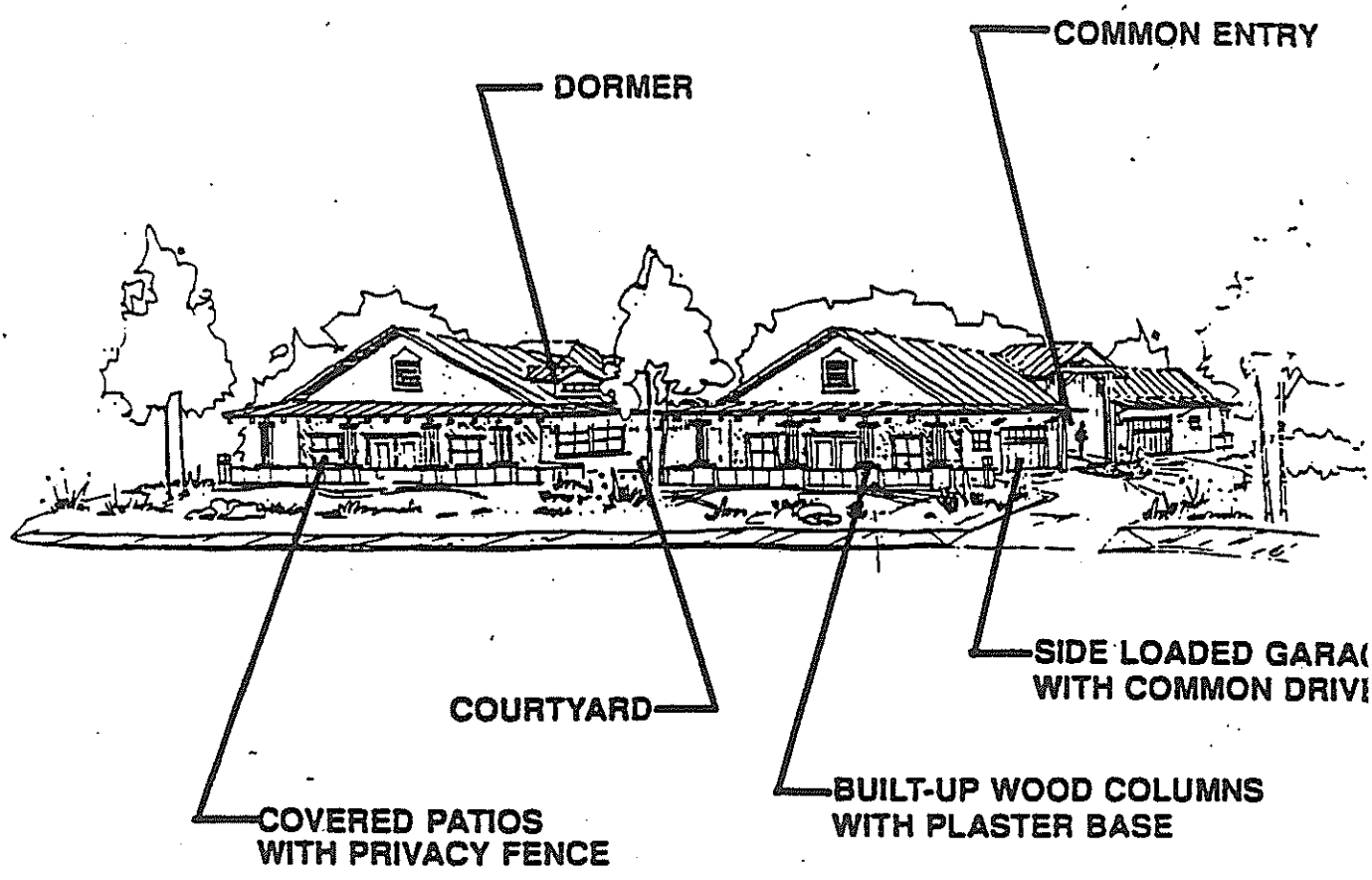
2. Multi-Family Suggested Guidelines

Multifamily (R3-8) dwellings should be designed to harmonize with any surrounding single-family residential development. Roof designs can be made similar to adjacent houses. Establishing a restrictive maximum length for building walls and a limited number of units within one structure will help provide a scale compatible with single-family neighborhoods and prevent a barracks-like development.

The following guidelines have been established to be incorporated into the design of multi-family residential development projects:



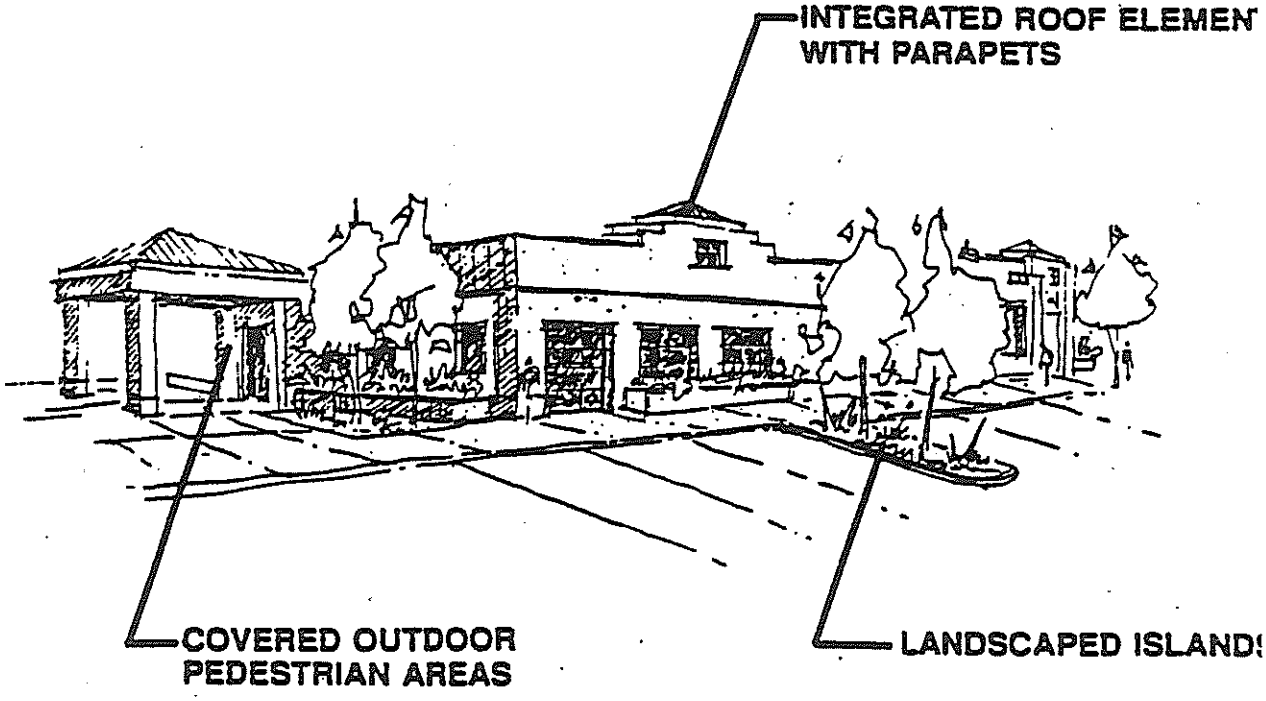
MULTI-FAMILY RESIDENTIAL DEVELOPMENT EXAMPLE



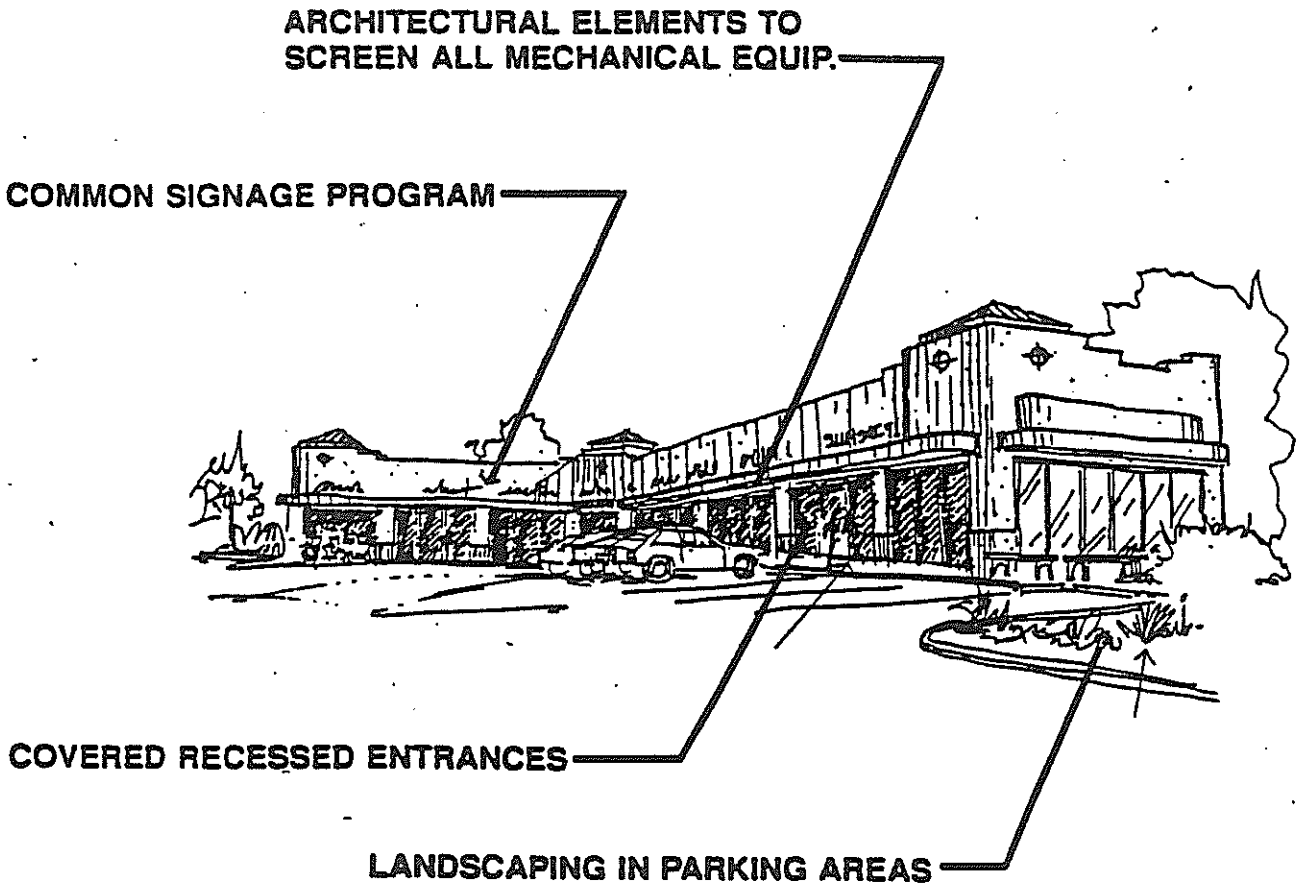
D. Commercial Centers

These are the centers which provide goods and services for local residents, and in varying degrees (depending on size) regional customers. These centers should be designed and operated in such a way that they are good neighbors to nearby residents. The design of these centers should integrate all individual components into a unified whole. Signage should be coordinated according to an overall design concept. Outdoor storage and maintenance areas should be screened by solid barriers. Parking areas should be landscaped both on the perimeter and within the parking areas to soften barren, harsh, appearance of large paved areas.

The following examples are intended to provide guidelines that should be incorporated into the design of commercial buildings and centers:



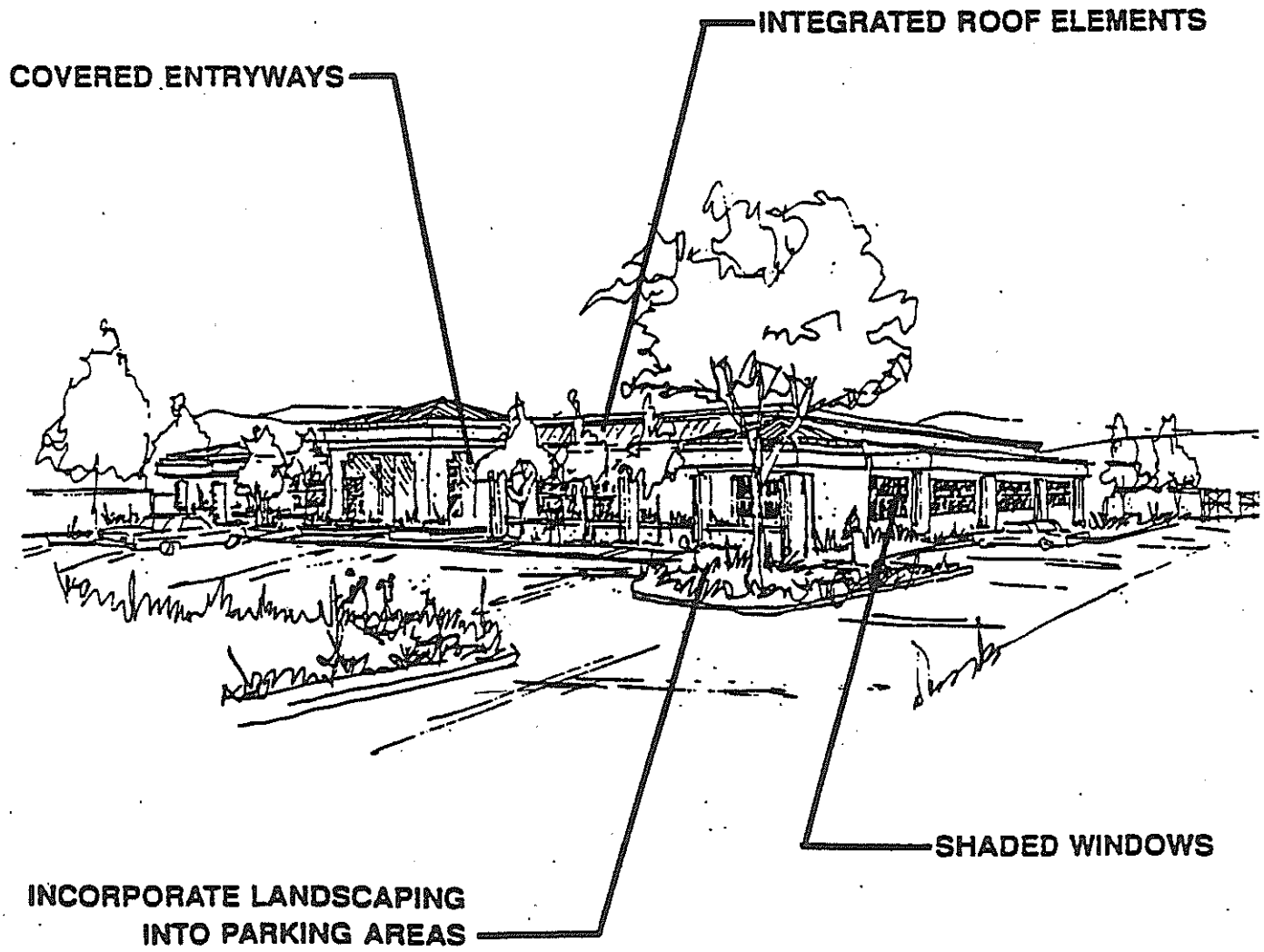
COMMERCIAL CENTER ARCHITECTURAL GUIDELINE



E. Manufacturing/Industrial District

The Manufacturing/Industrial (M/I) and Light Manufacturing (LM) districts in Adelanto are intended to provide quality jobs and a healthy working environment for residents of the City and the Victor Valley. Adelanto has established itself as a major employment hub in the Valley and will continue this trend. The M/I and LM districts will be complementary to the new airport and rail links are intended to be implemented to increase industrial development potential.

The character of the M/I and the LM districts shall be of high quality architectural design, landscaping, and building materials. Access to the facilities must be provided to pedestrians and should expand on the open space/trails system that has been incorporated into the existing drainage system. The following example portrays a generalized sense of how the M/I and LM districts and facilities should look, and what design components should be contained therein.



F. Freeways & Highways, Adjacent Frontage Development

Special design measures shall be required for property with direct frontage on freeways in order to protect both indoor and outdoor activity from the nuisance and health hazards caused by excessive noise, dust, and noxious gasses. Buffers should be required in various combinations of earth mounds, walls, dense landscaping and setbacks, depending upon specific conditions of the roadway and development designs. Walls shall be incorporated adjacent to the freeway and shall have special sound insulating construction.

Views from the freeways contribute a great deal to the overall community image. Special controls on freeway frontage property (particularly commercial and industrial) must therefore be instituted to require outdoor storage and maintenance areas to be screened from view. Roofscape areas are also a major feature, particularly from elevated sections of the freeway, and aesthetic treatment of mechanical equipment on rooftops shall be required. Signage controls shall be rigorously enforced.

Main roadways provide paths for vehicular and pedestrian movement. They are also a component of the community's open space and, depending on how they are designed and landscaped, may enhance or impair the community's appearance. All physical features within the public rights-of-way are directly controlled by the City and should be evaluated in terms of aesthetic appeal and contribution to community identity. All highways should have utility wires underground and be bordered by large street trees with generous low landscaping within the sidewalk areas. On major arterial roadways, a raised center median will be incorporated. Street furniture items such as traffic and lighting fixtures, traffic signs, fire hydrants, and benches should be harmoniously designed. The City shall initiate a special design program to develop a systematic way of coordinating and locating these various items to avoid a cluttered appearance along roadways.

Walls or residential lots that back to highways shall be coordinated among different Tracts to achieve a more unified and less discordant appearance. Decorative masonry walls with consistent color and texture should be required along highway frontages. The design of walls should provide for landscaped insets and contain other features that will relieve the monotony of continuous walls lining the highways.

G. Public Facilities and Open Space

The design and maintenance of public facilities should set the standards of achievement for the entire community.

1. Schools

The City should review the design of all School District facilities. Elementary

schools are commonly sited well within residential districts and should therefore blend into residential character of the surrounding neighborhood. The use of roof design and material similar to adjacent residences and good peripheral landscaping, especially around parking and paved play areas, are effective ways to achieve a compatible fit with the neighborhood and should be required.

2. Parks

The City directly controls these open spaces and recreational facilities. These facilities present the opportunity to create earth mounding and extensive landscaping. Recreation structures in parks should be designed to blend into the overall park landscape. Paved parking areas should be screened from view by continuous earth mounding and landscaping around their periphery.

3. Civic Buildings

The City's "own house" should project high design quality commensurate with the high standards expected of private development. The architectural design, landscape design and maintenance program should set the example for the high quality environmental objective set by the City.

4. Open Space

It is the intention of the City to establish a comprehensive open space and trails system throughout Adelanto, utilizing, as much as possible, the existing drainage corridors. These corridors will eventually become a significant visual resource as development encroaches into many parts of the planning area. It is imperative that these corridors be maintained to provide aesthetic value as well as recreational opportunities for residents and visitors. It is also a method of utilizing these drainage corridors to promote the natural occurrence of wildlife and vegetation. Recreational facilities, trails, and plant materials must be carefully designed to maintain the delicate balance of the existing biotic environment. Structures should not clash with the surrounding environment and should be located so that their impact is negligible.

H. Design Regulation and Review

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.

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.

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.

I. Other Community Design Considerations

1. Landscaping

To enhance the flat and seemingly treeless setting of the City, an immediate and generous planting effort should be launched. In addition to the obvious aesthetic enhancement, trees also provide certain climatic and psychological benefits. The present tree planting program should be expanded to all parts of the City. This includes not only tree planting in public streets and parks, in the Edison Company easement, and in the Flood Control District easements, but also in commercial, industrial, and residential areas.

Standards for landscaping and maintenance contained herein and in the Development Standards should provide developers with necessary guidance for landscapes in commercial and residential areas as well as in public and semi-public areas. Programs should be utilized by the City in which trees could be planted in cooperation with special interest groups and civic organizations.

The suggested plant palette to be incorporated within the city includes, but should not be limited to the following species of plants. However, all plant materials should be primarily drought tolerant in order to reduce the impact of water consumption and be able to survive in the difficult climate zone in which the City is located.

CITY OF ADELANTO
RECOMMENDED LANDSCAPE PLANT PALETTE
(ZONE 11 - SUNSET)

TREES (Deciduous)	
Scientific Name	Common Name
Albizia julibrissin	Silk tree
Broussonetia papyrifera	Paper Mulberry
Cercidium spp.	Palo verde
Chaenomeles Spp.	Flowering quince
Chilopsis linearis	Desert willow
Elaeagnus angustifolia	Russian olive
Fraxinus velutina	Modesto ash
Gleditsia triacanthos	Honey locust
Koelreuteria paniculata	Goldenrain tree
Lagerstroemia indica	Crape myrtle
Parkinsonia aculeata	Mexican palo verde
Pistacia chinensis	Pistache
Platanus racemosa	California sycamore
Prunus spp.	various
Quercus	coccinea, douglassii, phellos, palustris
Robinia spp.	Locust
Tilia Cordata	Little-leaf linden
Ulmus pumila	Siberian elm
Vitex spp.	Chaste tree
Zelkova spp.	Sawleaf zelkova

TREES (EVERGREEN)	
Scientific Name	Common Name
Arbutus unedo	Strawberry tree
Calocedrus decurrens	Incense cedar
Cedrus deodora	Deodar cedar
Cupressus glabra	Smooth Arizona cypress
Eriobotrya	Loquat
Eucalyptus spp.	Various
Heteromeles arbutifolia	Toyon
Ligustrum lucidum	Privet
Nerium oleander	Oleander
Olea spp.	Olive
Photinia fraseri	Fraser's photinia
Pinus halepensis	Aleppo pine
Pinus nigra	Austrian black pine
Pittosporum tobira	Mock orange
Prunus carolineana	Carolina laurel cherry
Quercus	Ilex, suber
Rhus lancea	African sumac
Sophora secundiflora	Texas mountain laurel
Tamarix aphylla	Athel tree
Xylosma congestum	Shiny xylosma
Yucca brevifolia	Joshua tree

SHRUBS	
Scientific Name	Common Name
Abelia grandiflora	Glossy abelia
Berberis spp.	Barberry
Caesalpinia gilliessii	Mexican bird of paradise
Calocedrus decurrens	Incense cedar
Campsis radicans	Trumpet vine
Caragana arborescens	Siberian pea shrub
Chaenomeles spp.	Flowering quince
Chamaerops humilis	Mediterranean fan palm
Cercocarpus betuloides	Mountain mahogany
Coreopsis lanceolata	Coreopsis
Cotoneaster spp.	Cotoneaster
Crataegus monogyna	Hawthorn
Cupressocyparis leylandii	Leyland cypress
Cupressus spp.	Cypress
Elaeagnus pungens	Silverberry
Euonymus spp.	Euonymus
Fremontodendron californicum	Flannel-bush
Fouquieria splendens	Ocotillo
Hemerocallis spp.	Daylily
Heteromeles arbutifolia	Toyon
Justicia californica	Hummingbird bush
Leucophyllum texanum	Texas ranger
Ligustrum japonicum "Texanum"	Japanese privet
Mahonia aquifolium	Oregon grape
Mahonia fremontii	Desert mahonia
Myrtus communis	Myrtle
Nandina domestica	Heavenly bamboo
Nerium oleander	Oleander
Pittosporum spp.	Pittosporum
Prunus carolineana	Carolina cherry

Rhamnus alternus	Italian buckthorn
Rhus spp.	Sumac
Rosa banksiae	Lady Bank's rose
Rosmarinus spp.	Rosemary
Salvia spp.	Sage
Simmondsia chinensis	Jojoba
Xylosma congestum	Shiny xylosma
Weigela spp.	Weigela

GROUNDCOVERS	
Scientific Name	Common Name
Artemesia spp.	Sage
Baccharis spp.	Coyote bush
Cerastium tomentosa	Wooly yarrow
Euonymus fortunei	Euonymus
Gazania spp.	Gazania
Genista spp.	Broom
Gelsemium sempervirens	Carolina jessamine
Hypericum spp.	St. Johnswort
Lonicera japonica	Trailing honeysuckle
Mahonia repens	Creeping Mahonia
Nandina spp.	Harbor dwarf
Pyracantha spp.	Firethorn
Rosmarinus spp.	Rosemary
Rosa banksiae	Lady Bank's rose
Santolina spp.	Lavender cotton
Verbena peruviana	Desert verbena

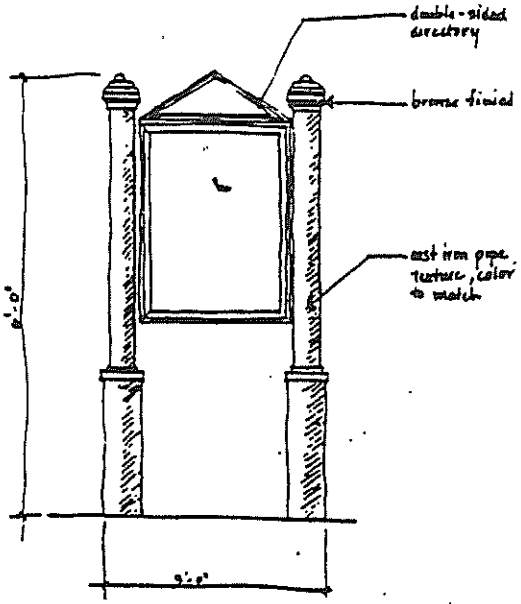
2. Walls and Fences

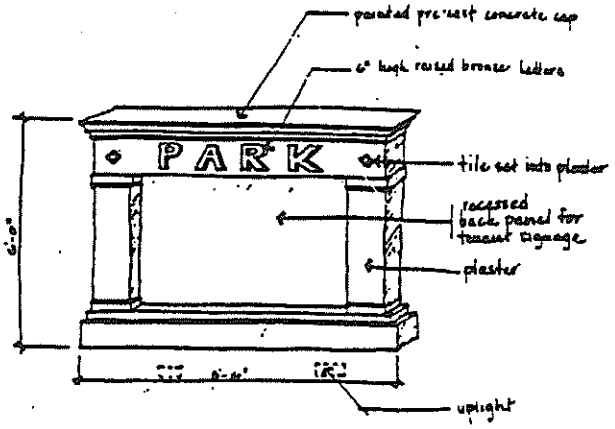
All walls and fences that are constructed in the City must conform to the corresponding Development Standards. As stated in that section, all walls must be constructed of masonry, glass block, or combinations. Fences must be built with wood (weatherproofed) or ornamental/wrought iron. A six foot height is nominal for all walls and fences. Chain link fences are to be discouraged in residential areas except on DL zoned parcels.

3. Signage

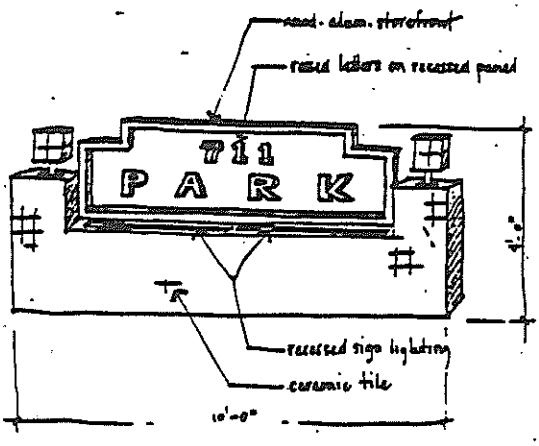
Poor signage and billboards seem to typify the worst in the American urban environment and calls for constant vigilance in the form of public regulation. Businesses, however, do require some form of identification in order to succeed. It is important that Adelanto establish appropriate sign controls that protect the City's appearance. Investment in good design must be part of the effective identification of the goods and services being offered to the community. A rigorous program of sign code enforcement and abatement of nonconforming signs shall be implemented.

The following signage examples are intended to be utilized in the design of signs for businesses, location/directional signs, and special use signs:

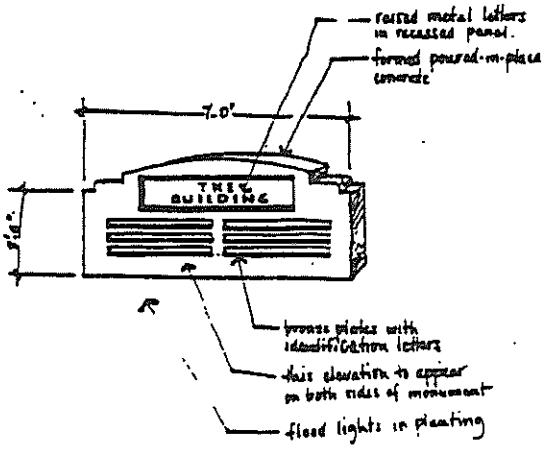




Monument Sign



Monument Sign



Monument Sign

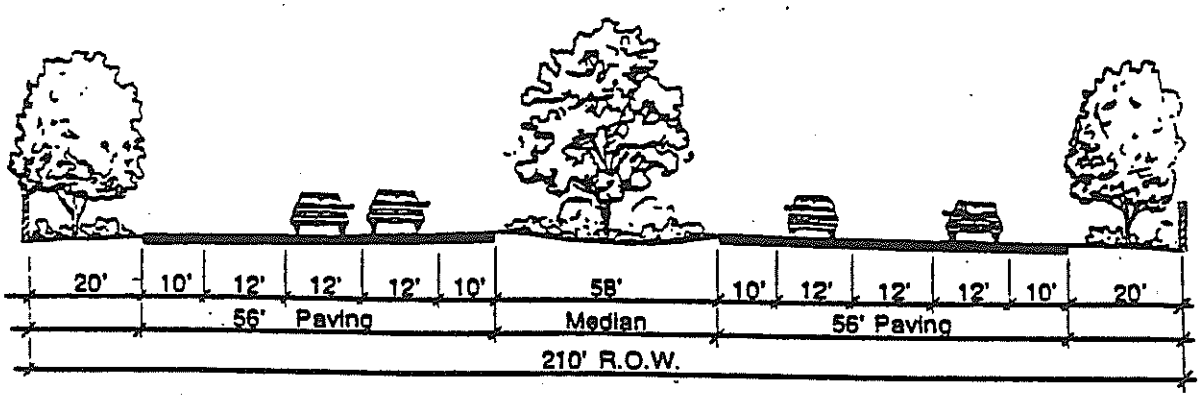
J. Roadway/Streetscape Requirements

The design of all streets in the City of Adelanto shall conform to the streetscape standards as established in this section of the General Plan and according to the Circulation Element. These standards are intended to provide for a safe and visually pleasing roadway system throughout the entire Planning Area. Utilization of landscape materials identified in the landscape plant matrix must be incorporated into the design of median and perimeter rights of way. Any major deviation to these standards must be approved by the Planning Commission prior to acceptance.

The following details portray the design intention of streetscape requirements that have been established for the proposed roadway configurations and rights of way:

1. Freeway (Proposed U.S. 395 Realignment) - 210 ft. R.O.W.

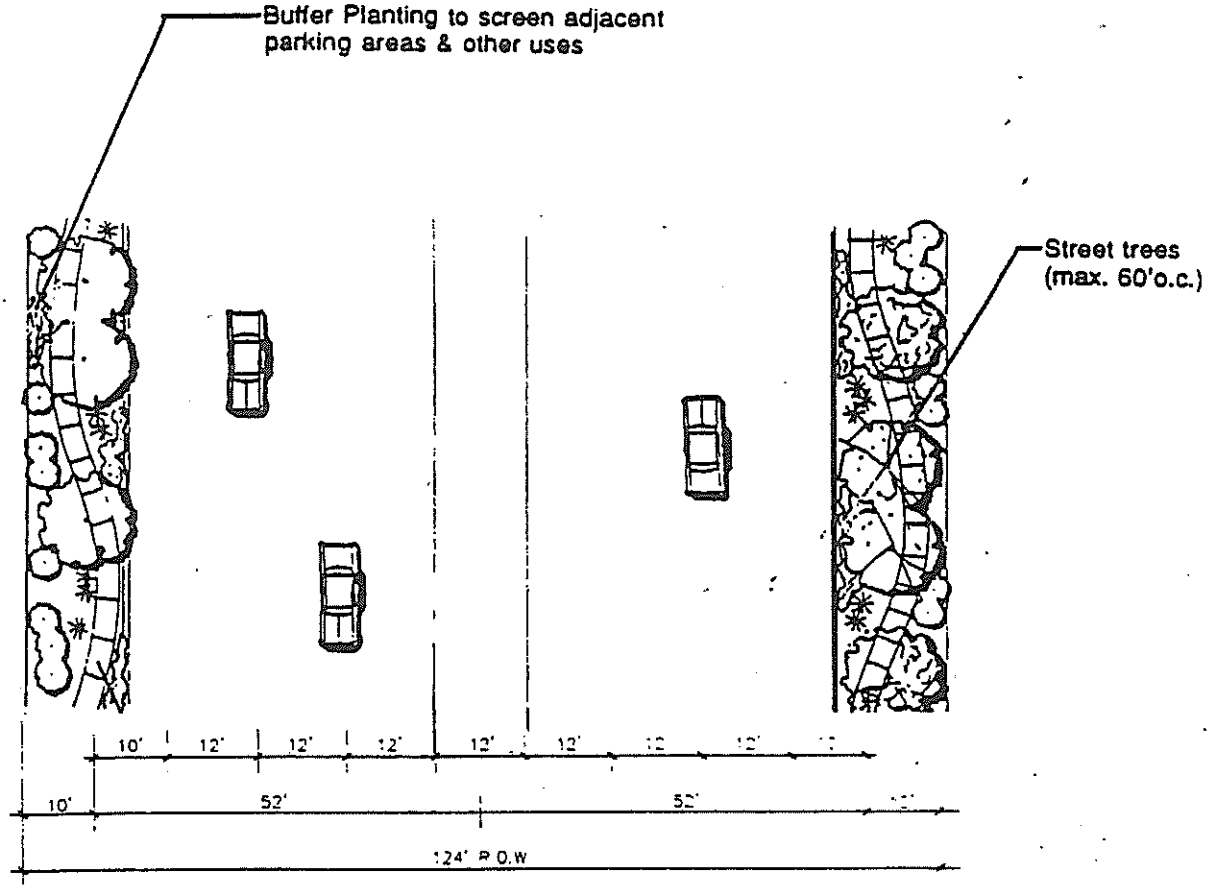
   The new alignment of U.S. 395 is shown on the Circulation Plan and has been designed according to CalTrans specifications as well as to Adelanto community design standards. The right of way, is an average of 210 feet, allowing for potential roadway expansion. The following illustration shows how the freeway will be laid out and the type of landscaping to be required. This freeway will accommodate both local and through traffic.



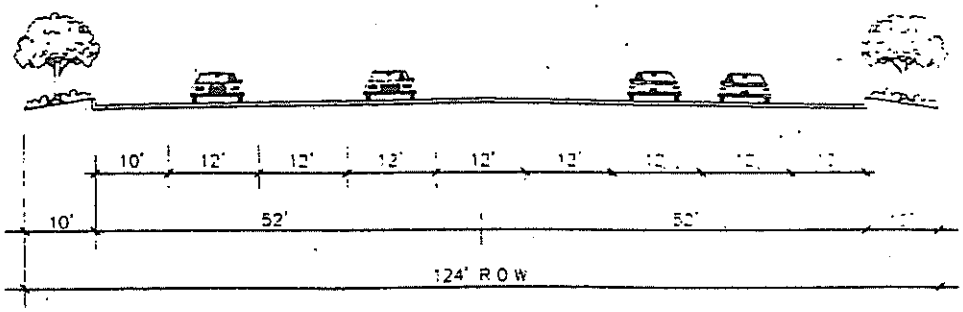
Note: Dimensions shown are typical and may vary in portions of the City.

2. Super Arterials - 124 ft. R.O.W.

Super Arterial roadways are intended to provide service for a high volume of both local and regional traffic. These may be referred to as expressways having limited access points. These roadways are identified in the Circulation Element and include El Mirage (the main entry to the new airport), Palmdale Road, Mojave Drive, and a segment of Air Base Road. The diagrams below illustrate the layout and design parameters of such roadways.

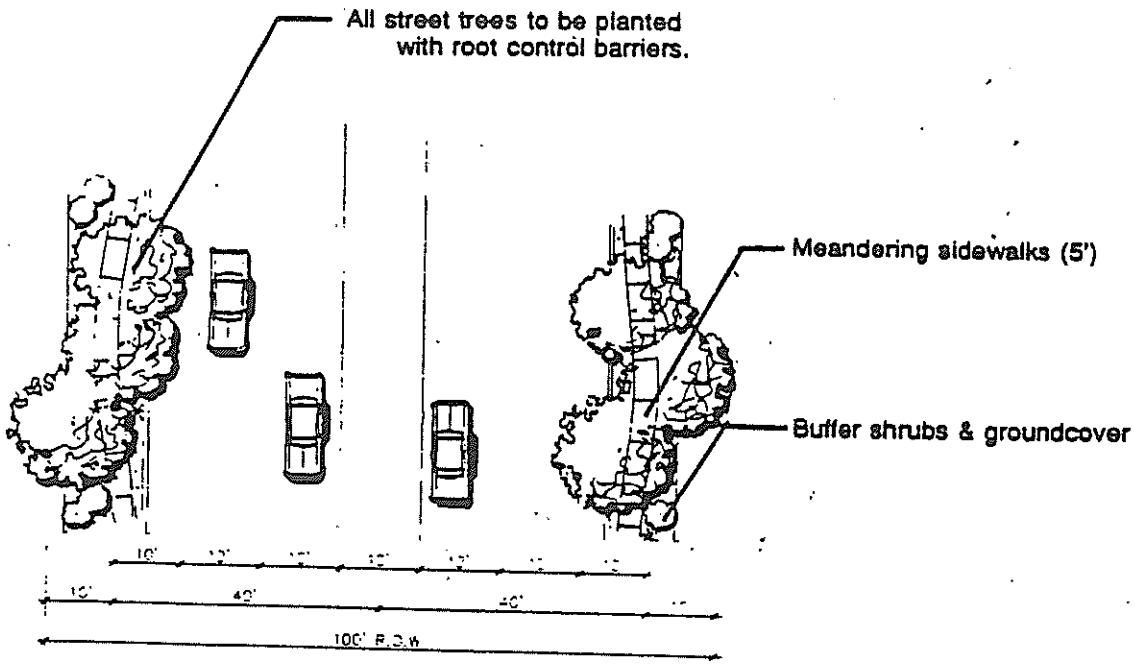


Super Arterial 124' R.O.W.

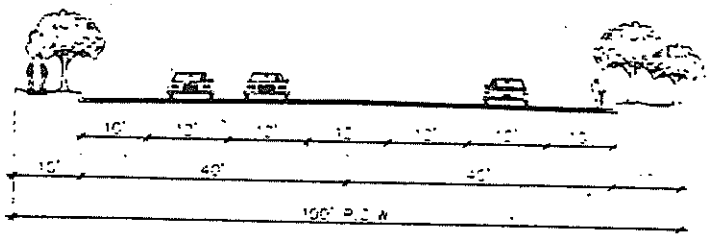


3. Major Arterials - 100 ft. R.O.W.

Major Arterials are intended to serve as major internal thoroughfares within Adelanto. These roadways primarily occur at all section lines (1 mile grid) throughout the City. These roadways are shown in the General Plan Circulation Element. The design has some flexibility incorporated, with the possibility of utilizing a raised (planted) median or a turn lane.

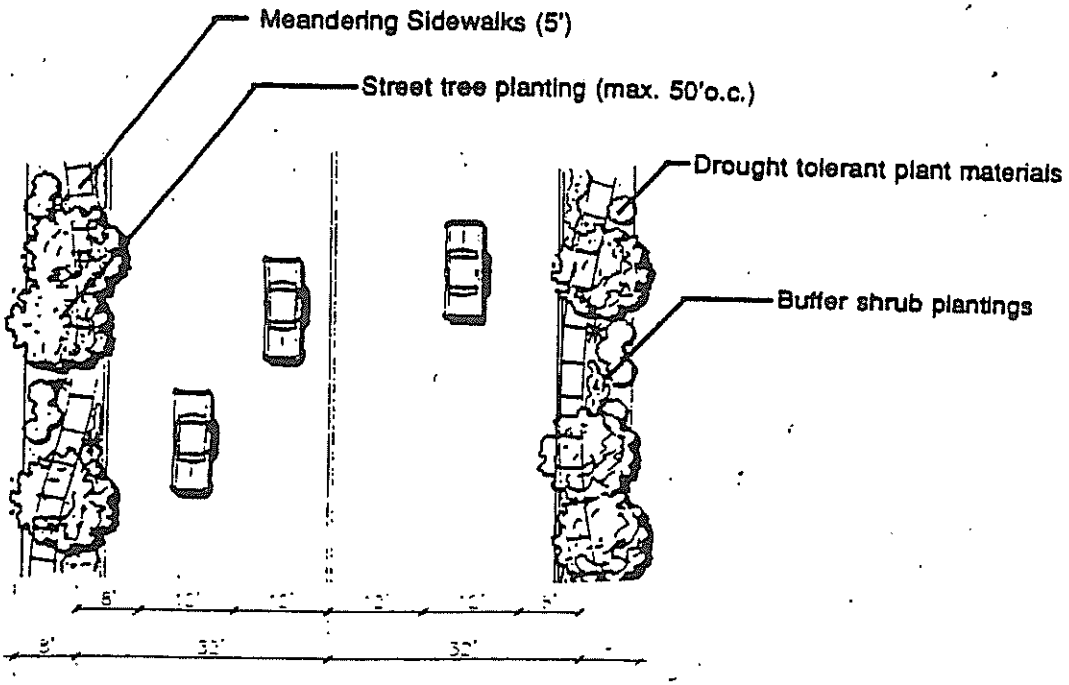


Major Arterial 100' R.O.W.

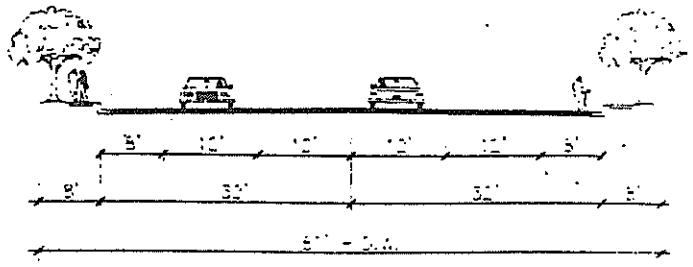


4. Major Collectors - 80 ft. R.O.W.

These roadways are intended to accommodate mostly local traffic flow to and from the residential, commercial, and industrial districts. Major collector streetscapes should be designed to blend into the particular districts in which they are contained. In other words, the design of the streetscapes should be compatible with the design of the landscape of each district. The design of the major collector can be modified to allow for a center median or turn lane.

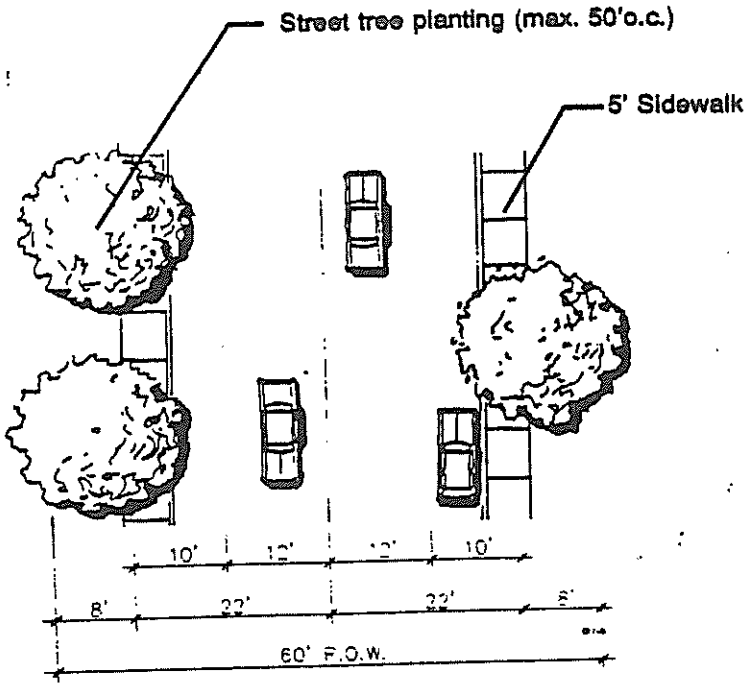
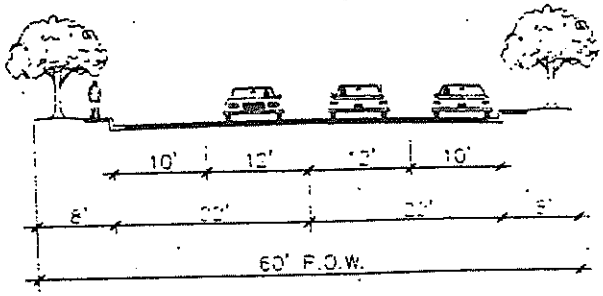


Major Collector 80' R.O.W.



5. Local Streets - 60 ft. R.O.W.

Local streets occur in residential neighborhoods/districts and in less intense business or commercial districts. These streets mainly provide for local traffic and are of a lower design speed. The streetscapes shall be designed to enhance the neighborhoods which they serve. The following is a typical streetscape for a local street:



Local Collector Streets 60' R.O.W.