

**CITY OF ADELANTO
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APPLICANT:	City of Adelanto
COMMUNITY:	City of Adelanto
LOCATION:	Light Manufacturing Zoning District- Potentially Citywide
PROJECT No:	General Plan Amendment No. GPA 16-04 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
STAFF:	Ernest Perea & Reuben Arceo, RPG, Inc.
PROPOSAL:	An amendment to Sections 17.80.080(d)(1)B, 17.80.090(d)(1)B, 17.80.100(d)(1)B, and 17.80.110(d)(1)B to conditionally permit medical cannabis cultivation manufacturing, distribution/transportation, and testing in the Light Manufacturing Zoning designation with certain restrictions.

General Plan: LM Light-Manufacturing

Zoning: LM Light-Manufacturing

PROJECT CONTACT INFORMATION:

Lead agency: City of Adelanto
Development Services – Planning Division
11600 Air Expressway
Adelanto, CA 92301

Contact person: Reuben Arceo, RPG, Inc.
Phone No: Cell: 909 677-9907
E-mail: rarceo56@gmail.com

Project Sponsor: City of Adelanto
Development Services – Planning Division
11600 Air Expressway
Adelanto, CA 92301
Phone No: (760) 246-2300

PROJECT DESCRIPTION:

The City of Adelanto proposes to amend Sections 17.80.080(d) (1)B, 17.80.090(d)(1)B, 17.80.100(d)(1)B, and 17.80.110(d)(1)B to conditionally permit medical cannabis cultivation, manufacturing, distribution/transportation, and testing in the Light Manufacturing General Plan/Zoning designation with certain restrictions. The specific text amendments are described as follows:

Amend Section 17.80.080 (d) (1) B. to read as follows:

Indoor medical marijuana **cannabis** cultivation is a conditionally permitted use only on properties within the Manufacturing/Industrial (MI) zoning designation in the Industrial Park (“Cultivation Zone”) **and the Light Manufacturing (LM) zoning designation subject to the locational requirements in Section 17.80.080 (d) (1) (C) and restricted to the area bounded by Air Expressway to the north, Yucca Road to the South, Raccoon Avenue to the east, and Koala Road to the west.**

Amend Section 17.80.090 (d) (1) B. to read as follows:

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Indoor medical marijuana **cannabis** manufacturing is a conditionally permitted use only on properties within the Manufacturing/Industrial (MI) zoning designation in the Industrial Park (“Cultivation Zone **and the Light Manufacturing (LM) zoning designation subject to the locational requirements in Section 17.80.090 (d) (1) (C) and restricted to the area bounded by Air Expressway to the north, Yucca Road to the South, Raccoon Avenue to the east, and Koala Road to the west.**

Amend Section 17.80.100 (d) (1) B. to read as follows:

Indoor medical marijuana **cannabis** distribution/transportation is a conditionally permitted use only on properties within the Manufacturing/Industrial (MI) zoning designation in the Industrial Park (“Cultivation Zone”) **and the Light Manufacturing (LM) zoning designation subject to the locational requirements in Section 17.80.100 (d) (1) (C) and restricted to the area bounded by Air Expressway to the north, Yucca Road to the South, Raccoon Avenue to the east, and Koala Road to the west.**

Amend Section 17.80.110 (d) (1) B. to read as follows:

Indoor medical marijuana **cannabis** testing is a conditionally permitted use only on properties within the Manufacturing/Industrial (MI) zoning designation in the Industrial Park (“Cultivation Zone”) **and the Light Manufacturing (LM) zoning designation subject to the locational requirements in Section 17.80.110 (d) (1) (C) and restricted to the area bounded by Air Expressway to the north, Yucca Road to the South, Raccoon Avenue to the east, and Koala Road to the west.** Refer to Exhibit 1 for location.

ENVIRONMENTAL/EXISTING CONDITIONS:

Indoor medical cannabis cultivation, manufacturing, distribution/transportation, and testing are conditionally permitted uses only on properties within the Manufacturing/Industrial (MI) zoning designation in the Industrial Park (aka - “Cultivation Zone”). These activities are regulated by the Sections 17.80.080, 17.80.090, 17.80.100, and 17.80.110, respectively, of the Adelanto Municipal Code.

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
--------------------------------	---------------------------------------	-----------------------	-----------

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).

At the end of the analysis any required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

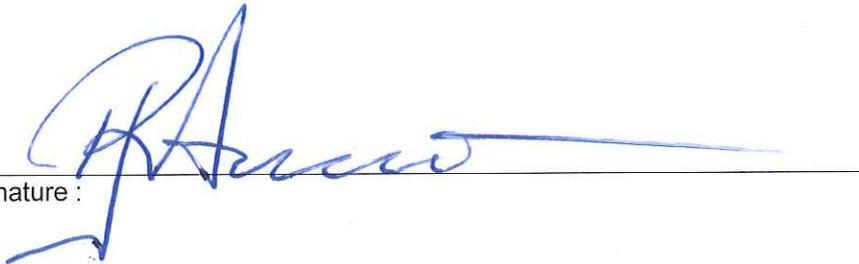
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier ENVIRONMENTAL IMPACT REPORT document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A MITIGATED NEGATIVE DECLARATION will be prepared to analyze only the effects that remain to be addressed.

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

Signature :



Nov 17, 2016

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016



Project Location Map

Exhibit 1

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

I. AESTHETICS - Would the project

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (check if project is located within the view-shed of any Scenic Route listed in the General Plan):

I a) Determination: Less Than Significant Impact.

Sources: General Plan, Zoning Ordinance.

Scenic vistas are points, accessible to the general public, that provide a view of the countryside. More specifically, a scenic vista is defined as a publically accessible vantage point that provides expansive views of a highly valued landscape. In Adelanto, the Shadow Hills and the Mojave River, as well as the natural drainage courses designated as Drainage/Open Space Corridors would be considered scenic vistas.

The proposed zoning ordinance amendment is not associated with any specific development proposals and therefore in and of itself would not result in the physical alteration of the environment that would directly impact a scenic vista.

Typically, a project would significantly impair the public view of a scenic vista by blocking the public view because of building height or massing or preventing access to publically accessible vantage points of a scenic vista.

Future development will be required to comply with the following Municipal Code requirements:

- Section 17.15.010 Purpose and Intent

(a) This section establishes the review procedures for residential, commercial and industrial development proposals to facilitate project review by local responsible agencies and the Design Review Committees in a timely and efficient manner; to ensure that development projects comply with all applicable local design guidelines,

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

standards and ordinances; to minimize adverse effects on surrounding properties and the environment; and are consistent with the General Plan which promotes high aesthetic and functional standards to complement and add to the physical, economic and social character of Adelanto.

In addition, Table 30-1 of the Municipal Code includes the development standards for the Light Manufacturing District, which regulates building height and lot coverage.

Compliance with these requirements will ensure that any future development will have a less than significant impact with respect to scenic vistas and no mitigation measures are required.

I b) Determination: No Impact.

Source: General Plan, California Department of Transportation "Scenic Highway Program Eligible and Officially Designated Routes,"

California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263. According to the California Department of Transportation, there are no State Scenic Highways located within the City

Based on the analysis above, there are no impacts and no mitigation measures are required.

I c) Determination: Less than Significant Impact.

Sources: Google Earth, Adelanto North 2035 Sustainable By Design Technical Report-October 2012.

The area encompassed by the proposed amendment is characterized by several light manufacturing businesses with limited outdoor storage areas and vacant land.

A project is generally considered to have a significant impact on visual character if it substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings.

The proposed zoning ordinance amendment is not associated with any specific development proposals and therefore in and of itself would result in the physical alteration of the environment that would directly impact visual character.

Any future development proposed would take place within industrial buildings designed to meet the Industrial Design Standards contained in Section 17.15.070 of the Municipal Code. As such, new development will be compatible with existing development so the overall visual character of development in the Light Manufacturing (LM) district will not adversely change.

Compliance with these requirements will ensure that any future development will have a less than significant impact with respect to degrading the existing visual character or quality of a site and its surroundings and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

I d) Determination: Less than Significant Impact.

Sources: Zoning Ordinance.

The proposed zoning ordinance amendment is not associated with any specific development proposals and therefore in and of itself would result in the physical alteration of the environment. Any future development proposed is subject to the requirements of the City of Adelanto Performance Standards as described in Section 17.90.010 and Section 17.90.040 of the Zoning Ordinance. Section 17.90.040 requires that all on-site lighting shall be stationary and directed away from adjoining properties and public rights-of-way, that light fixtures be shielded so no light is emitted above the horizontal plane of the bottom of the light fixture, and light fixtures be shielded so no light above 0.5 foot-candle spills over onto adjacent properties and rights-of-way.

Compliance with this requirement will ensure that any future development will have a less than significant impact with respect to light and glare and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? | | | | |
| d) Result in loss of forest land or conversion of forest land to non-forest use? | | | | |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (check if project is located in the Important Farmlands Overlay):

II a) **Determination: No Impact.**

Source: California Department of Conservation "Farmland Mapping and Monitoring Program.

The California Department of Conservation does not designate lands within the Light Manufacturing (LM) district as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, no impacts are identified or anticipated and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

II b) **Determination: No Impact.**

Sources: *General Plan/Zoning Map, Zoning Ordinance.*

Agricultural Zoning

The Light Manufacturing (LM) district allows a variety of light industrial uses. The LM district does not allow agricultural uses as a primary use. As such, there is no impact. No mitigation measures are required.

Williamson Act

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. According to the latest Williamson Act Map for the County of San Bernardino (FY 2015/2016) there are no properties within the area subject to the proposed amendment under a Williamson Act contract. As such, there is no impact and no mitigation measures are required.

II c) **Determination: No Impact.**

Sources: *General Plan/Zoning Map, Zoning Ordinance.*

The area subject to the proposed amendment does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Light Manufacturing (LM) district. Because no lands within the subject area are zoned for forestland or timberland, there is no potential to impact such zoning. No impact would occur and no mitigation measures are required.

d) **Determination: No Impact.**

Sources: *General Plan/Zoning Map, Zoning Ordinance.*

The area subject to the proposed amendment does not contain forest lands, is not zoned for forest lands, nor is it identified as containing forest resources by the *General Plan*. Because forest land is not present within the subject area or in the immediate vicinity of the subject area, future development allowed by the proposed zoning code amendment has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and no mitigation measures are required.

e) **Determination: No Impact**

General Plan/Zoning Map, Field Survey.

Base on the analysis under Issues IIa through IIe above, no impact would occur with respect to changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

III a) **Determination. Less Than Significant Impact.**
Source; Mojave Air Quality Management District CEQA Guidelines.

A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable Mojave Desert Air Quality Management District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts can be established by demonstrating that a project is consistent with the land use plan that was used to generate the growth forecast. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment. Any future development must be consistent with the requirements of the Mojave Desert Air Quality Management District.

As such, impacts are less than significant and no mitigation measures are required.

III b) **Determination. Less Than Significant Impact.**

Source: Mojave Air Quality Management District CEQA Guidelines.

Air quality impacts are the result of a project itself (from its construction and operation), in the form of project activity and trips generated by the project. The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the subject area. Therefore, the proposed amendment in and of itself would not result in air emissions. Any future development must be consistent with the requirements of the Mojave Desert Air Quality Management District.

As such, impacts are less than significant and no mitigation measures are required.

III c) **Determination. Less Than Significant Impact.**

Source: Mojave Air Quality Management District CEQA Guidelines.

Air quality impacts are the result of a project itself (from its construction and operation), in the form of project activity and trips generated by the project. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the subject area. Therefore, the proposed amendment in and of itself would not result in air emissions. Any future development must be consistent with the requirements of the Mojave Desert Air Quality Management District.

As such, impacts are less than significant and no mitigation measures are required.

III d) **Determination. Less Than Significant Impact.**

Source: Mojave Air Quality Management District CEQA Guidelines.

Residences, schools, daycare centers, playgrounds and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using significance threshold criteria established by the Mojave desert Air Quality Management District:

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.

November 11, 2016

- A major transportation project (50,000 or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Any future development within 1,000 feet of a sensitive receptor must be consistent with the requirements of the Mojave Desert Air Quality Management District. As such, impacts are less than significant and no mitigation measures are required.

IIIe **Determination. Less Than Significant Impact.**

Source: Zoning Ordinance.

Land uses typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Section 17.90.110-Odors of the Adelanto Municipal Code states: *"No operation or activity shall be permitted to emit odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable and readily detectable without the aid of instruments at or beyond the lot line."*

Compliance with this mandatory requirement will ensure that future development or occupancy of an existing building(s) will not create objectionable odors affecting a substantial number of people. As such, impacts are less than significant and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

IV. BIOLOGICAL RESOURCES - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

IV a) **Determination. Less Than Significant Impact.**

Source: Zoning Ordinance.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

As required by Chapter 17.57-Biotic Resources of the Adelanto Municipal Code, in order to implement General Plan policies regarding the protection and conservation of beneficial rare and endangered plants and animal resources and their habitats each project within the City of Adelanto is required to prepare a biotic resources study. The Biotic Resources Study shall be applied to areas which have been identified by a state or federal agency as habitat for plants or animals officially listed as threatened or endangered by the State of California and/or the federal government, and their habitats. The Study may also be applied to areas of ecological significance, including but not limited to those identified in the General Plan.

Compliance with this mandatory requirement will ensure that future development or occupancy of an existing building(s) will not have substantial adverse effects on any species identified as a candidate, sensitive or special status species and no mitigation measures are required.

IV b) **Determination. Less Than Significant Impact.**

Source: Zoning Ordinance.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

As required by Chapter 17.57-Biotic Resources of the Adelanto Municipal Code, in order to implement General Plan policies regarding the protection and conservation of beneficial rare and endangered plants and animal resources and their habitats each project within the City of Adelanto is required to prepare a biotic resources study. The Biotic Resources Study shall be applied to areas which have been identified by a state or federal agency as habitat for plants or animals officially listed as threatened or endangered by the State of California and/or the federal government, and their habitats. The Study may also be applied to areas of ecological significance, including but not limited to those identified in the General Plan.

Compliance with this mandatory requirement will ensure that future development or occupancy of an existing building(s) will not have substantial adverse effects on any riparian habitat or other sensitive natural community and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

IV c) Determination. Less Than Significant Impact.

Source: Zoning Ordinance.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." [Ref. EPA Regulations listed at 40 CFR 230.3(t)].

The California Department of Fish and Wildlife found the U.S. Fish and Wildlife Service (Section 404 definition above) wetland definition and classification system to be the most biologically valid. The Department of Fish and Wildlife staff uses this definition as a guide in identifying wetlands.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

As required by Chapter 17.57-Biotic Resources of the Adelanto Municipal Code, in order to implement General Plan policies regarding the protection and conservation of beneficial rare and endangered plants and animal resources and their habitats each project within the City of Adelanto is required to prepare a biotic resources study. The Biotic Resources Study shall be applied to areas which have been identified by a state or federal agency as habitat for plants or animals officially listed as threatened or endangered by the State of California and/or the federal government, and their habitats. The Study may also be applied to areas of ecological significance, including but not limited to those identified in the General Plan.

Compliance with this mandatory requirement will ensure that future development or occupancy of an existing building(s) will not and an adverse impact on wetlands and no mitigation measures are required.

IV d) Determination. Less Than Significant Impact.

Source: Zoning Ordinance.

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. Corridors effectively act as links between different populations of a species. Interference with the movement of native resident migratory fish or wildlife species occurs through the fragmentation of open space areas caused by urbanization

Wildlife nursery sites are areas that provide valuable spawning and nursery habitat for fish and wildlife. Wildlife nursery sites occur in a variety of settings, such as trees, wetlands, rivers, lakes, forests, woodlands and grasslands to name a few. The use of a nursery site would be

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

impeded if the use of the nursery site was interfered with directly or indirectly by a Project's development or activities.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

As required by Chapter 17.57-Biotic Resources of the Adelanto Municipal Code, in order to implement General Plan policies regarding the protection and conservation of beneficial rare and endangered plants and animal resources and their habitats each project within the City of Adelanto is required to prepare a biotic resources study. The Biotic Resources Study shall be applied to areas which have been identified by a state or federal agency as habitat for plants or animals officially listed as threatened or endangered by the State of California and/or the federal government, and their habitats. The Study may also be applied to areas of ecological significance, including but not limited to those identified in the General Plan.

Compliance with this mandatory requirement will ensure that future development or occupancy of an existing building(s) will not and an adverse impact on wildlife corridors or nursery sites and no mitigation measures are required.

IV e) Determination. Less Than Significant Impact.

Source: Zoning Ordinance.

Section 17.57.040- Plant Protection and Management of the Adelanto Municipal Code provides for the protection of Joshua Trees.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Section 17.57.040 Plant Protection and Management of the Municipal Code requires that future development projects to comply with the requirements of the County of San Bernardino for the relocation of Joshua trees. The Building Department will review relocation plans and monitor the relocation of any Joshua trees.

Compliance with this mandatory requirement will ensure that future development or occupancy of an existing building(s) will not and an adverse impact on Joshua Trees and no mitigation measures are required.

IV f) Determination. No Impact.

Source: West Mojave CDCA Plan Amendment, Desert Renewable Energy Conservation Plan.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

The City is located within the planning area of the West Mojave CDCA Plan Amendment. The West Mojave CDCA Plan Amendment was adopted by the BLM in 2006. The Record-of-Decision applies only to 3.3 million acres of BLM-managed lands. To date no approvals have been issued for the Habitat Conservation Plan component by the USFWS or the CDFW. All land within the Light Manufacturing (LM) district is located on private property outside of the BLM management; therefore the West Mojave Plan does not apply.

Additionally, the City is located within the boundaries of the Desert Renewable Energy Conservation Plan (DRECP) NCCP/HCP. Phase I of the DRECP was approved on September 14, 2016 and applies to BLM land only. Phase II which would apply to non-federal land is an on-going process and no implementing agreements have been issued. All land within the Light Manufacturing (LM) district within the subject area is located on private property outside of the BLM management; therefore the Desert Renewable Energy Conservation Plan does not apply.

As such, no conflicts related to applicable land use plans or NCCPs/HCPs are anticipated. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

V. CULTURAL RESOURCES - Would the project

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (check if the project is located in the Cultural or Paleontologic Resources overlays or cite results of cultural resource review):

V a) **Determination: Less Than Significant Impact.**
 Source: General Plan.

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering,

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

The following General Plan Policies are applicable to future project applications:

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

CUL 1.2.1 As part of the City's land development review process and project environmental assessment, City staff will review proposed developments for sites that may have potential archaeological significance. If determined necessary by the City, an archaeological survey will be performed by a licensed archaeologist and appropriate site specific mitigation measures shall be implemented, including possible extraction and cataloging of significant resources.

Compliance with the General Plan Policies CUL 1.4 and CUL 1.2.2 will ensure that future development or occupancy of an existing building(s) will not result in an adverse impact on a historical resource and no mitigation measures are required.

V b) Determination: Less Than Significant Impact.

Source: General Plan,

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

As noted in the response to Issue Va above, compliance with General Plan Policies CUL 1.4 and CUL 1.2.2 will ensure that future development or occupancy of an existing building(s) will not and an adverse impact on an archaeological resource and no mitigation measures are required

V c) Determination: Less Than Significant Impact:

Source: Assembly Bill 52.

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. According to its author:

"Existing laws lack a formal process for tribes to be involved in the CEQA process as tribal governments. CEQA projects that impact tribal resources have experienced uncertainty and delays as lead agencies attempt to work with tribes to address impacts on tribal resources.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

With this bill, it is the author's intent to "Set forth a process and scope that clarifies California tribal government involvement in the CEQA process, including specific requirements and timing for lead agencies to consult with tribes on avoiding or mitigating impacts to tribal cultural resources."

"Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project. The Planning Department to date has received a notice from the following California Native American Tribes that they request to be notified per the requirements of AB52 for any future development that requires the preparation of a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.

- Twenty-Nine Palms Band of Mission Indians
- Torres Martinez Desert Cahuilla Indians

If formal consultation is requested, the lead City must begin the consultation process with the tribes that have requested consultation within 30 days of receiving the request for consultation. Consultation concludes when either: 1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.

The following General Plan Policies are applicable to future project applications:

CUL 1.4: The City will require that all archaeological resources, historic resources, or prehistoric resources 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.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

CUL 1.2.1 As part of the City's land development review process and project environmental assessment, City staff will review proposed developments for sites that may have potential archaeological significance. If determined necessary by the City, an archaeological survey will be performed by a licensed archaeologist and appropriate site specific mitigation measures shall be implemented, including possible extraction and cataloging of significant resources.

Compliance with the requirements of AB52 and General Plan Policies CUL 1.4 and CUL 1.2.1 will ensure that future development will not have an adverse impact on tribal cultural resources and no mitigation measures are required.

V d) Determination: Less Than Significant Impact.

Source: General Plan.

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion. Given the soils conditions in the City, there is a potential for paleontological resources to be present

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

The following General Plan Policies are applicable to future project applications:

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

CUL 1.2.1 As part of the City's land development review process and project environmental assessment, City staff will review proposed developments for sites that may have potential archaeological significance. If determined necessary by the City, an archaeological survey will be performed by a licensed archaeologist and appropriate site specific mitigation measures shall be implemented, including possible extraction and cataloging of significant resources.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Compliance with the General Plan Policies CUL 1.4 and CUL 1.2.2 will ensure that future development will not result in an adverse impact on paleontological resources and no mitigation measures are required

Ve) Determination: Less Than Significant Impact:

Sources: California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

In the event that human remains are discovered during future project grading or other ground disturbing activities, a project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

With implementation of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. impacts would be less than significant and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

VI. GEOLOGY AND SOILS - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (check if project is located in the Geologic Hazards Overlay District):

VIa) **Determination: No Impact.**
 Source: General Plan.

No Alquist-Priolo Earthquake Fault Zone is presently known to exist in the City. The nearest zoned fault is the San Andreas fault located approximately 20 miles to the southwest of the City.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Because there are no Alquist-Priolo Earthquake Fault Zones within the City, there is no potential for the zoning code amendment to expose people or structures to adverse effects related to rupture. of a known earthquake fault and no mitigation measures are required.

VI aii) **Determination: Less Than Significant Impact.**

Source: General Plan, Zoning Ordinance.

The City is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking. This risk is not considered substantially different than that of other jurisdictions in the Southern California area.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

As a mandatory condition of future development approval, a project would be required to construct any proposed structures in accordance with the *California Building Standards Code* also known as *California Code of Regulations Title 24*. As such, impacts would be less than significant and no mitigation measures are required.

VI aiii) **Determination: Less Than Significant Impact.**

Source: General Plan, Zoning Ordinance.

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
 - Intense seismic shaking;
 - Presence of loose granular soils prone to liquefaction; and
 - Saturation of soils due to shallow groundwater.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

As a mandatory condition of future development approval, a project would be required to construct any proposed structures in accordance with the *California Building Standards Code* also known as *California Code of Regulations Title 24*. As such, impacts would be less than significant and no mitigation measures are required.

VI aiv) **Determination: No Impact.**

Source: Field Inspection.

Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

All of the land within the Light manufacturing (LM) district is relatively flat and according to the County of San Bernardino Hazard Maps is not located in areas prone to landslides.

VI b) **Determination: Less Than Significant Impact.**

Source: Zoning Ordinance.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

To control soil erosion during construction of any new buildings or structures, a future project proponent is required to comply with the National Pollutant Discharge Elimination System permit applicable to the project area and prepare a Storm Water Pollution Prevention Plan. In addition, a Water Quality Management Plan may be required which addresses post-construction soil erosion. Preparation and implementation of these plans is a mandatory requirement. Therefore, impacts are less than significant and no mitigation measures are required.

VI c) **Determination: Less Than Significant Impact.**

Source: Zoning Ordinance.

Landslide/Lateral Spreading

Lateral spread or flow are terms referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water. All of the land within the Light manufacturing (LM) district is relatively flat and according to the County of San Bernardino Hazard Maps is not

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

located in areas prone to landslides and thus there are no slopes that may contribute to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating the soil the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

Liquefaction or Collapse

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
 - Intense seismic shaking;
 - Presence of loose granular soils prone to liquefaction; and
 - Saturation of soils due to shallow groundwater.

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

As a mandatory condition of future development approval, a project would be required to construct any proposed structures in accordance with the *California Building Standards Code* also known as *California Code of Regulations Title 24*. As such, impacts would be less than significant and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

VI d) Determination: Less Than Significant Impact.

Source: Zoning Ordinance.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

As a mandatory condition of future development approval, a project would be required to construct any proposed structures in accordance with the *California Building Standards Code* also known as *California Code of Regulations Title 24*. As such, impacts would be less than significant and no mitigation measures are required.

VI e) Determination: Less Than Significant Impact.

Source :Zoning Ordinance

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Sewer service is provided by the Adelanto Public Utility Authority (APUA) through a network of gravity and force main sewer pipelines. Sewer service is generally available in the Light Manufacturing (LM) district within the subject area. In the event that a future project proposes use of a septic system or alternative wastewater disposal system, appropriate permits would have to be obtained from the City and the County of San Bernardino in compliance with applicable regulations. As such, impacts are less than significant and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

VII. GREENHOUSE GAS EMISSIONS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

VII a) **Determination. Less Than Significant Impact.**

Source: Mojave Desert Air Quality Management District

A CEQA compliant analysis of greenhouse gas emissions must include the following components:

- **Identify Greenhouse Gas Emissions:** Lead Agencies should make a good-faith effort, based on available information, to calculate, model, or estimate the amount of greenhouse gas emissions from a project.
- **Determine Significance:** As with any environmental impact, Lead Agencies must determine what constitutes a significant impact. In the absence of significance thresholds for greenhouse gas emissions, the Lead Agency must rely on other scientific data to clearly define what constitutes a "significant impact" for greenhouse gas emissions. Individual lead agencies may undertake a project by- project analysis, consistent with available guidance and current CEQA practice. The City of Adelanto has not adopted Greenhouse Gas (GHG) thresholds of significance therefore, the MADAQMD threshold will be utilized for future projects unless Adelanto adopts different thresholds.
- **Mitigate Impacts if Necessary:** If a project is determined to have significant impacts, mitigation measures will be required. Mitigation measures will vary with the type of project being contemplated, but may include alternative project designs or locations that conserve energy and water, measures that reduce vehicle miles traveled by fossil-fueled vehicles, measures that contribute to established regional or programmatic mitigation strategies, and measures that sequester carbon to offset the emissions from the project.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the generation of greenhouse gases.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Future development proposals involving new construction of buildings or structures will be required to conduct a greenhouse gas emissions analysis consistent with state law and the requirements of the Mojave Desert Quality Management District. As such, impacts are less than significant and no mitigation measures are required.

VII b) **Determination. No Impact.**

Source: California Air Resources Board.

The Scoping Plan approved by the California Air Resources Board (CARB) on December 12, 2008, provides a framework for actions to reduce California's GHG emissions, and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. As such, the Scoping Plan is not directly applicable to projects that would be allowed under the City's medical cannabis regulations.

There are no other state or regional existing GHG plans, policies, or regulations that have been adopted by CARB or the Mojave Desert Air Quality Management District that would apply to the type of emissions source allowed by medical cannabis cultivation or manufacturing use at this time.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the generation of greenhouse gases...

As such, there are no impacts and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact Less than Significant with Mitigation Incorp. Less than Significant No Impact

VIII. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

- a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

VIII a) **Determination. Less Than Significant Impact.**
 Source: Zoning Ordinance.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future development proposals involving new construction of buildings or structures will be required to adhere to the requirements in Chapter 8.10- Hazardous Materials of the Adelanto Municipal Code. In addition, Adelanto Municipal Code Sections 17.80.080 (d) (1) J, 17.80.090 (d) (1) J, 17.80.100 (d) (1) (J), and 17.80.110 (d) (1) J require that all *"Indoor medical cannabis cultivation, (manufacturing, distribution/transportation, and testing) shall not adversely affect the health or safety of the nearby residents by creating dust, glare, heat, noise, smoke, traffic, vibration, or other impacts, and shall not be hazardous due to use or storage of materials, processes, products, or wastes."*

Compliance with these mandatory requirements will ensure that impacts are less than significant and no mitigation measures are required.

VIII b) Determination: Less Than Significant Impact.

Source: Municipal Code

Refer to response to Issue VIIIa above.

VIII c) Determination: No Impact.

Source: Municipal Code.

Pursuant to Sections 17.80.080(d) (1) C, 17.80.090(d) (1) C, 17.80.100(d) (1) C, and 17.80.110(d) (1) C, no cannabis cultivation, manufacturing, distribution/transportation, or testing shall be established, developed, or operated within 2,500 feet of a school. This requirement would effectively prevent emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile (1,320 feet) of an existing or proposed school. As such, there is no impact and no mitigation measures are required.

VIII d) Determination: Less Than Significant Impact.

Source: Department of Toxic Substances Control.

The list of hazardous materials sites is commonly known as the "Cortese List" in reference to the State Legislator who sponsored the legislation (Dominic Cortese). According to the Department of Toxic Substances Control *"While Government Code Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web-based information access since 1992 and this information is now largely available on the Internet sites of the responsible organizations. Those requesting a copy of the Cortese "list" are now referred directly to the appropriate information resources contained on the Internet web sites of the boards or departments that are referenced in the statute."*

Project No: General Plan Amendment No. GPA 16-04

and Zoning Code Amendments No. CA 16-08 and CA 16-09.

November 11, 2016

According to the CalEPA website (2016), below are the data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements.

- *List of Hazardous Waste and Substances sites from the Department of Toxic Substances Control EnviroStor database.*
- *List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database.*
- *List of Solid Waste Disposal Sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.*
- *List of Active Cease and Desist Orders and Cleanup and Abatement Orders identified by the Regional Water Board.*
- *List of Hazardous Waste Facilities Subject to Corrective Action pursuant to §25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control.*

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future applications for permits involving medical cannabis cultivation or manufacturing facilities would have to be screened to determine if a project site is listed on the "Cortese List." If so, additional environmental review may be required and compliance with Chapter 8.10- Hazardous Materials of the Adelanto Municipal Code as well as any applicable federal or state regulations would be required. Compliance with these mandatory requirements will ensure that impacts are less than significant and no mitigation measures are required.

VIII e) **Determination: Less Than Significant Impact.**

Source: Southern California Logistics Airport Comprehensive Airport Land Use Plan.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

The area subject to the proposed amendments is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area

VIII f) Determination: Less Than Significant Impact.

Source: Municipal Code

Portions of the Light Manufacturing (LM) district within the subject area are in the vicinity of the Adelanto Airport, a privately owned airstrip with two unpaved runways. It is primarily used by single-engine aircraft, helicopters, ultralight aircraft, and gliders.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future applications for permits involving medical cannabis cultivation, manufacturing, distribution/transportation, or testing facilities would be reviewed to determine compatibility with the operations of the Adelanto Airport.

In addition, Section 17.45.010 of the Municipal Code (The Airport Park Overlay District) in which the Adelanto Airport is located, is intended to enhance safety to aviators and the general public by informing and notifying property owners of potential noise and safety issues generated from the Adelanto Airport Park. The purpose of the Airport Park Overlay District is to promote safe and harmonious development of those areas located within the Airport Park Overlay District. The guidelines in this Chapter help minimize the exposure to high noise levels and accident hazards generated by airport operations and encourage future development that is compatible with the continued operation of the airport. This is achieved by promoting commercial and industrial developments that are capable of strengthening the local economy and enhancing the quality of life of residents, as well as ensuring that land use conflicts are minimized and that long term interest for industrial projects are maintained. The Airport Park Overlay District identifies potential restrictions and limitations on uses and heights of structures and other objects near airports in order to protect airport airspace and people on the ground.

Compliance with Section 17.45.010 of the Municipal Code will ensure development in any Light Manufacturing (LM) district will not be impacted by the Adelanto Airport. As such, impacts are less than significant and no mitigation measures are required.

VIII g) Determination: Less Than Significant Impact.

Source: Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future applications for permits involving medical cannabis cultivation or manufacturing facilities would be reviewed pursuant to Chapter 13.20- Vehicular and Pedestrian Circulation Standards, Section 13.20.010 - General Provisions. Which states:

- A. *Standards and specifications for transportation facilities and all work done within the public road right-of-way shall conform to the standards and specifications of the Engineering Department.*

Compliance with Section 13.20.010 of the Municipal Code will ensure future development in any Light Manufacturing (LM) district within the subject area would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. As such, impacts are less than significant and no mitigation measures are required.

VIII h) Determination: Less Than Significant Impact.

Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.

All of the land within the Light Manufacturing (LM) district is located within a "moderate" wildfire hazard area.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future applications for permits involving medical cannabis cultivation or manufacturing facilities would be reviewed to ensure compliance with Adelanto Municipal Code Chapter 14.20 which adopts the most current edition of the California Fire Code making all provisions of it applicable in the City of Adelanto. Applicable provisions of the Fire Code implemented into future project designs will reduce the risk of loss, injury, or death involving wildland fires to a level less than significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact Less than Significant with Mitigation Incorp. Less than Significant No Impact

IX. HYDROLOGY AND WATER QUALITY - Would the project:

- IX a) Violate any water quality standards or waste discharge requirements?
- IX b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?
- IX c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- IX d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or off-site?
- IX e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- IX f) Otherwise substantially degrade water quality?
- IX g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- IX h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

- IX i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- IX j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION

- IX a) **Determination: Less Than Significant Impact.**
Source: Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future applications for permits involving medical cannabis cultivation or manufacturing facilities would be reviewed to ensure compliance with the following:

Construction

Construction of future projects would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of a future project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Lahontan Regional Water Quality Control Board and the City of Adelanto, a future project would be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area.

Compliance with the National Pollutant Discharge Elimination System permit involves the preparation and implementation of a *Storm Water Pollution Prevention Plan* for construction-related activities, including grading. The *Storm Water Pollution Prevention Plan* would specify the Best Management Practices that a future project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from a subject property.

Operation

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Storm water pollutants commonly associated with the land uses proposed by a future project could include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Pursuant to the requirements of the City's National Pollutant Discharge Elimination System permit, a *Water Quality Management Plan* is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A *Water Quality Management Plan* describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by storm water or urban runoff.

Based on the analysis above, with implementation of the mandatory requirements imposed through the NPDES permit process, impacts would be less than significant and no mitigation measures are required.

IX b) Determination: Less Than Significant Impact.

Source: 2015 Urban Water Management Plan.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects would be served with potable water by the Adelanto Public Utility Authority. The City's water supply comes solely from groundwater production from 15 potable wells in three pressure zones, transmission and distribution pipelines, booster stations and reservoirs. The City obtains all of its water supply from local groundwater in the Mojave River Groundwater Basin. The Mojave Basin Area was the subject of a court ordered adjudication in 1993 due to the rapid growth within the area, increased withdrawals, and lowered groundwater levels. The court's Judgment appointed Mojave Water Agency as Watermaster of the Mojave Basin Area.

Given the City's total reliance on groundwater, the reliability of the City's water supply is thus entirely dependent on the reliability of the groundwater in the Mojave River Basin managed by MWA. Based on MWA's analysis, MWA has adequate supplies to meet demands during average, single-dry, and multiple-dry years throughout the 25-year planning period.

Thus, it is not anticipated that future project's demand for domestic water service would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. As such, impacts are considered less than significant.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

IX c) Determination: Less Than Significant Impact.

Source: General Plan, Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future project involving construction of new buildings or structures will be required to comply with the following:

General Plan

- *Policy 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.*
- *General Plan Page X-30: 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 development will not result in downstream flood hazards.*

Municipal Code

Section 17.93.050 -Soil Erosion and Sediment Control Plan of the Adelanto Municipal Code states:

“No land clearing or grading other than those activities listed as exemptions by this chapter or as determined by the Director of Public Works shall occur unless the said land clearing or grading is in compliance with an approved Soil Erosion and Sediment Control Plan and/or Permit issued in accordance with the provisions of this chapter.”

Compliance with the General Plan Policies and Municipal Code sections identified above will ensure that future development or occupancy of an existing building(s) would ensure impacts are less than significant and no mitigation measures are required.

IX d) Determination: Less Than Significant Impact.

Sources: General Plan.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects involving construction of new buildings or structures will be required to comply with the following:

General Plan

- *Policy 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.*
- *General Plan Page X-30: 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 development will not result in downstream flood hazards.*

Compliance with the General Plan Policies identified above will ensure that future development or occupancy of an existing building(s) would ensure impacts are less than significant and no mitigation measures are required.

IX e) Determination: Less Than Significant Impact.

Source: Municipal Code

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

As discussed under Issue IXa and IXc above, future projects involving construction of new buildings or structures will be required to comply with NPDES requirements.

IX f) Determination: Less Than Significant Impact.

Source General Plan, Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

There are no conditions associated with the proposed zoning code amendment that could result in the substantial degradation of water quality for future development projects beyond what is described above in Issues IXa, IXc, and IX e above.

IX g) Determination: No Impact.

Source: Project Application Materials.

The zoning code amendment does not allow any housing. No impact would occur and no mitigation measures are required.

IX h) Determination: No Impact.

Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012. Project Application Materials.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

There is no land designated as Light Manufacturing (LM) within the subject area that is located within a 100-year flood hazard area. As such, future structures constructed for medical cannabis cultivation and manufacturing would impede or redirect flood flows. There is no impact and no mitigation measures are required.

IX i) Determination: No Impact.

Source: County of San Bernardino Hazards Overlay Map.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

The City is not located within a designated dam inundation area. Future projects would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as no levee or dam are located in the vicinity of the City.

IX j) Determination: No Impact.

Source: Google Earth.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment. The City will not be impacted by inundation by seiche, tsunami, or mudflow, because the City is not in close proximity to any body of water that has the potential of seiche or tsunami. Based on the responses to Issues VI) and VIc of this Initial Study Checklist, future projects involving construction of new buildings or structures will be required to comply with the regulatory requirements on the Municipal Code, therefore, future projects would have no impacts from mudflows.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

X. LAND USE AND PLANNING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

X a) **Determination: No Impact.**
Source: General Plan/Zoning Map, Google Earth.

An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects involving construction of new buildings or structures would take place within the existing Light Manufacturing (LM) districts which are either developed or contain vacant land in the vicinity of existing development. As such, future development is not anticipated to physically divide an established community. There would be no impact and no mitigation measures are required.

X b) **Determination: Less Than Significant Impact.**
Source: Project Application Materials.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed zoning code amendment in and of itself would not result in the physical alteration of the environment. As demonstrated throughout this Initial Study Checklist/ Negative Declaration, the proposed zoning code amendment would otherwise not conflict with any applicable goals, objectives, and policies of the *General Plan, Municipal*

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.

November 11, 2016

Code or any other applicable plan adopted for the purpose of avoiding or mitigating an environmental effect.

Future projects involving construction of new buildings or structures of the occupancy of existing structures would be subject to additional CEQA review to determine consistency with applicable land use plans and policies.

X c) **Determination: No Impact.**

Sources: West Mojave CDCA Plan, Desert Renewable Energy Conservation Plan.

The City is located within the planning area of the West Mojave CDCA Plan Amendment. The West Mojave CDCA Plan Amendment was adopted by the BLM in 2006. The Record-of-Decision applies only to 3.3 million acres of BLM-managed lands. To date no approvals have been issued for the Habitat Conservation Plan component by the USFWS or the CDFW. The lands designated as Light Manufacturing (LM) within the subject area are located on private property outside of the BLM management; therefore the West Mojave Plan does not apply.

Additionally, the City is located within the boundaries of the Desert Renewable Energy Conservation Plan (DRECP) NCCP/HCP. Phase I of the DRECP was approved on September 14, 2016 and applies to BLM land only and does not apply to the Project. Phase II which would apply to non-federal land is an on-going process and no implementing agreements have been issued. The lands designated as Light Manufacturing (LM) within the subject area are located on private property outside of the BLM management; therefore the Desert Renewable Energy Conservation Plan does not apply.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XI. MINERAL RESOURCES - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if project is located within the Mineral Resource Zone Overlay):

XI a) Determination: No Impact.

Source: California Geological Survey. Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

According to mapping conducted by the California Geological Survey which maps areas known as Mineral Resources Zones (MRZs), the Light Manufacturing (LM) district within the subject area is mapped within MRZ-3, which is defined as "Areas containing mineral deposits the significance of which cannot be evaluated from available data."

No mineral extraction activities are currently taking place within any of the lands designated as Light Manufacturing (LM) within the subject area and mineral resource extraction is not a permitted use in the Light Manufacturing (LM) district. As such, there are no impacts and no mitigation measures are required.

XI b) Determination: No Impact.

Source: General Plan.

Also refer to the Issue XIa above. The *General Plan* does not identify any locally important mineral resource recovery sites within the Light Manufacturing (LM) district within the subject area nor are any mineral resource recovery operations located within the Light Manufacturing (LM) district within the subject area. In addition, mineral resource extraction is not a permitted use in the Light Manufacturing (LM) district. As such, there are no impacts and no mitigation measures are required.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XII. NOISE - Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element):

XII a) **Determination. Less Than Significant Impact.**
Sources: General Plan, Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Future projects involving construction of new buildings or structures occupying existing structures would be subject to the following requirements:

- Acceptable and unacceptable noise levels in the City of Adelanto are defined in Table VIII-2, "Land Use Compatibility Guidelines Related to Noise Exposure" in the City's General Plan. Per Table VIII-2 of the General Plan, acceptable noise levels in manufacturing and production land uses for general manufacturing may range from 65-70 CNEL; noise levels of 70 – 75 CNEL and 75 CNEL and above are compatible with implementation of noise level reduction design features incorporated into the project.
- Section 17.90.020(d) of the City's Municipal Code: the Municipal Code requires construction projects to list general noise reduction practices as "General Notes" on the construction drawings. As part of the Project's conditions of approval (COA), the following notes must be included in the engineering plan's general notes and implemented during construction:
 - *COA 1 Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. to dusk on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g. interior painting) are not subject to these restrictions. City and State construction projects, such as road re-building or resurfacing, and any construction activity that is in response to an emergency, shall be exempt from this requirement.*
 - *COA 2 Stationary construction equipment that generates noise in excess of sixty-five (65) dBA at the project boundaries must be acoustically shielded and located at least one hundred (100') from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.*
 - *COA 3 Construction routes are limited to City of Adelanto designated truck routes.*
- As required by Section 17.90.020 (b) (2) and (3) of the Municipal Code:

"No person shall operate or cause to operate any source of sound at any location or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed:

A. The noise standard plus three (3) dBA for that receiving land use specified in Table VIII-2 of the General Plan Noise Element for a cumulative period of more than thirty (30) minutes in any hour; or

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

B. *The noise standard plus five (5) dBA for a cumulative period of more than five (5) minutes in any hour; or*

C. *The noise standard plus ten (10) dBA for a cumulative period of more than three (3) minutes in any hour; or*

D. *The noise standard plus fifteen (15) dBA for a cumulative period of more than one (1) minute in any hour; or*

E. *The noise standard plus twenty (20) dBA for any period of time.*

(3) If the measured ambient level exceeds any of the first four (4) noise limit categories above, the allowable noise exposure standard shall be increased to reflect the ambient noise level. If the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.

With implementation of the above requirements applicable to future projects, impacts would be less than significant.

XII b) **Determination: Less Than Significant Impact.**

Source Municipal Code. Project Application Materials.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects involving construction of new buildings or structures or occupying existing structures would be subject to Section 17.90.030(a) of the Municipal Code which states: "no ground vibration shall be allowed which can be felt without the aid of instruments at or beyond the subject property line, nor will any vibration be permitted which produces a particle velocity greater than or equal to two-tenths of an inch per second at or beyond the lot line"

With implementation of the above requirement applicable to future projects, impacts would be less than significant.

XII c) **Determination: Less Than Significant Impact.**

Sources: General Plan, Municipal Code.

Refer to the response to Issue XIIa above.

XII d) **Determination: Less Than Significant Impact.**

Sources: General Plan, Municipal Code.

Refer to the response to Issue XIIa above.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

XII e) Determination: Less Than Significant Impact.

Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.Project Application Materials.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

There is no land within the subject area which is located within 65 dB CNEL noise contour for the Southern California Logistics Airport Comprehensive Airport Land Use Plan. Future projects involving construction of new buildings or structures occupying existing structures would not be exposed to excessive noise from the Southern California Logistics Airport. As such, impacts are less than significant.

XII f) Determination. Less Than Significant Impact.

Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.Project Application Materials.

Portions of the Light Manufacturing (LM) district within the subject area are in the vicinity of the Adelanto Airport, a privately owned airstrip with two unpaved runways. It is primarily used by single-engine aircraft, helicopters, ultralight aircraft, and gliders.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future applications for permits involving medical cannabis cultivation, manufacturing, distribution/transportation, or testing facilities would be reviewed to determine compatibility with the operations of the Adelanto Airport.

In addition, Section 17.45.010 of the Municipal Code (The Airport Park Overlay District) in which the Adelanto Airport is located, is intended to enhance safety to aviators and the general public by informing and notifying property owners of potential noise and safety issues generated from the Adelanto Airport Park. The purpose of the Airport Park Overlay District is to promote safe and harmonious development of those areas located within the Airport Park Overlay District. The guidelines in this Chapter help minimize the exposure to high noise levels generated by airport operations and encourage future development that is compatible with the continued operation of the airport.

Section 17.45.010 of the Municipal Code will ensure future development in any Light Manufacturing (LM) district within the subject area will not be impacted by the Adelanto Airport. As such, impacts are less than significant.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XII. POPULATION AND HOUSING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

XII a) Determination: Less Than Significant Impact.

Source: Project Application Materials.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects would not directly result in population growth because they would not propose any residential dwelling units. Future projects propose industrial buildings intended to be used for medical cannabis cultivation, manufacturing, distribution/transportation, and testing. These types of uses are not labor intensive and will not create an additional need for housing thus increasing the overall population of the City. In addition, the City requires that 50% of the future employees be current residents of the City.

Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

The subject area is located within primarily developed areas of the City. Water service is provided by the Adelanto Public Utility Authority (APUA). Water service is available to serve land within the Light Manufacturing ((LM) district within the subject area. Sewer service is provided by the Adelanto Public Utility Authority (APUA). Sewer service is available to serve land within the Light Manufacturing ((LM) district within the subject area. Roadways exist throughout the Light Manufacturing (LM) district within the subject area.

Thus the expansion or new construction of public facilities and utilities will be localized and not extend into undeveloped areas of the City. In addition, the analysis in Section 3.14, *Public*

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

Services, of this Initial Study Checklist demonstrates that the impacts on public services are less than significant so the public service provider's ability to provide services will not be reduced.

Based on the above analysis, impacts are less than significant.

XII b) Determination: No Impact.

Source: Google Earth.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

The lands within the Light Manufacturing (LM) district within the subject area are either developed or consist of vacant land. There are no residential structures located within the subject area. Therefore, implementation of future projects would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

XII c) Determination: No Impact.

Source: Google Earth.

The Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere. Refer to response under Issue XIIb) above. Impacts would be less than significant.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XIII a) **Determination: Less Than Significant Impact.**

Sources: City of Adelanto, San Bernardino county Fire, County of San Bernardino Sheriff.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment or increase the intensity of development currently allowed in the Light Manufacturing (LM) district within the subject area. Future projects involving construction of new buildings or structures or occupying existing structures would have some impact on public services which are discussed in more detail below.

Fire Protection: The San Bernardino County Fire Department provides fire protection services to the City. Future projects would be primarily served by the Adelanto Station #322, an existing station located at 10370 Rancho Road. Future projects would impact fire protection services by placing an additional demand on existing County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, future projects would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

Furthermore, future projects involving construction of new buildings or structures would be required to pay Fire facilities Impact Fee. Payment of the Fire Facilities Impact Fee would ensure that future projects would provide fair share funds for the provision of additional public

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by future projects.

Police Protection: The San Bernardino County Sheriff's Department provides community policing to the Project area via the Victor Valley Sheriff Station located at 11613 Bartlett Street. If a permit is granted to operate the future or existing buildings for medical cannabis use, future projects are required to implement a security plan in conjunction with the City and the Sheriff's Department.

The Light Manufacturing (LM) districts within the subject area are located in areas of the City that are patrolled regularly. In addition, the City requires that 50% of the employees be current residents of the City so future projects will not substantially increase population requiring additional sheriff deputies. Therefore, future projects are not expected to result in the construction of new or physically altered sheriff facilities, need for new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police services.

Schools: The City is located within the Adelanto School District. The District is authorized by State law (Government Code § 65995-6) to levy a new commercial construction fee per square foot of commercial construction for the purpose of funding the reconstruction or construction of new school facilities. Pursuant to Section 65995(3) (h) of the California Government Code, the payment of statutory fees is "deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities." Therefore, the payment of school impact fees for future projects involving the construction of new buildings would offset the potential impacts of increased student enrollment related to the implementation of future projects.

Parks: Future projects will not create a demand for additional park facilities because they do not propose any housing. Future projects are not labor intensive which would generate the need for new housing and thus increasing the population that would use parks.

Other Public Facilities: Future projects would use industrial buildings intended to be used for medical cannabis cultivation, manufacturing, distribution/transportation, and testing. This type of use is not labor intensive and would not create an additional need for housing thus increasing the overall population of the City. In addition, the City requires that 50% of the future employees be current residents of the City. As such, there would be no need for increases in any other governmental services, such as public health services and library services which would require the construction of new or expanded public facilities.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XIV. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

XIV a) Determination: Less Than Significant Impact.

Source: Project Application Materials.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. The zoning ordinance amendment would conditionally permit medical cannabis cultivation and manufacturing in the Light Manufacturing (LM) designation within the subject area with certain restrictions. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment or increase the intensity of development currently allowed in the Light Manufacturing (LM) district within the subject area.

Future projects will not create a demand for additional park facilities because they do not propose any housing. Future projects are not labor intensive which would generate the need for new housing and thus increasing the population that would use parks.

XIV b) Determination: No Impact.

Source: General Plan, Project Application Materials.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment or increase the intensity of development currently allowed in the Light Manufacturing (LM) district within the subject area. Development of these types of uses does not require the construction or expansion of recreational facilities. As such, there are no impacts.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XV. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XV a) Determination. Less Than Significant Impact.

Source: General Plan.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment which would directly increase vehicular or other modes of transportation. Future projects involving construction of new buildings or structures or occupying existing structures would have some impact on the transportation system but

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

cannot be evaluated until such time that the size and precise location of each future project is proposed and evaluated.

The City of Adelanto General Plan and Circulation Element have been adopted in accordance with CEQA requirements, and any roadway improvements within the City of Adelanto that are consistent with these documents are not considered a significant impact, so long as the project contributes its "fair share" funding for improvements. A traffic impact is considered significant if the project both: i) contributes measureable traffic to and ii) substantially and adversely changes the Level of Service at any off-site location projected to experience deficient operation under foreseeable cumulative conditions, where feasible improvements consistent with the City of Adelanto General Plan cannot be constructed.

Future projects as they are proposed will be required to conform to the General Plan Circulation Element. In addition, future project will be required to demonstrate that they will not be in conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation.

XV b) Determination. Less Than Significant Impact.

Source: San Bernardino Congestion Management Program.

The San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency for San Bernardino County in 1990 and prepares and administers the San Bernardino County Congestion Management Program. The intent of the San Bernardino County Congestion Management Program is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment which would directly increase vehicular or other modes of transportation.

As required by the San Bernardino County Congestion Management Program, future development projects will be required to:

- Pay development impact fees per the SANBAG Development Mitigation Nexus Study (Nexus Study). The development contribution requirements are established by the Nexus Study for regional transportation improvements, including freeway interchanges, railroad grade separations and regional arterial highways on the Nexus Study network.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

- Jurisdictions in the Valley and Victor Valley may also need to prepare a Traffic Impact Analysis (TIA) report to assess the impact of certain development projects on state highways for Caltrans purposes

As such, impacts are less than significant.

XV c) **Determination. Less Than Significant Impact.**

Source: Southern California Logistics Airport Comprehensive Airport Land Use Plan, Municipal Code.

Southern California Logistics Airport

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

The area subject to the proposed amendments is not located within the Southern California Logistics Airport Comprehensive Airport Land Use Plan. As such, impacts are less than significant and no mitigation measures are required.

Adelanto Airport

Portions of the Light Manufacturing (LM) district within the subject area are in the vicinity of the Adelanto Airport, a privately owned airstrip with two unpaved runways. It is primarily used by single-engine aircraft, helicopters, ultralight aircraft, and gliders.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future applications for permits involving medical cannabis cultivation, manufacturing, distribution/transportation, or testing facilities would be reviewed to determine compatibility with the operations of the Adelanto Airport.

In addition, Section 17.45.010 of the Municipal Code (The Airport Park Overlay District) in which the Adelanto Airport is located, is intended to enhance safety to aviators and the general public by informing and notifying property owners of potential safety issues generated from the Adelanto Airport Park. The purpose of the Airport Park Overlay District is to promote safe and harmonious development of those areas located within the Airport Park Overlay District. The guidelines in this Chapter help minimize the exposure to accident hazards generated by airport operations and encourage future development that is compatible with the continued operation of the airport. This is achieved by promoting commercial and industrial developments that are capable of strengthening the local economy and enhancing

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

the quality of life of residents, as well as ensuring that land use conflicts are minimized and that long term interest for industrial projects are maintained. The Airport Park Overlay District identifies potential restrictions and limitations on uses and heights of structures and other objects near airports in order to protect airport airspace and people on the ground.

Compliance with Section 17.45.010 of the Municipal Code will ensure future development in any Light Manufacturing (LM) district will not be impacted by the Adelanto Airport. As such, impacts are less than significant and no mitigation measures are required.

XV d) **Determination. Less Than Significant Impact.**

Source: Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects involving construction of new buildings or structures or occupying existing structures will be subject to the following Municipal Code Section:

Chapter 13.20- Vehicular and Pedestrian Circulation Standards, Section 13.20.010 - General Provisions. Which states:

B. Standards and specifications for transportation facilities and all work done within the public road right-of-way shall conform to the standards and specifications of the Engineering Department.

Compliance with Section 13.20.010 of the Municipal Code will ensure future development in any Light Manufacturing (LM) district will ensure that future projects will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses.

XV e) **Determination. Less Than Significant Impact.**

Source: Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects involving construction of new buildings or structures or occupying existing structures will be subject to the following Municipal Code Section:

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

13.20.020. E which states: *Adequate provisions shall be made for emergency vehicle access. Two (2) separate accesses shall be provided to each site from any paved, publicly maintained right-of-way as determined by the City Engineer. The primary access shall provide all weather access and be paved to City standards; minimum specifications for secondary access shall require a well-graded, all-weather surface as approved by the City Engineer and Fire Department. Secondary access for new subdivided residential sites shall be paved. Secondary access requirements shall be based upon such factors as distance, topography, surrounding development and emergency response time.*

Compliance with. Section 13.20.020.E of the Municipal Code will ensure that future projects will not result in inadequate emergency access.

XV f) Determination. Less Than Significant Impact.

Source: General Plan.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

The City is currently served by the Victor Valley Transit Authority (VFTA), a public transit agency serving the Victor Valley area within San Bernardino County, with bus service along Rancho Road. Transit service is reviewed and updated by VFTA periodically to address ridership, budget and community demand needs. Future projects involving construction of new buildings or structures or occupying existing structures will be subject to the following Municipal Code Section:

Chapter 13.20- Vehicular and Pedestrian Circulation Standards, Section 13.20.010 - General Provisions. Which states:

C. Standards and specifications for transportation facilities and all work done within the public road right-of-way shall conform to the standards and specifications of the Engineering Department.

Compliance with. Section 13.20.010 of the Municipal Code will ensure future development in the Light Manufacturing (LM) district within the subject area will not construct roadways that would impede public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVI a) Determination. Less Than Significant Impact.

Source: City of Adelanto 2015 Urban Water Management Plan.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

The Adelanto Public Utilities Authority is the sole agency for collecting, treating and discharging wastewater within its service area through the Adelanto Wastewater Treatment Facility. Wastewater from Adelanto's water service area is collected and treated at the City-owned 4.0 MGD activated sludge wastewater treatment facility through an operations and maintenance contract with the PERC Water Corporation. The Adelanto Public Utilities Authority is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Lahontan Regional Water Quality Control Board.

Future projects involving construction of new buildings or structures or occupying existing structures would most likely connect to the existing sewer system because sewer is available in the areas designated as Light Industrial (LM) within the subject area. Because the sewer system is required to operate in accordance with the waste treatment and discharge standards and requirements set forth by the Lahontan Regional Water Quality Control Board, impacts are less than significant.

XVI b) Determination. Less Than Significant Impact.

Source: Proposed Ordinance, Municipal Code.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects involving construction of new buildings or structures or occupying existing structures would connect to existing water and sewer lines or extend lines in some cases. In addition, because future construction of drainage facilities would involve disturbances to the surface and subsurface of land, such construction would be subject to the following:

- Municipal Code Chapter 17.57-Biotic Resources
- Municipal Code Section 17.57.040- Plant Protection and Management
- General Plan Policy CUL 1.4 relating to archaeological resources, historic resources, or prehistoric resources.
- Municipal Code Section 17.90.020(d) regulating construction noise.

With implementation of these mandatory requirements, impacts would be less than significant.

XVI c) Determination. Less Than Significant Impact.

Source: Proposed Ordinance, Municipal Code.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future project involving construction of new buildings or structures will be required to comply with the following:

General Plan

- *Policy 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.*
- *General Plan Page X-30: 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 development will not result in downstream flood hazards.*

In addition, because future construction of drainage facilities would involve disturbances to the surface and subsurface of land, such construction would be subject to the following:

- Municipal Code Chapter 17.57-Biotic Resources
- Municipal Code Section 17.57.040- Plant Protection and Management
- General Plan Policy CUL 1.4 relating to archaeological resources, historic resources, or prehistoric resources.
- Municipal Code Section 17.90.020(d) regulating construction noise.

With implementation of these mandatory requirements, impacts would be less than significant.

XVI d) Determination. Less Than Significant Impact.

Source: 2015 Urban Water Management Plan.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district. Therefore, the

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects would be served with potable water by the Adelanto Public Utility Authority. Water service would be provided to the subject area by the Adelanto Public Utility Authority ("Authority"). According to the *City of Adelanto 2015 Urban Water Management Plan*, the City's water supply comes solely from groundwater production from 15 potable wells in three pressure zones, transmission and distribution pipelines, booster stations and reservoirs. The City obtains all of its water supply from local groundwater in the Mojave River Groundwater Basin. The Mojave Basin Area was the subject of a court ordered adjudication in 1993 due to the rapid growth within the area, increased withdrawals, and lowered groundwater levels. The court's Judgment appointed Mojave Water Agency as Watermaster of the Mojave Basin Area.

Given the City's total reliance on groundwater, the reliability of the City's water supply is thus entirely dependent on the reliability of the groundwater in the Mojave River Basin managed by the Mojave Water Agency. Because almost all of the water used within the Mojave Water Agency's service area is supplied by pumped groundwater, to supplement the local groundwater supplies, the Mojave Water Agency recharges the groundwater basins with State Water Project imported water, natural surface water flows, wastewater imports from outside the Mojave Water Agency's service area, agricultural depletion from storage, and return flow from pumped groundwater not consumptively used. The Mojave Water Agency's sources are only used to recharge the groundwater basins and are not supplied directly to any retailers, with the exception of two power plants, the High Desert Power Project and the LUZ Solar Plant.

The Mojave Water Agency has concluded sufficient water supplies will exist to meet the demand of their retail agencies through 2040 for all normal, single-dry and multiple dry years. While these findings are subject to future evaluation, they currently represent the best available information on which to base Adelanto's 2015 UWMP and future water supply.

Finally, for the past year, local water agencies have had to implement state-imposed water conservation goals initiated by the Governor last year in response to the ongoing drought. However, on August 16, 2016 the State Water Resources Control Board lifted the state mandated conservation restrictions and local water districts are no longer required to implement the annual water conservation limit on its users.

Thus, it is anticipated that a future project's demand for domestic water service would be available. As such, impacts are considered less than significant.

XVI e) Determination. Less Than Significant Impact.

Source: 2015 Urban Water Management Plan.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Project No: General Plan Amendment No. GPA 16-04

and Zoning Code Amendments No. CA 16-08 and CA 16-09.

November 11, 2016

Municipal wastewater is generated in Adelanto's service area from a combination of residential, commercial, and industrial sources. The quantities of wastewater generated are generally proportional to the population and water usage in the service area. Wastewater from Adelanto's water service area is collected and treated at the City-owned 4.0 MGD activated sludge wastewater treatment facility through an operations and maintenance contract with the PERC Water Corporation. Based on the 4.0 MGD capacity of the wastewater treatment plant, it is anticipated that capacity will be available to serve future projects.

XVI f) Determination. Less Than Significant Impact.

Source: CalRecycle

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future projects would be served by the County of San Bernardino Victorville Landfill. According to the Cal Recycle Facility/Site Summary Details website accessed on November 3, 2016 the Victorville Landfill has a permitted disposal capacity of 3,000 tons per day with a remaining capacity of 81,510,000 cubic yards. The Victorville Landfill is estimated to reach capacity, at the earliest time, in 2047.

Based on the above analysis, there is sufficient capacity in the Victorville Landfill to serve the future projects. As such, impacts would be less than significant and no mitigation measures are required.

XVI g) Determination. No Impact.

Source: Proposed Ordinance.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the San Bernardino Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

A future project's waste hauler would be required to coordinate with the waste hauler to develop collection of recyclable materials for a future project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by a future project include paper products, glass, aluminum, and plastic.

Additionally, a future projects waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve a future project are reduced in accordance with existing regulations.

Project No: General Plan Amendment No. GPA 16-04
 and Zoning Code Amendments No. CA 16-08 and CA 16-09.
 November 11, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	---	--------------------------	--------------

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

- c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

SUBSTANTIATION

XVII a) Determination. Less Than Significant Impact.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future development projects allowed under the proposed zoning ordinance amendment will comply with mandatory requirements of the General Plan, Municipal Code, or other agencies with jurisdiction over biological resources, cultural resources, or tribal cultural resources. As such, impacts would be less than significant.

XVII b) Determination. Less Than Significant Impact.

As discussed throughout this Initial Study Checklist, implementation of the proposed is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing,

Project No: General Plan Amendment No. GPA 16-04

and Zoning Code Amendments No. CA 16-08 and CA 16-09.

November 11, 2016

distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment.

Future development projects allowed under the proposed zoning ordinance amendment will comply with mandatory requirements of the General Plan, Municipal Code, or other agencies with jurisdiction over the environmental resources discussed in this Initial Study Checklist. In addition, other planned projects within the City of Adelanto would be required to adhere to the General Plan, Municipal Code, or other agencies with jurisdiction over the environmental resources discussed in this Initial Study Checklist. As such, cumulative impacts would be less than significant.

XVII c) Determination. Less Than Significant Impact.

The proposed zoning ordinance amendment is not associated with any specific development proposals and does not propose anything other than conditionally permitting medical cannabis cultivation, manufacturing, distribution/transportation, and testing in either existing or newly constructed buildings within the Light Manufacturing (LM) district within the subject area. Therefore, the proposed amendment in and of itself would not result in the physical alteration of the environment. Future development projects allowed under the proposed zoning ordinance amendment will comply with mandatory requirements of the General Plan, Municipal Code, or other agencies with jurisdiction over Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services, Transportation/Traffic, and Utility and Service Systems. As such, cumulative impacts would be less than significant.

Project No: General Plan Amendment No. GPA 16-04
and Zoning Code Amendments No. CA 16-08 and CA 16-09.
November 11, 2016

GENERAL REFERENCES

City of Adelanto General Plan. 1994.

City of Adelanto Development Code. Current through 11-16-2016.

City of Adelanto, Adelanto North 2035 Sustainable By Design Technical Report-October 2012

City of Adelanto, 2015 Urban Water Management Plan.

City of Adelanto Master Plan of Drainage. November 1992. Prepared by Rivertech Inc.

California Department of Conservation. California Important Farmland Finder. Accessed 11-1-2016.

California Department of Conservation. San Bernardino County Williamson Act FY 2015-2016 Sheet

California Department of Conservation. 1994. Mineral Land Classification of a Part of Southwestern San Bernardino County: The Barstow-Victorville Area, California. (DMG Open File Report 94-04).

California Department of Toxic Substances Control. EnviroStor Databased. Accessed 11-1-2016.

CalRecycle. *Facility/Site Summary Details: Victorville Sanitary Landfill (36-AA-0045)*. Accessed 4-7-2015.

County of San Bernardino General Plan Hazards Overlay Map, 2007,

Southern California Logistics Airport Comprehensive Airport Land Use Plan, 2008

County of San Bernardino Congestion Management Plan, 2016

West Mojave CDCA Plan, 2005

Desert Renewable Energy Conservation Plan, 2016

Assembly Bill 52, 2015

Mojave Air Quality Management District CEQA Guidelines, 2009

California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq