

REGULAR MEETING

August 24, 2016

B. ANNOUNCEMENT OF CLOSED SESSION ITEMS

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION PER GOVERNMENT CODE SECTION 54956.9(d)(2): 1 CASES.

C. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS

- 1.

D. CONVENE INTO CLOSED SESSION

TIME: _____

1. Motion to go into Closed Session.

M _____ **S** _____ **ACTION** _____

E. CALL TO ORDER—REGULAR MEETING

TIME: _____

ROLL CALL:

<i>Councilor Camargo</i>	_____
<i>Councilor Glasper</i>	_____
<i>Councilor Woodard</i>	_____
<i>Mayor Pro Tem Wright</i>	_____
<i>Mayor Kerr</i>	_____

INVOCATION: Desert Streams Baptist Church

FLAG SALUTE: _____

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F. CONFLICTS OF INTEREST

1. Council Members will announce any possible Conflicts of Interest with the Agenda.

G. CLOSED SESSION REPORT

1. City Attorney or City Manager will make an oral report on any reportable actions taken in Closed Session.

H. DELETIONS/ADDITIONS TO AGENDA

I. PRESENTATIONS

1. City Manager to announce if there is any addition/removal of items from the agenda.

J. PUBLIC COMMUNICATIONS

Members of the public wishing to address the City Council Members are required to fill out the yellow speaker card and place it in the **SPEAKER CARD TRAY located on the podium**. The Clerk of the meeting will collect the cards and hand them to the Chair. **REMEMBER ONE CARD PER PERSON you can mark the card to address various items on the agenda.**

This is the time and place for members of the public to comment on any matter within the jurisdiction of the City Council. After receiving recognition from the Chair, the speaker will walk to the podium and state their name for the record. There is a time limit of three (3) minutes when giving your presentation.

Members of the audience may address the City Council on non-agenda items; however, in accordance with Government Code section 54954.2, the City Council may not take action on an item not appearing on the posted agenda.

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K. CONSENT CALENDAR

Items on the Consent Calendar are considered routine in nature and non-controversial, and require no further discussion by the City Council. They may be acted on in one motion unless a member of the City Council or member of the audience requests a separate discussion on an item.

MOTION APPROVING THE CONSENT CALENDAR AS PRESENTED

1. Motion waiving the full reading of all ordinances and resolutions. Titles for ordinances and resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.
2. Approval of Meeting Minutes: July 13, 2016 – Regular Meeting
July 27, 2016 – Regular Meeting
3. Approval of Adelanto Public Utilities Sewer Report.
4. Approval of Commercial and Residential Recycling Department Report.
5. Approval of Development Services Department Report.
6. Approval of Finance Department Report.
7. Approval of Warrant:
 - a. Approval of City of Adelanto Warrant, 16/17-08-02, 134647 through 134753, for the total amount of \$515,764.97.
 - b. Approval of City of Adelanto Warrant, Electronic Transfer 16/17-08-02, 174 through 175, for the total amount of \$948.90.

M_____S_____ACTION_____

L. PUBLIC HEARING

PUBLIC HEARING OPEN: _____ **PUBLIC HEARING CLOSED:** _____

1. **PUBLIC HEARING – ORDINANCE 549, CODE AMENDMENT 16-03 – PROPOSED AMENDMENT TO TITLE 17 OF THE ADELANTO MUNICIPAL CODE AMENDING CHAPTER 17.65 PARKING AND LOADING. (MARK)**

RECOMMENDATION: Introduce for the first reading of Ordinance 549, finding the approval of Code Amendment 16-03 exempt from the California Environment Quality Act pursuant to Section 15061(b)(3) as the Code Amendment will not have a significant effect on the environment, adopting Code Amendment 16-03, and making findings in support thereof.

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ORDINANCE NO. 549

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ADELANTO, CALIFORNIA, ADOPTING CODE AMENDMENT 16-03 AMENDING TITLE 17 OF THE ADELANTO MUNICIPAL CODE, AMENDING CHAPTER 17.65 PARKING AND LOADING TO REGULATE PARKING AND LOADING FOR INDOOR AGRICULTURE

M _____ S _____ ACTION _____

PUBLIC HEARING OPEN: _____ **PUBLIC HEARING CLOSED:** _____

2. **PUBLIC HEARING** - ORDINANCE 550, GENERAL PLAN AMENDMENT/ZONE CHANGE 15-02 AND TENTATIVE TRACT MAP 17152 – PROPOSED AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT AND ZONING MAP, CHANGING THE ZONING FROM R-S1 TO R-S5 AND A TRACT MAP SUBDIVIDING 20.4 ACRES OF LAND INTO 98 SINGLE FAMILY LOTS. (MARK)

RECOMMENDATION: Introduce for the first reading Ordinance 550, approving Zone Change 15-02 changing the zoning designation from R-S1 to R-S5, and adopt Resolution 16-60, approving General Plan Amendment 15-02 and Tentative Tract Map 17152 finding the approvals exempt from the California Environmental Quality Act pursuant to Section 15162 as the project is covered under the original Mitigated Negative Declaration and making findings in support thereof.

ORDINANCE NO. 550

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ADELANTO, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 15-02 CHANGING THE LAND USE DESIGNATION FROM R-S1 (SINGLE FAMILY RESIDENTIAL) TO R-S5 (SINGLE FAMILY RESIDENTIAL) TO FACILITATE TENTATIVE TRACT MAP 17152 ON PROPERTY LOCATED ON THE EAST SIDE OF RACCOON AVENUE, SOUTH OF CHAMBERLAIN WAY, WEST OF STEVENS STREET, AND NORTH OF BARTLETT ROAD, IN THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO; ASSESSOR PARCEL NUMBER 0459-092-04

AND

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RESOLUTION NO. 16-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 15-02 CHANGING THE LAND USE DESIGNATION FROM R-S1 TO R-S5 SINGLE FAMILY RESIDENTIAL AND TENTATIVE TRACT MAP 17152 SUBDIVIDING 20.40 ACRES INTO 98 LOTS LOCATED ON THE EAST SIDE OF RACoon AVENUE, SOUTH OF CHAMBERLAINE WAY, WEST OF STEVENS STREET, AND NORTH OF BARTLETT ROAD, ASSESSOR PARCEL NUMBER 0459-092-04. (FIRST AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT FOR THE YEAR.)

M _____ S _____ ACTION _____

PUBLIC HEARING OPEN: _____ **PUBLIC HEARING CLOSED:** _____

3. **PUBLIC HEARING** - LOCATION AND DEVELOPMENT PLAN 15-04, CONDITIONAL USE PERMIT 15-03, GENERAL PLAN AMENDMENT 15-03 AND ASSOCIATED DEVELOPMENT AGREEMENT - CLARK PACIFIC PROPOSES TO CONSTRUCT AND OPERATE A PRE-CAST AND PRE-STRESSED CONCRETE PRODUCTS MANUFACTURING AND STORAGE FACILITY INCLUDING 8 STRUCTURES TOTALING 275,183 SQUARE FEET ON APPROXIMATELY 111 ACRES OF LAND IN THE MANUFACTURING/INDUSTRIAL ZONE. (MARK)

RECOMMENDATION: Continue to the September 28, 2016 meeting to allow time for the Planning Commission to ratify changes to the Conditions of Approval and Development Agreement.

M _____ S _____ ACTION _____

M. SUCCESSOR AGENCY BOARD – NEW BUSINESS

1. APPROVAL OF QUIT CLAIM DEED FOR CONVEYANCE OF PROPERTY TO CALIFORNIA DEPARTMENT OF TRANSPORTATION (WILSON)

RECOMMENDATION: Staff recommends City Council to review (as board of successor agency of former Adelanto Redevelopment Agency) and authorize City Manager to sign the Quit Claim Deed to transfer title of 2 parcels of land (along Highway 395 right of way) to California Department of Transportation.

M _____ S _____ ACTION _____

N. NEW BUSINESS

1. APPROVAL OF RESOLUTION NO. 16-56 –MEASURE I FIVE YEAR CAPITAL IMPROVEMENT PROGRAM FOR 2016-2021 (WILSON)

RECOMMENDATION: Staff recommends that the City Council adopt the attached five year Capital Improvement Program for the 2016-2021 half cent sales tax revenue generated through Measure I.

RESOLUTION NO. 16-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, CALIFORNIA, ADOPTING THE MEASURE I 2010-2040 FIVE YEAR CAPITAL IMPROVEMENT PLAN AND MAINTENANCE OF EFFORT BASE YARD LEVEL.

M _____ S _____ ACTION _____

2. APPROVAL RESOLUTION 16-01 AUTHORIZING EXECUTIVE DIRECTOR HERRERA TO QUITCLAIM ASSESSOR’S PARCEL NUMBER 0459-352-10 & 12 TO THE SUCCESSOR AGENCY TO CORRECT CLERICAL ERROR. (PENNY/CURTIS)

RECOMMENDATION: Adopt the attached Resolution to authorize Adelanto Public Financing Authority (“APFA”) Executive Director Cindy M. Herrera to execute a Quitclaim Deed transferring the parcel of real property know as assessor’s parcel number 0459-352-10 & 12 (“Property”) to the Successor Agency of the former Adelanto Redevelopment Agency (“Successor Agency”).

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APFA RESOLUTION NO. 16-01

A RESOLUTION OF THE BOARD OF THE ADELANTO PUBLIC FINANCING AUTHORITY AUTHORIZING EXECUTIVE DIRECTOR HERRERA TO QUITCLAIM ASSESSOR'S PARCEL NUMBERS 0459- 352-10 AND 0459-352-12 TO THE SUCCESSOR AGENCY OF THE FORMER ADELANTO REDEVELOPMENT AGENCY TO CORRECT CLERICAL ERROR

M _____ **S** _____ **ACTION** _____

3. APPROVAL OF RESOLUTION 16-63 A TRAFFIC IMPACT BUDGET AMENDMENT FOR FISCAL YEAR 2016-2017 (PENNY)

RECOMMENDATION: It is recommended that City Council approve Resolution 16-63, a resolution of the City Council amending the budget, adding and appropriating Traffic Impact Funds for the Municipal Budget Year 2016-17

RESOLUTION NO. 16-63

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, CALIFORNIA, AMENDING THE BUDGE, ADDING AND APPROPRIATING TRAFFIC IMPACT FUNDS FOR THE MUNICIPAL BUDGET YEAR 2016-2017

M _____ **S** _____ **ACTION** _____

4. APPROVAL OF RESOLUTION OF INTENTION TO AMEND ZONING CODE TO ADOPT ORDINANCES REGULATING MEDICAL MARIJUANA DISTRIBUTION, TRANSPORTATION, TESTING, AND DISPENSING. (CURTIS)

RECOMMENDATION: Adopt the attached Resolution of Intention to adopt ordinances regulating medical marijuana distribution, transportation, testing, and dispensing, and thereby amend the Adelanto Zoning Code ("Zoning Code").

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RESOLUTION NO. 16-64

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, CALIFORNIA, TO AMEND THE ADELANTO ZONING CODE TO ADOPT ORDINANCES REGULATING MEDICAL MARIJUANA DISTRIBUTION, TRANSPORTATION, TESTING, AND DISPENSING

M _____ S _____ ACTION _____

O. CITY MANAGERS ANNOUNCEMENTS AND REPORTS

P. CITY COUNCIL ANNOUNCEMENTS AND REPORTS

Q. ADJOURNMENT

The next Regular Meeting of the City Council will be held on September 14, 2016 at 7:00 p.m.

TIME OUT: _____

M _____ S _____ ACTION _____

R. DECLARATION OF POSTING

I, CINDY M. HERRERA, CITY CLERK OF THE CITY OF ADELANTO, OR MY DESIGNEE, HEREBY CERTIFY THAT A TRUE, ACCURATE COPY OF THE FOREGOING AGENDA WAS POSTED ON AUGUST 19, 2016, SEVENTY TWO (72) HOURS PRIOR TO THE MEETING PER GOVERNMENT CODE 54954.2 IN THE GOVERNMENTAL CENTER'S DISPLAY CASE, 11600 AIR EXPRESSWAY, AND ADELANTO, CALIFORNIA.

Cynthia M. Herrera
CYNTHIA M. HERRERA, CITY CLERK, MMC

YOUR CITY GOVERNMENT

CHARTER CITY: Ratified by the electors of the City at an election on November 3, 1992. “A Charter City can do what the Charter permits it to do, so long as there is not direct violation of the State Constitution.”

CITY COUNCIL: The City Council of the legislative and policy-making body of the City. The City Council is composed of one elected Mayor and four Council Members, elected at large (to represent the entire City), to serve four year, staggered terms.

CITY MANAGER: The City Manager is the chief executive officer responsible for the administration of City affairs.

CITY COUNCIL MEETING: The regular meeting of your City Council is a vital part of the democratic process in the conduct of the City’s affairs. These meetings are open to the public and conducted by your elected representatives who are responsible, as a body, for the operation of Adelanto’s City Government. The Council appreciates your interest and urges citizen participation in government matters.

LEGISLATIVE TERMS

ORDINANCES: Ordinances are the means by which the City enacts its local laws. Unless an urgent situation exists, ordinances will first be presented at a Council meeting as a “first reading.” At a subsequent Council meeting, there will be a second reading and adoption. Ordinances go into effect after a waiting period of thirty days, in most cases, during which time the summary of the ordinance is published in a local newspaper approved for this purpose.

RESOLUTIONS: Resolutions and minute orders are the means by which the City Council formally adopts policies or approves specific actions. These go into effect when adopted.



Rich Kerr
Mayor

Jermaine Wright Sr.
Mayor Pro-Tem

Ed Camargo
Council Member

Charley B. Glasper
Council Member

John "Bug" Woodard Jr.
Council Member

Cynthia M. Herrera, MMC
City Manager/ City Clerk

MEETING NOTICE

**NOTICE OF A JOINT MEETING OF THE
CITY OF ADELANTO CITY COUNCIL
AND ADELANTO PUBLIC FINANCING AUTHORITY
AND ADELANTO PUBLIC UTILITY AUTHORITY
AND ADELANTO COMMUNITY BENEFIT CORPORATION
AND THE SUCCESSOR AGENCY BOARD**

NOTICE IS HEREBY GIVEN that the meeting of City Council, Adelanto Public Financing Authority, Adelanto Public Utility Authority, Adelanto Community Benefit Corporation, and the Successor Agency Board of the City of Adelanto will meet in a Joint Meeting at the following time and place.

TIME

Closed Session: 6:00 P.M.
Regular Meeting: 7:00 P.M.
Wednesday
August 24, 2016

PLACE

Adelanto Governmental Center
Adelanto Council Chambers
11600 Air Expressway
Adelanto, CA 92301

Cynthia M. Herrera
City Clerk of the City of Adelanto
and of the City Council thereof *15-L*

DATED: August 19, 2016



MINUTES OF THE
JOINT REGULAR MEETING
OF THE ADELANTO CITY COUNCIL,
ADELANTO PUBLIC UTILITY AUTHORITY,
ADELANTO COMMUNITY BENEFIT CORPORATION,
AND THE SUCCESSOR AGENCY BOARD

JULY 13, 2016

A. CALL TO ORDER – CLOSED SESSION

The Adelanto City Council held a Closed Session on Wednesday, July 18, 2016, in Conference Room 1 of the Governmental Center located at 11600 Air Expressway, Adelanto, California. Mayor Kerr called the meeting to order at 6:08 p.m.

Council Members present: Camargo, Glasper, Woodard, Mayor Pro Tem Wright, and Mayor Kerr

Staff present: City Manager Herrera, City Attorney Wright, and Deputy City Clerk Lopez

B. ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Attorney Wright announced Closed Session items with minor changes.

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION PER GOVERNMENT CODE SECTION 54956.9(d)(2): 1 CASE.
2. CONFERENCE WITH LABOR NEGOTIATORS-GOVERNMENT CODE SECTION 54957.6.

City designated representative(s): Cynthia M. Herrera, MMC, City Manager
Penny Rose, Accounting Supervisor

Employee Organization: Confidential/Professional Employees Group

3. CONFERENCE WITH LABOR NEGOTIATORS-GOVERNMENT CODE SECTION 54957.6.

City designated representative(s): Cynthia M. Herrera, MMC, City Manager
Penny Rose, Accounting Supervisor

Employee Organization: City Management Employees Group

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8):

Properties: APNS 0459-221-01 and 02

Agency Negotiator on Property: Jessie Flores

Negotiating Parties: City of Adelanto and Russell Von Ins

Under Negotiation: Price and Terms of Payment

C. PUBLIC COMMUNICATION ON CLOSED SESSION ITEMS

None.

D. CONVENE INTO CLOSED SESSION

The Chair called for a motion to enter into Closed Session 6:13 p.m.

MOTION: Moved by Mayor Kerr, seconded by Mayor Pro Tem Wright.

Motion carried unanimously 5-0. (Camargo, Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes).

E. CALL TO ORDER – REGULAR MEETING

Mayor Kerr reconvened the regular meeting at 7:59 p.m.

Council Members present: Camargo, Glasper, Woodard, Mayor Pro Tem Wright, and Mayor Kerr

Staff present: City Manager Herrera, City Attorney Wright, and Deputy City Clerk Lopez

Invocation by: Dave Blevins of Calvary Chapel

The flag salute was presented by Mayor Kerr.

F. CONFLICT OF INTEREST

None

G. CONDUCT OF CLOSED SESSION

City Attorney Wright stated that the Council received update on item no. 1 and gave direction to staff of how to proceed. On items no. 2 and 3 regarding labor negotiations, the Council gave direction to accounting Supervisor Rose to present the Resolutions as is. With regards to real property negotiations, the Council gave direction on a counter offer to sell property that the City owns.

H. DELETIONS/ADDITIONS TO AGENDA

City Manager Herrera stated there were two changes. In regards to minor changes to item no. 10 and New Business item no. 1-4.

Mayor Kerr apologized for being late coming from Closed Session.

I. PRESENTATIONS

1. Presentation by Michael Mulligan from Tanko Lighting. (See Exhibit A)

This presentation involved the City's Street Lighting.

Council Member Woodard wanted to know how much it would cost the City.

Michael Mulligan stated it is roughly \$300.00 per pole.

Mayor Pro Tem Wright stated they already have a contract with someone else.

City Manager Herrera stated they are just providing information.

J. PUBLIC COMMUNICATIONS

1. Mayor Kerr: He mentioned that Swapping Mamas are getting book bags ready and they need donations.
2. Jeannette Ansu: She is an advocate for the Senior Center Club. She mentioned various events going on. There will be a Zumba class from 9-11 a.m. The High Desert Band is there every Tuesday. She talked about a discounted lunch from Meals on Wheels. On June 25 there was Cx3 Event. She talked about the Let's Move Campaign. The age limit has lowered at the Senior Center.

3. Johnny Salazar: He came to complain about the black dirt. He spoke about there is another company he used and explained the dirt needs to go to a land fill. He wants the City to open their eyes.
4. Joy Jeannette: She wished the Mayor a Happy Birthday. Eva stated they need volunteers to put a flag up on the flag pole at the Senior Center. She mentioned refurbished flags.
5. ET Snell: He gave a Public Records Request to the City Manager for environmental health. He spoke about his non-profit organization and the homeless children. He also talked about Marijuana.
6. Shad Boyd: He thanked everyone and making things happen I the City. He spoke about calling the officials when you see something wrong.

K. CONSENT CALENDAR

Mayor Kerr stated that the Sherriff's do an awesome job and commended the road crew as well as thanked all of the staff.

MOTION: Moved by Mayor Kerr, seconded by Woodard to approve the Consent Calendar as presented.

1. Motion waiving the full reading of all ordinances and resolutions. Titles for ordinances and resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.
2. Approval of Animal Care and Control Department Report
3. Approval of Development Services Department Report.
4. Approval of Public Works Department Report.
5. Approval of Code Compliance Department Report.
6. Approval of Annual Commercial & Residential Solid Waste & Recycling Report 2015.
7. Approval of Designation of voting delegate at the Annual League of California Cities Conference.

8. Approval of Confidential/Professional Salary Benefits Resolution No. 16-42:

RESOLUTION NO. 16-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, CALIFORNIA, ESTABLISHING SALARY AND BENEFITS FOR THE CONFIDENTIAL/PROFESSIONAL EMPLOYEES OF THE CITY

9. Approval of Management Employee Group Salary Benefits Resolution No. 16-43:

RESOLUTION NO. 16-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, CALIFORNIA, ESTABLISHING SALARY AND BENEFITS FOR THE EMPLOYEE MANAGEMENT GROUP OF THE CITY

10. Approval of Ratification of Compensation Rate for Municipal Employees FY16-17.
11. Approval of Ratification of Changes to Council Stipends for the FY16-17 Budget.
12. Approval of Contract with ABT Water Management for the installation of Water Meters.
13. Approval of Warrant:
- a. Approval of City of Adelanto Warrant, 16/17-01-01, 134373 through 134440, for the total amount of 147,617.85\$.
 - b. Approval of City of Adelanto Electronic Fund Transfer, 16/17-01-01, 161 through 171, for the total amount of \$20,326.79

Motion carried unanimously 5-0. (Camargo, Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes).

L. CONTINUED PUBLIC HEARING

CLERK'S NOTE: Items 1 and 2 were switched for the voting.

2. **CONTINUED PUBLIC HEARING:** OPEN A PUBLIC HEARING AND APPROVE RESOLUTION NO. 16-31 ORDERING THE LEVY AND COLLECTION OF ANNUAL CFD 2006-2 SPECIAL TAXES FOR FISCAL YEAR 2016-2017. (LARRY)

RECOMMENDATION: Staff recommends to open a public hearing and adopt Resolution No. 16-31 ordering the levy and collection of Annual CFD 2006-2 special taxes for Fiscal Year 2016-2017

RESOLUTION NO. 16-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, ACTING AS THE LEGISLATIVE BODY OF THE CITY OF ADELANTO COMMUNITY FACILITIES DISTRICT NO. 2006-2 (MANZANITA AND ESPINOSA) AUTHORIZING THE LEVY OF A FACILITIES SPECIAL TAX IN IMPROVEMENT AREA NO. 1 OF THE CITY OF ADELANTO, COMMUNITY FACILITIES DISTRICT NO. 2006-2 (MANZANITA AND ESPINOSA) AND IMPROVEMENT AREA NO. 2 OF THE CITY OF ADELANTO COMMUNITY FACILITIES DISTRICT NO. 2006-2 (MANZANITA AND ESPINOSA)

City Manager Herrera explained that they had a workshop on Monday. DR Horton will not be present for the meeting. The Accounting Supervisor got in touch with them to try and answer questions people had at the workshop.

Mayor Kerr talked about Tax A not being able to be changed.

The Chair opened Public Hearing 8:47 P.M.

1. Terry Delgado: He does not live in the community but he feels for people who do. He appreciates the Council talking about it.

The Chair closed Public Hearing at 8:49 P.M.

Council Member Camargo asked if they are only discussing Tax A or Tax B.

City Attorney Wright clarified that Resolution No. 16-31 is Tax A and Resolution No. 16-30 is Tax B and they should vote on the one they cannot change first.

MOTION: Moved by Mayor Kerr, seconded by Woodard to adopt Resolution No. 16-31 ordering the levy and collection of Annual CFD 2006-2 special taxes for Fiscal Year 2016-2017

Motion carried 4-1. (Camargo, Glasper, Woodard, Mayor Kerr voting yes). (Mayor Pro Tem Wright voting no.)

1. **CONTINUED PUBLIC HEARING:** OPEN A PUBLIC HEARING AND APPROVE RESOLUTION NO. 16-30 ORDERING THE LEVY AND COLLECTION OF ANNUAL CFD 2006-5 SPECIAL TAXES FOR FISCAL YEAR 2016-2017. (LARRY)

RECOMMENDATION: Staff recommends to open a public hearing and adopt Resolution No. 16-30 ordering the levy and collection of Annual CFD 2006-2 special taxes for Fiscal Year 2016-2017.

RESOLUTION NO. 16-30

A RESOLUTION OF THE CITY OF THE CITY OF ADELANTO, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL SPECIAL TAXES RELATED TO THE CITY OF ADELANTO COMMUNITY FACILITIES DISTRICT (CFD) 2006-5 FOR FISCAL YEAR 2016-2017

Accounting Supervisor Rose presented the staff report.

Council Member Camargo was confused on how these resolutions are almost exactly the same.

Accounting Supervisor Rose stated these are different areas. She explained Resolution 16-31 is Tax A and B.

City Attorney Wright suggested to rescind their previous vote.

Accounting Supervisor Rose stated Resolution No. 16-30 is only Tax B.

MOTION: Moved by Mayor Pro Tem Wright, seconded by Mayor Kerr to rescind their previous vote.

Motion carried unanimously 5-0. (Camargo, Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes).

MOTION: Moved by Mayor Pro Tem Wright, seconded by Mayor Kerr to table items L.1 and L.2.

Motion carried unanimously 5-0. (Camargo, Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes).

City Attorney Wright explained there is a legal obligation for you to pay Tax A. The Council does not have a choice over that. Tax B is the only one that can be dealt with for Police and Fire Services.

1. Joanne Rodriguez: She just moved in a couple weeks ago. She stated the property taxes are similar to that of Rancho Cucamonga.

Mayor Kerr stated he will meet with her to explain things.

N. NEW BUSINESS

CLERK'S NOTE: Items N.1 and N.3 were moved.

3. A RESOLUTION THE CITY COUNCIL OF THE CITY OF ADELANTO TO SUBMIT A PROPOSITION TO THE VOTERS TO AUTHORIZE THE CITY COUNCIL TO IMPOSE A GROSS REVENUE BUSINESS TAX. (CURTIS)

RECOMMENDATION: Adopt Resolution No. 16-48 to submit a proposition to the voters to authorize the City Council to impose a Gross Revenue Business Tax for approval at the November 8, 2016 General Municipal Election.

RESOLUTION NO. 16-48

A RESOLUTION THE CITY COUNCIL OF THE CITY OF ADELANTO TO SUBMIT A PROPOSITION TO THE VOTERS TO AUTHORIZE THE CITY COUNCIL TO IMPOSE A GROSS REVENUE BUSINESS TAX.

City Attorney Wright presented the Staff Report. He explained the Business tax is only a flat rate for every business. Larger Cities use a percentage of gross receipts. This way it can be fair for both small and large businesses.

The Chair opened Public Hearing at 9:05 p.m.

None

The Chair closed Public Hearing at 9:06 p.m.

Mayor Pro Tem stated he is in conflict due to him being a business owner.

CLERK'S NOTE: Mayor Pro Tem Wright and Council Member Woodard abstained from the vote.

MOTION: Moved by Mayor Kerr, seconded by Council Member Camargo to adopt Resolution No. 16-48 to submit a proposition to the voters to authorize the City Council to impose a Gross Revenue Business Tax for approval at the November 8, 2016 General Municipal Election.

Motion carried 3-0-2 (Camargo, Glasper, and Mayor Kerr voting yes) (Woodard and Mayor Pro Tem Wright abstained)

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO TO SUBMIT A PROPOSITION TO THE VOTERS TO AUTHORIZE THE CITY COUNCIL TO IMPOSE EXCISE TAXES ON COMMERCIAL MARIJUANA ACTIVITIES. (CURTIS)

RECOMMENDATION: Adopt Resolution No. 16-47 to submit a Proposition to the Voters to authorize the City Council to impose Excise Taxes on Commercial Marijuana Activities for approval at the November 8, 2016 General Municipal Election.

RESOLUTION NO. 16-47

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ADELANTO TO SUBMIT A
PROPOSITION TO THE VOTERS TO
AUTHORIZE THE CITY COUNCIL TO
IMPOSE EXCISE TAXES ON COMMERCIAL
MARIJUANA ACTIVITIES

City Attorney Wright presented the Staff Report. He stated there would be a 5% excise tax for marijuana activities.

The Chair opened Public Hearing at 9:09 P.M.

1. Russell Agarumen: He talked about coming to the Country from the Soviet Union and how he worked hard to get where he is. He asked if it would be on top of the regular business taxes.

City Attorney Wright stated this would be a separate tax for marijuana activity.

2. E.T. Snell: He is concerned that they didn't do their steps correctly. He talked about previous attorney's messing things up. He talked about an Oversight Committee.

The Chair closed Public Hearing at 9:18 P.M.

Mayor Pro Tem Wright stated this is for the residents of Adelanto. He felt that people who aren't even from this City are trying to make the decisions and get what they want.

Council Member Glasper talked about the City Attorney doing his job and that the Council will listen to his advice.

Council Member Woodard stated the City is going through a lot of changes.

MOTION: Moved by Mayor Pro Tem, seconded by Mayor Kerr to Adopt Resolution No. 16-47 to submit a Proposition to the Voters to authorize the City Council to impose Excise Taxes on Commercial Marijuana Activities for approval at the November 8, 2016 General Municipal Election

1. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO ORDERING A TEMPORARY HOLD TO BE PLACED ON THE CITY'S ISSUANCE OF NEW PERMITS FOR MEDICAL MARIJUANA ACTIVITIES (CURTIS)

RECOMMENDATION: Adopt Resolution No. 16-46 ordering a temporary hold on the City of Adelanto's ("City") issuing new permits for Medical Marijuana activities until the City can adopt taxes on such commercial activities at the November 8, 2016 Municipal Election.

RESOLUTION NO. 16-46

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ADELANTO ORDERING A
TEMPORARY HOLD TO BE PLACED ON
THE CITY'S ISSUANCE OF NEW PERMITS
FOR MEDICAL MARIJUANA ACTIVITIES

City Attorney Wright presented the Staff Report. The intent with placing a hold on issuing permits is to wait until the tax is passed. This is not a hold application and processing, this is only placing a hold on issuing the permit. The tax will not come into effect until next year.

The Chair opened Public Hearing at 9:29 P.M.

1. Randall Longwith: He is against the Moratorium. He believes it is not needed. Everyone who applied signed paperwork saying they would promote the business tax. He is part of the Adelanto Growers Association. He believes the tax is reasonable. He is nervous the investors will get cold feet.

Council Member Glasper asked about Proposition 218.

City Attorney Wright stated this is just to help advocate the tax. They are trying to align the interests with the City and the Growers. He talked about people waiting a very long time.

2. Jerry Davis: He doesn't know the benefits that there would be. There will be an election and a tax voted on. He talked about the crop would not be ready until April anyway. There is no need for a CUP to be held up.

City Attorney Wright reiterated how this has to deal with the alignment of interest.

3. John Woods: He wants to be a part of the community. He does not want to go back to his investors and tell them they cannot begin business.
4. ET Snell: He talked about charging the businesses City Services. He mentioned the Oversight Committee.
5. Russell Agarumen: He stated his back story on how he started in the marijuana business. He believes the wording of this moratorium is causing miscommunication.
6. Shad Boyd: He talked about people who are bringing things to the City who are also involved in Marijuana activities. He wanted to see if it legal they can sign a paper saying they will pay the City 5%
7. John: He cannot build his building unless he knows the tax is a definitive deal. He felt that he overpaid for the land. He also talked about employing City residents. They should not put a hold on building.
8. Johnny Salazar: He talked about his mission in the City for marijuana. He suggested they do not hold up their licenses. He wants the Attorney to help.

9. Jeanette Ansu: She understands the tax, and wondered if the voters have to vote on it matter what.

The Council stated it is up to the voters if it is a tax.

10. Dontey: He is a business owner in High Desert and admires the Council for taking the time and thinking of this thoroughly.

11. Russell Agarumen: He talked about a business fee. He needs this to go through. He is sacrificing family time for this.

Council Member Woodard stated that the Ordinance does not have a limit of how many Licenses they could issue.

The Chair closed Public Hearing at 10:11 P.M.

The Chair took a short recess.

The Chair reconvened at 10:34 P.M.

Mayor Pro Tem Wright read the paperwork and is aware that the signers could be held liable with anything that goes against the City.

MOTION: Moved by Mayor Pro Tem Wright, seconded by Council Member Woodard to reject Resolution 16-46.

Motion carried 4-1 (Glasper, Woodard, Mayor Pro Tem Wright, and Mayor Kerr voting yes) (Camargo voting no.)

4. SUCCESSOR AGENCY BOND REFINANCING – APPROVAL OF THE RESOLUTION AND CORRESPONDING DOCUMENTATION (PROVIDED UNDER SEPARATE COVER) TO COMPLETE THE ISSUANCE OF ONE OR MORE SERIES OF TAX ALLOCATION REFUNDING BONDS TO PROVIDE FOR THE REFINANCING OF CERTAIN OBLIGATIONS OF THE ADELANTO IMPROVEMENT AGENCY (THE “PREDECESSOR AGENCY”) (COLLECTIVELY, THE “REFUNDED BONDS”)

RECOMMENDATION: It is recommended that the Board of Directors (the “Board”) of the Successor Agency of the Redevelopment Agency of the City of Adelanto (the “Successor Agency”) adopt the attached Resolution.

RESOLUTION NO. 16-02

A RESOLUTION OF THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF ADELANTO AUTHORIZING THE ISSUANCE OF TAX ALLOCATION REFUNDING BONDS IN ONE OR MORE SERIES ON A TAX-EXEMPT AND/OR TAXABLE BASIS TO REFINANCE CERTAIN OUTSTANDING OBLIGATION IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$27,000,000.00 AND APPROVING FOUR INDENTURES AND AUTHORIZING CERTAIN ACTIONS RELATION THERETO.

The Chair opened Public Comment at 10:45 P.M.

None

The Chair closed Public Comment at 10:46 P.M.

MOTION: Moved by Mayor Pro Tem Wright, seconded by Camargo to adopt Resolution 16-02

Motion carried unanimously 5-0. (Camargo, Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes).

N. CITY MANAGERS ANNOUNCEMENTS AND/OR REPORTS

City Manager Herrera wished the Mayor a Happy Birthday as well as her Husband. She mentioned flyers for the Community Clean-up day on July 16 at the stadium from 8 a.m. to 1 p.m.

O. CITY COUNCILS ANNOUNCEMENTS AND/OR REPORTS

Council Member Camargo had no comment.

Council Member Woodard mentioned Movies in the Park.

Council Member Glasper had no comment.

City Council Minutes
Regular Meeting
July 13, 2016

Mayor Pro Tem Wright thanked everyone who stayed for the whole meeting and wished the Mayor a Happy Birthday.

Mayor Kerr talked about working with everyone and other Cities are coming to talk to Adelanto with everything they are doing with regards to marijuana cultivation. He thanked everyone for their Birthday Wishes

P. ADJOURNMENT

The next Regular Meeting of the City Council will be held on July 27, 2016, at 7:00 p.m. unless a Special Meeting is called.

There being no further business the Chair entertained a motion to adjourn the meeting at 10:50 p.m.

MOTION: Moved by Mayor Kerr, seconded by Mayor Pro Tem Wright to adjourn the meeting.

Motion carried unanimously 5-0. (Camargo, Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes).

Rich Kerr, Mayor

Cindy Herrera, MMC, City Clerk/City Manager

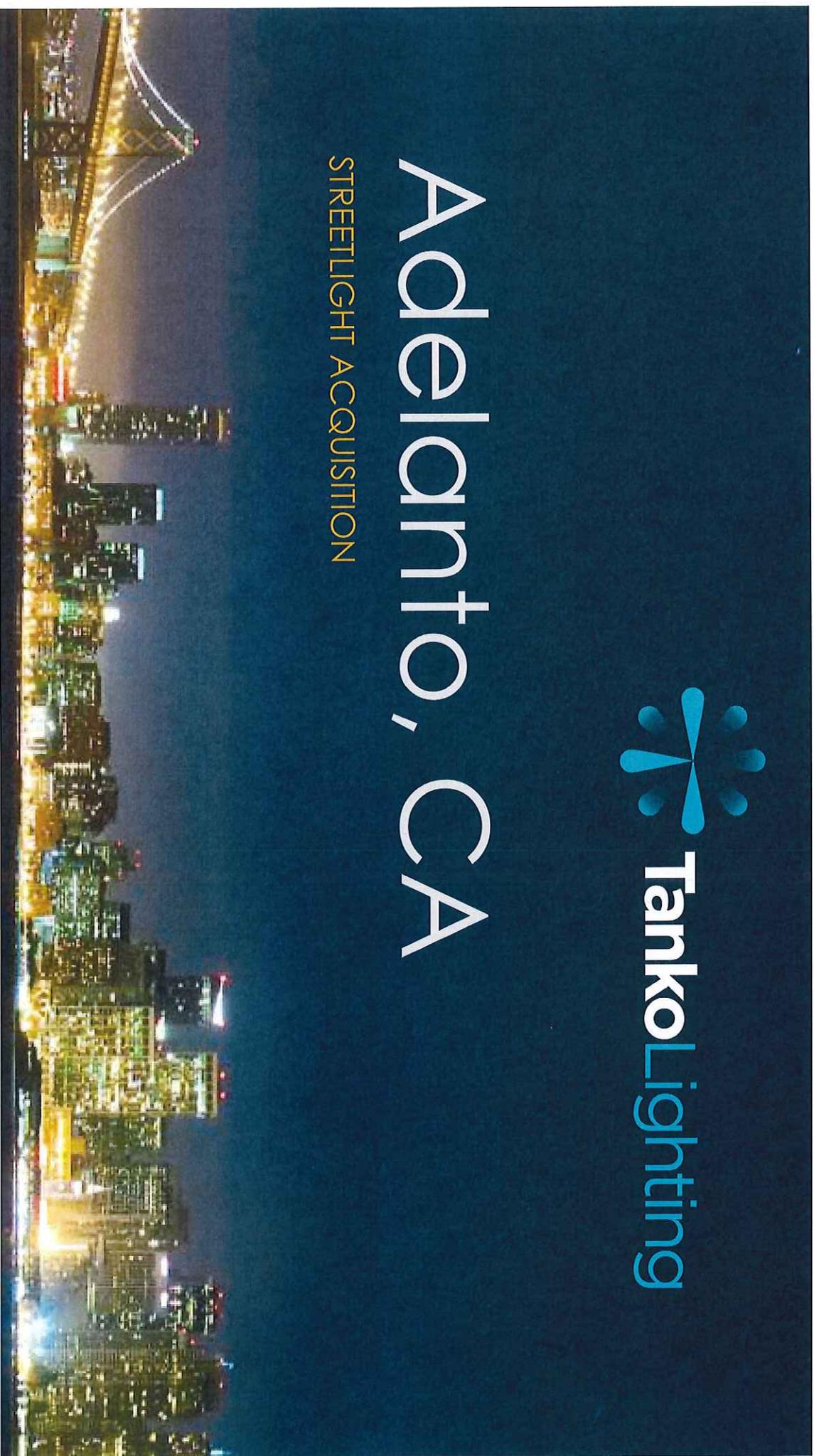
Clerk of the Meeting: Brenda Lopez, Deputy City Clerk
Prepared by: Jordyn Thomas, Intern
Reviewed by: Brenda Lopez, Deputy City Clerk

EXHIBIT A



Adelanto, CA

STREETLIGHT ACQUISITION



Brief History Reccap.....

- ▶ Why Are We Here?
 - ▶ Utility opened the doors to acquisition
 - ▶ You have paid the \$10,000 to enter the queue
- ▶ What Do You Need?
 - ▶ A streetlight professional who does this for a living
- ▶ Why Do You Need It?
 - ▶ A lot of information to process
 - ▶ Large learning curve and time consuming
 - ▶ You have other things to do
 - ▶ Tanko helps realize accurate market value system wide

Tanko Lighting's Experience

FOCUS



- Focused solely on municipal street lighting

Experience



- 250,000+ street lights converted to energy efficient technology

Reach



- Turn-key projects nationwide

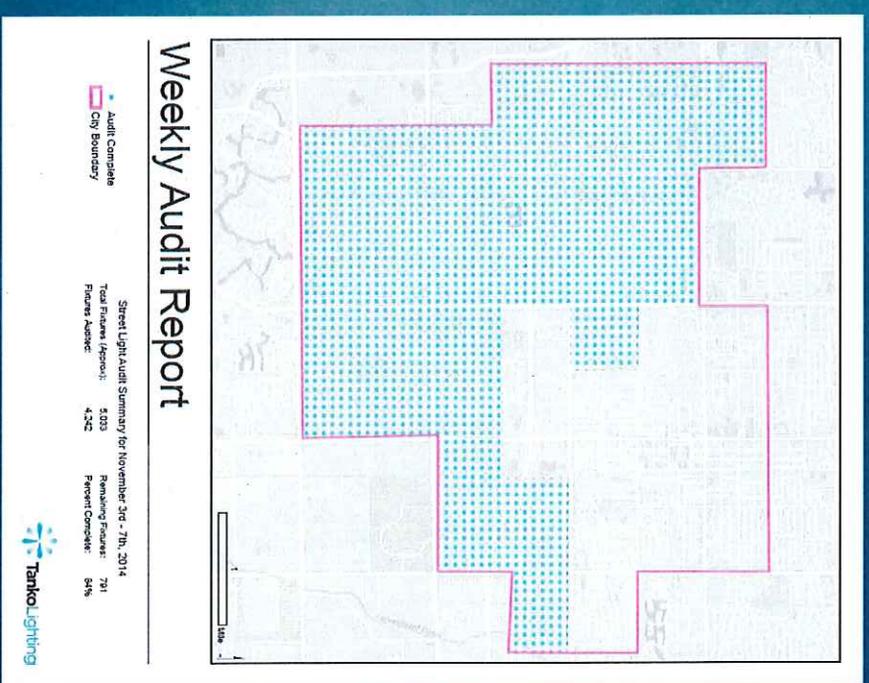
Why Tanko Lighting?

- ▶ Nationwide Acquisition Efforts
 - ▶ 19 Current acquisition projects
 - ▶ City of Orange awarded April, 2016
 - ▶ City of Tustin awarded June, 2016
 - ▶ City of Signal Hill awarded June, 2016
- ▶ References
 - ▶ West Hollywood: Matthew Magener – Environmental Programs Coordinator
 - ▶ Santa Ana: Kurt Wiemann – (Former) Projects Manager
 - ▶ City of Orange: Taylor Abernathy – Associate Civil Engineer

Task 1 - Acquisition Support

- ▶ Formal meeting with utility - pending
- ▶ Comprehensive audit
- ▶ Weekly audit reports →
- ▶ Reconcile our data with utility data
- ▶ RCNLD - Replacement Cost New Less Depreciation

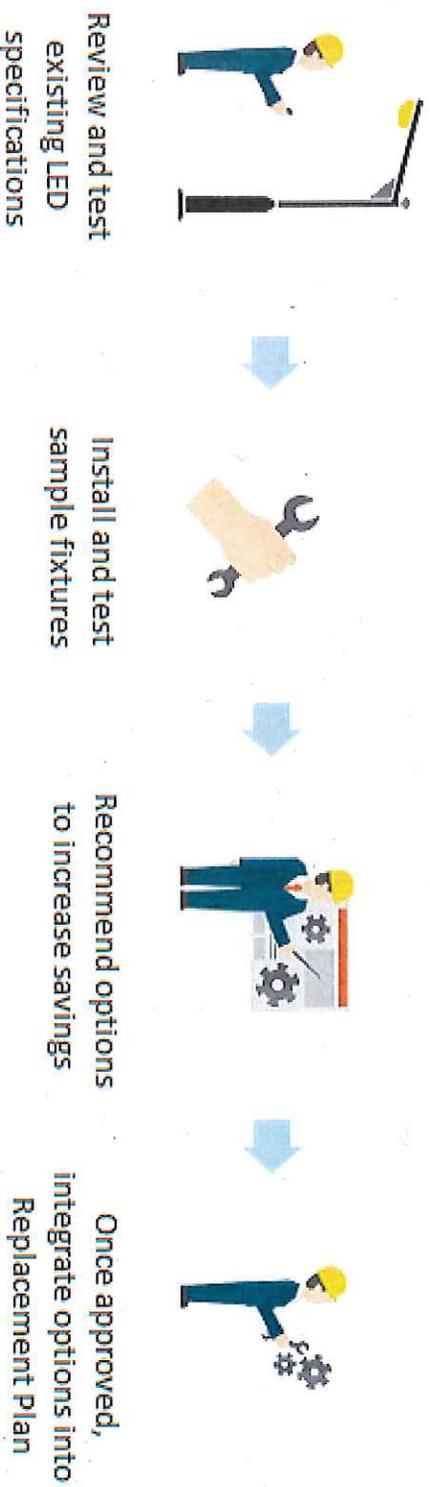
Sample Weekly Audit Report



Task 2- LED Retrofit

- ▶ Lighting design based (on audit data) on GIS map

Value Engineering Process



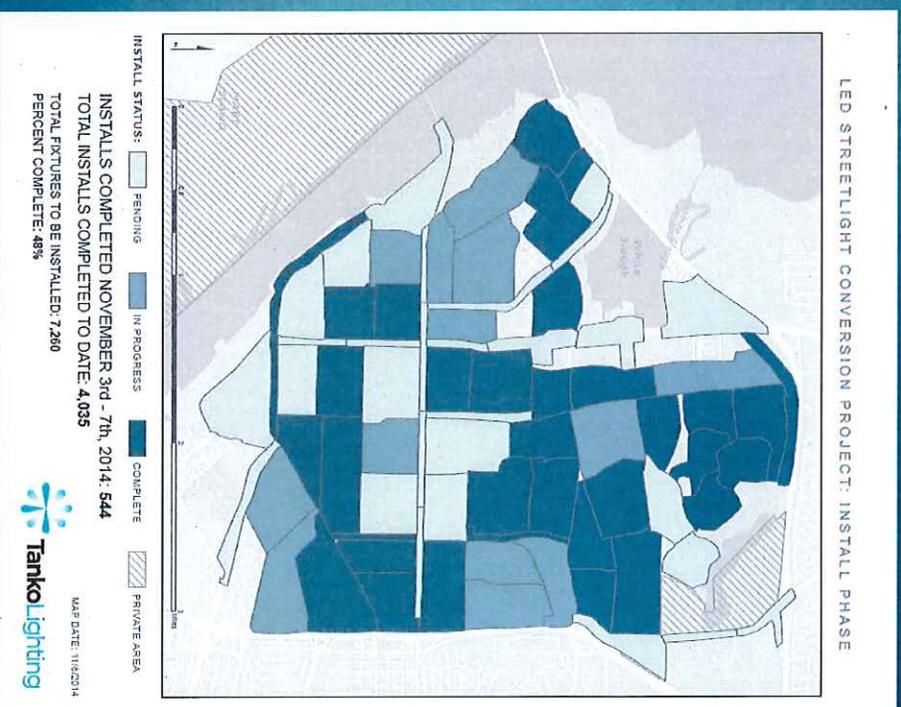
LED Retrofit Continued

- ▶ Product Agnostic
 - ▶ City selects manufacturer
- ▶ Final cost estimates – new analysis post reconciliation
- ▶ Material procurement & logistics management
- ▶ Community outreach

LED Retrofit Continued

- ▶ Installation →
- ▶ Commissioning
- ▶ Rebate & tariff change coordination
- ▶ Full recycling of all old materials
- ▶ Deliverable GIS database
- ▶ Can Provide Maintenance

Sample Weekly Installation Report



In Conclusion...

- ▶ One Stop Shop
 - ▶ Acquisition, conversion and future maintenance
 - ▶ Cafeteria plan offerings
- ▶ Tanko Lighting is Here to help
 - ▶ Call with Questions!
- ▶ Explore Your Options
 - ▶ Streetlights are unique, requires an expert with sole focus
 - ▶ Issue a RFP for streetlights alone – Orange, CA a key example

Questions?





MINUTES OF THE
JOINT REGULAR MEETING
OF THE ADELANTO CITY COUNCIL,
ADELANTO PUBLIC UTILITY AUTHORITY,
ADELANTO COMMUNITY BENEFIT CORPORATION,
AND THE SUCCESSOR AGENCY BOARD

JULY 27, 2016

A. CALL TO ORDER – CLOSED SESSION

The Adelanto City Council held a Closed Session on Wednesday, July 27, 2016, in Conference Room 1 of the Governmental Center located at 11600 Air Expressway, Adelanto, California. Mayor Kerr called the meeting to order at 5:34 p.m.

Council Members present: Glasper, Woodard, Mayor Pro Tem Wright, and Mayor Kerr

Council Members absent: Camargo

Staff present: City Attorney Silver, and Deputy City Clerk Lopez

B. ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Attorney Silver announced closed session items.

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8):

Properties: APNS 0459-221-01 and 02

Agency Negotiator on Property: Jessie Flores

Negotiating Parties: City of Adelanto and Russell Von Ins

Under Negotiation: Price and Terms of Payment

C. PUBLIC COMMUNICATION ON CLOSED SESSION ITEMS

1. ET Snell: He talked about watching the meetings at home and the microphones do not work well.

D. CONVENE INTO CLOSED SESSION

The Chair called for a motion to enter into Closed Session 5:38 p.m.

MOTION: Moved by Mayor Kerr, seconded by Mayor Pro Tem Wright.

Motion carried unanimously 4-0-1. (Camargo, Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes). (Camargo absent)

E. CALL TO ORDER – REGULAR MEETING

Mayor Kerr reconvened the regular meeting at 7:06 p.m.

Council Members present: Glasper, Woodard, Mayor Pro Tem Wright, and Mayor Kerr

Council Members absent: Camargo

Staff present: City Attorney Silver and Deputy City Clerk Lopez

Invocation by: Dave Blevins of Calvary Chapel

The flag salute was presented by Mayor Kerr.

F. CONFLICT OF INTEREST

Mayor Pro Tem Wright and Council Member Woodard had a conflict with item M-3.

Mayor Kerr stated they will have to push that item to a special meeting because they do not have a forum to vote on it.

G. CONDUCT OF CLOSED SESSION

City Attorney Silver reported that the City Council approved a property sale located at Hwy 395 in the amount of \$200,000.00. Escrow will close in 90 days.

H. DELETIONS/ADDITIONS TO AGENDA

None.

I. PRESENTATIONS

1. Presentation by Ruth Landaverde of PATH Foundation for Homeless Veterans.
(See Exhibit A)

Ruth Landaverde presented a PowerPoint presentation. She stated PATH stands for "People Assisting the Homeless". She talked about chronic homelessness and obtaining grants from the states to house families and veterans. She stated that they wanted to partner up with the City of Adelanto for housing. If anyone wants to be a part of this, they can contact her or go on their website.

Council Member Woodard asked if they have photographs of the units they have.

Ruth Landaverde stated they have them on their website.

Mayor Kerr thanked her and asked for her card. He mentioned a person possibly buying land and creating affordable housing.

J. PUBLIC COMMUNICATIONS

1. Mayor Kerr: He talked about Jessie Flores and himself visiting Boulder Colorado with regards to medical marijuana. He stated that the City has flourished because of this industry. He wanted to emphasize the development that will begin in Adelanto.
2. Misty Kerr: She talked about the Sierra Park Community. She mentioned the issues with gang fights in the past and thanked the Police Department for taking care of it. In the last 6 weeks there has been the same situation. She is asking for more Police involvement and wants the parents to be responsible.
3. Laura Villa: She talked about her neighborhood being insecure. This is the Sierra Park Community. She stated there are fights and wants more Police presence. She asked for a light to be placed in the park.

Mayor Kerr talked about getting a light for that park and the Police do a great job. He stated if you see anything suspicious, call the Police Department.

4. Shad Boyd: He talked about the Fire and Sherriff's Department is doing an outstanding job. He stated the County needs to clean up their property. He talked about a fire on their property. He talked about security cameras and street lights. He talked about the Clean-up Day.

5. Jeannette Ansu (Senior Center Club): She talked about their yard sale on the July 23, and they barely sold anything. She talked about there not being any games in the Park so there was no people. She stated they will have it again on August 6. On August 13 they will have "The First 5" which is a Family Fair for health. She also mentioned Karaoke. She asked for people to donate board games to the Senior Center. The Senior Center would like to adopt more streets to keep them clean.
6. Joy Jeannette: She thanked Ruth for her presentation. She also thanked the Police and Fire Department. She thanked Steve Peltier from Code Enforcement when she encountered a large snake on her property. She talked about Sage and Bellflower being cleaned up. She mentioned couches on Cortez and Bellflower.
7. Antonio Washington: He is a new resident of Adelanto. They are first time home owners. He had concerns knowing it is considered a "prison town". He just wanted to know what the money is going towards because he wants community centers. He also mentioned the lighting.

Mayor Kerr stated there were issues because of previous Council. They have dealt with the prisons and now get \$80,000.00 a month that goes into the City's General fund that they just started receiving.

8. ET Snell: He gave awards to Mayor Kerr, Council Member Woodard, and Council Member Glasper. He also gave an award to Joy Jeannette. He mentioned Mayor Pro Tem Wright with regards to Geo, his business, and his foster children

There was a verbal altercation between Mayor Pro Tem Wright and ET Snell.

Mayor Kerr apologized about both parties. He would like to know if there is a way to ban ET Snell from the Council Meetings.

City Attorney Silver stated they will look into it

CLERK'S NOTE: The Council took a brief break.

Mayor Pro Tem Wright apologized for his outburst. He refused to take back what he said about his foster children because he will fight for them.

K. CONSENT CALENDAR

MOTION: Moved by Mayor Kerr, seconded by Woodard to approve the Consent Calendar as presented.

City Council Minutes
Regular Meeting
July 27, 2016

1. Motion waiving the full reading of all ordinances and resolutions. Titles for ordinances and resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.
2. Approval of Meeting Minutes: June 22, 2016 – Regular Meeting
 June 23, 2016 – Workshop Meeting
 June 29, 2016 – Special Meeting
 July 11, 2016 – Workshop Meeting
3. Approval of Adelanto Public Utilities Sewer Report.
4. Approval of Adelanto Public Utilities Water Report.
5. Approval of Monthly Commercial & Residential Solid Waste & Recycling Report (May)
6. Approval of Building and Safety Department Report.
7. Approval of Contract Change Order No.1 for SCADA system.
8. Approval of 1st Amendment to agreement between City of Adelanto and AVCO Disposal.
9. Approval of Contract Services for Accounting Supervisor.
10. Approval of Agreement with Convergence Communications for Internet & Digital Phone Services
11. Approval of Warrant:
 - a. Approval of City of Adelanto Warrant, 16/17-01-02, 13441 through 13456, for the total amount of 592,973.61.
 - b. Approval of City of Adelanto Electronic Fund Transfer, 16/17-01-02, 172 through 173, for the total amount of \$19,390.95

Motion carried 4-0-1. (Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes). (Camargo absent)

L. CONTINUED PUBLIC HEARING

1. RESOLUTION 16-49 ORDERING THE LEVY AND COLLECTION OF ANNUAL 2006-5 SPECIAL CFD TAXES FOR FISCAL YEAR 2016-17. THIS ITEM IS ONLY FOR POLICE & FIRE SERVICES, WHICH THE COUNCIL MAY APPROVE, REDUCE, OR CANCEL. (Penny)

RECOMMENDATION: Staff recommends the following:

A. Approve Resolution 16-49 ordering the levy and collection of annual CFD 2006-5 special taxes for Fiscal Year 2016-17.

Or

B. Approve Resolution 16-49 as amended by City Council ordering the levy and collection of annual CFD 2006-5 special taxes for Fiscal Year 2016-17.

RESOLUTION NO. 16-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL SPECIAL TAXES RELATED TO THE CITY OF ADELANTO COMMUNITY FACILITIES DISTRICT (CFD) 2006-2 (IMPROVEMENT AREA NO. 1 AND IMPROVEMENT AREA NO. 2) (MANZANITA AND ESPINOZA) FOR FISCAL YEAR 2016-2017.

Accounting Supervisor Rose presented the Staff Report. She gave two options for approval. They can amend this item as they see fit.

The Chair opened Public Hearing at 8:26 p.m.

1. Gilbert Alviso: He heard about this, and wanted to be educated on it. He wanted to know if it is set in stone or is it open to change.

Mayor Kerr explained the residents signed this when they purchased the home and it was postponed for 7 years.

Gilbert Alviso stated it is understandable

The Chair closed Public Hearing at 8:31 p.m.

Mayor Kerr wanted clarity of Resolution 16-49 what tax this is.

Accounting Supervisor Rose stated these are Tax "B".

MOTION: Moved by Mayor Kerr, seconded by Glasper to approve Resolution 16-49 ordering the levy and collection of annual CFD 2006-5 special taxes for Fiscal Year 2016-17.

Motion carried 3-1-1. (Glasper, Woodard, Mayor Kerr voting yes). (Mayor Pro Tem Wright voting no.) (Camargo absent)

2. RESOLUTION 16-50 ORDERING THE LEVY AND COLLECTION OF ANNUAL 2006-2 CFD SPECIAL "B" TAXES FOR FISCAL YEAR 2016-17. THIS ITEM IS ONLY FOR POLICE & FIRE SERVICES, WHICH THE COUNCIL MAY APPROVE, REDUCE, OR CANCEL. (Penny)

RECOMMENDATIONS: Staff recommends the following:

- A. Approve Resolution 16-50 ordering the levy and collection of annual CFD 2006-2 special taxes for Fiscal Year 2016-17.

Or

- B. Approve Resolution 16-50 as amended by City Council ordering the levy and collection of annual CFD 2006-2 special taxes for Fiscal Year 2016-17.

RESOLUTION NO. 16-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL SPECIAL TAXES RELATED TO THE CITY OF ADELANTO COMMUNITY FACILITIES DISTRICT (CFD) 2006-2 (IMPROVEMENT AREA NO. 1 AND IMPROVEMENT AREA NO. 2) (MANZANITA AND ESPINOZA) FOR FISCAL YEAR 2016-2017.

Accounting Supervisor Rose stated is the Tax "B"

The Chair opened Public Hearing at 8:34 p.m.

None

The Chair closed Public Hearing at 8:35 p.m.

MOTION: Moved by Mayor Kerr seconded by Glasper to approve Resolution 16-50 ordering the levy and collection of annual CFD 2006-2 special taxes for Fiscal Year 2016-17.

Motion carried 3-1-1. (Glasper, Woodard, Mayor Kerr voting yes). (Mayor Pro Tem Wright voting no.) (Camargo absent)

3. RESOLUTION 16-51 ORDERING THE LEVY AND COLLECTION OF ANNUAL CFD 2006-2 SPECIAL TAX "A" FOR FISCAL YEAR 2016-17. THIS ITEM IS FOR THE FACILITIES BOND REPAYMENT, WHICH THE COUNCIL MAY NOT REDUCE OR CANCEL. (Penny)

RECOMMENDATIONS: Approve Resolution No. 16-51 ordering the levy and collection of annual CFD 2006-2 special tax "A" for Fiscal Year 2016-17.

RESOLUTION NO. 16-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL SPECIAL TAXES RELATED TO THE CITY OF ADELANTO COMMUNITY FACILITIES DISTRICT (CFD) 2006-2 (IMPROVEMENT AREA NO. 1 AND IMPROVEMENT AREA NO. 2) (MANZANITA AND ESPINOZA) FOR FISCAL YEAR 2016-2017.

The Chair opened Public Hearing at 8:35 p.m.

None

The Chair closed Public Hearing at 8:36 p.m.

MOTION: Moved by Mayor Kerr seconded by Glasper to resend their previous vote.

Motion carried 3-1-1. (Glasper, Woodard, Mayor Kerr voting yes). (Mayor Pro Tem Wright voting no.) (Camargo absent)

Mayor Kerr stated the tax was signed for by the home owners. The City did a favor by holding the tax. It is time to start paying the tax. He talked about money coming in to have a balanced budget.

M. NEW BUSINESS

1. RESOLUTION NO. 16-52 AWARDING OF CONTRACT FOR PROFESSIONAL AUDITING SERVICES. (PENNY)

RECOMMENDATION: Staff recommends that the City Council adopt a Resolution No. 16-52 awarding a three year City and APUA professional audit services contract to Teaman, Ramirez & Smith ("TRS") for fiscal years 2014-15, 2015-16, and 2016-17.

RESOLUTION NO. 16-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO AWARDING A THREE-YEAR CONTRACT WITH A OPTION FOR A TWO YEAR EXTENSION TO TEAMAN, RAMIREZ & SMITH, INC. FOR PROFESSIONAL AUDIT SERVICES FOR FISCAL YEARS 2014-15, 2015-16, AND 2016-17

Accounting Supervisor Rose presented the Staff Report. She talked about rotating auditing services once in a while.

Mayor Kerr asked the Accounting Supervisor to explain the importance of these audits.

Accounting Supervisor Rose stated the main reason to choose this firm is the timing they could start. The City is behind on the audits and they can expedite and catch them up on a timely basis.

The Chair opened Public Hearing at 8:43 p.m.

None

The Chair closed Public Hearing at 8:44 p.m.

MOTION: Moved by Woodard, seconded by Glasper to adopt a Resolution No. 16-52 awarding a three year City and APUA professional audit services contract to Teaman, Ramirez & Smith ("TRS") for fiscal years 2014-15, 2015-16, and 2016-17.

Motion carried 4-0-1 (Glasper, Woodard, Mayor Pro Tem Wright and Mayor Kerr voting yes)

2. SUBMISSION OF AN ARGUMENT IN FAVOR OF THE CITY'S MEASURE TO AUTHORIZE IMPOSITION OF EXCISE TAXES ON COMMERCIAL MARIJUANA ACTIVITIES. (City Attorney)

RECOMMENDATION: Adopt the attached Resolution to submit a ballot argument in favor of the City's commercial marijuana tax measure to voters at the November 8, 2016 General Municipal Election and to amend wording contained in City Council Resolution No. 16-47 ("Resolution 16-47"), Section 2.

RESOLUTION NO. 16-53

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ADELANTO AMENDING
RESOLUTION NO. 16-47 AND SUBMITTING
AN ARGUMENT IN FAVOR OF THE CITY'S
PROPOSITION TO AUTHORIZE IMPOSITION
OF EXCISE TAXES ON COMMERCIAL
MARIJUANA ACTIVITIES

City Attorney Silver presented the Staff Report. This would be placed on the November Ballot.

Mayor Pro Tem Wright talked about this not being a tax on the citizens of Adelanto.

Deputy City Clerk stated the registrar of voters may come back with corrections but most likely will pass the way it is written.

City Attorney Silver stated this will allow Mayor Kerr to create a rebuttal argument in even there is opposition to it.

Mayor Kerr stated there will be Workshops at Maverick's Stadium to educate the citizens on this tax.

The Chair opened Public Comment at 8:49 p.m.

None

The Chair closed Public Comment at 8:50 p.m.

The Chair opened Public Comment at 8:50 p.m.

1. Jerry Davis: He asked about the Workshops. He talked about the cultivators attending it to help inform people.

Mayor Kerr talked about there being a potential spot for them to speak

Council Member Glasper stated it would be a good idea for the cultivators to write letters to the Daily Press to let the citizens know this isn't something to be against.

Jerry Davis talked about keeping the money in Adelanto.

The Chair closed Public Comment at 8:55 p.m.

MOTION: Moved by Mayor Pro Tem Wright, seconded by Woodard to adopt the attached Resolution to submit a ballot argument in favor of the City's commercial marijuana tax measure to voters at the November 8, 2016 General Municipal Election and to amend wording contained in City Council Resolution No. 16-47 ("Resolution 16-47"), Section 2.

Motion carried 3-0-1 (Glasper, Woodard, Mayor Pro Tem Wright and Mayor Kerr voting yes) (Camargo absent)

3. SUBMISSION OF AN ARGUMENT IN FAVOR OF THE CITY'S MEASURE TO AUTHORIZE IMPOSITION OF A GROSS REVENUE BUSINESS TAX. (City Attorney)

RECOMMENDATION: Adopt the attached Resolution to submit a ballot argument to voters at the November 8, 2016 General Municipal Election in favor of the measure authorizing imposition of a gross revenue business tax and to amend wording contained in City Council Resolution No. 16-48 ("Resolution 16-48"), Section 2.

RESOLUTION NO. 16-54

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ADELANTO AMENDING
RESOLUTION NO. 16-48 AND SUBMITTING
AN ARGUMENT IN FAVOR OF THE CITY'S
PROPOSITION TO AUTHORIZE IMPOSITION
OF A GROSS REVENUE BUSINESS TAX

Mayor Kerr talked about Mayor Pro Tem Wright and Council Member Woodard having businesses in the City and one Council Member is absent. So this item will be moved to the following week due to losing Forum.

CLERK'S NOTE: Item M.3 moved to Special Meeting.

N. CITY MANAGERS ANNOUNCEMENTS AND/OR REPORTS

None

O. CITY COUNCILS ANNOUNCEMENTS AND/OR REPORTS

Council Member Woodard thanked everyone involved with the cleanup day. He unfortunately had to work. He thanked the Code Enforcement Department about helping with junk parks along the sidewalks.

Council Member Glasper talked about it being a trying time. He talked about the

upcoming election. He talked about the dedicated staff at the City of Adelanto. He also talked about elected officials.

Mayor Pro Tem Wright wanted to make changes with regards to Code Enforcement. They wanted them to crack down on everything. He also spoke of cleaning up the streets. He talked about home builders coming in. He would like to see a total of 50,000 residents. He wanted to look into the fees. He talked about Public Works and them being out in the heat. They installed a freezer at the Public Works yard that is stocked with ice cream. He also emphasized safety of the staff at City Hall.

Mayor Kerr has none.

P. ADJOURNMENT

The next Regular Meeting of the City Council will be held on August 10, 2016, at 7:00 p.m. unless a Special Meeting is called.

There being no further business the Chair entertained a motion to adjourn the meeting at 9:16 p.m.

MOTION: Moved by Mayor Kerr, seconded by Mayor Pro Tem Wright to adjourn the meeting.

Motion carried unanimously 5-0. (Camargo, Glasper, Woodard, Mayor Pro Tem Wright, Mayor Kerr voting yes).

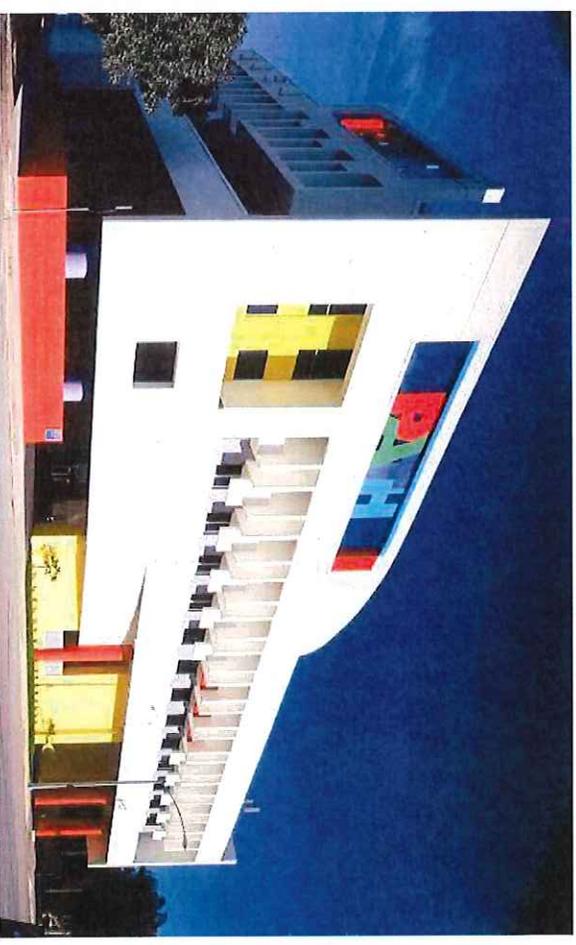
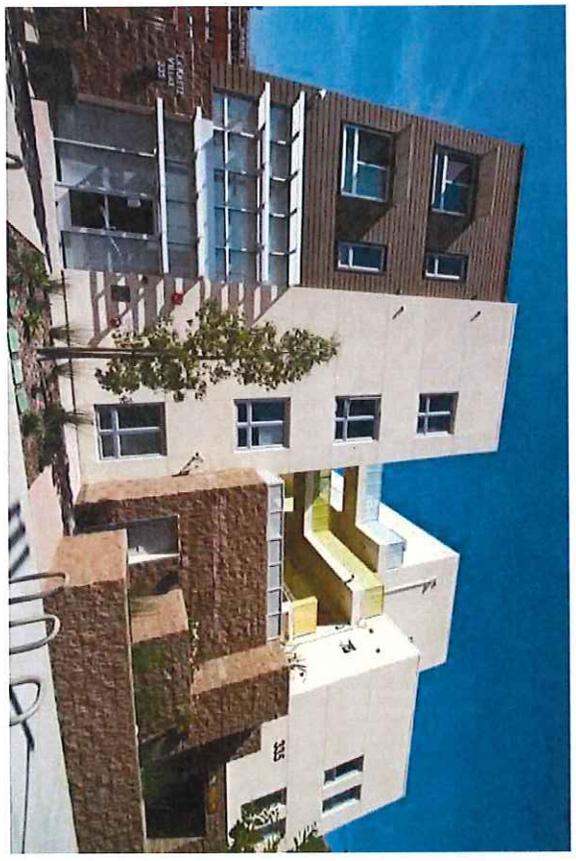
Rich Kerr, Mayor

Cindy Herrera, MMC, City Clerk/City Manager

Clerk of the Meeting: Brenda Lopez, Deputy City Clerk
Prepared by: Jordyn Thomas, Intern
Reviewed by: Brenda Lopez, Deputy City Clerk

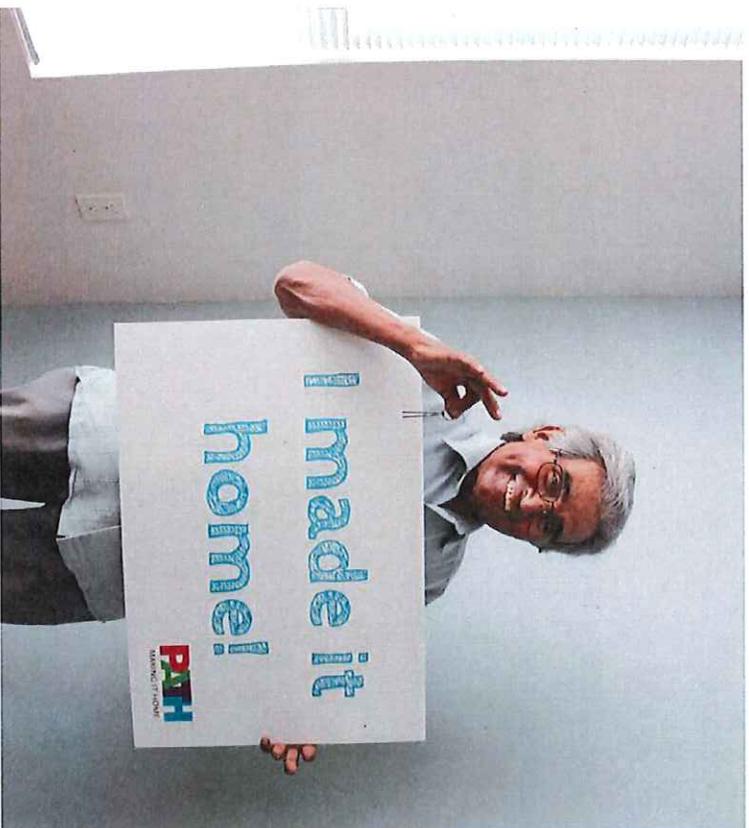


Forging Long Term Housing Partnerships PATH's Housing Partnership Program (HPP)



About PATH

- **PATH's mission** is to end homelessness for individuals, families, and communities. We do this by building housing and providing supportive services throughout California.

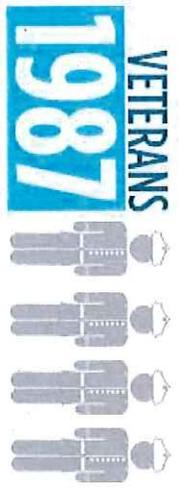


- **Founded in 1984.** More than 30 years of service experience.
- **More than 6,000 individuals** moved into permanent homes since 2013.

Making It Home by the Numbers

Making it Home, By the Numbers

People Moved In (Jan 2013 - April 2016)



Total People 6,124

Permanent Homes Built



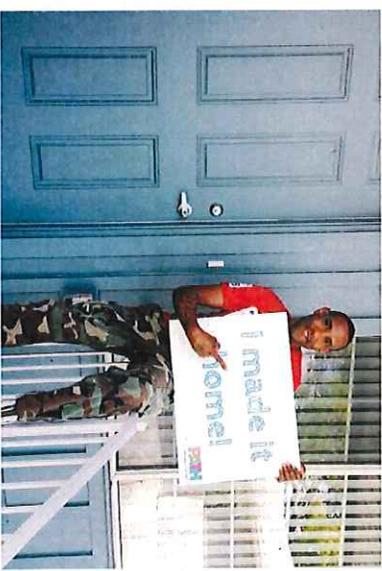
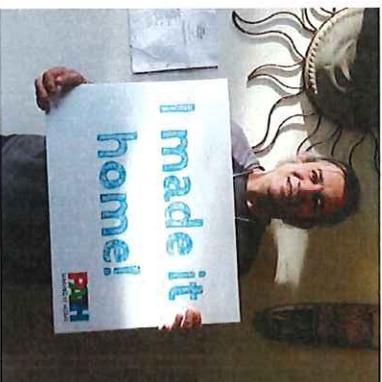
Total Units 1,074

Los Angeles

- 46,874 PIT Count 2016
- 5.7% increase from 2015-2016
- 12% Increase from 2014-2016

Decrease in Veteran and Family Homelessness

- Veterans 32% decrease!
- Families 18% decrease!



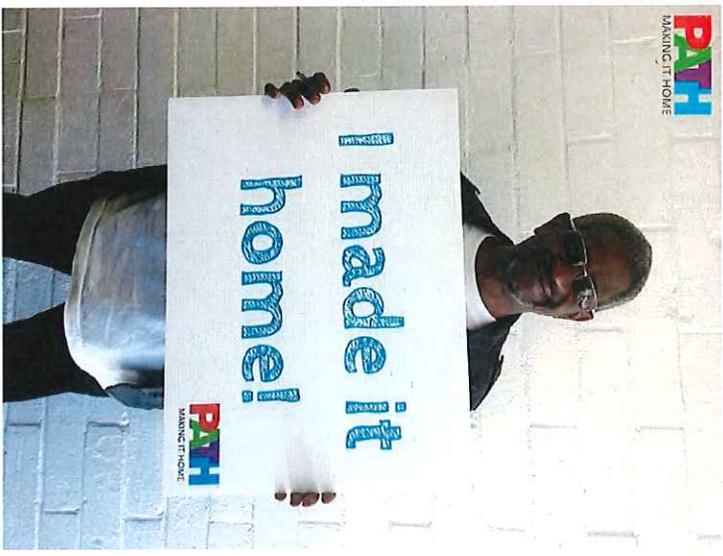
Why the need for long-term Housing Partners?

- LA County vacancy rate is about 2.7%
- Dwindling stock of affordable units and not enough new developments.
 - Housing Gap of 500,000+ units
- Increased negative Veteran Stigma
 - PTSD
- Increased negative stigma with social service providers
 - Can you think of a landlord who was burned a time or two?
- Veterans being served may have historical barriers
 - Flexibility in screening criteria
- Lots of competition
 - Need more multi-agency housing cohesion

Why the need for long-term Housing Partners?

Strong Partnerships lead to:

- Widened and deepened landlord network.
- Diversified inventory of properties.
- Housing stability for Veterans.
- Housing stock for the future!



The PATH Housing Partnership Program (HPP)

Formal housing stock development systems

- Regionalized Housing Specialists (Housing Partnership Agents)
- Unit Acquisition
- Real-time housing stock generation to PATH housing teams

Provides properties with targeted tenant/property mediation support

- Professionally trained mediators
- Alleviate expensive court costs/evictions, or relocation of tenant

Create and ensure consistent approach and care to the Landlord community

- Universal landlord standards of care and responsiveness (within the agency and with the community)
- Solid points of contact



PATH's Housing Partnership Program

The PATH Housing Partnership

Core Principles:

1. Agency Commitment to Housing Processes
2. Quality Services for clients
3. Target Support systems for Landlords
4. Housing Partnerships are the future

1. Agency Commitment to Housing Processes

- Avoid “burning” your housing relationships by fine-tuning your internal processes.
- How do different staff specialists (Case managers vs Housing Specialists) work together?
- How do various programs work together?
- Are you programs focused on case management only?
- How is the process presented to the Landlord, and can the agency follow it?
- What is your internal process for emergencies, crises, calls from Housing Partners etc.?

2. Quality Services for Clients

- Are you prepping (and supporting) your participants with:
 - Building a relationship of trust.
 - Creating an individualized housing stability plan.
 - Education about lease and property guidelines.
 - Tenant / Landlord rights
 - How to be a “good” neighbor and unit upkeep.
 - How to communicate with the Housing Partner when issues arise.
- Clear instruction on how to pay rent, switch utilities.

3. Target Support Systems for Landlords

- Clear explanation of services and mission
- Clear routes of communication and efficient responsiveness.
- Home and landlord visits- Checking in
- Identified tenant/Landlord conflict plan
- Staff and Program unity and consistency on resolving landlord/tenant disputes

4. Housing Partnerships are the future!

- Agencies must always continuously develop housing stock and build relationships with housing partners.
- Show your properties love!
- Now is the time to solidify your current landlords, build relationships with new.
- Commit the time to ensure your agency is incorporating landlords as a part of program services, and integrated cross-departmentally

Mediation:

- Intervention process for mediating lease violation situations between housing partners and PATH clients.
- Providing a collaborative intervention approach (in house, and with the property) that will provide the least amount of negative impact to the housing partner, client, and agency.

Mediation Evaluative Criteria:

- Lease violations and impact (facts)
- Threat of/Filed unlawful detainer and eviction
- Property relationship status
- Client endorsement and responsiveness to mediation interventions.

Defining Mediation Level

- **Mediation Level I - Basic lease violations**
 - No risk of eviction, relationship is fair to good, client engaged
- **Mediation Level II - Escalation**
 - Threats of eviction, no unlawful yet, relationship compromised, client may not be engaged.
- **Mediation Level III - Eviction**
 - Unlawful Detainer filed, property relationship very poor, client not engaged at all.

5 Steps to Mediation

- 1. Evaluate the Facts First!**
 - Lease violations
- 2. Identify intervention**
 - Bottom line approach
 - Case conference!
- 3. Client and Property endorsement**
 - Starting with the client
- 4. Execute Intervention**
 - Ensure your plan is tight and well communicated
- 5. Property Follow up and adjustments**
 - It's OK to adjust your intervention
 - Keep property in the loop

PATH's Housing Partnership Program - Mediation

RECAP:

- Understand the barriers that present when trying to engage landlords
- Evaluate your agency housing processes
- Ensure that you have tools to help prep your clients for housing
- Never stop engaging landlords.
- Look at creative solutions to prevent eviction, or relocation.
- Build property support into the fabric of your agency.

Stay Connected



www.epath.org



PATH – Making It Home



@PATHPartners



@PATHPartners

CONTACT:

Jonathan Chi
Director, Housing &
Employment Services
213-448-9688

JonathanChi@epath.org



Department of Public Works Engineering

DATE: August 24, 2016

TO: Honorable Chairman and Public Utility Authority Members

FROM: Cynthia M. Herrera, MMC, Executive Director/ City Clerk

BY: Aaron Mower, Assistant Civil Engineer

SUBJECT: Monthly Wastewater Treatment Reports- July 2016

ATTACHMENTS:

1. Adelanto Wastewater Treatment Plant Monthly Water Discharge Monitoring Report July 2016
2. Adelanto Wastewater Treatment Plant Asset Management Monthly Report July 2016



Richard Kerr
Mayor

Jermaine Wright Sr.
Mayor Pro Tem

Ed Camargo
Council Member

Charley Gasper
Council Member

John Woodward
Council Member

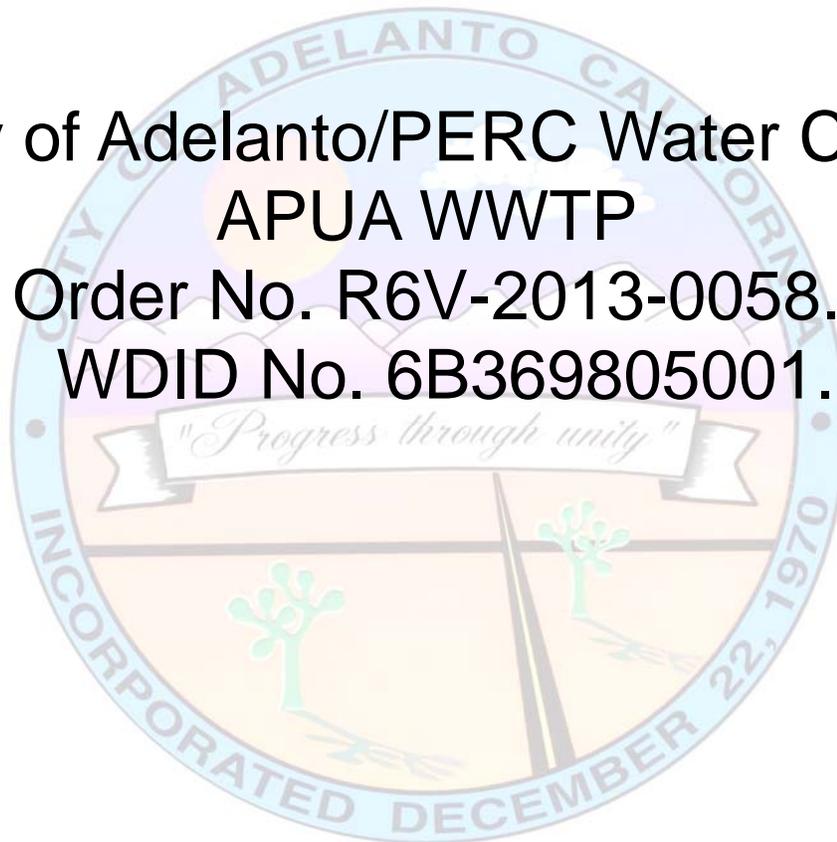
Cindy Herrera
City Manager

City of Adelanto/PERC Water Corp.

APUA WWTP

Order No. R6V-2013-0058.

WDID No. 6B369805001.





Patricia Zwarts Kouyuomdjian
Executive Officer
California Regional Water Quality Control Board – Lahontan Region

19101 Jonathan Street
Adelanto
California 92301
Office 760.246.1149
www.percwater.com

South Office: John Morales, P.E.
14440 Civic Drive, Suite 200
Victorville, CA. 92392

RE: Adelanto Wastewater Treatment Plant Monthly Water Discharge Monitoring Report

Dear Mrs. Kouyuomdjian:

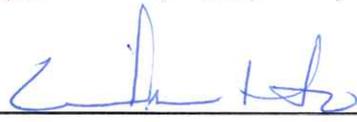
Herein is the July 2016 Water Discharge Monitoring Report for the Adelanto Wastewater Treatment Plant (WWTP), located at 19101 Jonathan St. Adelanto, CA. 92301. WDR No. RV6 - 2013-0058, WDID # 6B369805001

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision following a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my knowledge of the person(s) who manage the system, or those persons directly responsible for data gathering, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

There were NO violations and remained compliant with the discharge requirements specified in Order No. RV6 -2013-0058, WDID No. 6B369805001.

If you have any questions or require additional information, please contact Dave Kachelski at (714) 887-9794 or dkachelski@percwater.com

Approved: 
David A. Kachelski, Director of Operations/CPO, Adelanto WWTP

Approved: 
Wilson So, PE, Public Services Director, Adelanto Public Utility Authority, City of Adelanto

Cc: Cindy Herrera, City Manager, Adelanto Public Utility Authority, City of Adelanto
Aaron Mower, Assistant Engineer, City of Adelanto
Nate Owen, VP COO, PERC Water Corporation



July 2016

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Section A

Executive Summary



COMPLIANCE STATEMENT

For July 2016, the PERC Water-Adelanto WWTP remained compliant with the discharge requirements specified in Order No. RV6 -2014-0058, WDID No. 6B369805001.

PRELIMINARY TREATMENT

The screening/conveying/compactor equipment associated with preliminary treatment functioned as expected. In July 2016, 18 cubic yards of grit/screenings were hauled by Burrtec Inc. to the designated landfill for disposal. Scheduled preventive maintenance and housekeeping activities for this area of operations was performed.

INFLUENT PUMP STATION

The influent pumping equipment associated with this area of operations functioned as expected in July of 2016 with no major interruptions in service or breakdowns. Preventive maintenance and housekeeping activities for this area of facility operations was performed.

SECONDARY (BIO-LAC) TREATMENT

The secondary Bio-lac treatment process was adjusting but stable and efficient in July 2016. All in house process control parameters including Mixed Liquor Suspended Solids (MLSS), dissolved oxygen, RAS return, and wasting rates were in the expected range. Scheduled replacement of blower air filters was completed. All other aeration basin-related equipment functioned as expected in July 2016. Preventive maintenance and housekeeping activities for this area of operations was performed.

SECONDARY CLARIFIERS

The Secondary clarification/sedimentation/pumping equipment associated with this area of operations functioned as expected in July 2016 with no major interruptions in service or breakdowns. Clarifier blanket levels, sludge pumped, and sludge solids concentrations were in the anticipated process control range. Preventive maintenance and housekeeping activities for this area of facility operations was performed.

SOLIDS STABILIZATION (AEROBIC DIGESTION)

In July 2016 all waste activated sludge (WAS) liquids are being processed through the Centrifuge solids handling unit. All Total Suspended Solids (TSS) and centrate TSS concentrations were in the anticipated process control range. In July 2016, 228.03 wet tons (36.48 Dry tons) of aerobically digested bio-solids were hauled from the PERC Water-Adelanto WWTP to Nursery Products, LLC of California. Preventive maintenance and housekeeping activities for this area of facility operations was performed.

EFFLUENT PONDS

In July 2016 all flow treated, excluding WAS flow, was piped to effluent ponds #'s 1, 4, 5, & 9. Ponds were rotated over the course of the month to meet the >2 foot freeboard permit limit. Ponds 2 & 3 were not in service and are empty. Preventive maintenance and housekeeping activities for this area of facility operations was performed.

MAINTENANCE

In July of 2016, all preventive maintenance tasks were carried out. Maintenance included:

- On 7-4-16 changed out influent effluent sampler pump tubing.
- On 7-9-16 Mineo Bros onsite to help removal of scum at clarifiers
- On 7-10-16 calibrated the pH and EC meter probes.
- On 7-10-16 Mineo Bros onsite to help removal of scum at clarifiers
- On 7-13-16 Mineo Bros onsite to help removal of scum at clarifiers
- On 7-14-16 Fusion Metal works onsite to repair Bio-Barge
- On 7-14-16 PERC staff repaired the broken chain # 2 to the South Basin.
- On 7-14-16 Start feeding chlorine to RAS to eliminate filamentous bacteria
- On 7-15-16 Mineo Bros onsite to help removal of scum at clarifiers
- On 7-19-16 sampled Pond # 4.
- On 7-26-16-16 changed oil to plant water pump.
- All month used Vactor to remove scum from center well to N. & S. secondary clarifiers
- Performed weed abatement and grease ball removal throughout the month.

OPERATIONS CALL OUT EVENTS

Total callouts in July of 2016: 0



Adelanto Wastewater Treatment Plant

Monthly Asset Management Report

prepared for the City of Adelanto, California



19101 Jonathan Street
Adelanto
California 92301
Office 760.246.1149
www.percwater.com

August 15, 2016

Mr. Wilson So
PE, Public Services Director, Adelanto Public Utility Authority, City of Adelanto
11600 Air Expressway
Adelanto, CA. 92301

RE: ADELANTO WWTP ASSET MANAGEMENT MONTHLY REPORT JULY 2016

Dear Mr. So,

Enclosed please find the Adelanto Wastewater Treatment Plant Asset Management Monthly Report. PERC Water's intention is to inform the City of Adelanto, California of how the Facility has been performing each month.

In today's service-oriented society, proactive customer service is sought to enhance future business growth. PERC Water is dedicated to the highest caliber of customer service with a sense of quality, timeliness, and accuracy. However, if you have any inquiries, please do not hesitate to contact me at (714) 887-9794.

We look forward to continuing our services to you and the City of Adelanto.

Sincerely,

Dave Kachelski
Director of Operations
PERC Water Corporation
Asset Management Division

CC: Cindy Herrera, City Manager, City of Adelanto
Aaron Mower, Assistant Engineer, City of Adelanto
Nate Owen, VP COO, PERC Water Corp.

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EXECUTIVE SUMMARY

The Adelanto WWTP received 75,535,700 gallons of raw sewage and successfully treated 75,535,700 gallons during the month of July 2016, with an average Influent BOD of 275 mg/l and an average TSS of 265 mg/l. The secondary effluent was discharged to percolation basins 1, 4 5, & 9 per the discharge requirements for this period. No flow was diverted to VVWRA this month

During the month of July 2016, the daily influent flow recorded averaged 2.437 million gallons per day. *It should be noted that the old effluent flume is not in the process flow train rather it is reversed flow from the utility water pumps pumping effluent water from pond # 1.* Effluent flow is now being calculated by subtracting the treated flow minus the Waste Activated Sludge (WAS) flow for each day and the daily calculated effluent flow averaged 2.418 million gallons per day.

The facility and Asset Management Team produced a good effluent water quality during the month of July 2016. The average effluent BOD was four ND <5.0 mg/l results. The average TSS was 4.25 mg/l, and the average effluent TN was 4.3 mg/l.

PLANT STAFFING

David Kachelski – Director of Operation, CPO V, Collections System Operator III

Eric Schweizer – Lead Operator III, Collection System Operator I

Tristan (Dutch) Hause – Operator I, Collection System Operator II

Jared Kachelski – Operator I

OPERATIONS ACTIVITY

PERC Water’s Asset Management Team performed daily process control sampling and analysis, trend analysis, equipment verification checks, compliance sampling, housekeeping, process adjustments, and solids processing.

FLOWS AND LABORATORY TEST RESULTS

Influent

Total Flow	75.535 MG
Average Flow	2.437 MGD
Maximum Daily Flow	2.540 MGD
Minimum Daily Flow	2.311 MGD
Maximum Daily Peak	2,574.5 GPM



Minimum Daily Peak	2,187.3 GPM
Total Flow to VVWRA	0 MG
Average Flow to VVWRA	0 MGD
Maximum Flow to VVWRA	0 MGD
Minimum Flow to VVWRA	0 MGD
Average BOD	275 mg/l
Average TSS	265 mg/l
Average pH	7.10 SU
Average EC	1580 umho/cm

EFFLUENT

Average BOD	Four ND <5.0 mg/l
Average TSS	4.25 mg/l
Total Nitrogen	4.3 mg/l
Average TDS	520 mg/l
Average MBAS	one ND <0.08mg/l & one 0.14 mg/l
Dissolved Oxygen	1.41 to 2.41 mg/l
pH	6.83 to 6.91 SU
EC	836 to 879 umho/cm

CERTIFIED LABORATORY

Laboratory analysis is performed by ES Babcock Laboratory in Riverside, California. All samples are sent to the laboratory on a weekly/monthly basis.

OPERATIONAL CHANGES

- On 7-4-16 changed out influent effluent sampler pump tubing.
- On 7-9-16 Mineo Bros onsite to help removal of scum at clarifiers
- On 7-10-16 calibrated the pH and EC meter probes.
- On 7-10-16 Mineo Bros onsite to help removal of scum at clarifiers
- On 7-11-16 swapped out polymer tote to centrifuge operations.
- On 7-13-16 Mineo Bros onsite to help removal of scum at clarifiers
- On 7-14-16 Fusion Metal works onsite to repair Bio-Barge



- On 7-14-16 PERC staff repaired the broken chain # 2 to the South Basin.
- On 7-14-16 Start feeding chlorine to RAS to eliminate filamentous bacteria
- On 7-15-16 Mineo Bros onsite to help removal of scum at clarifiers
- On 7-19-16 sampled Pond # 4.
- On 7-22-16 swapped out polymer tote to centrifuge operations
- On 7-26-16-16 changed oil to plant water pump.
- All month used Vactor to remove scum from center well to N. & S. secondary clarifiers
- Performed weed abatement and grease ball removal throughout the month.

COMPLIANCE ISSUES

There were no compliance issues during the month of July 2016.

EMERGENCY CALLOUTS

There were no call out for the month of July:

ODOR COMPLAINTS

There was no odor complaint for the month of July:

POWER FAILURES

There was no power failures for the month of July

INJURIES OR ACCIDENTS (REPORTABLE)

There were no reported injuries or accidents for the month of July.

FACILITY TOURS

There were no tours for the month of July.

REGULATORY MEETINGS

There were no regulatory meetings for the month of July

SECURITY ISSUES

There were no security issues for the month of July.



CITY COUNCIL AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Mayor and City Council Members

FROM: Cynthia M. Herrera, MMC, City Manager/ City Clerk

BY: Belen Cordero, Conservation Specialist/Recycling Coordinator

SUBJECT: MONTHLY COMMERCIAL & RESIDENTIAL SOLID WASTE & RECYCLING REPORT-
JUNE 2016

ATTACHMENTS:

1. Burrtec's monthly commercial & residential solid waste & recycling report June 2016



BURRTEC

WASTE INDUSTRIES, INC.

"We'll Take Care Of It"

July 20, 2016

Ms. Belen Cordero
City of Adelanto
11600 Air Expressway - P.O. Box 10
Adelanto, CA 92301

Re: Monthly Commercial & Residential Report – June 2016

Dear Ms. Cordero:

The following information is provided as the monthly report for the solid waste and recyclables collection services:

Solid Waste Collected

Attached is a copy of the Waste Generation and Diversion Report, which provides a breakdown of the tonnage, collected by commodity type. Additional information based on program code and AB939 reporting format is also included.

The recycling tonnage is received and processed at the Victor Valley Material Recovery Facility. A detailed commodity breakdown by customer type is included. The solid waste is taken to the Victorville Landfill.

Call Logs

Attached are the detailed call logs.

Compliments	0
Complaints	0
Missed pick-ups	6

Used Oil Collection Activity

Burrtec provides a used oil collection program. Under this program, participating residents have their used oil and oil filters collected at curbside. The following summarizes the used oil and oil filters collection activity.

Oil Container Deliveries	0
Used Oil Collection	0

Sharps Container Activity

Burrtec provides a used Sharps container distribution program. Under this program, participating residents may exchange their used containers for a new container at the Burrtec facility and can also drop off used Sharps containers at the new site located at City Hall.

Sharps Container Distribution 2
Used Sharps Container Collection 2

Universal Waste & E-Waste Collections

Universal waste includes such items as batteries, fluorescent lamps, and mercury thermostats among others. Electronic waste or E-waste includes such items as computer monitors, television sets, stereos, etc. The following summarizes the Universal Waste and E-waste residential collections:

Televisions 43
Other (Microwaves, Refrigerators, Washer/Dryers, etc.) 20

Street Sweeping Services

Area specific street sweeping and street debris clean-up began in anticipation of July street sweeping program implementation. June services provided at no charge to City or residents. 112.50 tons of street sweeping debris collected.

Warning Notices

No warning notices were issued during the month.

Problems Encountered

No problems were encountered.

Other Noteworthy Items

Bulky Item Collections: During the month we received 193 calls for bulky-item pick-ups, including: end tables, cabinets, desks, beds, mattresses, entertainment centers, BBQs, cribs, bookcases, and recliners. A detailed report of the bulky items collection calls is attached.

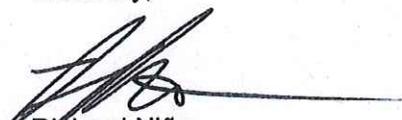
Commercial Recycling Program

Outreach: Below please find the activity summary for the Commercial and Multi-Family Recycling Program. Attached is a copy of the flyer that was mailed to Adelanto Property Managers describing Bulky Item service and the acceptable items for pick-up:

Date	Remarks
6/9/16	Bulky item pick-up mailers sent to 50 Multi-family accounts

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Richard Niño
Vice President

/sr

SOLID WASTE COLLECTED

Waste Generation and Diversion Report
May_2016

Route Description	Refuse	Recycling	E-waste	Greenwaste	Tires (Transformation)	Tin/White Goods	Scrap Metal	Wood	Inert	Comm'l Select	Total Tonnage Generated
Residential Total	748.41	165.10	-	-	-	-	-	-	-	-	913.51
Christmas Tree Total	-	-	-	-	-	-	-	-	-	-	-
Bulky Item Total	23.59	-	1.44	-	-	3.22	-	-	-	-	28.25
Clean Up Total	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Total	124.44	7.87	-	-	-	-	-	-	-	-	132.31
Residential Bin Total	4.61	-	-	-	-	-	-	-	-	-	4.61
Commercial Total	338.28	50.81	-	0.34	1.21	-	1.71	0.20	1.25	0.02	393.82
Rolloff Total	443.60	-	2.35	-	-	-	1.04	-	-	0.99	447.98
Grand Total	1,682.93	223.78	1.44	2.69	1.21	3.22	2.75	0.20	1.25	1.01	1,920.48

(a)

Diverted Tonnage	CIMMB Program			CIMMB Program-Code			Residue %	Residue Tons	Net Tonnage Diverted
	Refuse	Recycling	2000 Series	Special Waste - 4000 Series	Transformation	8000 Series			
Residential Recycling	-	165.10	-	-	-	-	33.62%	55.51	109.59
Resd'l Recycling- External Bulky	-	-	-	-	-	-	0.00%	-	4.66
Multi-Family Recy	-	7.87	-	-	-	-	30.32%	2.39	5.48
Commercial Recycling	-	50.81	-	-	-	-	30.32%	15.41	36.40
Commercial Select Loads	-	-	-	-	-	-	7.00%	-	0.02
Commercial-Other Recycling	-	-	-	-	-	-	0.00%	-	4.71
Rolloff Select Loads	-	-	-	-	-	-	7.00%	0.07	0.92
Rolloff-Other Recycling	-	-	-	-	-	-	0.00%	-	3.39
Total Diverted Tonnage	165.10	223.78	1.44	2.69	1.21	1.25	33.62%	73.38	164.17

(b)

(c)

(e)

Gross Diversion	Residential	Multi-Family	Commercial	Rolloff
12.37%	18.03%	5.95%	13.94%	0.98%

Net Diversion	Residential	Multi-Family	Commercial	Rolloff
8.55%	12.13%	4.44%	10.07%	-0.96%

Reconciliation of Tonnage to CIWMB Report:

Total refuse generated	1,682.93	(a)	Total special waste	7.42
Total residue	73.38	(b)	Commercial MRF credit for diversion only	
Total Refuse	1,756.31			
Net Tonnage Diverted	164.17	(e)		
Total Reported	1,920.48			

VICTORVILLE DISPOSAL
CITY OF ADELANTO

CIWMB Program Code	Description	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Y-T-D
Refuse							
	Residential Refuse	686.90	678.57	786.56	753.53	748.41	3,653.97
	Residential Bulky Items	10.99	18.75	22.47	26.24	23.59	102.04
	Residential Refuse (residue)	56.43	53.31	60.36	56.12	55.51	281.73
	Clean Up Refuse	0.00	0.00	0.00	22.68	0.00	22.68
	Government Refuse						0.00
	School Refuse						0.00
	Residential Bin Refuse	4.11	4.10	4.57	4.21	4.61	21.60
	Residential Bin Refuse (residue)	0.00	0.00	0.00	0.00	0.00	0.00
	Multi-Family Refuse	110.90	110.58	123.52	113.63	124.44	583.07
	Multi-Family Refuse (residue)	2.06	1.93	2.13	2.19	2.39	10.70
	Commercial Refuse	291.57	289.43	326.77	312.80	338.28	1,558.85
	Roll-off Refuse	391.52	471.54	556.12	526.75	443.60	2,389.53
	Commercial Refuse (residue)	13.62	12.70	14.02	14.16	15.41	69.91
	Roll-off Refuse (residue)	0.50	0.29	0.46	0.50	0.07	1.82
	Refuse Totals	1,568.60	1,641.20	1,896.98	1,832.81	1,756.31	8,695.90
Source Reduction							
1000-SR-XGC	Xeniscaping, Grasscycling						0.00
1010-SR-BCM	Backyard Composting						0.00
1020-SR-BWR	Business Source Reduction						0.00
1030-SR-PMT	Procurement						0.00
1040-SR-SCH	School Source Reduction						0.00
1050-SR-GOV	Government Source Reduction						0.00
1060-SR-MTE	Material Exchange, Thrift Shops						0.00
1070-SR-OTH	Other Source Reduction						0.00
	Source Reduction Totals	0.00	0.00	0.00	0.00	0.00	0.00
Recycling (net of residue)							
2000-RC-CRB	Residential Curbside Recycling	111.37	105.27	119.17	110.80	109.59	556.20
2010-RC-DRP	Residential Drop-Off Recycling						0.00
2020-RC-BYB	Residential Buy-Back Centers						0.00
2030-RC-OSP	Commercial On-Site Pickup	35.95	34.37	37.69	37.57	40.88	186.46
2040-RC-SFC	Commercial Self-Haul Recycling						0.00
2050-RC-SCH	School Recycling						0.00
2060-RC-GOV	Government Recycling						0.00
2070-RC-SNL	Special Collection - Seasonal	5.21	0.00	0.00	0.00	0.00	5.21
2080-RC-SPE	Special Collection - Events						0.00
2090-RC-OTH	Other Recycling-Pre Sorted Roll-off	0.00	0.00	0.00	0.00	0.00	0.00
	Recycling Totals	152.53	139.64	156.86	148.37	150.47	747.87
Composting							
3000-CM-RCG	Residential Curbside Greenwaste	0.00	0.00	0.00	0.00	0.00	0.00
3010-CM-RSG	Residential Self-Haul Greenwaste						0.00
3020-CM-COG	Commercial On-Site Greenwaste	0.00	3.75	4.73	0.00	2.69	11.17
3030-CM-CSG	Commercial Self-Haul Greenwaste						0.00
3040-CM-FWC	Food Waste Composting	0.00	0.00	0.00	0.00	0.00	0.00
3050-CM-SCH	School Composting						0.00
3060-CM-GOV	Government Composting						0.00
3070-CM-OTH	Other Composting						0.00
	Composting Totals	0.00	3.75	4.73	0.00	2.69	11.17
Special Waste							
4000-SP-ASH	Ash						0.00
4010-SP-SLG	Sludge (sewage industrial)						0.00
4020-SP-TFS	Tires	0.00	0.00	0.00	0.00	0.00	0.00
4030-SP-WHG	White Goods	2.34	2.70	3.06	3.78	3.22	15.10
4040-SP-SCM	Scrap Metal	1.48	1.77	1.25	12.38	2.75	19.63
4050-SP-WDW	Wood Waste	0.00	0.00	3.16	0.69	0.20	4.05
4060-SP-CAR	Concrete/Asphalt/Rubble	1.25	0.00	1.25	40.00	1.25	43.75
4070-SP-DSD	Disaster Debris						0.00
4080-SP-SGL	Shingles						0.00
4090-SP-RND	Rendering						0.00
4100-SP-OTH	Other Special Waste	0.00	0.00	0.00	0.00	0.00	0.00
	Special Waste Totals	5.07	4.47	8.72	56.85	7.42	82.53

VICTORVILLE DISPOSAL
CITY OF ADELANTO

CNMBE	Program Code	Description	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Y-T-D
		Public Education & Outreach						
	5000-ED-ELC	Electronic (radio, TV, WWW, Hotlines)						0.00
	5010-ED-PRN	Printed Media						0.00
	5020-ED-OUT	Outreach (workshops, fairs, field trips)						0.00
	5030-ED-SCH	Other Public Education						0.00
	5040-ED-OTH	Other Public Education						0.00
		Public Education & Outreach Totals	0.00	0.00	0.00	0.00	0.00	0.00
		Policy Incentives						
	6000-PI-PLB	Product & Landfill Bans						0.00
	6010-PI-EIN	Economic Incentives						0.00
	6020-PI-ORD	Ordinances						0.00
	6030-PI-OTH	Other Policy Incentives						0.00
		Public Education Totals	0.00	0.00	0.00	0.00	0.00	0.00
		Facility Recovery						
	7000-FR-MRF	Material Recovery Facility	0.98	0.44	0.70	0.03	0.94	3.09
	7010-FR-LAN	Landfill						0.00
	7020-FR-TST	Transfer Station						0.00
	7030-FR-CMF	Composting Facility						0.00
	7040-FR-ADC	Alternate Daily Cover						0.00
	7050-FR-OTH	Other Facility Recovery						0.00
		Facility Recovery Totals	0.98	0.44	0.70	0.03	0.94	3.09
		Transformation						
	8000-TR-WTE	Waste-to-Energy	0.21	0.08	0.00	0.39	0.00	0.68
	8010-TR-WDW	Biomass (wood waste)						0.00
	8020-TR-TRS	Tires	0.40	0.35	1.08	1.23	1.21	4.27
	8030-TR-OTH	Other Transformation						0.00
		Transformation Totals	0.61	0.43	1.08	1.62	1.21	4.95
		Household Hazardous Waste						
	9000-HH-PMF	Permanent Facility						0.00
	9010-HH-MPC	Mobile/Periodic Facility						0.00
	9020-HH-CSC	Curbside Collection						0.00
	9030-HH-WSE	Waste Exchange						0.00
	9040-HH-EDP	Educational Programs						0.00
	9045-HH-EWA	Electronic Waste	0.85	2.28	2.21	1.60	1.44	8.38
	9050-HH-OTH	Other Household Hazardous Waste						0.00
		HHW Totals	0.85	2.28	2.21	1.60	1.44	8.38
		All Programs Total	160.04	151.01	174.30	208.47	164.17	857.99
		Total Refuse	1,568.60	1,641.20	1,896.98	1,832.81	1,756.31	8,695.90
		Total Tonnes Generated	1,728.64	1,792.21	2,071.28	2,041.28	1,920.48	9,553.89
		Multi Family Net Diverted Tonnage						
	2030-RC-OSP	Multi Family Curbside Recycling	4.74	4.42	4.91	5.03	5.48	24.58
	3020-CM-COG	Multi Family Curbside Greenwaste	0.00	0.00	0.00	0.00	0.00	0.00
	7000-FR-MRF	Multi Family Material Recovery Facility	0.00	0.00	0.00	0.00	0.00	0.00
		Residential Bin Net Diverted Tonnage						
	2030-RC-OSP	Residential Bin Curbside Recycling	0.00	0.00	0.00	0.00	0.00	0.00
	3020-CM-COG	Residential Bin Curbside Greenwaste	0.00	0.00	0.00	0.00	0.00	0.00
	7000-FR-MRF	Residential Bin Material Recovery Facility	0.00	0.00	0.00	0.00	0.00	0.00
		Oil Waste (in Gallon)						
	9010-HH-MPC	Mobile/Periodic Facility	0.00	0.00	0.00	0.00	0.00	0.00

CALL LOGS

**CITY OF ADELANTO COMPLAINTS
JUNE 2016**

WO ID STR # SERVICE ADDRESS DATE SERVICE NOTES

NONE TO REPORT

**CITY OF ADELANTO COMPLIMENTS
JUNE 2016**

WO ID	STR #	SERVICE ADDRESS	DATE	SERVICE NOTES
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NONE TO REPORT

**CITY OF ADELANTO MISSED PICK-UPS
JUNE 2016**

WO ID	STR #	SERVICE ADDRESS	DATE	SERVICE NOTES
65143	11803	CLIFFROSE CT	06/01/16	SERVICE TRASH. CLAIMS MISSED
66886	14792	DANA ST	06/09/16	SERVICE TRASH. CLAIMS IT WAS MISSED
67498	11416	ADDISON CT	06/14/16	SERVICE 1 60 GALLON RECYCLE
68570	11277	AZTEC LN A-B	06/20/16	CUSTOMER CLAIMS MISSED
68831	11875	BROCKMAN AVE	06/21/16	SERVICE 60 GALLON RECYCLE
69710	17854	KENDALL CIR	06/27/16	SERVICE 60 GALLON RECYCLE. CLAIMS MISSED

BULKY PICK UPS

**CITY OF ADELANTO BULKY ITEM PICK-UPS
JUNE 2016**

WO ID	STR #	SERVICE ADDRESS	DATE	SERVICE NOTES
65011	14581	AGAVE WAY	06/01/16	HEATER, DRESSER, MATTRESS, BOX SPRING, ROLL OF FENCE.
64608	14711	DAISY RD	06/01/16	WALKER, WOOD SHELF, 2 WOOD CRATES, PIECE OF DRY WALL, CANE, TRIMMING TOOL, 3 CUSHIONS
65102	15185	DAISY RD	06/01/16	MATTRESS
65042	10742	JOSHUA ST	06/01/16	MATTRESS
64070	10982	SHERMAN WAY	06/01/16	COUCH, SINK, CAMPER, EXERCISE MACHINE
64969	11462	STAR ST	06/01/16	3 CHAIRS, BABY SWING, DRESSER
64835	11216	TAMARISK RD	06/01/16	2 COUCHES, CHAIR
65315	11262	ALEXANDRIA ST	06/02/16	2 TIRES, ROLL OF CARPET
64862	15136	DAISY RD	06/02/16	BASKETBALL COURT
64886	14968	DAVINCI CT	06/02/16	2 MATTRESSES, 2 OVERSTUFFED CHAIRS, HEAD BOARD
64453	11727	DRAKE CT	06/02/16	10 WINDOWS
65057	15447	FREMONT DR	06/02/16	COUCH, 2 MATTRESS, BOX SPRING, OTTOMAN.
65274	15601	KEARNY DR	06/02/16	2 MATTRESS, BOX SPRING
64433	11763	LUPIN RD	06/02/16	2 STANDS, DRESSER
64740	19043	PANTHER AVE	06/02/16	LARGE OVERSTUFFED CHAIR, SMALL CABINET
64379	10786	ROSE CT	06/02/16	2 SLIDES, 5 BUNDLES OF JUNGLE GYM
65174	10796	ROSE CT	06/02/16	FUTON, CHAIR, MATTRESS AND DRESSER
64532	10874	ROSE PL	06/02/16	2 MATTRESSES, BOX SPRING
64614	17956	AVERY ST	06/03/16	RECLINER.
65015	18195	CHERIMOYA RD	06/03/16	3 MATTRESSES
65270	10527	CHEVRON CT	06/03/16	MATTRESS, BOX SPRING
64590	10450	CIMMERON TRAIL DR	06/03/16	2 TIRES, COUCH
64832	11660	DESERT FALLS ST	06/03/16	SECTIONAL COUCH (4 PIECES), 3 CAR SEATS
64726	9872	FOREST CT	06/03/16	2 COUCHES
65695	11572	GOLDEN ST	06/03/16	2 CHAIRS, 2 DOORS
65181	11940	HILL ST	06/03/16	KID'S TOY, CRIB, BIKE, PORTABLE POOL TABLE
64422	15446	KEARNY DR	06/03/16	RECLINER
65173	10303	MENDICINO RD	06/03/16	MATTRESS, BOX SPRING, HEADBOARD, FOOTBOARD, BED RAILS
65189	10452	MENDICINO RD	06/03/16	4 TIRES, PIECE OF WOOD
65168	15334	PEAR MAIN ST	06/03/16	2 SOFAS, 2 CABINETS, DRESSER
65124	11982	SPRING HILL CT	06/03/16	4 CHAIRS, CAR SEAT
65592	17838	MONO CT	06/04/16	2 BUNDLES OF TREE LIMBS
64802	11480	BEGONIA RD	06/06/16	DRESSER
65931	11332	BEGONIA RD	06/06/16	LOVESEAT, SOFA, CAT TREE
65512	11837	CAMBRIDGE ST	06/06/16	MATTRESS, BOX SPRING, 4 TIRES
65858	15230	ELLERY ST	06/06/16	CHAIR, BOX SPRING, MATTRESS
64858	11740	OXFORD ST	06/06/16	COUCH
64780	14285	PURPLE CANYON RD	06/06/16	MATTRESS, 2 BOX SPRINGS, DRESSER, HEADBOARD
66084	14571	AGAVE WAY	06/07/16	2 ROLLS OF CARPET, BUNDLE OF WOOD
66188	14599	AGAVE WAY	06/07/16	REFRIGERATOR, POWER WHEEL, MATTRESS, SOFA, BAR COUNTER, CHAIR
65081	14672	ALAN ST	06/07/16	5 CHAIRS, PORCH SWING, WOOD, WEIGHT BENCH, DRESSER

CITY OF ADELANTO BULKY ITEM PICK-UPS

JUNE 2016

66160	14577	BLUE SAGE RD	06/07/16	MATTRESS
66118	11229	DESERT ROSE DR	06/07/16	MATTRESS, BOX SPRING
66209	14785	HAMILTON CT	06/07/16	COUCH, 2 BBQ'S, LAWN MOWER
65562	11403	HIGHLAND CT	06/07/16	COUCH
66083	14550	JUNIPER LN	06/07/16	MATTRESS, BOX SPRING
65829	14634	KIMBERLY ST	06/07/16	COUCH
66278	11586	LA PAZ ST	06/07/16	DRESSER, DOOR, BBQ, HEADBOARD, VACUUM, 2 LAMPS, BASKET
65180	10786	THORNDALE ST	06/07/16	COUCH SET
66178	11244	WESTBROOK DR	06/07/16	2 MATTRESSES, 2 BOX SPRINGS, METAL BED FRAME
66414	11159	ALEXANDRIA ST	06/08/16	3 DRESSERS, FUTON COUCH, POWER WHEEL
66250	11346	ARLINGTON ST	06/08/16	TOILET, POOL LADDER, 2 PALLETS
66494	10828	BONANZA RD	06/08/16	COUCH, KID'S CAR
65867	10512	DAWN ST	06/08/16	MATTRESS, CAR SEAT.
66575	10514	JOSHUA ST	06/08/16	2 MATTRESSES, SATELLITE DISH
66565	15215	LAKE ST	06/08/16	SKATE RAMP, DOOR, WOOD BUNDLE, METAL FRAME, STUMP
65448	15044	RADFORD AVE	06/08/16	2 CHAIRS, BATHTUB (4 PIECES)
65245	15184	RAINIER ST	06/08/16	4 MATTRESSES
66014	10814	ROSE CT	06/08/16	2 MATTRESSES, BED FRAME
66498	11262	SHANANDOAH ST	06/08/16	MATTRESS, HEADBOARD, DRESSER, NIGHT STAND, COUCH
66426	11372	STAR ST	06/08/16	3 COUCHES, DRESSER, TABLE
65820	10796	VILLA ST	06/08/16	2 COUCHES
66628	10776	VILLA ST	06/08/16	2 DOORS, SHELF
66785	15344	FREMONT DR	06/09/16	ENTERTAINMENT CENTER
66739	11754	GALEWOOD CT	06/09/16	5- PALLETS, 4 WOOD BUNDLES
66716	11836	GALEWOOD ST	06/09/16	CHAIR, WEED WHACKER, FAN, SANTA CLAUS, BASKETBALL COURT BASE
66847	11848	JUSTINE WAY	06/09/16	TV STAND
66467	15382	LASSEN DR	06/09/16	COUCH, 4 CHAIRS, 2 TABLES, POOL LADDER, BED FRAME
66485	11823	LUPIN RD	06/09/16	2 MATTRESSES, BASKETBALL HOOP, WOOD BUNDLE, 2 KID'S TOYS
66110	11742	POPPY RD	06/09/16	CHRISTMAS TREE, CHAIR
66548	11756	PORTOLA CT	06/09/16	MATTRESS, BOX SPRING
66526	11544	SPRING ST	06/09/16	3 WOOD PALLETS
66735	11524	SPRING ST	06/09/16	COUCH, DESK, PALLET
67017	17800	AVERY ST	06/10/16	COUCH, 2 MATTRESSES
65223	15791	DESERT ROCK ST	06/10/16	3 BAR STOOLS, RECLINER, OTTOMAN
66116	18506	GREENING ST	06/10/16	COUCH
66680	17903	KENDALL CIR	06/10/16	2 DESKS, BOOKSHELF, LAMP
66771	18374	PEAR MAIN ST	06/10/16	COUCH
66221	18302	RIEMAN ST	06/10/16	COUCH, LOVESEAT
66174	10423	RODEO CIR	06/10/16	2 COUCHES
66176	11845	YATES AVE	06/10/16	6 COUCHES, 2 TIRES
67245	11886	BEGONIA RD	06/13/16	FUTON, DRESSER, WORKOUT MACHINE, 2 BIKES
66522	11422	BRISTOL CT	06/13/16	5 MATTRESSES, FISH TANK
66237	11816	CLIFFROSE CT	06/13/16	DRESSER
66660	11884	CORNELL ST	06/13/16	2 COUCHES

CITY OF ADELANTO BULKY ITEM PICK-UPS

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66725	14475	IVY ST	06/13/16	COUCH, DRESSER
66465	14363	LILAC RD	06/13/16	2 MATTRESSES, BOX SPRING
67272	14333	PRINCETON CT	06/13/16	COUCH, SWAMP COOLER, CHAIR, PORTA POTTY
66689	11786	STAR ST	06/13/16	2 CHAIRS, TABLE, CHAIR, CABINET
66768	11830	WOLCOTT ST	06/13/16	2 COUCHES, DRESSER
66461	14554	BARKSDALE CIR	06/14/16	MATTRESS, 2 STOOLS, BENCH, BIKE, 2 DESKS, FIRE PIT, LADDER
67344	11611	DANIELLE DR	06/14/16	AREA RUG, PATIO UMBRELLA
67456	10945	DESERT ROSE CT	06/14/16	COUCH, OTTOMAN
66412	14735	LOUISA CT	06/14/16	DRESSER, COUCH, HEADBOARD
67056	14634	PALMYRA CT	06/14/16	3 DOORS, SINK, EZ-UP
66674	14730	SNAPDRAGON LN	06/14/16	3 CLOSET DOORS
67392	14747	SNAPDRAGON LN	06/14/16	2 MATTRESSES, BOX SPRING, DRESSER
67511	11202	WESTBROOK DR	06/14/16	MATTRESS, BOX SPRING, BED FRAME, RUG, KITCHEN TRASH CAN, CARDBOARD
67677	15100	ALEXANDRIA ST	06/15/16	COUCH
67720	10625	ALTON PL	06/15/16	3 CABINETS
66921	14806	CYPRESS RD	06/15/16	3 COUCHES, 4 MATTRESSES, 2 COUNTER TOPS, TOY KITCHEN
67493	14723	DAISY RD	06/15/16	COUCH, HOCKEY TABLE
67611	10832	E WAKEFIELD ST	06/15/16	DRESSER, BABY BED, HEADBOARD
67814	10677	JOSHUA ST	06/15/16	SOFA, MATTRESS, CRIB
67336	10575	MOORFIELD CIR	06/15/16	MATTRESS, NIGHT STAND, STOOL, TV STAND, CARPET BUNDLE
67747	10526	TEAKWOOD WAY	06/15/16	2 COUCHES
67871	10530	VILLA ST	06/15/16	DRESSER, HEADBOARD, MATTRESS, BOX SPRING
67873	17821	AVERY ST	06/16/16	3 MATTRESSES, DRESSER, COUCH
67942	10370	BETHANY LN	06/16/16	COUCH, TREADMILL, COMPUTER DESK, DESK CHAIR
67126	19015	DENNIS ST	06/16/16	COUCH
66909	11551	GOLDEN ST	06/16/16	4 MATTRESSES, COUCH
68098	15868	HORIZON WAY	06/16/16	VACUUM, SUITCASE
68037	18862	KOALA RD	06/16/16	COUCH
67955	19021	MUSKRAT AVE	06/16/16	2 COUCHES, 2 TIRES
67979	15710	OX HILL CT	06/16/16	COUCH (3 PIECES)
67856	19012	PANTHER AVE	06/16/16	COUCH, CHAIR, LADDER, TABLE, BOOKSHELF
67432	11555	SPRING ST	06/16/16	5 PIECES OF BED FRAME
67510	17710	CARSON CIR	06/17/16	TIRE, COUCH, CRIB
67936	12006	CHAMBERLAINE WAY	06/17/16	3 COUCHES, RECLINER
68034	11382	CHAMBERLAINE WAY A-E	06/17/16	2 COUCHES, TIRE, DRESSER, TABLE
68313	11715	LEE AVE	06/17/16	2 CLOSET DOORS
68375	18474	PEARMAIN ST	06/17/16	CAR SEAT, WASHER, CARPET ROLL, METAL FRAME, SHELF, A/C UNIT, WOOD BOX, TABLE TOP, CHAIR
67744	10347	PONY EXPRESS DR	06/17/16	DESK, SATELLITE DISH
68530	14636	PALM ST	06/18/16	3 MATTRESSES, 2 KIDS POWER WHEELS
68227	11147	ADDISON ST	06/20/16	WEIGHT BENCH, 3 ROLLS OF ARTIFICIAL TURF, METAL FRAME, CHAIR, PIPE
68464	11416	ADDISON CT	06/20/16	2 LARGE BOXES
67945	11475	BEGONIA RD	06/20/16	MATTRESS, BOX SPRING
68228	11760	BEGONIA RD	06/20/16	MATTRESS, BOX SPRING, HEADBOARD, ENTERTAINMENT CENTER, DOOR

CITY OF ADELANTO BULKY ITEM PICK-UPS

JUNE 2016

68477	14812	BENJAMIN RD	06/20/16	2 MATTRESSES, 2 COUCHES, DRESSER
68259	10450	CARMEN ST	06/20/16	10 PIECES OF PLYWOOD
68507	11874	CORNELL ST	06/20/16	2 MATTRESSES, BOX SPRING, WOOD FURNITURE, 2 COUCHES
67481	14213	HIGH POINT CT	06/20/16	CRIB MATTRESS, TABLE, NIGHT STAND, 2 CHAIRS
68189	11546	LAGUNA ST	06/20/16	COUCH, LOVESEAT, MATTRESS, BOX SPRING
68204	14239	NICOLES WAY	06/20/16	COUCH
67509	14240	RACHEL CT	06/20/16	MATTRESS, HEADBOARD, FOOT BOARD, DRESSER
67937	15228	STONE ST	06/20/16	3 CHAIRS, DESK
68443	11736	TAYLOR ST	06/20/16	TABLE, 4 CHAIRS, COUCH
68466	11884	CORNELL ST	06/20/16	2 COUCHES, CHAIR
68483	14548	ALLENDALE CIR	06/21/16	MATTRESS, 2 BOX SPRINGS, WEIGHT BENCH
68257	11406	HIGHLAND CT	06/21/16	COUCH, DRESSER, 2 BIKES, 2 MATTRESSES, BENCH, 2 BUNDLES OF TRAMPOLINE
67595	11071	LIVE OAK LN	06/21/16	2 COUCHES
67730	14617	PALMYRA CT	06/21/16	HEADBOARD, BBQ, SCREEN DOOR
67601	14634	PALMYRA WAY	06/21/16	2 CHAIRS, CABINET, RUGS, TOOL BOX, 2 TIRES
68593	14790	SANDSTONE ST	06/21/16	2 TIRES, 2 PALLETS
68637	14542	SCOTTSDALE CIR	06/21/16	2 BED FRAMES, 2 COUCHES, 2 MATTRESSES, 2 BOOKCASES, 2 DRESSERS
68136	10433	THORNDALE ST	06/21/16	5 ROLLS OF CARPET
68571	11374	VILLA ST	06/21/16	2 NIGHTSTANDS, HEADBOARD, BOX SPRING, MATTRESS
68739	11225	WESTBROOK DR	06/21/16	DRESSER, CHAIR, FOOTSTOOL
68586	10608	ALTON PL	06/22/16	COUCH
68677	10823	E WAKEFIELD ST	06/22/16	FUTON, MATTRESS, 2 CHAIRS
68684	10735	E WAKEFIELD ST	06/22/16	2 MATTRESSES, AIR MATTRESS, 2 DRAWERS
69070	15089	FLOWER ST	06/22/16	3 CHAIRS, 2 TABLES
68909	11054	HILLSBOROUGH CT	06/22/16	2 VACUUMS, MOWER, DOLLHOUSE
67892	15157	IVY CT	06/22/16	HEAD BOARD, CAR SEAT, CHINA CABINET , 2 PIECES OF BED FRAME
68880	15017	KINGSFORD AVE	06/22/16	TRAMPOLINE, CHAIR, DESK
68811	10842	PERSHING ST	06/22/16	2 TOILETS
68873	18765	DOGWOOD CT	06/23/16	MATTRESS, BOX SPRING, ROLL OF CARPET
68855	15392	LASSEN DR	06/23/16	4 MATTRESSES, DESK
69288	18541	LAURIE LN	06/23/16	WATER HEATER, 2 CHAIRS
69192	11715	MAYWOOD CT	06/23/16	3 MATTRESSES, BOX SPRING, CHIMNEY VENT
69123	11377	SPRING ST	06/23/16	2 TABLE, COUCH, BBQ PIT, SOFA CHAIR
69438	18864	BELLFLOWER ST	06/24/16	COUCH, MATTRESS
68591	11918	CHAMBERLAINE WAY	06/24/16	3 MATTRESSES, 2 COUCHES
68741	10843	CHAMBERLAINE WAY	06/24/16	2 MATTRESSES, 2 BOX SPRINGS, 2 COUCHES
69522	10398	PARKVIEW ST	06/24/16	EXERCISE BIKE, 2 BIRD CAGES, BABY WALKER
69442	10367	PONY EXPRESS DR	06/24/16	CAR SEAT, DRESSER
68381	17772	STEVENS ST	06/24/16	MATTRESS, BOX SPRING, DOG HOUSE, BUNDLE BED RAILS, TIRE
69380	18425	THOMAS CT	06/24/16	2 CHAIRS, 2 MATTRESSES, HEADBOARD
68628	10400	KEMPER AVE	06/24/16	A/C UNIT
68716	11854	BEGONIA RD	06/27/16	2 MATTRESSES, 2 BOX SPRINGS
69575	11847	CAMBRIDGE ST	06/27/16	2 MATTRESSES, HEAD BOARD, FOOT BOARD, BED FRAME

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69700	11799	CAMBRIDGE ST	06/27/16	MATTRESS
68899	11857	CLIFFROSE CT	06/27/16	SECTIONAL COUCH, EQUIPMENT CENTER
68699	14347	DELICIOUS ST	06/27/16	COUCH, 2 MATTRESSES, DRESSER, RECLINER
69450	14375	DELICIOUS ST	06/27/16	FOOT STOOL, 2 TABLES, CHAIR, DRESSER
69452	10830	EUCLID ST	06/27/16	MATTRESS, CHAIR, 2 HEADBOARD
68924	10799	FLORAL ST	06/27/16	MATTRESS, 2 SHAMPOOERS, 2 VACUUMS
69603	10839	HICKORY ST	06/27/16	TV STAND, HUTCH
69427	11825	WOLCOTT ST	06/27/16	BROKEN TRAMPOLINE
69693	14548	ALLENDALE CIR	06/28/16	FISH TANK, BED FRAME, MATTRESS, BOX SPRING
70190	14254	CAROLINE ST	06/28/16	TABLE TOP, WOOD
69677	11345	ESSEX CT	06/28/16	DOG HOUSE, 3 BUNDLES OF CARDBOARD, GARAGE DOOR MOTOR
69821	14633	GRAY ST	06/28/16	TOY BOX, 2 TABLES, COUCH
69082	14341	HARTS WAY	06/28/16	WHEEL BARREL, MATTRESS, BENCH, 2 TIRES
69903	14691	KIMBERLY ST	06/28/16	COUCH, MATTRESS, DRESSER
70319	15136	ARCADIAN ST	06/29/16	2 MATTRESSES, HEADBOARD
70204	15023	HENDERSON ST	06/29/16	MATTRESS, TOY CAR, CARPET ROLL,
70357	15088	HENDERSON ST	06/29/16	MATTRESS, BOX SPRING, SHELF, 2 BIKES
70227	15028	INDIGO ST	06/29/16	COUCH, DRESSER, MATTRESS, BOX SPRING.
70435	10303	MENDICINO RD	06/30/16	3 CHAIRS
70507	16680	BELLFLOWER ST	06/30/16	MATTRESS, TUB
70625	19011	DENNIS ST	06/30/16	3 COUCHES
70673	15089	FLOWER ST	06/30/16	BAR, BIKE PARTS, CABINET, COUCH

USED OIL PROGRAM

**CITY OF ADELANTO USED OIL PROGRAM
JUNE 2016**

WO ID	STR #	SERVICE ADDRESS	DATE	SERVICE NOTES
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NONE TO REPORT

SHARPS CONTAINER ACTIVITY

**CITY OF ADELANTO SHARPS PROGRAM
JUNE 2016**

COLLECTED

DELIVERED

2

2

OUTREACH

Bulky Item Pickup

Dear Property Managers,

The benefits of regular bulky item pickup are huge for our communities. Our streets, sidewalks, vacant properties and desert areas can be clutter-free and safe, and we believe this will significantly reduce illegal dumping.

We encourage all Adelanto Property Managers to contact AVCO Disposal to schedule bulky item pickup for a nominal fee. Bulky items must be scheduled in advance for pick up on trash day.

Please have bulky items out no earlier than 8pm on the day before trash day. Bulky items include:

Bundled tree branches
Computers
Couches
Mattresses
Microwaves

Monitors
Refrigerators
Scrap wood
Small household
appliances

Stoves
Televisions
Tires (limit 2)
Washers/ Dryers
Water heaters

Please note that items may not exceed 3 cubic yards in size or be heavier than two men can lift.

Property Managers must arrange Bulky Item Pickup; please contact Customer Service at (760) 245-8607 in advance and your bulky items will be picked up on regular trash day.





CITY COUNCIL AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Mayor and City Council Members

FROM: Cindy Herrera, City Manager

BY: Mark de Manincor, Planning Manager

SUBJECT: DEVELOPMENT SERVICES REPORT FOR JULY 2016

STAFF RECOMMENDATION

Receive and file the Development Services Department Monthly Report for July 2016.

BACKGROUND

See attachments.

FISCAL IMPACT

See attachments.

ATTACHMENTS:

1. Activity Report July 2016
2. Financial Report July 2016



Development Services Department
Planning Division

August 24, 2016

Subject: Monthly Development Services Activity Report for July 2016.

PROPOSALS CONSIDERED BY THE PLANNING COMMISSION:

1. 3rd One-Year Extension of Time for Tentative Tract Map 17155, Yamaichi USA, 10-acres into 39 Single-Family lots on the southeast corner of Bartlett Avenue and Stevens Street.
2. Location and Development Plan 16-01, Conditional Use Permit 16-01 Genex Trading proposes a 9,900 square foot Medical Marijuana Cultivation facility on .78 acres of land located on Raccoon Court.
3. Location and Development Plan 16-02, Conditional Use Permit 16-02 Newco Trading proposes a 9,900 square foot Medical Marijuana Cultivation facility on .78 acres of land located on Raccoon Court.
4. Conditional Use Permit 16-03 HD Biotech proposes a 34,000 square foot Medical Marijuana Cultivation facility in an existing structure at 10042 Rancho Road.
5. Conditional Use Permit 16-04, Calcanna Patient Services, Inc proposes a 10,800 square foot Medical Marijuana Cultivation facility in an existing building at 17031 Muskrat Avenue.
6. Conditional Use Permit 16-07, High Desert Research and Development proposes 20,000 square foot Medical Marijuana Cultivation facility in an existing building at 16600 Koala Road.
7. Conditional Use Permit 16-09, NHMC, Inc proposes a 20,000 square foot Medical Marijuana Cultivation facility in an existing building at 9501 Commerce Way, Building 1.

PROPOSALS CONSIDERED BY THE CITY COUCIL:

1. None.

PROJECTS REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE:

1. Miscellaneous Projects.

GEOGRAPHIC INFORMATION SYSTEMS PROJECTS:

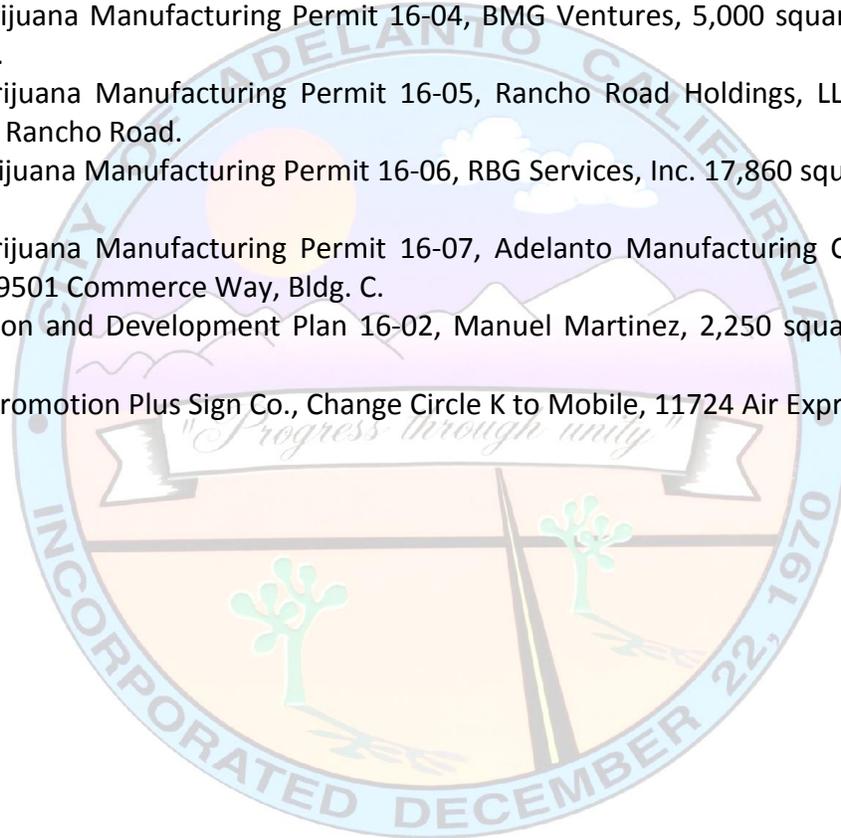
1. Miscellaneous Exhibits.



NEW PROJECTS:

1. Business License Review, 16-11, Daniel Negrete, Thrift Store, 12016 Air Expressway.
2. Business License Review, 16-12, George Fuentes, Electrical Supplies Storage, 17130 Raccoon Avenue # D.
3. Business License Review, 16-13, Joseph Seruto, Book Keeping, Office Work, 16276 Koala Road.
4. Business License Review 16-14, Daoud Pashtounyar, Discount Store, 11986 Bartlett Avenue.
5. Business License Review 16-15, Patrice Cormican, Family Service Agency of San Bernardino-therapeutic counseling, 11424 Chamberlaine Way # 11, 12.
6. Business License Review 16-16, Magid Ali, Computer Repair, 12018 Air Expressway.
7. Code Amendment 16-03, City of Adelanto, amending the Parking and Loading chapter to regulate Indoor Agriculture parking.
8. Conditional Use Permit 16-15, Manooch Khanbeigi, 6-28,000 square foot Medical Marijuana Cultivation buildings, Industry Way and Beaver Road.
9. Conditional Use Permit 16-16, Doug Brown, 3-22,000 square foot Medical Marijuana Cultivation buildings, east of the southeast corner of Industry Way and Koala Road.
10. Conditional Use Permit 16-17, Ron Ferraro, 8 buildings totaling 90,900 square feet for Medical Marijuana Cultivation, north of Rancho Road, west side of Raccoon Avenue.
11. Home Occupation Permit 16-13, Donald White, Home Office, 18498 Montezuma Street # 33.
12. Home Occupation Permit 16-14, Mynor Hernandez, Home Office, 11822 Amanda Lane.
13. Home Occupation Permit 16-15, Gloria Barrias, Jumper Rentals, 11765 Virginia Street.
14. Home Occupation Permit 16-16, Araceli Luprecio, Apartment Cleaning, 11775 Bartlett Avenue, # 314.
15. Home Occupation Permit 16-17, Raymondo Ibarra Arce, Computer Programming, 14559 Palo Verde Court.
16. Location and Development Plan 16-09, Manooch Khanbeigi, 6-28,000 square foot buildings for Medical Marijuana Cultivation, northwest corner of Industry Way and Beaver Road.
17. Location and Development Plan 16-10, Ron Ferraro, 8-90,900 square foot buildings for Medical Marijuana Cultivation, north of Rancho Road west side of Raccoon Avenue.
18. Location and Development Plan 16-11, Doug Browne, 3-22,000 square foot buildings for Medical Marijuana Cultivation, south side of Industry Way, east of Koala Road.
19. Location and Development Plan 16-12, Richard Design Associates, 50,500 square foot industrial facility containing four buildings, southeast corner of Columbus Street and Yucca Road.
20. Medical Marijuana Cultivation Permit 16-13, Michael Mirolla., 20,000 square foot facility, 9444 Cassia Road.
21. Medical Marijuana Cultivation Permit 16-14, Rancho Road Holdings, LLC, 7,500 – 97,000 square foot facility, 9732 Rancho Road.
22. Medical Marijuana Cultivation Permit 16-15, Koala Foundation, 17,600 square foot facility, 16252 Koala Road.
23. Medical Marijuana Cultivation Permit 16-16, California Bio-Technology, 17,600 square foot facility, 16256 Koala Road.

24. Medical Marijuana Cultivation Permit 16-17, RBG Services, 17,860 square foot facility, 9517 Cassia Road.
25. Medical Marijuana Manufacturing Permit 16-01, First Step Plus, LLC, 2,000 – 4,000 square foot facility, northwest corner of Industry Way and Beaver Road.
26. Medical Marijuana Manufacturing Permit 16-02, Genex Trading, 9,900 square foot facility, Raccoon Court.
27. Medical Marijuana Manufacturing Permit 16-03, Newco Trading, 9,900 square foot facility, Raccoon Court.
28. Medical Marijuana Manufacturing Permit 16-04, BMG Ventures, 5,000 square foot facility, 16537 Beaver Road.
29. Medical Marijuana Manufacturing Permit 16-05, Rancho Road Holdings, LLC, 7,500 square foot facility, 9732 Rancho Road.
30. Medical Marijuana Manufacturing Permit 16-06, RBG Services, Inc. 17,860 square foot facility, 9517 Cassia Road.
31. Medical Marijuana Manufacturing Permit 16-07, Adelanto Manufacturing C, LLC, 20,000 square foot facility, 9501 Commerce Way, Bldg. C.
32. Minor Location and Development Plan 16-02, Manuel Martinez, 2,250 square foot hanger, 9242 Cactus Road.
33. Sign 16-07, Promotion Plus Sign Co., Change Circle K to Mobile, 11724 Air Expressway.



City of Adelanto
Development Services Department
Monthly Financial Report
Jul-16

	<u>YTD</u> <u>APPLICATIONS</u> <u>JULY 2016</u>				<u>LAST YTD</u> <u>APPLICATIONS</u> <u>JULY 2015</u>	<u>LAST YTD</u> <u>MONIES</u> <u>JULY 2015</u>
	New Applications	New Deposits	New Applications	Amount YTD	New Applications	Deposits
Conditional Use Permits	3	\$8,205.00	15	\$41,025.00	2	\$5,470.00
Extensions of Time	0	\$690.00	6	\$4,140.00	1	\$690.00
General Plan Amendments	0	\$0.00	2	\$4,440.00	2	\$4,440.00
Home Occupation Permits	4	\$380.00	16	\$1,520.00	8	\$760.00
Location and Development Plans	3	\$3,210.00	11	\$11,770.00	3	\$3,210.00
Medical Marijuana Cultivation Permit	5	\$35,000.00	17	\$119,000.00	0	\$0.00
Medical Marijuana Manufacturing Permit	7	\$49,000.00	7	\$49,000.00	0	\$0.00
Minor Conditional Use Permit	0	\$0.00	0	\$0.00	1	\$1,450.00
Misc	0	\$0.00	13	\$5,200.00	2	\$1,200.00
Location and Development Plans - MOD	1	\$0.00	2	\$610.00	7	\$2,135.00
Landscape Plan Check	0	\$0.00	0	\$0.00	1	\$275.00
Zoning Letters	0	\$0.00	1	\$255.00	0	\$0.00
Preliminary Reviews	1	\$255.00	2	\$510.00	0	\$0.00
Sign Permits	2	\$550.00	7	\$1,925.00	3	\$825.00
Temporary Use Permits	0	\$0.00	14	\$3,850.00	16	\$4,400.00
Tentative Parcel Maps	0	\$0.00	3	\$7,890.00	2	\$5,260.00
Tentative Tract Maps	0	\$0.00	0	\$0.00	1	\$3,527.50
Zone Changes	0	\$0.00	0	\$0.00	2	\$0.00
Environmental Fees	7	\$9,660.00	25	\$34,500.00	2	\$2,760.00
New Business Review	6	\$600.00	16	\$1,600.00	10	\$1,000.00
TOTAL	39	\$107,550.00	157	\$287,235.00	63	\$37,402.50

*Misc. includes Certificates of Compliance, Lot Line Adjustments, Lot mergers, Minor Variance, Major Variances zoning letters and other occasional applications

*Misc. MHC

City of Adelanto
Community Development Department
Monthly Activity Report
Jun-16

Customer Service	Monthly Activity		Year-To-Date	Year to Date	LAST YTD	LAST YTD
	Phone Contacts	Counter Contacts	Phone Contacts	Counter Contacts	Phone Contacts	Counter Contacts
January	175	71	175	71	96	51
February	203	94	378	165	162	83
March	264	107	642	272	212	108
April	231	87	873	359	260	141
May	390	111	1263	470	380	341
June	314	99	1577	569	459	481
July	338	104	1915	673	522	583
August	0	0	0	0	0	0
September	0	0	0	0	0	0
October	0	0	0	0	0	0
November	0	0	0	0	0	0
December	0	0	0	0	0	0



CITY COUNCIL

AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY
| ADELANTO, CALIFORNIA 92301

DATE: June 8, 2016

TO: Honorable Mayor and Councilmembers

FROM: Penny Rose, Accounting Supervisor

BY: Penny Rose, Accounting Supervisor

SUBJECT: JULY 2016 FINANCE DEPARTMENT REPORT

DEPARTMENT COMMENTS:

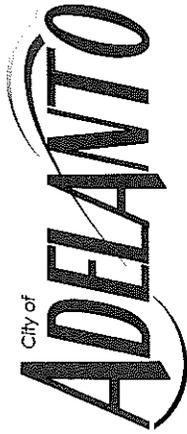
The attached Budget Performance Report for July 2016 is attached for your review. Please note that accruals have been made for some of the revenue related to taxes and certain fees that are collected by the County on our behalf and submitted to us after the reporting period has ended. I have also accrued for Mitigation Fees and Transfers from other funds that don't normally get recorded on a monthly basis and/or are received after the monthly reporting period.

Accruals were also made for payroll, payroll taxes and benefits, contract services and some utility services that had not yet been recorded to the general ledger. An adjustment for pre-paid insurance deposits with PERMA was also made to better reflect the monthly activity for July 2016.

July charges to the Non-department were higher than most months due to a severance payment, an annual membership and dues payments and the increase of general insurance bond costs. I don't expect that to have a negative affect on the annual department costs.

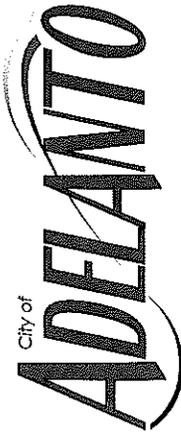
ATTACHMENTS:

1. July Budget Performance Report



Budget JULY 2016 Performance Report Fiscal Year to Date 07/31/16

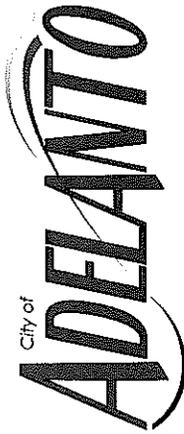
Account	Account Description	Adopted Budget	YTD Transactions	July Accrual	Adjusted YTD
Fund 100 - General Fund					
REVENUE					
Department 1000 - General Fund Revenues					
40110	Franchise Taxes	1,297,800.00	.00	97,335.00	97,335.00
42220	Property Taxes	275,400.00	.00	8,950.50	8,950.50
42221	Property Transfer Tax	56,100.00	.00	1,823.25	1,823.25
42230	Sales and Use Tax	1,621,977.00	.00	52,714.25	52,714.25
42240	Transient Lodging Tax (Bed Tax) and Assessments	32,365.00	5,457.39		5,457.39
43020	Animal Licenses	34,505.00	1,865.00		1,865.00
43022	Business Licenses	68,000.00	21.00	4,533.33	4,554.33
43023	Home Occupation Licenses	2,900.00	1,380.00		1,380.00
43030	Building Permits	135,000.00	6,810.00		6,810.00
43031	Conditional Use Permits	69,375.00	8,205.00		8,205.00
43032	Electric Permits	57,120.00	2,674.00		2,674.00
43033	Excavation and Grading Permits	1,000.00	90.00		90.00
43035	Mechanical Permit	12,360.00	1,248.00		1,248.00
43036	Plumbing Permits	12,360.00	922.00		922.00
43038	Wide Load Permits (Transportation)	3,600.00	202.00		202.00
43039	Other Licenses and Permits	185,000.00	91,064.00		91,064.00
43050	Building Plan Check Fees	82,400.00	1,844.00		1,844.00
43051	Green Building Standards Fee	1,000.00	28.00		28.00
43052	Strong Motion Instrumentation Fee	1,000.00	24.38		24.38
43053	SB 1186 Fee	1,400.00	.00		.00
43054	Environmental Review & Impact	5,000.00	1,380.00		1,380.00
43055	Mitigation Fee	963,600.00	.00	80,300.00	80,300.00
44000	Animal Apprehension Fees	1,300.00	70.00		70.00
44001	Animal Pick Up and Disposal	1,600.00	120.00		120.00
44002	Boarding Fees	550.00	.00		.00
44003	Admin Cite/License	2,100.00	.00		.00
44005	Admin Cite/Leash Law	.00	.00		.00
44008	Admin Cite/Breeding	300.00	.00		.00
44010	Admin Cite/Admin Fee	1,250.00	.00		.00
44030	Parking Citations	22,000.00	.00	1,558.33	1,558.33
44031	Vehicle Code Fines (CVC)	32,000.00	.00	2,266.67	2,266.67
44032	Vehicle Storage Fees	75,900.00	.00	5,376.25	5,376.25



Budget JULY 2016 Performance Report

Fiscal Year to
Date 07/31/16

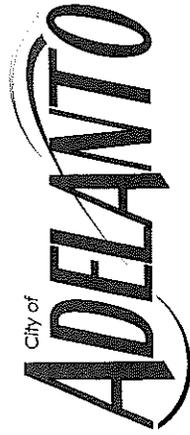
Account	Account Description	Adopted Budget	YTD Transactions	July Accrual	Adjusted YTD
44040	Fines, Forfeitures & Penalties	50,000.00	99.25		99.25
45010	Interest/Divident Income	660,000.00	.00	49,500.00	49,500.00
46020	Motor Vehicle in Lieu Tax	2,292,998.00	.00	152,866.53	152,866.53
46030	Recycling Fee	2,000.00	.00		00.
46040	Participation Rate Revenue	200,000.00	.00	15,000.00	15,000.00
46060	State/Local Grants	50,000.00	.00		00.
47002	GEO/Service Fee	50,000.00	.00	4,166.67	4,166.67
47011	ARDA/Admin Fee	250,000.00	.00	20,833.33	20,833.33
47013	APUA/Admin Fee	250,000.00	.00	20,833.33	20,833.33
47020	Apartment Inspection Fees	12,240.00	10,113.72		10,113.72
47022	Code Enforcement Cost Recovery	71,400.00	6,033.88		6,033.88
47023	Residential Inspection Fees	120,000.00	.00		00.
47040	Copies, Police Reports & Maps	250.00	.00		00.
47041	EMS Fees	.00	.00		00.
47042	Copies & Publications/Engineering	250.00	.00		00.
47043	Encroachment Permits	4,725.00	.00		00.
47045	Maps - Engineering	150.00	.00		00.
47046	Inspection & Other	10,000.00	.00		00.
47051	Location and Development Plan	15,000.00	3,515.00		3,515.00
47080	Tentative Tract Map	.00	.00		00.
47081	Parcel Map Fees	10,000.00	.00		00.
47082	Plan Check Fees	47,885.00	30.00		30.00
47084	General Plan Amendment	8,000.00	.00		00.
47085	Plan Review - Planning	1,000.00	75.00		75.00
47086	Temporary Use Permit	11,000.00	.00		00.
47087	Misc. Planning Fees	8,999.00	1,425.00		1,425.00
47089	Planning Fees - Indoor Agriculture	1.00	.00		00.
47090	Rents and Concessions	10,000.00	10.00		10.00
47092	Rents - Senior Center	.00	.00		00.
47101	Ticket Sales	.00	.00		00.
47200	Notary Fees	500.00	50.00		50.00
47201	Passport Fees	9,000.00	912.16		912.16
47202	Candidate Statement	1,000.00	.00		00.
47203	Candidate Handbook	1,000.00	.00		00.
47302	Van Donations	.00	.00		00.



Budget JULY 2016 Performance Report

Fiscal Year to
Date 07/31/16

Account	Account Description	Adopted Budget	YTD Transactions	July Accrual	Adjusted YTD
47900	Pre-Reviews	.00	.00		00.
49001	Donations - General	100.00	.00		00.
49003	Post Reimbursements	50.00	21.29		21.29
49005	State Cost Reimbursements	2,500.00	.00		00.
49006	State Mandated Costs	.00	.00		00.
49007	Other Cost Reimbursements	20,000.00	7,430.95		7,430.95
49008	Insurance Refund	5,000.00	.00		00.
49009	Miscellaneous Income	15,000.00	1,625.68		1,625.68
49010	Cash Over/(Under)	.00	.00		00.
60001	Transfers In	.00	.00		00.
60002	Gain/(Loss) on Sale of Fixed Assets	.00	8,000.00		8,000.00
60007	Interfund Loan Repayments	1,613,442.00	.00	134,453.50	134,453.50
60011	Transfer In - Gas Tax	900,000.00	.00	75,000.00	75,000.00
60012	Transfer In - Public Safety	125,000.00	.00	10,416.67	10,416.67
60013	Transfer In - Traffic Offender	5,000.00	.00	416.67	416.67
60014	Transfer In - CDBG	41,958.00	.00	3,496.50	3,496.50
60015	Transfer In - Article 8	20,000.00	.00	1,666.67	1,666.67
60016	Transfer In - APUA	125,000.00	.00	10,416.67	10,416.67
60017	Transfer In - LLMD	125,000.00	.00	10,416.67	10,416.67
60018	Transfer In - CFD-Police and Fire	134,293.00	.00	11,191.08	11,191.08
60020	Transfer In - SLEOC	100,000.00	.00	8,333.33	8,333.33
Department 1000 - General Fund Revenues Totals		\$12,436,003.00	\$162,746.70	783,865.20	946,611.90
REVENUE TOTALS		\$12,436,003.00	\$162,746.70	783,865.20	946,611.90
EXPENSE					
Department 1010 - City Council	Department 1010 - City Council Totals	\$75,300.00	\$0.00	5,679.67	\$5,679.67
Department 1011 - Administration	Department 1011 - Administration Totals	\$537,192.00	\$59.00	40,557.67	40,616.67
Department 1013 - Finance	Department 1013 - Finance Totals	\$349,977.00	\$1,500.00	28,914.75	30,414.75
Department 1014 - City Attorney	Department 1014 - City Attorney Totals	\$280,000.00	\$0.00	23,333.33	23,333.33
Department 1015 - Human Resources	Department 1015 - Human Resources Totals	\$15,500.00	\$0.00		00.
Department 1016 - Information Technology					



Budget JULY 2016 Performance Report

Fiscal Year to
Date 07/31/16

Account	Account Description	Adopted Budget	YTD Transactions	July Accrual	Adjusted YTD
Department 1016	Information Technology Totals	\$886,705.00	\$17,875.96	34,975.42	52,851.38
Department 1017	Non-Department				
Department 1017	Non-Department Totals	\$473,400.00	\$160,720.12	(107,693.33)	53,026.79
Department 1022	Parks & Grounds				
Department 1022	Parks & Grounds Totals	\$138,663.00	\$6,244.98	2,125.00	8,369.98
Department 1025	Public Services				
Department 1025	Public Services Totals	\$1,509,627.00	\$2,637.58	115,414.42	118,052.00
Department 1036	Public Safety				
Department 1036	Public Safety Totals	\$8,297,087.00	\$143.00	655,832.25	655,975.25
Department 1045	Community Services				
Department 1045	Community Services Totals	\$550,911.00	\$1,803.32	41,338.94	43,142.26
Department 1051	Senior Center				
Department 1051	Senior Center Totals	\$18,000.00	\$213.01	1,333.33	1,546.34
Department 1052	Community Center #1				
Department 1052	Community Center #1 Totals	\$5,500.00	\$0.00	416.67	416.67
Department 1053	Community Center #2				
Department 1053	Community Center #2 Totals	\$5,250.00	\$0.00		791.67
	EXPENSE TOTALS	\$13,143,112.00	\$191,459.27		1,034,216.74
Fund 100	General Fund Totals				
	REVENUE TOTALS	12,436,003.00	162,746.70		946,611.90
	EXPENSE TOTALS	13,143,112.00	191,459.27		1,034,216.74
Fund 100	General Fund Totals	(\$707,109.00)	(\$28,712.57)		(87,604.84)



CITY COUNCIL AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY |
ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Mayor and City Council Members

FROM: Cynthia M. Herrera, MMC, Interim, City Manager/City Clerk

BY: Grace Mercado, Accounting Technician II

SUBJECT: CONSENT CALENDAR/WARRANT DEMAND SCHEDULE 16/17-08-02

STAFF RECOMMENDATION:

Staff requests Council consider approving Warrant Demand Schedule 16/17-08-02 as presented by the Finance Department.

COUNCIL ACTION REQUESTED:

1. City of Adelanto Warrant Demand Schedule Warrants 134647 through 134753 in the total amount of \$515,764.97.
2. City of Adelanto Warrant Demand Schedule Warrants, Electronic Fund Transfers 174 through 175 in the total amount of \$948.90.

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
04000013-01 - CITY OF ADELANTO GENERAL CHKG									
Check									
134647	08/08/2016	Open			Utility Management Refund	AGUIAR, ANNA	\$218.24		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	RESIDENTIAL		30013114-001		08/02/2016	REFUND ADJUSTMENT			
	Paying Fund			Cash Account		Amount			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$218.24			
134648	08/08/2016	Open			Utility Management Refund	ALTISOURCE SINGLE FAMILY INC	\$248.53		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Paying Fund			Cash Account		Amount			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$65.35			
	360 - APUA_Sewer			360-11004 (Cash in Bank-AWA General Checking)		\$183.18			
134649	08/08/2016	Open			Utility Management Refund	ALTISOURCE SINGLE FAMILY INC.	\$220.52		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Paying Fund			Cash Account		Amount			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$59.18			
	360 - APUA_Sewer			360-11004 (Cash in Bank-AWA General Checking)		\$161.34			
134650	08/08/2016	Open			Utility Management Refund	BENTZ, CHRISTINA	\$121.03		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Paying Fund			Cash Account		Amount			
	360 - APUA_Sewer			360-11004 (Cash in Bank-AWA General Checking)		\$121.03			
134651	08/08/2016	Open			Utility Management Refund	CHONG, IN SUK	\$236.87		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Paying Fund			Cash Account		Amount			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$53.69			
	360 - APUA_Sewer			360-11004 (Cash in Bank-AWA General Checking)		\$183.18			
134652	08/08/2016	Open			Utility Management Refund	DUKE PARTNERS, LLC	\$31.36		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Paying Fund			Cash Account		Amount			
	360 - APUA_Sewer			360-11004 (Cash in Bank-AWA General Checking)		\$31.36			
134653	08/08/2016	Open			Utility Management Refund	GARRETT, PHILLIP	\$7.92		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Paying Fund			Cash Account		Amount			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$7.92			
134654	08/08/2016	Open			Utility Management Refund	GUERRA, CYNTHIA	\$156.02		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Paying Fund			Cash Account		Amount			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$156.02			
134655	08/08/2016	Open			Utility Management Refund	HOANG, JASMINE , BAY	\$283.76		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Paying Fund			Cash Account		Amount			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
134656	08/08/2016	Open			353-11004 (Cash in Bank-AWA General Checking)		\$100.58		
					360-11004 (Cash in Bank-AWA General Checking)		\$183.18		
					Utility Management Refund	LOPEZ, EDILBERTO	\$136.70		
					Account Type	Account Number	Description	Transaction Date	Transaction Type
					Paying Fund		Cash Account		Amount
					353 - AWA_Water		353-11004 (Cash in Bank-AWA General Checking)		\$136.70
134657	08/08/2016	Open			Utility Management Refund	MEDRANO, SERGIO	\$397.77		
					Account Type	Account Number	Description	Transaction Date	Transaction Type
					RESIDENTIAL	30016718-001	Cash Account	08/03/2016	REFUND ADJUSTMENT
					Paying Fund		Cash Account		Amount
					353 - AWA_Water		353-11004 (Cash in Bank-AWA General Checking)		\$254.28
					360 - APUA_Sewer		360-11004 (Cash in Bank-AWA General Checking)		\$143.49
134658	08/08/2016	Open			Utility Management Refund	MELGARD, JOSEPH	\$270.92		
					Account Type	Account Number	Description	Transaction Date	Transaction Type
					Paying Fund		Cash Account		Amount
					353 - AWA_Water		353-11004 (Cash in Bank-AWA General Checking)		\$197.10
					360 - APUA_Sewer		360-11004 (Cash in Bank-AWA General Checking)		\$73.82
134659	08/08/2016	Open			Utility Management Refund	MORENO DE LARA, GLORIA	\$121.16		
					Account Type	Account Number	Description	Transaction Date	Transaction Type
					Paying Fund		Cash Account		Amount
					353 - AWA_Water		353-11004 (Cash in Bank-AWA General Checking)		\$121.16
134660	08/08/2016	Open			Utility Management Refund	NORIEGA, CARLOS	\$366.93		
					Account Type	Account Number	Description	Transaction Date	Transaction Type
					Paying Fund		Cash Account		Amount
					353 - AWA_Water		353-11004 (Cash in Bank-AWA General Checking)		\$228.30
					360 - APUA_Sewer		360-11004 (Cash in Bank-AWA General Checking)		\$138.63
134661	08/08/2016	Open			Utility Management Refund	PURVIS, ARLENE	\$19.88		
					Account Type	Account Number	Description	Transaction Date	Transaction Type
					Paying Fund		Cash Account		Amount
					360 - APUA_Sewer		360-11004 (Cash in Bank-AWA General Checking)		\$19.88
134662	08/08/2016	Open			Utility Management Refund	REYES JR or MARIA MORA, RUBEN	\$89.44		
					Account Type	Account Number	Description	Transaction Date	Transaction Type
					Paying Fund		Cash Account		Amount
					353 - AWA_Water		353-11004 (Cash in Bank-AWA General Checking)		\$28.38
					360 - APUA_Sewer		360-11004 (Cash in Bank-AWA General Checking)		\$61.06
134663	08/08/2016	Open			Utility Management Refund	ROYAL FALCON INVESTMENT LLC	\$203.34		
					Account Type	Account Number	Description	Transaction Date	Transaction Type
					Paying Fund		Cash Account		Amount
					353 - AWA_Water		353-11004 (Cash in Bank-AWA General Checking)		\$20.16
					360 - APUA_Sewer		360-11004 (Cash in Bank-AWA General Checking)		\$183.18

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
134664	08/08/2016	Open			Utility Management Refund	SMITH, STANTON	\$122.60		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	Paying Fund				Cash Account		Amount		
	360 - APUA_Sewer				360-11004 (Cash in Bank-AWA General Checking)		\$122.60		
134665	08/08/2016	Open			Utility Management Refund	VALDEZ, ELIAS OR ILENE	\$189.52		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	RESIDENTIAL		40003672-001		08/03/2016		REFUND ADJUSTMENT		
	<u>Paying Fund</u>				<u>Cash Account</u>		<u>Amount</u>		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$67.40		
	360 - APUA_Sewer				360-11004 (Cash in Bank-AWA General Checking)		\$122.12		
134666	08/08/2016	Open			Utility Management Refund	DORMAN, JACOB	\$97.16		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	RESIDENTIAL		00016801-001		08/08/2016		REFUND ADJUSTMENT		
	<u>Paying Fund</u>				<u>Cash Account</u>		<u>Amount</u>		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$97.16		
134667	08/08/2016	Open			Utility Management Refund	BALCHAK, FRANK	\$201.52		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	RESIDENTIAL		30016227-001		OERPAYMENT / AUTOPAY	08/08/2016	REFUND ADJUSTMENT		
	<u>Paying Fund</u>				<u>Cash Account</u>		<u>Amount</u>		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$201.52		
134668	08/08/2016	Open			Utility Management Refund	SMITH, ANDREW	\$197.70		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	RESIDENTIAL		70014016-001		STOPPED PYMT ON ORIGINAL . NOT RCVD	08/08/2016	REFUND ADJUSTMENT		
	<u>Paying Fund</u>				<u>Cash Account</u>		<u>Amount</u>		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$137.53		
	360 - APUA_Sewer				360-11004 (Cash in Bank-AWA General Checking)		\$60.17		
134669	08/10/2016	Open			Utility Management Refund	FINE, NANCEE	\$200.80		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	RESIDENTIAL		20012084-001		AUTOPAY DOUBLE PYMT	08/08/2016	REFUND ADJUSTMENT		
	<u>Paying Fund</u>				<u>Cash Account</u>		<u>Amount</u>		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$200.80		
134670	08/10/2016	Open			Utility Management Refund	REYES JR or MARIA MORA, RUBEN	\$70.20		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	RESIDENTIAL		30016844-001		08/09/2016		REFUND ADJUSTMENT		
	<u>Paying Fund</u>				<u>Cash Account</u>		<u>Amount</u>		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$39.60		
	360 - APUA_Sewer				360-11004 (Cash in Bank-AWA General Checking)		\$30.60		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
134671	08/10/2016	Open			Utility Management Refund	RIVERA, DAVID	\$92.36		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	RESIDENTIAL		60009005-001		08/09/2016	REFUND ADJUSTMENT			
	<u>Paying Fund</u>		<u>Cash Account</u>			<u>Amount</u>			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$92.36			
134672	08/10/2016	Open			Utility Management Refund	SINGH or JASJEET KAUR, KARMIJIT or PARGAT	\$264.12		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	RESIDENTIAL		20015167-001		08/09/2016	REFUND ADJUSTMENT			
	<u>Paying Fund</u>		<u>Cash Account</u>			<u>Amount</u>			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$264.12			
134673	08/10/2016	Open			Utility Management Refund	VICTOR REALTY AND INVESTMENTS	\$0.91		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	RESIDENTIAL		60003456-001		08/10/2016	REFUND ADJUSTMENT			
	<u>Paying Fund</u>		<u>Cash Account</u>			<u>Amount</u>			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$0.91			
134674	08/15/2016	Open			Utility Management Refund	BOWDRE, PORSCHEA	\$60.11		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Paying Fund			Cash Account		Amount			
	360 - APUA_Sewer			360-11004 (Cash in Bank-AWA General Checking)		\$60.11			
134675	08/15/2016	Open			Utility Management Refund	CERVANTES, HENRY	\$382.68		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	RESIDENTIAL		50011248-001	REFUND REQUEST	08/10/2016	REFUND ADJUSTMENT			
	<u>Paying Fund</u>		<u>Cash Account</u>			<u>Amount</u>			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$199.50			
	360 - APUA_Sewer			360-11004 (Cash in Bank-AWA General Checking)		\$183.18			
134676	08/15/2016	Open			Utility Management Refund	CHAVEZ, MARIA	\$449.88		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	RESIDENTIAL		20012992-001	REFUND REQUEST	08/10/2016	REFUND ADJUSTMENT			
	<u>Paying Fund</u>		<u>Cash Account</u>			<u>Amount</u>			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$266.70			
	360 - APUA_Sewer			360-11004 (Cash in Bank-AWA General Checking)		\$183.18			
134677	08/15/2016	Open			Utility Management Refund	HALL, JASON	\$271.48		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	RESIDENTIAL		30012411-001		08/15/2016	REFUND ADJUSTMENT			
	<u>Paying Fund</u>		<u>Cash Account</u>			<u>Amount</u>			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$271.48			
134678	08/15/2016	Open			Utility Management Refund	HUALLPA, JUAN	\$80.17		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Paying Fund			Cash Account		Amount			
	353 - AWA_Water			353-11004 (Cash in Bank-AWA General Checking)		\$80.17			

City of Adelanto
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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
134679	08/15/2016	Open			Utility Management Refund	PEREZ, ALEJANDRO	\$297.00		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	Paying Fund				Cash Account		Amount		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$99.54		
134680	08/15/2016	Open			360 - APUA_Sewer Utility Management Refund	VIP PROPERTY MANAGEMENT	\$197.46 \$153.45		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	Paying Fund				Cash Account		Amount		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$153.45		
134681	08/16/2016	Open			Utility Management Refund	STAHL, DANIEL	\$118.76		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	RESIDENTIAL		00013554-001		08/16/2016		REFUND ADJUSTMENT		
	<u>Paying Fund</u>				<u>Cash Account</u>		<u>Amount</u>		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$118.76		
134682	08/16/2016	Open			Accounts Payable	MARK & NELLIES NURSERY & LANDSCAPING	\$876.80		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	1707		07/20/2016		Plants		\$876.80		
	<u>Paying Fund</u>				<u>Cash Account</u>		<u>Amount</u>		
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$876.80		
134683	08/17/2016	Open			Utility Management Refund	GOMEZ, ARTURO OR YOLANDA	\$345.86		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	Paying Fund				Cash Account		Amount		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$116.02		
	360 - APUA_Sewer				360-11004 (Cash in Bank-AWA General Checking)		\$229.84		
134684	08/17/2016	Open			Utility Management Refund	GUERRA, MARIA	\$245.83		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	Paying Fund				Cash Account		Amount		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$62.65		
	360 - APUA_Sewer				360-11004 (Cash in Bank-AWA General Checking)		\$183.18		
134685	08/17/2016	Open			Utility Management Refund	PORCHA, STELLA	\$23.15		
	<u>Account Type</u>		<u>Account Number</u>		<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
	Paying Fund				Cash Account		Amount		
	353 - AWA_Water				353-11004 (Cash in Bank-AWA General Checking)		\$12.16		
	360 - APUA_Sewer				360-11004 (Cash in Bank-AWA General Checking)		\$10.99		
134686	08/18/2016	Open			Accounts Payable	FLYERS ENERGY LLC.	\$5,716.12		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	CFS-1268709		07/31/2016		MONTHLY FUEL FOR STAFF CAR POOL		\$58.32		
	CFS-1268527		07/31/2016		MONTHLY FUEL FOR STREETS		\$2,278.56		
	CFS-1268914		07/31/2016		MONTHLY FUEL FOR V. MAINT.		\$218.74		
	CFS-1266993		07/31/2016		MONTHLY FUEL FOR FACILITY MAINT.		\$610.43		
	CFS-1269035		07/31/2016		MONTHLY FUEL FOR LLMD		\$83.35		
	CFS-1268988		07/31/2016		MONTHLY FUEL FOR PARKS		\$66.56		
	16-299716		07/28/2016		BULK OIL USED FOR V. MAINT.		\$2,400.16		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	149214		08/02/2016		SENSOR ASM-TIRE PRESS IND		\$204.55		
	149215		08/02/2016		SENSOR ASM-TIRE PRESS IND		\$204.51		
	Paying Fund				Cash Account		Amount		
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$587.31		
134695	08/18/2016	Open			Accounts Payable	CALPERS-FISCAL SERVICES DIVISION-CASHIER/PAYROLL	\$2,760.27		
	Invoice		Date	Description	Amount				
	100000014807342		08/01/2016	AUGUST 2016 ANNUAL UNFUNDED ACCURED LIABILITY FOR PLAN 3470	\$399.48				
	100000014807356		08/01/2016	AUGUST 2016 ANNUAL UNFUNDED ACCURED LIABILITY FOR PLAN 27331	\$5.39				
	100000074188520		07/01/2016	JULY 2016 ANNUAL UNFUNDED ACCURED LIABILITY FOR PLAN 27331	\$5.39				
	100000074188511		08/17/2016	JULY 2016 ANNUAL UNFUNDED ACCURED LIABILITY FOR PLAN 3470	\$399.48				
	100000014810777		08/17/2016	FEES FOR GASB-68 REPORTS AND SCHEDULES	\$1,950.00				
	14788511/LATEFEE		08/17/2016	LATE FEE FOR INVOICE 100000074188511	\$0.52				
	14788520/LATE FE		08/17/2016	LATE FEE FOR INVOICE 100000014788520	\$0.01				
	Paying Fund				Cash Account		Amount		
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$2,760.27		
134696	08/18/2016	Open			Accounts Payable	CHARLES ABBOTT ASSOCIATE, INC.	\$34,543.00		
	Invoice		Date	Description	Amount				
	55586		03/31/2016	B&S SERVICES FOR MARCH 2016	\$24,343.00				
	55996		07/31/2016	B&S SERVICES FOR JULY 2016	\$6,000.00				
	55998		07/31/2016	PLANNING SERV. JULY 2016 R.REYNOLDS	\$4,200.00				
	Paying Fund				Cash Account		Amount		
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$34,543.00		
134697	08/18/2016	Open			Accounts Payable	CINTAS CORP #150	\$362.85		
	Invoice		Date	Description	Amount				
	150717047		08/02/2016	WEEKLY UNIFORM SERVICE FOR LLMD	\$14.58				
	150717048		08/02/2016	WEEKLY UNIFORM SERVICE FOR FACILITY MANIT.	\$7.29				
	150717050		08/02/2016	WEEKLY UNIFORM SERVICE FOR STREETS	\$72.42				
	150717051		08/02/2016	WEEKLY UNIFORM SERVICE FOR V. MAINT.	\$7.29				
	150717052		08/02/2016	COOLING TOWELA FOR THE PW WORKERS	\$216.00				
	150717053		08/02/2016	WEEKLY MAT SERVICE FOR CITY HALL	\$37.98				
	150717049		08/02/2016	WEEKLY UNIFORM SERVICE FOR PARKS	\$7.29				
	Paying Fund				Cash Account		Amount		
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$362.85		
134698	08/18/2016	Open			Accounts Payable	CITY OF VICTORVILLE	\$4,470.32		
	Invoice		Date	Description	Amount				
	2189068		07/26/2016	WATER PURCHASE 6/28-7/26/16 READ# 456815	\$4,470.32				
	Paying Fund				Cash Account		Amount		
	353 - AWA_Water				353-11001 (Cash in Bank - DCB General Checking)		\$4,470.32		
134699	08/18/2016	Open			Accounts Payable	COLONIAL LIFE	\$922.32		
	Invoice		Date	Description	Amount				
	0714081/JULY 201		07/24/2016	0714081/JULY 2016	\$922.32				
	Paying Fund				Cash Account		Amount		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					100-11001 (Cash in Bank - DCB General Checking)		\$878.86		
					353-11001 (Cash in Bank - DCB General Checking)		\$43.46		
134700	08/18/2016	Open			Accounts Payable	COMMERCIAL ENGINE SERVICE, INC.	\$244.84		
				Invoice	Date	Description	Amount		
				W 9765	07/27/2016	REPAIRS ON SWEEPER USED ON CITY STREETS	\$244.84		
				Paying Fund		Cash Account	Amount		
				235 - Measure I/70% Local 2010-2040		235-11001 (Cash in Bank - DCB General Checking)	\$244.84		
134701	08/18/2016	Open			Accounts Payable	DB MUSIC & SOUND	\$5,023.34		
				Invoice	Date	Description	Amount		
				V170721-15	07/22/2016	DB MUSIC - SOUND EQUIPMENT REPLACEMENT FY 15/16	\$5,023.34		
				Paying Fund		Cash Account	Amount		
				100 - General Fund		100-11001 (Cash in Bank - DCB General Checking)	\$5,023.34		
134702	08/18/2016	Open			Accounts Payable	DIGITAL SCEPTER	\$9,226.75		
				Invoice	Date	Description	Amount		
				11531	06/30/2016	PALOALTO FIREWALL MAINT/SUPPORT FY 15/16	\$9,226.75		
				Paying Fund		Cash Account	Amount		
				100 - General Fund		100-11001 (Cash in Bank - DCB General Checking)	\$9,226.75		
134703	08/18/2016	Open			Accounts Payable	FEDERAL EXPRESS	\$276.11		
				Invoice	Date	Description	Amount		
				5-510-61830	08/12/2016	MISC. CITY RELATED BUSINESS B. LOPEZ	\$276.11		
				Paying Fund		Cash Account	Amount		
				100 - General Fund		100-11001 (Cash in Bank - DCB General Checking)	\$276.11		
134704	08/18/2016	Open			Accounts Payable	FERGUSON ENTERPRISES, INC.	\$28.36		
				Invoice	Date	Description	Amount		
				1874395	08/02/2016	RUN USA CAP FPR AC UNIT AT SENIOR CENTER	\$28.36		
				Paying Fund		Cash Account	Amount		
				100 - General Fund		100-11001 (Cash in Bank - DCB General Checking)	\$28.36		
134705	08/18/2016	Open			Accounts Payable	FRONTIER	\$474.92		
				Invoice	Date	Description	Amount		
				070112-5-071016	07/10/2016	Cycle: 07/10/16 - 08/09/16 HDO	\$235.69		
				070112-5-081016	08/10/2016	Cycle: 08/10/16 - 07/09/16 HDO	\$239.23		
				Paying Fund		Cash Account	Amount		
				100 - General Fund		100-11001 (Cash in Bank - DCB General Checking)	\$474.92		
134706	08/18/2016	Open			Accounts Payable	GLENN B. DORNING, INC.	\$592.63		
				Invoice	Date	Description	Amount		
				5428005	07/26/2016	PARTS FOR MOWER USED ON CITY STREETS	\$592.63		
				Paying Fund		Cash Account	Amount		
				235 - Measure I/70% Local 2010-2040		235-11001 (Cash in Bank - DCB General Checking)	\$592.63		
134707	08/18/2016	Open			Accounts Payable	HERTZ EQUIPMENT RENTAL CORPORATION	\$3,465.72		
				Invoice	Date	Description	Amount		
				221501	08/01/2016	CONCRETE MIXER USED ON CITY STREETS	\$3,465.72		
				Paying Fund		Cash Account	Amount		
				235 - Measure I/70% Local 2010-2040		235-11001 (Cash in Bank - DCB General Checking)	\$3,465.72		

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
134708	08/18/2016	Open			Accounts Payable	HEWLETT-PACKARD FINANCIAL SERVICES	\$3,481.05		
	Invoice		Date	Description		Amount			
	600492796		05/21/2016	Cycle: 6/28/16 - 7/27/16		\$3,481.05			
	Paying Fund			Cash Account		Amount			
	100 - General Fund			100-11001 (Cash in Bank - DCB General Checking)		\$3,481.05			
134709	08/18/2016	Open			Accounts Payable	HIGH DESERT LOCK & SAFE, INC.	\$71.71		
	Invoice		Date	Description		Amount			
	0000094940		07/29/2016	KEYS		\$71.71			
	Paying Fund			Cash Account		Amount			
	353 - AWA_Water			353-11001 (Cash in Bank - DCB General Checking)		\$71.71			
134710	08/18/2016	Open			Accounts Payable	HINDERLITER, DE LLAMAS & ASSOCIATES	\$4,012.49		
	Invoice		Date	Description		Amount			
	0010385-IN		06/28/2016	HDL - ANIMAL LICENSE Annual Maintenance/Support - FY 16/17		\$4,012.49			
	Paying Fund			Cash Account		Amount			
	100 - General Fund			100-11001 (Cash in Bank - DCB General Checking)		\$4,012.49			
134711	08/18/2016	Open			Accounts Payable	HOME DEPOT CREDIT SERVICES	\$19,288.03		
	Invoice		Date	Description		Amount			
	2180440		07/25/2016	ELEC ENGRAVER, PAINT REMOVER, MISC ITEMS USED ON CITY STREETS		\$109.66			
	7171182		04/11/2016	MORTAR MIX & CONCRETE		\$353.94			
	1171004		03/28/2016	NAILS & REPLACEMENT BLUB		\$67.54			
	7013067		04/11/2016	BRASS COUPLINGS & NIPPLES		\$53.75			
	4184545		03/25/2016	BRASS FTGS, ADAPTER & BUSHINGS		\$47.38			
	9635161		04/19/2016	TMS PROFESSIONAL TOOL		\$1,074.55			
	8620738		04/20/2016	CORDLESS IMPACT WRENCH TOOL		\$247.32			
	6974553		03/23/2016	GRAFFITI PAINT USED ON CITY STREETS		\$4,696.70			
	1974962		04/07/2016	GRAFFITI PAINT USED ON CITY STREETS		\$12,013.92			
	8172091		08/08/2016	PLIERS, WIRE BRUSHES, MISC ITEMS USED ON CITY STREETS		\$126.08			
	9010187		07/28/2016	LIGHT BLUBS		\$51.74			
	3014850		07/14/2016	BUCKET, SPONGE, BRISH AND LIGHT BLUBS USED AT WATER TANKS		\$164.67			
	0021375		07/07/2016	ADAPTER, BUSHINGS AND FTGS		\$84.29			
	4184544		03/25/2016	TOOL TOTE		\$40.98			
	1172014		07/26/2016	CARPENTER PENCIL & SILICONE ADHESIVE		\$26.99			
	4180464		08/02/2016	AUTO RINGING DIG CLAMP		\$128.52			
	Paying Fund			Cash Account		Amount			
	100 - General Fund			100-11001 (Cash in Bank - DCB General Checking)		\$1,477.38			
	235 - Measure I/70% Local 2010-2040			235-11001 (Cash in Bank - DCB General Checking)		\$16,946.36			
	353 - AWA_Water			353-11001 (Cash in Bank - DCB General Checking)		\$864.29			
134712	08/18/2016	Open			Accounts Payable	IMPERIAL SPRINKLER SUPPLY, INC.	\$1,500.81		
	Invoice		Date	Description		Amount			
	2637929-01		07/27/2016	FTGS, REGULATOR, GLUE & SPRAYHEADS		\$204.05			
	2587907		08/16/2016	supplies		\$1,296.76			
	Paying Fund			Cash Account		Amount			

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$1,500.81		
134713	08/18/2016	Open				Accounts Payable INFOSEND	\$1,801.12		
					Invoice	Date Description Amount			
					109000	07/29/2016 STATEMENT PROCESSING 7/20-7/29/16	\$1,801.12		
					Paying Fund	Cash Account Amount			
					353 - AWA_Water	353-11001 (Cash in Bank - DCB General Checking)	\$1,801.12		
134714	08/18/2016	Open				Accounts Payable INLAND WATER WORKS SUPPLY CO.	\$4,017.60		
					Invoice	Date Description Amount			
					285842	07/27/2016 VALVE, CLAMP, NIPPLE, ADAPTER & FTGS	\$3,607.20		
					286025	08/03/2016 VICTAULIC COUPLING	\$410.40		
					Paying Fund	Cash Account Amount			
					353 - AWA_Water	353-11001 (Cash in Bank - DCB General Checking)	\$4,017.60		
134715	08/18/2016	Open				Accounts Payable INSIGHT PUBLIC SECTOR, INC	\$1,745.25		
					Invoice	Date Description Amount			
					28909119	07/25/2016 NetApp Lease- QDS Contract 062-0006170-000 - FY 16/17	\$1,745.25		
					Paying Fund	Cash Account Amount			
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$872.63		
					353 - AWA_Water	353-11001 (Cash in Bank - DCB General Checking)	\$436.31		
					360 - APUA_Sewer	360-11001 (Cash in Bank - DCB General Checking)	\$436.31		
134716	08/18/2016	Open				Accounts Payable J & T CONSTRUCTION	\$1,690.00		
					Invoice	Date Description Amount			
					80816	08/08/2016 BLOCKWALL REPAIR OAT 10540 THORNDALE	\$1,690.00		
					Paying Fund	Cash Account Amount			
					235 - Measure I/70% Local 2010-2040	235-11001 (Cash in Bank - DCB General Checking)	\$1,690.00		
134717	08/18/2016	Open				Accounts Payable JACKSON LEWIS, P.C.	\$106.00		
					Invoice	Date Description Amount			
					6786619	06/30/2016 SERVICES FOR MONTH ENDING 6/30/16	\$106.00		
					Paying Fund	Cash Account Amount			
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$106.00		
134718	08/18/2016	Open				Accounts Payable KAISER FOUNDATION HEALTH PLAN INC.	\$3,968.08		
					Invoice	Date Description Amount			
					AUGUST 2016	07/15/2016 CUSTOMER ID 000126779-000	\$3,968.08		
					Paying Fund	Cash Account Amount			
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$3,968.08		
134719	08/18/2016	Open				Accounts Payable KELLY GAS	\$69.34		
					Invoice	Date Description Amount			
					173842	07/21/2016 PROPANE USED ON CITY STREETS	\$37.49		
					173958	08/05/2016 PROPANE FOR ASPHALT TRUCK USED ON CITY STREETS	\$31.85		
					Paying Fund	Cash Account Amount			
					235 - Measure I/70% Local 2010-2040	235-11001 (Cash in Bank - DCB General Checking)	\$69.34		
134720	08/18/2016	Open				Accounts Payable KUPKA, GERALD	\$2,412.12		
					Invoice	Date Description Amount			
					OCT2016/SEPT2017	08/17/2016 ANNUAL RETIREMENT PAYMENT	\$2,412.12		

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
							Amount		
							Amount		
134721	08/18/2016	Open			100-11001 (Cash in Bank - DCB General Checking)	LEYVA, RANDY	\$2,412.12		
					Accounts Payable		\$30.00		
							Amount		
							Amount		
							Amount		
134722	08/18/2016	Open			100-11001 (Cash in Bank - DCB General Checking)	MARTIN & CHAPMAN CO.	\$30.00		
					Accounts Payable		\$18.55		
							Amount		
							Amount		
							Amount		
134723	08/18/2016	Open			100-11001 (Cash in Bank - DCB General Checking)	MATHERS BROS, INC.	\$18.55		
					Accounts Payable		\$107.89		
							Amount		
							Amount		
							Amount		
134724	08/18/2016	Open			353-11001 (Cash in Bank - DCB General Checking)	MOJAVE BASIN AREA WATERMASTER	\$107.89		
					Accounts Payable		\$7,691.46		
							Amount		
							Amount		
							Amount		
							Amount		
134725	08/18/2016	Open			353-11001 (Cash in Bank - DCB General Checking)	MOSS, LEVY & HARTZHEIM	\$7,691.46		
					Accounts Payable		\$5,902.00		
							Amount		
							Amount		
							Amount		
134726	08/18/2016	Open			100-11001 (Cash in Bank - DCB General Checking)	NAPA AUTO PARTS, INC.	\$5,902.00		
					Accounts Payable		\$328.22		
							Amount		
							Amount		
							Amount		
							Amount		
134727	08/18/2016	Open			100-11001 (Cash in Bank - DCB General Checking)	NEW HORIZONS CLC of SOUTHERN CALIFORNIA	\$328.22		
					Accounts Payable		\$5,945.00		
							Amount		
							Amount		
							Amount		
							Amount		
134728	08/18/2016	Open			100-11001 (Cash in Bank - DCB General Checking)	NURSERY PRODUCTS, LLC	\$5,945.00		
					Accounts Payable		\$5,700.75		
							Amount		
							Amount		

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$243.65		
134736	08/18/2016	Open			Accounts Payable	ROTARY CLUB OF ADELANTO	\$2,540.00		
					Invoice	Date	Description	Amount	
					111	05/01/2016	MEMBERSHIP DUES 2016/2017	\$2,540.00	
					Paying Fund		Cash Account	Amount	
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$2,540.00		
134737	08/18/2016	Open			Accounts Payable	RSD REFRIGERATION SUPPLIES DISTRIBUTOR	\$18.93		
					Invoice	Date	Description	Amount	
					66074312-00	08/02/2016	POLE 24 VOLT CONTRACTOR W/LUGS FOR SENIOR CENTER	\$18.93	
					Paying Fund		Cash Account	Amount	
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$18.93		
134738	08/18/2016	Open			Accounts Payable	SAFEGUARD BUSINESS SYSTEMS,INC.	\$271.32		
					Invoice	Date	Description	Amount	
					031604776	07/29/2016	LASER GRN CHECK STOCK LINEN	\$271.32	
					Paying Fund		Cash Account	Amount	
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$271.32		
134739	08/18/2016	Open			Accounts Payable	SAN BERNARDINO COUNTY FIRE DEPARTMENT	\$9,275.50		
					Invoice	Date	Description	Amount	
					AD117CC	06/28/2016	HHW FEES 1ST QTR FY 16/17 7/16 THRU 9/16	\$9,275.50	
					Paying Fund		Cash Account	Amount	
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$9,275.50		
134740	08/18/2016	Open			Accounts Payable	SAV-MOR	\$2,049.61		
					Invoice	Date	Description	Amount	
					6508	08/04/2016	SLOAR ROLLER SHADES FOR CITY HALL	\$2,049.61	
					Paying Fund		Cash Account	Amount	
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$2,049.61		
134741	08/18/2016	Open			Accounts Payable	SHI INTERNATIONAL CORP	\$1,840.32		
					Invoice	Date	Description	Amount	
					B05274466	07/22/2016	SHI - UBIQUITI - UNFI WIRELESS AP - FY 16/17	\$1,840.32	
					Paying Fund		Cash Account	Amount	
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$1,840.32		
134742	08/18/2016	Open			Accounts Payable	SILVER & WRIGHT LLP	\$26,841.54		
					Invoice	Date	Description	Amount	
					21173	08/01/2016	LEGAL SERVICES FOR JULY 2016	\$26,841.54	
					Paying Fund		Cash Account	Amount	
					100 - General Fund	100-11001 (Cash in Bank - DCB General Checking)	\$26,743.04		
					200 - Maverick Stadium	200-11001 (Cash in Bank - DCB General Checking)	\$98.50		
134743	08/18/2016	Open			Accounts Payable	SOUTHERN CALIFORNIA EDISON	\$129,053.94		
					Invoice	Date	Description	Amount	
					JUNE 30 9089	07/14/2016	2-31-075-9089 CONSOLIDATED SCE BILL	\$128,033.47	
					35077-29-16	07/29/2016	2-21-347-3507/SOUTHERN CALIFORNIA EDISON	\$146.29	
					6043/8/9/16	08/09/2016	3-042-4303-41 PASO BLANCO/SUN VAL	\$57.07	
					5028/8/9/16	08/09/2016	3-040-1131-95 11237 SENACA RD A	\$817.11	

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
					100-11001 (Cash in Bank - DCB General Checking)		\$30,602.78		
					200-11001 (Cash in Bank - DCB General Checking)		\$6,406.43		
					241-11001 (Cash in Bank - DCB General Checking)		\$2,033.41		
					353-11001 (Cash in Bank - DCB General Checking)		\$70,104.53		
					360-11001 (Cash in Bank - DCB General Checking)		\$19,906.79		
134744	08/18/2016	Open			Accounts Payable	SOUTHWEST GAS CORPORATION	\$648.52		
	<u>Invoice</u>			<u>Date</u>	<u>Description</u>		<u>Amount</u>		
	9001/07/28/16		07/28/2016		121-0346992-021/11600 AIR EXPRESSWAY PUMP		\$648.52		
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
					100-11001 (Cash in Bank - DCB General Checking)		\$300.02		
					200-11001 (Cash in Bank - DCB General Checking)		\$314.50		
					353-11001 (Cash in Bank - DCB General Checking)		\$34.00		
134745	08/18/2016	Open			Accounts Payable	SPRAY DOCTOR	\$318.37		
	<u>Invoice</u>			<u>Date</u>	<u>Description</u>		<u>Amount</u>		
	145838		07/19/2016		BULB, BOLTS & WASHERS, & HEDGE TRIMMER USED ON CITY STREETS		\$75.31		
	146053		08/01/2016		CARBURATOR FOR POST DIGGER USED ON CITY STREETS		\$69.13		
	146077		08/03/2016		ECHO GEAR W/BLADES FOR HEDGE TRIMMER USED ON CITY STREETS		\$45.86		
	146077-A		08/03/2016		CREDIT FOR CARBURETOR		(\$64.01)		
	146118		08/09/2016		CARBURETOR FOR SIGN POST DIGGER USED ON CITY STREETS		\$71.16		
	146119		08/09/2016		RAC V SWITCH TIP FOR PAINT MACHINE USED ON CITY STREETS		\$120.92		
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	235 - Measure I/70% Local 2010-2040				235-11001 (Cash in Bank - DCB General Checking)		\$318.37		
134746	08/18/2016	Open			Accounts Payable	TAVCOM, INC.	\$995.00		
	<u>Invoice</u>			<u>Date</u>	<u>Description</u>		<u>Amount</u>		
	T0422563		04/14/2016		EQUAL OPP AD PER L. SALCIDO		\$995.00		
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$995.00		
134747	08/18/2016	Open			Accounts Payable	TOWN OF APPLE VALLEY	\$10,000.00		
	<u>Invoice</u>			<u>Date</u>	<u>Description</u>		<u>Amount</u>		
	858		08/05/2016		OHD ANNUAL SPONSORSHIP CONTRIB. FY-1617		\$10,000.00		
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$10,000.00		
134748	08/18/2016	Open			Accounts Payable	UNDERGROUND SERVICE ALERT	\$82.50		
	<u>Invoice</u>			<u>Date</u>	<u>Description</u>		<u>Amount</u>		
	720160005		08/01/2016		NEW TICKET CHARGES		\$82.50		
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	353 - AWA_Water				353-11001 (Cash in Bank - DCB General Checking)		\$82.50		
134749	08/18/2016	Open			Accounts Payable	UNIDESK CORPORATION	\$9,600.00		
	<u>Invoice</u>			<u>Date</u>	<u>Description</u>		<u>Amount</u>		
	4246		07/29/2016		UNIDESK - VM Desktop Lic Renewal - FY 16/17		\$9,600.00		
	<u>Paying Fund</u>			<u>Cash Account</u>		<u>Amount</u>			
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$9,600.00		

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
134750	08/18/2016	Open			Accounts Payable	VERIZON WIRELESS	\$2,648.21		
	Invoice		Date	Description		Amount			
	9768574075		07/10/2016	CYCLE: 06/11/16 - 07/11/16		\$321.56			
	9768515620		06/10/2016	CYCLE: 6/11/16 - 07/11/16		\$2,326.65			
	Paying Fund			Cash Account		Amount			
	100 - General Fund			100-11001 (Cash in Bank - DCB General Checking)		\$2,345.74			
	353 - AWA_Water			353-11001 (Cash in Bank - DCB General Checking)		\$279.20			
	360 - APUA_Sewer			360-11001 (Cash in Bank - DCB General Checking)		\$23.27			
134751	08/18/2016	Open			Accounts Payable	VICTORVILLE GLASS COMPANY, INC.	\$116.24		
	Invoice		Date	Description		Amount			
	33011		08/01/2016	DOOR HANDLE AT SENIOR CENTER		\$116.24			
	Paying Fund			Cash Account		Amount			
	100 - General Fund			100-11001 (Cash in Bank - DCB General Checking)		\$116.24			
134752	08/18/2016	Open			Accounts Payable	VULCAN	\$2,174.20		
	Invoice		Date	Description		Amount			
	71185131		07/18/2016	AGG/ASPHALT USED ON CITY STREETS		\$970.92			
	71190232		07/22/2016	SHEET MIX USED ON CITY STREETS		\$222.78			
	71190231		07/22/2016	SHEET MIX USED ON CITY STREETS		\$222.78			
	71192052		07/25/2016	SHEET MIX USED ON CITY STREETS		\$152.28			
	71202143		08/03/2016	SHETT MIX USED ON CITY STREETS		\$224.25			
	71200464		07/31/2016	SHEET MIX USED ON CITY STREETS		\$222.78			
	71194475		07/27/2016	SHEET MIX USED ON CITY STREETS		\$158.41			
	Paying Fund			Cash Account		Amount			
	235 - Measure I/70% Local 2010-2040			235-11001 (Cash in Bank - DCB General Checking)		\$2,174.20			
134753	08/18/2016	Open			Accounts Payable	WELLS FARGO VENDOR FIN SERV	\$1,512.00		
	Invoice		Date	Description		Amount			
	65127889		07/03/2016	CYCLE: 06/28/16-07/27/16		\$1,512.00			
	Paying Fund			Cash Account		Amount			
	100 - General Fund			100-11001 (Cash in Bank - DCB General Checking)		\$1,209.60			
	353 - AWA_Water			353-11001 (Cash in Bank - DCB General Checking)		\$302.40			

Type Check Totals:
04000013-01 - CITY OF ADELANTO GENERAL CHKG Totals

107 Transactions

\$515,764.97

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	107	\$515,764.97	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	107	\$515,764.97	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	0	\$0.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	0	\$0.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	107	\$515,764.97	\$0.00

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	107	\$515,764.97	\$0.00	
Grand Totals:									
					Checks	Status	Count	Transaction Amount	Reconciled Amount
					Open	107	\$515,764.97	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	107	\$515,764.97	\$0.00	
					EFTs	Status	Count	Transaction Amount	Reconciled Amount
					Open	0	\$0.00	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	0	\$0.00	\$0.00	
					All	Status	Count	Transaction Amount	Reconciled Amount
					Open	107	\$515,764.97	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	107	\$515,764.97	\$0.00	

Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
04000013-01 - CITY OF ADELANTO GENERAL CHKG									
<u>EFT</u>									
174	07/18/2016	Open			Accounts Payable	PAYPRO	\$108.90		
	Invoice		Date	Description		Amount			
	PP#14-2016/PAYPR		07/14/2016	PP#14-2016/PAYPRO FLEX SPENDING		\$108.90			
	Paying Fund			Cash Account		Amount			
	100 - General Fund			100-11001 (Cash in Bank - DCB General Checking)		\$108.90			
175	07/20/2016	Open			Accounts Payable	PAYPRO	\$840.00		
	Invoice		Date	Description		Amount			
	56642		07/20/2016	TO COVER NEGATIVE BALANCES		\$840.00			
	Paying Fund			Cash Account		Amount			

City of Adelanto
Payment Register

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
	100 - General Fund				100-11001 (Cash in Bank - DCB General Checking)		\$840.00			
Type EFT Totals:										
04000013-01 - CITY OF ADELANTO GENERAL CHKG Totals							2 Transactions	\$948.90		

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	0	\$0.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	0	\$0.00	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$948.90	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	2	\$948.90	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$948.90	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$948.90	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	0	\$0.00	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	0	\$0.00	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$948.90	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	2	\$948.90	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$948.90	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$948.90	\$0.00



CITY COUNCIL AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Mayor and City Council Members

FROM: Cindy Herrera, City Manager

BY: Mark de Manincor, Planning Manager

SUBJECT: PUBLIC HEARING - ORDINANCE 549, CODE AMENDMENT 16-03 – PROPOSED AMENDMENT TO TITLE 17 OF THE ADELANTO MUNICIPAL CODE AMENDING CHAPTER 17.65 PARKING AND LOADING.

STAFF RECOMMENDATION:

Introduce for the first reading Ordinance 549, finding the approval of Code Amendment 16-03 exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) as the Code Amendment will not have a significant effect on the environment, adopting Code Amendment 16-03, and making findings in support thereof.

BACKGROUND:

As a result of the adoption of Ordinance 545 in relation to the regulation of Medical Marijuana Cultivation and Manufacturing, the City has a new land use, Indoor Agriculture. Ordinance 545 allows for Indoor Agriculture where buildings are only used for the production of plants. It is estimated that the parking requirement for Indoor Agriculture is similar to warehousing. Therefore; it is recommended the parking requirement be categorized with warehousing.

Code Amendment 16-03 proposes to amend Title 17, Chapter 17.65, Parking and Loading, to regulate the number of parking spaces for Indoor Agriculture. At the meeting of August 2, 2016, the Planning Commission recommended approval to the City Council, by a 5-0 vote, Code Amendment 16-03

FISCAL IMPACT:

1. Staff time costs

ATTACHMENTS:

1. Ordinance 549
2. Planning Commission Staff Report
3. Notice of Exemption

ORDINANCE NO. 549

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ADELANTO,
CALIFORNIA, ADOPTING CODE AMENDMENT 16-03 AMENDING
TITLE 17 OF THE ADELANTO MUNICIPAL CODE, AMENDING
CHAPTER 17.65 PARKING AND LOADING TO REGULATE PARKING
AND LOADING FOR INDOOR AGRICULTURE

WHEREAS, the City of Adelanto has enacted procedural regulations as part of the adopted Zoning Code; and

WHEREAS, a duly noticed public hearing was held before the Planning Commission, August 2, 2016, to hear public testimony and consider the proposal; and

WHEREAS, the Planning Commission voted 5-0 to recommend the proposed changes to the City Council at the meeting; and

WHEREAS, a duly noticed public hearing was held before the City Council on August 24, 2016, to hear public testimony and consider the proposals; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ADELANTO,
CALIFORNIA HEREBY ORDAINS AS FOLLOWS:

SECTION 1: The above recitals are all true and correct.

SECTION 2: The City Council has reviewed and considered the information included in the General Plan, Zoning Code, staff report for the public hearing, and public testimony prior to taking action on the proposed Code Amendment and Ordinance. This information is on file and available at the Community Development Department at the City Hall of the City of Adelanto.

SECTION 3: The City Council finds and determines that the adoption of Ordinance 549 and Code Amendment 16-03 is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act as the Code Amendment will have no significant effect on the environment and the City Council determinations reflect the independent judgment of the City Council.

SECTION 4: The City Council hereby further finds and determines that the City has followed the procedures for Ordinance Amendments as set forth in Sections 65850 thru 65863.13 of the California Government Code.

SECTION 5: The City Council of the City of Adelanto hereby adopts Ordinance No. 549, adopting Code Amendment 16-03, amending Chapter 17.65, attached hereto as Exhibits A and incorporated herein. The Chapter attached as an Exhibit to this Ordinance replaces the existing same numbered Chapter of the Municipal Code in its entirety. Previously adopted ordinances that are inconsistent with this Ordinance are repealed to the extent they are inconsistent with the terms of this Ordinance.

Ordinance 549
Code Amendment 16-03

SECTION 6: If any provision of this ordinance or the application thereof to any persons or circumstances is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 7: The Mayor shall sign and the City Clerk shall certify passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty (30) days after its final passage.

Attachments

1. Exhibit A Amended Chapter 17.65

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF AUGUST, 2016.

Rich Kerr

Mayor of the City of Adelanto

Cindy Herrera, MMC

City Clerk

APPROVED AS TO FORM:

City Attorney

Ordinance 549
Code Amendment 16-03

I, Cindy Herrera, City Clerk of the City of Adelanto, California, do hereby certify that the foregoing Ordinance No. 549 was duly introduced for the first reading on the 24th day of August, 2016 and regularly adopted at a regular meeting of the City Council of the City of Adelanto on this 14th day of September, 2016, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on this 14th day of September, 2016.

Cindy Herrera, MMC

City Clerk

SEAL

CHAPTER 17.65

PARKING AND LOADING

- 17.65.010 Intent and Purpose**
- 17.65.020 Applicability**
- 17.65.030 Location and Development Plan and Building Permit Required**
- 17.65.040 General Provisions**
- 17.65.060 Number of Parking Spaces Required**
- 17.65.070 Parking Facility Layout and Dimensions**
- 17.65.080 Parking Facility Development Standards**
- 17.65.090 Combined or Shared Parking Facilities**
- 17.65.100 Loading Space Requirements**
- 17.65.110 Bicycle Parking Standards**

17.65.010 Intent and Purpose

The purpose of the parking and loading regulations is to ensure that all land uses provide adequate off-street parking facilities and adequate facilities for vehicle movement and loading activities associated with a use. The intent of these regulations is to ensure that the use of land does not negatively interfere with the use of and circulation on public rights-of-way and that private on-site circulation does not pose a potential safety problem.

17.65.020 Applicability

- (a) The minimum standards of this Chapter shall apply to all proposed land uses, buildings, and structures.
- (b) The minimum standards of this Chapter shall also apply to all proposed additions, enhancements, and modifications to existing land uses or structures. At the time the building or structure is modified and/or enlarged, or the use is modified and/or intensified so as to cause a need for additional parking, parking and loading spaces shall be provided for both the existing units and the modified or enlarged portions of the building and/or use so as to conform to provisions of this Chapter.

17.65.030 Location and Development Plan and Building Permit Required

- (a) A Location and Development Plan shall be required for all required parking facilities. The Plan shall consist of a detailed layout of the parking facility, site, and parking lot landscaping. The Plan shall be accurately dimensioned, showing all required parking and loading spaces, landscaped areas, driving aisles, ingress/egress points, etc. The Plan shall be submitted and reviewed in conjunction with any application for planning, land use, engineering, or building permit.
- (b) A parking facility or driveway shall have building and engineering permits for the facility or driveway in accordance with applicable provisions contained in the Municipal Code.

17.65.040 General Provisions

(a) Location.

The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to an approved Location and Development Plan in compliance with Chapter 17.150 (Location and Development Plan) of this title. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities.

(b) Residential Uses

Required parking facilities for Residential Zone Districts shall be located on the same lot or parcel of land as the use the parking facilities are intended to serve, or within a single development as approved by the Planning Director. The facilities shall be conveniently and safely located on the site. Required parking facilities provided by a given project shall be used exclusively for parking purposes by that project or residence, and shall not be leased, sold, or utilized by other projects or entities.

Within a required front yard area, vehicles may be parked only on a parking space as defined in Section 17.65.080 (Parking Facility Development Standards) of this Chapter.

Vehicles may be parked in a side or rear yard area, or within the buildable area of a lot on a parking space as defined in Section 17.65.080 (Parking Facility Development Standards) of this Chapter, provided that a minimum of four feet (4') of clearance is provided between the vehicle and the adjacent outside wall of any structure containing windows.

(c) Non-Residential Uses

Required parking for non-residential uses shall be located:

- (1) On the same lot or parcel of land as the use which the facilities serve; or
- (2) On an adjoining lot or parcel of land under the same ownership as the lot supporting the use the parking facilities serve, provided that the adjoining lot is merged with the property containing the primary use for which the parking is required; or a covenant of easement is recorded for parking purposes in accordance with Section 17.65.090(a) (Combined or Shared Parking Facilities).
- (3) On a lot or parcel of land separated only by an alley (20 feet wide or less) from the lot or parcel supporting the use the parking facilities serve, provided:
 - A. That said lots or parcels are under the same ownership; and

- B. That said lots or parcels would be contiguous if not separated by the alley; and
- C. That direct vehicular and pedestrian passage between said lots or parcels would be possible if the alley were vacated; and
- D. That the parking and vehicular access on said lots or parcels can be designed to ensure safe pedestrian movement between the parking and the property containing the primary use it is intended to serve; and
- E. That a Covenant of Easement is recorded for parking purposes in accordance with Section 17.65.090(a), or Section 17.65.090(b) (Combined or Shared Parking Facilities) for joint use of parking facilities.

(d) Change in use.

A change in use that results in a more intensive parking requirement shall comply with all current parking and loading standards of this Chapter.

(e) Two or more uses.

Where two or more uses are located in the same development or structure, the parking requirements shall be the sum of the separate requirements per use, except as specifically provided by this Chapter.

(f) Parking and loading spaces to be permanent.

Parking and loading spaces shall be paved and permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve. The Director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use with the approval of a Temporary Use Permit issued in compliance with Chapter 17.75 and 17.155 (Temporary Uses and Structures and Temporary Use Permits) of this title.

(g) Parking and loading to be unrestricted.

Owners, lessees, tenants, or persons having control of the operation of a premise for which parking or loading spaces are required by this Chapter shall not prevent, prohibit or restrict authorized persons from using these spaces without prior approval of the Director.

(h) Use of parking area for activities other than parking.

Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Code.

(j) Maintenance

All required parking and loading space areas including their driveways and aisle widths shall be maintained in good condition and available for their intended use. Parking areas shall be kept free of litter, trash, debris and display or advertising not specifically approved in accordance with this Zoning Code.

Inside garage storage shall not encroach into required parking and loading space areas and vehicles shall not be continuously parked in these areas. All parked vehicles shall be operable and currently registered.

17.65.060 Number of Parking Spaces Required

(a) Required Spaces

Table 65-2 specifies the number of off-street parking spaces required for specific uses. The requirement for a use not specifically mentioned shall be the same as for a specified use which has the most similar traffic and/or parking generating characteristics. The Planning Director shall determine what constitutes similar traffic generating characteristics.

As provided in Chapter 17.140 (Minor Variances) of this Code, the Planning Director may approve up to a thirty percent (30%) reduction in the number of required parking spaces. Reductions of more than 30% may be approved by the Planning Commission, as provided in Chapter 17.135 (Major Variances).

**TABLE 65-1
NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED**

Use	Required Number of Spaces
Residential Uses	
Single-family, detached and attached in R1 and DL zone districts	2-car enclosed garage for each unit. Said garage shall have a minimum clear dimension of 20-feet by 20-feet free of any obstructions including mechanical equipment.
Duplex Units,	2-car enclosed garage for each unit
Apartments, Condominiums, Townhouses, and similar developments	2 spaces per unit, with one space required to be covered, plus one guest space for every 2 dwelling units, plus the following: 3 spaces for each on-site rental or sales office for developments of 100 units or less, plus 1 additional space for each additional 100 units or fraction thereof. Single car garages shall have a minimum clear dimension of 10-feet by 20-feet free of any obstructions including mechanical equipment.
Mobile home Park	2 covered spaces per unit, plus one guest space per every 2 units, plus 2 spaces for each on-site sales or rental office
Fraternity-Sorority/Lodge/Bed and Breakfast	1 space per bed, plus 1 guest space for every 3 beds
Convalescent Facility/Residential Care Facility	1 space for every 4 beds, plus parking for on-site employee housing
Public Assembly and Community Uses	
Church, chapel, religious facility, cemetery, mortuary	1 space/3 fixed seats (or 54" of bench seating), or 1 space/25 square feet of gross floor area of assembly area where there are no fixed seats
Theatres: Movie - Multiple Screen Movie - Single Screen Live Performance	1 space/5 seats, plus 7 spaces for employees 1 space/5 seats, plus 5 spaces for employees 1 space/4 fixed seats
Assembly	1 space/50 square feet of gross floor area
Day Care (all types), Nursery School	1 space per employee, plus 1 space/10 children (or participants) based on facility capacity
Private Elementary and Junior High School	1.5 spaces/classroom, plus 1 space/5 fixed seats in auditorium, gymnasium or similar public assembly facility, or 1 space/35 SF-GFA of assembly area where there are no fixed seats
Private High School	1.5 spaces/classroom, plus 1 space/5 students based on maximum student capacity

Use	Required Number of Spaces
College or University (public/private)	1 space/employee, plus 1 space/3 students based on maximum student capacity
Trade School, Business School, Adult Education (public/private)	1 space/3 students, plus 1 space for each staff member, faculty member, and employee
Museums, Art Galleries	1 space/300 SF-GFA
Libraries	1 space/300 SF-GFA
Hospitals and Medical Centers (providing acute care, clinical, surgical, teaching, research and office services)	1 space/2 patient beds, plus 1 space for each employee and staff member on largest shift
Industrial Uses	
Ambulance Service	1 space per 250 SF-GFA; plus 1 space per service vehicle
Construction Yards	1 space per 250 SF-GFA, plus 1 space per 7,000 sq. ft. of yard area
Junk, Salvage, Vehicle Wrecking and Impound Yard	1 space per 250 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area.
Manufacturing and Processing Uses (not including buildings used exclusively for warehouse purposes)	1 space/500 SF of industrial/manufacturing area, plus 1 space/250 SF of office use, plus 1 space/1,000 SF of warehouse area (Note: Buildings in the MI zone district which are built with the intention of converting to a more parking-intensive use at a later date may be required to submit a parking plan showing the configuration of parking for the ultimate use.
Mini-Storage Warehouse	1 space/50 storage units; plus 1 space/250 SF-GFA of office area; plus 2 spaces for a caretaker's residence.
Recycling Facilities, Public (Collection Only)	1 space per 1,000 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area
Recycling Facilities, Commercial (Processing)	1 space per 500 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area.
Research and Development	1 space/250 SF-GFA
Upholstery shop, welding shop	1 space per 500 SF-GFA
Warehouse/distribution facility, Indoor Agriculture	1 space per 1,000 SF-GFA for the first 20,000 sq. ft.; 1 space per 2,000 SF-GFA for that portion between 20,000 and 40,000 sq. ft.; 1 space per 4,000 SF-GFA for that portion over 40,000 Plus 1 space/300 SF-GFA of office use
Office Uses	
Medical and Dental Offices	1 space/250 SF-GFA, with a minimum of 4 spaces
Veterinary Office	1 space/250 SF-GFA, with a minimum of 4 spaces
Business and Professional	1 space/250 SF-GFA, with a minimum of 4 spaces

Use	Required Number of Spaces
Financial Services (banks, savings and loans, credit unions)	1 space/250200 SF-GFA, with a minimum of 4 spaces
Commercial Uses - Retail, Service, and Other	
Automotive/RV Service and Repair	2 spaces, plus 3 spaces/service bay (service bays do not count as spaces), parking areas shall not be utilized for storage or overnight parking. The storage of vehicles/RVs shall be a separate area and screened from adjacent uses.
Automotive Car Wash	3/1,000 SF-GLA
Self-Service Car Wash	2 spaces/wash bay (wash bays do not count as spaces)
Automobile Sales	1 space/2,000 SF-GLA
Dance Studio, Karate Studio and similar uses	1 space/100 SF-GFA
Furniture Stores	1 space/500 SF-GFA
General Retail	1 space/250 SF-GFA, If restaurant space occupies more than 10% of total GFA, then additional parking shall be provided for excess restaurant space beyond the 10%. The additional parking shall be calculated at the restaurant rate.
Hotels and Motels	1 space/guest room, plus additional spaces for restaurant and public assembly areas as required for those uses
Laundromat	1 space/3 washing machines
Plant Nurseries	1 space/1,000 SF indoor GFA, plus 1 space/2,000 SF gross outdoor retail area
Outdoor Sales, including lumber yards, salvage yards	1 space/1,000 SF gross outdoor retail area, plus additional parking as required for indoor sales area, service facilities, and other uses
Residential Sales Office (Temporary)	3 spaces per model home or unit, including at least 1 space designated for vehicles displaying a handicapped placard
Temporary Sales (Christmas Tree/Pumpkins)	1 space per each 500 SF of tree/pumpkin display area. Minimum number of spaces is subject to review and approval by the City; at least one space must be designated for vehicles displaying an accessible placard.
Recreation Uses	
Arcades	1 space/150 SF-GFA
Billiard Parlor	2 spaces per billiard table
Bowling Alley	5 spaces/lane, plus auxiliary uses calculated separately as required by this Section
Dance Halls	1 space/20 gross SF dance floor area, plus 1 space per 3 fixed seats. Where there are no fixed seats, 1 space per 20 SF of seating area.

Use	Required Number of Spaces
Driving Range	Parking requirements subject to case-by-case review.
Golf Course - Regulation and Pitch and Putt	Parking requirements subject to case-by-case review.
Gym, Spa, Health Club	1 space/100 SF-GFA
Miniature Golf	1.5 spaces/hole, plus other uses calculated separately as required by this Section
Skating Rink - Ice or Roller	1 space/100 SF of rink, plus other uses calculated separately as required by this Section
Public Swimming Pool (as defined by the Uniform Building Code)	10 spaces, or 1 space/1,000 SF of lot area, plus 1 space/2 employees, whichever is greater
Handball/Racquetball - Commercial Facility	3 spaces/court, plus other uses calculated separately as required by this Section
Tennis Courts - Commercial Facility or associated with private club	3 spaces/court, plus other uses calculated separately as required by this Section
Restaurants	
Restaurants (as defined in Chapter 17.200 of this Code)	1 space/100 SF-GFA or 1 space for every three persons (as determined by occupancy load)
Restaurants (Drive-Through, Fast Food, and Walkup Restaurants, as defined in Chapter 17.200 of this Code)	1 space for every three seats or 10 spaces per 1,000 SF-GFA, whichever is greater. A minimum of 5 spaces shall be provided. Restaurants with drive-through areas must provide at least 6 on-site queuing spaces for patron vehicles ahead of the menu board, or as approved by the City
Outdoor Dining Areas in excess of 16 seats for Sit-Down or Fast Food restaurants	1 space/200 SF of outdoor seating area or 1 space for every three seats, whichever is greater
Abbreviations: SF = square feet, GFA = gross floor area, GLA = gross land area	

(b) Fractional Spaces

If the calculation of required parking spaces results in a fractional number, that number shall be rounded up to the next whole number.

(c) Accessible Parking

Accessible parking requirements are established by Title 24 of the State of California. The parking standards contained in this section are identical to those established by the State at the time of the adoption of this Zoning Code. Any change in the State's accessible parking requirements shall preempt the affected requirements in this section.

(1) Number of Spaces Required.

- A. Multi-Family Residential Uses. Accessible parking spaces shall be provided at a minimum rate of two percent (2%) of the multi-family dwelling units assigned parking spaces. At least one (1)

space of each type of parking facility (garage, private garage, carport, and open parking spaces) shall be made accessible even if the total number exceeds 2 percent. At least 5 percent of unassigned or guest parking spaces shall be accessible.

- B. Required handicapped parking spaces shall count toward fulfilling off-street parking requirements.
- C. Van accessible spaces shall be provided at a rate of one in every eight accessible spaces.
- D. In the event only one handicapped parking space is required, such space shall be van accessible.
- E. Accessible parking spaces shall be provided for all uses, other than as specified above, at the following rate:

**TABLE 65-2
NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED**

Total Number of Parking Spaces Provided	Number of Handicapped Parking Spaces Required
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1,000	2% of total
1,001 and over	20 plus one for each 100, or fraction over 1,001

- (2) Accessible Parking Size and Location. Accessible parking spaces shall have the following dimensions:
- A. Where single spaces are provided, they shall be 14-foot wide and lined to provide a 9-foot parking area and a 5-foot loading and unloading access aisle on the passenger side of the vehicle.
 - B. A double accessible space can be provided with a 23-foot wide area lined to provide a 9-foot parking area on each side of a 5-foot loading and unloading access aisle in the center.
 - C. Van accessible spaces shall provide an 8-foot wide loading and unloading access aisle.
 - D. All spaces shall be located near or convenient to a level or ramped entrance, not exceeding five percent (5%) slope, to the facility served by the parking space.
 - E. Parking spaces for the handicapped shall be signed and restricted for use by the handicapped only.
- (3) Any revisions to Title 24 of the California Government Code shall supersede these requirements.

(d) Compact Parking

Compact parking spaces are not permitted. However, such spaces existing on the effective date of this Zoning Code shall be exempted. Parking lots which contain compact spaces as of the effective date of this Code which are re-stripped to eliminate compact spaces will not be subject to the parking requirements of this Chapter, if the elimination of compact spaces results in a deficit of parking (as calculated using the standards in this Chapter).

17.65.070 Parking Facility Layout and Dimensions

Parking facilities shall be designed to be fully accessible, adequate and safe ingress and egress shall be provided from and to a street, highway, alley, or driveway and shall conform to the following minimum standards:

(a) Parking Space Dimensions

(1) Standard Spaces

The minimum size of a standard parking space shall be nine feet wide and twenty feet long (9' x 20').

(2) Parallel Spaces

The minimum size of a parallel parking space shall be nine feet wide and twenty-four feet long (9' x 24').

(b) Parking Access

Access leading to parking facilities, including garages for private residences, shall meet the following dimensions:

(1) Width - The minimum width for driveways and drive aisles shall be twenty feet (20') for one-way traffic and twenty-six feet (26') for two-way traffic. Where one-way drives exist, pavement graphics and directional signs and arrows shall be provided. Greater widths may be required at the discretion of the City.

(2) Minimum Residential Driveway Length - Driveways for single family or duplex units in any zoning district shall be a minimum of twenty feet (20') in length as measured from the back of sidewalk to the front of the garage door.

(3) Limit on Residential Driveways - The number of permitted driveways shall be one per fifty feet (50') of lot frontage, or fraction thereof, not to exceed a total of two (2) driveways. A curved driveway with two (2) entrances shall count as one (1) driveway for the purposes of this section.

(4) Non-residential Driveway Spacing - The distance between non-residential driveways; and between non-residential driveways and public rights-of-way shall conform to the City's Public Works standards.

- (5) Maneuvering Areas - Except for residential uses of two (2) or fewer units per building site, access facilities adjoining roadways classified as Collector Street or higher in the General Plan Circulation Element shall be arranged so that any vehicle can leave the parking area and enter into an adjoining vehicular right-of-way traveling in a forward direction.

17.65.080 Parking Facility Development Standards

(a) Paving Required

- (1) All parking spaces and associated driveways shall be entirely paved with concrete or asphalt-type surfacing as per City standards and requirements.
- (2) All newly constructed driveways and parking areas shall be concrete, asphalt, or as otherwise approved by the City.
- (3) Parking on areas which do not meet the above standards shall be prohibited.

(b) Parking Space Delineation

All parking spaces shall be clearly delineated with a 4-inch wide double stripe, a 4-inch gap between stripes, and an overall width of 12 inches wide and 20 feet long. The ends of the striping can be rounded or squared. In order to maintain the 9-foot wide parking space standard mentioned above, parking striping shall be spaced center to center.

(c) Construction

- (1) All driveways and parking areas shall be constructed and striped in accordance with road and drainage standards established by the City Engineer and the Fire Department.
- (2) Wheel stops, ground-mounted bumpers, and similar devices are permitted. Curbs shall be used in conjunction with landscaped areas, as approved by the City.

(d) Lighting

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

- (e) Landscaping and Screening

Parking lot landscaping shall be provided and maintained as required in Chapter 17.60 and 17.15 of this Zoning Code.

17.65.090 Combined or Shared Parking Facilities

- (a) For Uses on Separate Lots or Parcels

Required parking facilities for non-residential uses may be provided collectively for two (2) or more buildings or uses located on the same or separate contiguous lots or parcels of land, provided that the total combined parking facilities meet or exceed all other minimum parking capacity requirements for the buildings or uses. A covenant, approved as to form by the City Attorney, shall be recorded describing the combined parking arrangement and granting reciprocal access rights to the parking facilities.

- (b) Shared Parking Facilities

Where two (2) or more uses are sharing parking facilities, the applicant may propose the use of shared parking, provided that a “Shared Parking Analysis” is approved by the City, demonstrating that sufficient parking will be provided at all times for all uses. Such Shared Parking Analysis shall be prepared pursuant to guidelines published by the Urban Land Institute or other guidelines as approved the City. Where separate parcels exist within a single development, a parking agreement shall be required, per Section 17.65.090(a), above.

17.65.100 Loading Space Requirements

- (a) Number of Spaces Required

- (1) For commercial uses, loadings spaces shall be provided in accordance with the following:

**TABLE 65-3
Minimum Required Loading Spaces - Commercial**

Gross Floor Area	Minimum Spaces Required
Less than 25,000 sq. ft.	1 small space (12 ft. by 20 ft.)
25,001 to 50,000 sq. ft.	2 small spaces (12 ft. by 20 ft.)
Over 50,001 sq. ft.	1 large space per unit (12 ft. by 45 ft.), plus 1 additional large space for each additional 50,000 square feet, with a maximum of 4 spaces required

- (2) In Light Manufacturing, Manufacturing/Industrial, and Airport Development Districts, loadings spaces shall be provided in accordance with the following:

**TABLE 65-4
Minimum Required Loading Spaces - Industrial**

Gross Floor Area	Minimum Spaces Required
Less than 50,000 sq. ft.	1 small space per unit (12 ft. by 20 ft.)
Over 50,001 sq. ft.	1 large space per unit (12 ft. by 45 ft.), plus 1 additional large space for each additional 50,000 square feet, with a maximum of 4 spaces required

- (3) Required loading spaces in other Districts will be determined on a case by case basis, depending on the requirements of each project.

- (b) Dimensions

The dimensions of loading spaces shall be as specified in the table above.

- (c) Location

All loading areas shall be located adjacent to loading doors and outside of any required aisles or other circulation areas. Adequate turning radii shall be provided to allow a vehicle to maneuver without backing into a street or without backing into the loading space from the street.

17.65.110 Bicycle Parking Standards

- (a) Bicycle Parking

Parking spaces for bicycles shall be provided as required by Table 65-5. For any use for which bicycle parking is required, a minimum of four (4) bicycle spaces shall be provided.

**TABLE 65-5
NUMBER OF BICYCLE PARKING SPACES REQUIRED**

Use	Required Spaces - % of Auto Requirement
Residential Uses	
Single-family	0
Multi-family	1 space per each four units
Public Assembly and Community Uses	
Child Care, Preschools, Senior Centers	10%
Libraries, Auditoriums, Museums, Galleries, Stadiums, Theaters	5%
Private Schools, Private Colleges, Trade Schools	20%
Industrial Uses	
Manufacturing and Warehousing	10%
Office Uses	
Banks, Savings and Loans	15%
General Office	10%
Medical, Dental, and Veterinary Offices	5%
Commercial Uses	
Bowling Alleys, Billiard Parlors, Roller and Ice Rinks, Private Clubs	10%
Health Clubs and Studios	10%
Hospitals and Medical Centers	10%
Hotels and Motels	5%
Restaurant	10%
Retail	10%

(b) Separation from Automobile Parking

Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb, or by at least five feet (5') of open space where parking is prohibited.

(c) Access

Free and clear access directly from a public right-of-way or drive aisle shall be provided and maintained. Aisles or walkways providing access to bicycle parking spaces shall be at least five feet (5') wide.

(d) Signs

Signs indicating location of bicycle parking shall be placed on the site, as determined on a case by case basis.



PLANNING COMMISSION AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 2, 2016

TO: Honorable Chairman and Members of the Planning Commission

FROM: Mark de Manincor, Planning Manager

SUBJECT: **Code Amendment 16-03** Proposed amendment to Title 17 of the Adelanto Municipal Code amending Chapter 17.65, Parking and Loading, to regulate the number of parking spaces for Indoor Agriculture.

STAFF RECOMMENDATION:

ADOPT Resolution P-16-24, **ADOPT** findings, and recommend **APPROVAL** to the City Council, Code Amendment 16-03.

BACKGROUND:

As a result of the adoption of Ordinance 545 in relation to the regulation of Medical Marijuana Cultivation and Manufacturing, the City has a new land use, Indoor Agriculture. Ordinance 545 allows for Indoor Agriculture which are only used for the production of plants. It is estimated that the parking requirement for Indoor Agriculture is similar to warehousing. Therefore; it is recommended the parking requirement be categorized with warehousing.

PROJECT DESCRIPTION:

Code Amendment 16-03 proposes to amend Title 17, Chapter 17.65, Parking and Loading, to regulate the number of parking spaces for Indoor Agriculture.

ENVIRONMENTAL

The proposed project is exempt from the California Environmental Quality Act under section 15061 (b) (3) Review for Exemption as the project will not cause a significant effect on the environment.

ATTACHMENTS:

1. Resolution P-16-24
2. Amended Chapter 17.65 Parking and Loading

RESOLUTION NO. P-16-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ADELANTO, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, FINDING THE APPROVAL OF CODE AMENDMENT 16-03 EXEMPT PURSUANT TO SECTION 15061 (B) (3) REVIEW FOR EXEMPTIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS THE CODE AMENDMENT WILL NOT CAUSE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND RECOMMENDING TO THE CITY COUNCIL ADOPTION OF CODE AMENDMENT 16-03 TO AMEND TITLE 17, CHAPTER 17.65 PARKING AND LOADING, OF THE ADELANTO MUNICIPAL CODE.

WHEREAS, the City of Adelanto adopted, Title 17 as part of the City of Adelanto Municipal Code establishing among other things the regulation of Land Uses; and

WHEREAS, a duly noticed public hearing was held before the Planning Commission on the 2nd day of August, 2016; to hear public testimony and consider the proposal; and

WHEREAS, the City has complied with the California Environmental Quality Act.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ADELANTO HEREBY RESOLVES AS FOLLOWS:

Section 1. The above recitals are all true and correct.

Section 2. The Planning Commission has reviewed and considered the information included in the General Plan, staff reports for the public hearing, and public testimony prior to taking action on the proposed Code Amendment. This information is on file and available at the Community Development Department at the City Hall of the City of Adelanto.

Section 3. The Planning Commission finds and determines that the adoption of Code Amendment 16-03 exempt pursuant to Section 15061 (b) (3) Review for Exemptions of the California Environmental Quality Act as the Code Amendment will not cause a significant effect on the environment and the Planning Commission determinations reflect the independent judgment of the Planning Commission.

Section 4. The Planning Commission hereby further finds and determines that the City has followed the procedures for Ordinance Amendments as set forth in sections 65850 thru 65863.13 of the California Government Code.

Section 5. The Planning Commission hereby finds and determines:

- a) That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment;

The amendment will regulate the number of parking spaces allowed for Indoor Agriculture which will benefit the community.

- b) That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan.

The amendment is consistent with the goals, policies and objectives of the General Plan.

- c) That the proposed amendment will not conflict with provisions of the Zoning Code, subdivision regulations, or any applicable specific plan; and

The proposed amendment is consistent with the Zoning Code, subdivision regulations and any specific plan.

- d) In the event that the proposed amendment is a change to the land use policy map that the amendment will not adversely affect surrounding properties.

The proposed amendment is not a change to the land use policy map.

Section 6. The Planning Commission of the City of Adelanto hereby recommends to the City Council adoption of Code Amendment 16-03.

Attachments:

Chapter 17.65 Parking and Loading

PASSED, APPROVED AND ADOPTED this 2nd day of August, 2016.

Chris Waggener
Chairman to the Planning Commission

Virginia Cervantes
Secretary to the Planning Commission

I, Virginia Cervantes, Planning Secretary for the Planning Commission of the City of Adelanto, California, do hereby certify that the foregoing Resolution No. P-16-24 was duly and regularly adopted at a regular meeting of the Planning Commission of the City of Adelanto on the 2nd day of August, 2016, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on the 2nd day of August, 2016.

Virginia Cervantes
Secretary to the Planning Commission

CHAPTER 17.65

PARKING AND LOADING

- 17.65.010 Intent and Purpose**
- 17.65.020 Applicability**
- 17.65.030 Location and Development Plan and Building Permit Required**
- 17.65.040 General Provisions**
- 17.65.060 Number of Parking Spaces Required**
- 17.65.070 Parking Facility Layout and Dimensions**
- 17.65.080 Parking Facility Development Standards**
- 17.65.090 Combined or Shared Parking Facilities**
- 17.65.100 Loading Space Requirements**
- 17.65.110 Bicycle Parking Standards**

17.65.010 Intent and Purpose

The purpose of the parking and loading regulations is to ensure that all land uses provide adequate off-street parking facilities and adequate facilities for vehicle movement and loading activities associated with a use. The intent of these regulations is to ensure that the use of land does not negatively interfere with the use of and circulation on public rights-of-way and that private on-site circulation does not pose a potential safety problem.

17.65.020 Applicability

- (a) The minimum standards of this Chapter shall apply to all proposed land uses, buildings, and structures.
- (b) The minimum standards of this Chapter shall also apply to all proposed additions, enhancements, and modifications to existing land uses or structures. At the time the building or structure is modified and/or enlarged, or the use is modified and/or intensified so as to cause a need for additional parking, parking and loading spaces shall be provided for both the existing units and the modified or enlarged portions of the building and/or use so as to conform to provisions of this Chapter.

17.65.030 Location and Development Plan and Building Permit Required

- (a) A Location and Development Plan shall be required for all required parking facilities. The Plan shall consist of a detailed layout of the parking facility, site, and parking lot landscaping. The Plan shall be accurately dimensioned, showing all required parking and loading spaces, landscaped areas, driving aisles, ingress/egress points, etc. The Plan shall be submitted and reviewed in conjunction with any application for planning, land use, engineering, or building permit.
- (b) A parking facility or driveway shall have building and engineering permits for the facility or driveway in accordance with applicable provisions contained in the Municipal Code.

17.65.040 General Provisions

(a) Location.

The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to an approved Location and Development Plan in compliance with Chapter 17.150 (Location and Development Plan) of this title. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities.

(b) Residential Uses

Required parking facilities for Residential Zone Districts shall be located on the same lot or parcel of land as the use the parking facilities are intended to serve, or within a single development as approved by the Planning Director. The facilities shall be conveniently and safely located on the site. Required parking facilities provided by a given project shall be used exclusively for parking purposes by that project or residence, and shall not be leased, sold, or utilized by other projects or entities.

Within a required front yard area, vehicles may be parked only on a parking space as defined in Section 17.65.080 (Parking Facility Development Standards) of this Chapter.

Vehicles may be parked in a side or rear yard area, or within the buildable area of a lot on a parking space as defined in Section 17.65.080 (Parking Facility Development Standards) of this Chapter, provided that a minimum of four feet (4') of clearance is provided between the vehicle and the adjacent outside wall of any structure containing windows.

(c) Non-Residential Uses

Required parking for non-residential uses shall be located:

- (1) On the same lot or parcel of land as the use which the facilities serve; or
- (2) On an adjoining lot or parcel of land under the same ownership as the lot supporting the use the parking facilities serve, provided that the adjoining lot is merged with the property containing the primary use for which the parking is required; or a covenant of easement is recorded for parking purposes in accordance with Section 17.65.090(a) (Combined or Shared Parking Facilities).
- (3) On a lot or parcel of land separated only by an alley (20 feet wide or less) from the lot or parcel supporting the use the parking facilities serve, provided:
 - A. That said lots or parcels are under the same ownership; and

- B. That said lots or parcels would be contiguous if not separated by the alley; and
- C. That direct vehicular and pedestrian passage between said lots or parcels would be possible if the alley were vacated; and
- D. That the parking and vehicular access on said lots or parcels can be designed to ensure safe pedestrian movement between the parking and the property containing the primary use it is intended to serve; and
- E. That a Covenant of Easement is recorded for parking purposes in accordance with Section 17.65.090(a), or Section 17.65.090(b) (Combined or Shared Parking Facilities) for joint use of parking facilities.

(d) Change in use.

A change in use that results in a more intensive parking requirement shall comply with all current parking and loading standards of this Chapter.

(e) Two or more uses.

Where two or more uses are located in the same development or structure, the parking requirements shall be the sum of the separate requirements per use, except as specifically provided by this Chapter.

(f) Parking and loading spaces to be permanent.

Parking and loading spaces shall be paved and permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve. The Director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use with the approval of a Temporary Use Permit issued in compliance with Chapter 17.75 and 17.155 (Temporary Uses and Structures and Temporary Use Permits) of this title.

(g) Parking and loading to be unrestricted.

Owners, lessees, tenants, or persons having control of the operation of a premise for which parking or loading spaces are required by this Chapter shall not prevent, prohibit or restrict authorized persons from using these spaces without prior approval of the Director.

(h) Use of parking area for activities other than parking.

Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Code.

(j) Maintenance

All required parking and loading space areas including their driveways and aisle widths shall be maintained in good condition and available for their intended use. Parking areas shall be kept free of litter, trash, debris and display or advertising not specifically approved in accordance with this Zoning Code.

Inside garage storage shall not encroach into required parking and loading space areas and vehicles shall not be continuously parked in these areas. All parked vehicles shall be operable and currently registered.

17.65.060 Number of Parking Spaces Required

(a) Required Spaces

Table 65-2 specifies the number of off-street parking spaces required for specific uses. The requirement for a use not specifically mentioned shall be the same as for a specified use which has the most similar traffic and/or parking generating characteristics. The Planning Director shall determine what constitutes similar traffic generating characteristics.

As provided in Chapter 17.140 (Minor Variances) of this Code, the Planning Director may approve up to a thirty percent (30%) reduction in the number of required parking spaces. Reductions of more than 30% may be approved by the Planning Commission, as provided in Chapter 17.135 (Major Variances).

**TABLE 65-1
NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED**

Use	Required Number of Spaces
Residential Uses	
Single-family, detached and attached in R1 and DL zone districts	2-car enclosed garage for each unit. Said garage shall have a minimum clear dimension of 20-feet by 20-feet free of any obstructions including mechanical equipment.
Duplex Units,	2-car enclosed garage for each unit
Apartments, Condominiums, Townhouses, and similar developments	2 spaces per unit, with one space required to be covered, plus one guest space for every 2 dwelling units, plus the following: 3 spaces for each on-site rental or sales office for developments of 100 units or less, plus 1 additional space for each additional 100 units or fraction thereof. Single car garages shall have a minimum clear dimension of 10-feet by 20-feet free of any obstructions including mechanical equipment.
Mobile home Park	2 covered spaces per unit, plus one guest space per every 2 units, plus 2 spaces for each on-site sales or rental office
Fraternity-Sorority/Lodge/Bed and Breakfast	1 space per bed, plus 1 guest space for every 3 beds
Convalescent Facility/Residential Care Facility	1 space for every 4 beds, plus parking for on-site employee housing
Public Assembly and Community Uses	
Church, chapel, religious facility, cemetery, mortuary	1 space/3 fixed seats (or 54" of bench seating), or 1 space/25 square feet of gross floor area of assembly area where there are no fixed seats
Theatres: Movie - Multiple Screen Movie - Single Screen Live Performance	1 space/5 seats, plus 7 spaces for employees 1 space/5 seats, plus 5 spaces for employees 1 space/4 fixed seats
Assembly	1 space/50 square feet of gross floor area
Day Care (all types), Nursery School	1 space per employee, plus 1 space/10 children (or participants) based on facility capacity
Private Elementary and Junior High School	1.5 spaces/classroom, plus 1 space/5 fixed seats in auditorium, gymnasium or similar public assembly facility, or 1 space/35 SF-GFA of assembly area where there are no fixed seats
Private High School	1.5 spaces/classroom, plus 1 space/5 students based on maximum student capacity

Use	Required Number of Spaces
College or University (public/private)	1 space/employee, plus 1 space/3 students based on maximum student capacity
Trade School, Business School, Adult Education (public/private)	1 space/3 students, plus 1 space for each staff member, faculty member, and employee
Museums, Art Galleries	1 space/300 SF-GFA
Libraries	1 space/300 SF-GFA
Hospitals and Medical Centers (providing acute care, clinical, surgical, teaching, research and office services)	1 space/2 patient beds, plus 1 space for each employee and staff member on largest shift
Industrial Uses	
Ambulance Service	1 space per 250 SF-GFA; plus 1 space per service vehicle
Construction Yards	1 space per 250 SF-GFA, plus 1 space per 7,000 sq. ft. of yard area
Junk, Salvage, Vehicle Wrecking and Impound Yard	1 space per 250 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area.
Manufacturing and Processing Uses (not including buildings used exclusively for warehouse purposes)	1 space/500 SF of industrial/manufacturing area, plus 1 space/250 SF of office use, plus 1 space/1,000 SF of warehouse area (Note: Buildings in the MI zone district which are built with the intention of converting to a more parking-intensive use at a later date may be required to submit a parking plan showing the configuration of parking for the ultimate use.
Mini-Storage Warehouse	1 space/50 storage units; plus 1 space/250 SF-GFA of office area; plus 2 spaces for a caretaker's residence.
Recycling Facilities, Public (Collection Only)	1 space per 1,000 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area
Recycling Facilities, Commercial (Processing)	1 space per 500 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area.
Research and Development	1 space/250 SF-GFA
Upholstery shop, welding shop	1 space per 500 SF-GFA
Warehouse/distribution facility	1 space per 1,000 SF-GFA for the first 20,000 sq. ft.;
Indoor Agriculture	1 space per 2,000 SF-GFA for that portion between 20,000 and 40,000 sq. ft.;
	1 space per 4,000 SF-GFA for that portion over 40,000
	Plus 1 space/300 SF-GFA of office use
Office Uses	
Medical and Dental Offices	1 space/250 SF-GFA, with a minimum of 4 spaces
Veterinary Office	1 space/250 SF-GFA, with a minimum of 4 spaces
Business and Professional	1 space/250 SF-GFA, with a minimum of 4 spaces

Use	Required Number of Spaces
Financial Services (banks, savings and loans, credit unions)	1 space/250200 SF-GFA, with a minimum of 4 spaces
Commercial Uses - Retail, Service, and Other	
Automotive/RV Service and Repair	2 spaces, plus 3 spaces/service bay (service bays do not count as spaces), parking areas shall not be utilized for storage or overnight parking. The storage of vehicles/RVs shall be a separate area and screened from adjacent uses.
Automotive Car Wash	3/1,000 SF-GLA
Self-Service Car Wash	2 spaces/wash bay (wash bays do not count as spaces)
Automobile Sales	1 space/2,000 SF-GLA
Dance Studio, Karate Studio and similar uses	1 space/100 SF-GFA
Furniture Stores	1 space/500 SF-GFA
General Retail	1 space/250 SF-GFA, If restaurant space occupies more than 10% of total GFA, then additional parking shall be provided for excess restaurant space beyond the 10%. The additional parking shall be calculated at the restaurant rate.
Hotels and Motels	1 space/guest room, plus additional spaces for restaurant and public assembly areas as required for those uses
Laundromat	1 space/3 washing machines
Plant Nurseries	1 space/1,000 SF indoor GFA, plus 1 space/2,000 SF gross outdoor retail area
Outdoor Sales, including lumber yards, salvage yards	1 space/1,000 SF gross outdoor retail area, plus additional parking as required for indoor sales area, service facilities, and other uses
Residential Sales Office (Temporary)	3 spaces per model home or unit, including at least 1 space designated for vehicles displaying a handicapped placard
Temporary Sales (Christmas Tree/Pumpkins)	1 space per each 500 SF of tree/pumpkin display area. Minimum number of spaces is subject to review and approval by the City; at least one space must be designated for vehicles displaying an accessible placard.
Recreation Uses	
Arcades	1 space/150 SF-GFA
Billiard Parlor	2 spaces per billiard table
Bowling Alley	5 spaces/lane, plus auxiliary uses calculated separately as required by this Section
Dance Halls	1 space/20 gross SF dance floor area, plus 1 space per 3 fixed seats. Where there are no fixed seats, 1 space per 20 SF of seating area.

Use	Required Number of Spaces
Driving Range	Parking requirements subject to case-by-case review.
Golf Course - Regulation and Pitch and Putt	Parking requirements subject to case-by-case review.
Gym, Spa, Health Club	1 space/100 SF-GFA
Miniature Golf	1.5 spaces/hole, plus other uses calculated separately as required by this Section
Skating Rink - Ice or Roller	1 space/100 SF of rink, plus other uses calculated separately as required by this Section
Public Swimming Pool (as defined by the Uniform Building Code)	10 spaces, or 1 space/1,000 SF of lot area, plus 1 space/2 employees, whichever is greater
Handball/Racquetball - Commercial Facility	3 spaces/court, plus other uses calculated separately as required by this Section
Tennis Courts - Commercial Facility or associated with private club	3 spaces/court, plus other uses calculated separately as required by this Section
Restaurants	
Restaurants (as defined in Chapter 17.200 of this Code)	1 space/100 SF-GFA or 1 space for every three persons (as determined by occupancy load)
Restaurants (Drive-Through, Fast Food, and Walkup Restaurants, as defined in Chapter 17.200 of this Code)	1 space for every three seats or 10 spaces per 1,000 SF-GFA, whichever is greater. A minimum of 5 spaces shall be provided. Restaurants with drive-through areas must provide at least 6 on-site queuing spaces for patron vehicles ahead of the menu board, or as approved by the City
Outdoor Dining Areas in excess of 16 seats for Sit-Down or Fast Food restaurants	1 space/200 SF of outdoor seating area <u>or</u> 1 space for every three seats, whichever is greater
Abbreviations: SF = square feet, GFA = gross floor area, GLA = gross land area	

(b) Fractional Spaces

If the calculation of required parking spaces results in a fractional number, that number shall be rounded up to the next whole number.

(c) Accessible Parking

Accessible parking requirements are established by Title 24 of the State of California. The parking standards contained in this section are identical to those established by the State at the time of the adoption of this Zoning Code. Any change in the State's accessible parking requirements shall preempt the affected requirements in this section.

(1) Number of Spaces Required.

- A. Multi-Family Residential Uses. Accessible parking spaces shall be provided at a minimum rate of two percent (2%) of the multi-family dwelling units assigned parking spaces. At least one (1)

space of each type of parking facility (garage, private garage, carport, and open parking spaces) shall be made accessible even if the total number exceeds 2 percent. At least 5 percent of unassigned or guest parking spaces shall be accessible.

- B. Required handicapped parking spaces shall count toward fulfilling off-street parking requirements.
- C. Van accessible spaces shall be provided at a rate of one in every eight accessible spaces.
- D. In the event only one handicapped parking space is required, such space shall be van accessible.
- E. Accessible parking spaces shall be provided for all uses, other than as specified above, at the following rate:

**TABLE 65-2
NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED**

Total Number of Parking Spaces Provided	Number of Handicapped Parking Spaces Required
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1,000	2% of total
1,001 and over	20 plus one for each 100, or fraction over 1,001

- (2) Accessible Parking Size and Location. Accessible parking spaces shall have the following dimensions:
- A. Where single spaces are provided, they shall be 14-foot wide and lined to provide a 9-foot parking area and a 5-foot loading and unloading access aisle on the passenger side of the vehicle.
 - B. A double accessible space can be provided with a 23-foot wide area lined to provide a 9-foot parking area on each side of a 5-foot loading and unloading access aisle in the center.
 - C. Van accessible spaces shall provide an 8-foot wide loading and unloading access aisle.
 - D. All spaces shall be located near or convenient to a level or ramped entrance, not exceeding five percent (5%) slope, to the facility served by the parking space.
 - E. Parking spaces for the handicapped shall be signed and restricted for use by the handicapped only.
- (3) Any revisions to Title 24 of the California Government Code shall supersede these requirements.

(d) Compact Parking

Compact parking spaces are not permitted. However, such spaces existing on the effective date of this Zoning Code shall be exempted. Parking lots which contain compact spaces as of the effective date of this Code which are re-stripped to eliminate compact spaces will not be subject to the parking requirements of this Chapter, if the elimination of compact spaces results in a deficit of parking (as calculated using the standards in this Chapter).

17.65.070 Parking Facility Layout and Dimensions

Parking facilities shall be designed to be fully accessible, adequate and safe ingress and egress shall be provided from and to a street, highway, alley, or driveway and shall conform to the following minimum standards:

(a) Parking Space Dimensions

(1) Standard Spaces

The minimum size of a standard parking space shall be nine feet wide and twenty feet long (9' x 20').

(2) Parallel Spaces

The minimum size of a parallel parking space shall be nine feet wide and twenty-four feet long (9' x 24').

(b) Parking Access

Access leading to parking facilities, including garages for private residences, shall meet the following dimensions:

(1) Width - The minimum width for driveways and drive aisles shall be twenty feet (20') for one-way traffic and twenty-six feet (26') for two-way traffic. Where one-way drives exist, pavement graphics and directional signs and arrows shall be provided. Greater widths may be required at the discretion of the City.

(2) Minimum Residential Driveway Length - Driveways for single family or duplex units in any zoning district shall be a minimum of twenty feet (20') in length as measured from the back of sidewalk to the front of the garage door.

(3) Limit on Residential Driveways - The number of permitted driveways shall be one per fifty feet (50') of lot frontage, or fraction thereof, not to exceed a total of two (2) driveways. A curved driveway with two (2) entrances shall count as one (1) driveway for the purposes of this section.

(4) Non-residential Driveway Spacing – The distance between non-residential driveways; and between non-residential driveways and public rights-of-way shall conform to the City's Public Works standards.

- (5) Maneuvering Areas - Except for residential uses of two (2) or fewer units per building site, access facilities adjoining roadways classified as Collector Street or higher in the General Plan Circulation Element shall be arranged so that any vehicle can leave the parking area and enter into an adjoining vehicular right-of-way traveling in a forward direction.

17.65.080 Parking Facility Development Standards

(a) Paving Required

- (1) All parking spaces and associated driveways shall be entirely paved with concrete or asphalt-type surfacing as per City standards and requirements.
- (2) All newly constructed driveways and parking areas shall be concrete, asphalt, or as otherwise approved by the City.
- (3) Parking on areas which do not meet the above standards shall be prohibited.

(b) Parking Space Delineation

All parking spaces shall be clearly delineated with a 4-inch wide double stripe, a 4-inch gap between stripes, and an overall width of 12 inches wide and 20 feet long. The ends of the striping can be rounded or squared. In order to maintain the 9-foot wide parking space standard mentioned above, parking striping shall be spaced center to center.

(c) Construction

- (1) All driveways and parking areas shall be constructed and striped in accordance with road and drainage standards established by the City Engineer and the Fire Department.
- (2) Wheel stops, ground-mounted bumpers, and similar devices are permitted. Curbs shall be used in conjunction with landscaped areas, as approved by the City.

(d) Lighting

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

- (e) Landscaping and Screening

Parking lot landscaping shall be provided and maintained as required in Chapter 17.60 and 17.15 of this Zoning Code.

17.65.090 Combined or Shared Parking Facilities

- (a) For Uses on Separate Lots or Parcels

Required parking facilities for non-residential uses may be provided collectively for two (2) or more buildings or uses located on the same or separate contiguous lots or parcels of land, provided that the total combined parking facilities meet or exceed all other minimum parking capacity requirements for the buildings or uses. A covenant, approved as to form by the City Attorney, shall be recorded describing the combined parking arrangement and granting reciprocal access rights to the parking facilities.

- (b) Shared Parking Facilities

Where two (2) or more uses are sharing parking facilities, the applicant may propose the use of shared parking, provided that a “Shared Parking Analysis” is approved by the City, demonstrating that sufficient parking will be provided at all times for all uses. Such Shared Parking Analysis shall be prepared pursuant to guidelines published by the Urban Land Institute or other guidelines as approved the City. Where separate parcels exist within a single development, a parking agreement shall be required, per Section 17.65.090(a), above.

17.65.100 Loading Space Requirements

- (a) Number of Spaces Required

- (1) For commercial uses, loadings spaces shall be provided in accordance with the following:

**TABLE 65-3
Minimum Required Loading Spaces - Commercial**

Gross Floor Area	Minimum Spaces Required
Less than 25,000 sq. ft.	1 small space (12 ft. by 20 ft.)
25,001 to 50,000 sq. ft.	2 small spaces (12 ft. by 20 ft.)
Over 50,001 sq. ft.	1 large space per unit (12 ft. by 45 ft.), plus 1 additional large space for each additional 50,000 square feet, with a maximum of 4 spaces required

- (2) In Light Manufacturing, Manufacturing/Industrial, and Airport Development Districts, loadings spaces shall be provided in accordance with the following:

**TABLE 65-4
Minimum Required Loading Spaces - Industrial**

Gross Floor Area	Minimum Spaces Required
Less than 50,000 sq. ft.	1 small space per unit (12 ft. by 20 ft.)
Over 50,001 sq. ft.	1 large space per unit (12 ft. by 45 ft.), plus 1 additional large space for each additional 50,000 square feet, with a maximum of 4 spaces required

- (3) Required loading spaces in other Districts will be determined on a case by case basis, depending on the requirements of each project.

- (b) Dimensions

The dimensions of loading spaces shall be as specified in the table above.

- (c) Location

All loading areas shall be located adjacent to loading doors and outside of any required aisles or other circulation areas. Adequate turning radii shall be provided to allow a vehicle to maneuver without backing into a street or without backing into the loading space from the street.

17.65.110 Bicycle Parking Standards

- (a) Bicycle Parking

Parking spaces for bicycles shall be provided as required by Table 65-5. For any use for which bicycle parking is required, a minimum of four (4) bicycle spaces shall be provided.

**TABLE 65-5
NUMBER OF BICYCLE PARKING SPACES REQUIRED**

Use	Required Spaces - % of Auto Requirement
Residential Uses	
Single-family	0
Multi-family	1 space per each four units
Public Assembly and Community Uses	
Child Care, Preschools, Senior Centers	10%
Libraries, Auditoriums, Museums, Galleries, Stadiums, Theaters	5%
Private Schools, Private Colleges, Trade Schools	20%
Industrial Uses	
Manufacturing and Warehousing	10%
Office Uses	
Banks, Savings and Loans	15%
General Office	10%
Medical, Dental, and Veterinary Offices	5%
Commercial Uses	
Bowling Alleys, Billiard Parlors, Roller and Ice Rinks, Private Clubs	10%
Health Clubs and Studios	10%
Hospitals and Medical Centers	10%
Hotels and Motels	5%
Restaurant	10%
Retail	10%

(b) Separation from Automobile Parking

Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb, or by at least five feet (5') of open space where parking is prohibited.

(c) Access

Free and clear access directly from a public right-of-way or drive aisle shall be provided and maintained. Aisles or walkways providing access to bicycle parking spaces shall be at least five feet (5') wide.

(d) Signs

Signs indicating location of bicycle parking shall be placed on the site, as determined on a case by case basis.

**CITY OF ADELANTO
COMMUNITY DEVELOPMENT DEPARTMENT
Notice of Exemption**

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415

FROM: City of Adelanto
Planning Division
11600 Air Expressway/PO Box 10
Adelanto, CA 92301

Project Title: Code Amendment 16-03

Description of Project: Proposed Code Amendment to the Adelanto Municipal Code amending Chapter 17.65 Parking and Loading of the Adelanto Municipal Code.

Project Location: City of Adelanto, County of San Bernardino

Project Proponent: City of Adelanto/Planning Division
11600 Air Expressway/PO Box 10
Adelanto, CA 92301

Reasons why project is exempt:

Exempt under Section 15061 (b) (3) Review for Exemptions of the California Environmental Quality Act as the Code Amendment will not cause a significant effect on the environment.

Exempt Status: (*check one*)

- Ministerial (Section 21080 (b)(1); Section 15268);
- Declared Emergency (Section 21080 (b) (3); Section 15269(a));
- Emergency Project (Section 21080 (b) (4); Section 15269(b)(c));
- Statutory Exemption (Section Number: _____);
- Categorical Exemption: Class 03 (Section Number 15303) (E)
- The activity is not subject to CEQA (Section 15162)
- Other: 15061 (b) (3) Review for Exemption

Contact Person/Title: Mark de Manincor, Planning Manager Phone Number: (760) 246-2300 ext. 3001.

Signature: _____

Date: August 8, 2016

Received for Filing: (To be completed by the County)

DATE

SIGNATURE/TITLE

**CITY OF ADELANTO
COMMUNITY DEVELOPMENT DEPARTMENT
Notice of Exemption**

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415

FROM: City of Adelanto
Planning Division
11600 Air Expressway/PO Box 10
Adelanto, CA 92301

Project Title: Code Amendment 16-03

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Project Location: City of Adelanto, County of San Bernardino

Project Proponent: City of Adelanto/Planning Division
11600 Air Expressway/PO Box 10
Adelanto, CA 92301

Reasons why project is exempt:

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Exempt Status: (*check one*)

- Ministerial (Section 21080 (b)(1); Section 15268);
- Declared Emergency (Section 21080 (b) (3); Section 15269(a));
- Emergency Project (Section 21080 (b) (4); Section 15269(b)(c));
- Statutory Exemption (Section Number: _____);
- Categorical Exemption: Class 03 (Section Number 15303) (E)
- The activity is not subject to CEQA (Section 15162)
- Other: 15061 (b) (3) Review for Exemption

Contact Person/Title: Mark de Manincor, Planning Manager Phone Number: (760) 246-2300 ext. 3001.

Signature: _____

Date: September 14, 2016

Received for Filing: (To be completed by the County)

DATE

SIGNATURE/TITLE



CITY COUNCIL AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Mayor and City Council Members

FROM: Cindy Herrera, City Manager

BY: Mark de Manincor, Planning Manager

SUBJECT: PUBLIC HEARING - ORDINANCE 550, GENERAL PLAN AMENDMENT/ZONE CHANGE 15-02 AND TENTATIVE TRACT MAP 17152 – PROPOSED AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT AND ZONING MAP, CHANGING THE ZONING FROM R-S1 TO R-S5 AND A TRACT MAP SUBDIVIDING 20.4 ACRES OF LAND INTO 98 SINGLE FAMILY LOTS.

STAFF RECOMMENDATION:

Introduce for the first reading Ordinance 550, approving Zone Change 15-02 changing the zoning designation from R-S1 to R-S5.

AND

Adopt Resolution 16-60, approving General Plan Amendment 15-02 and Tentative Tract Map 17152 finding the approvals exempt from the California Environmental Quality Act pursuant to Section 15162 as the project is covered under the original Mitigated Negative Declaration and making findings in support thereof.

BACKGROUND:

At the hearing on August 2, 2016, the Planning Commission considered the project and public testimony and by a 5-0 vote recommended approval to the City Council, General Plan Amendment 15-02, Zone Change 15-02 and Tentative Tract Map 17152, subject to the conditions of approval. A detailed discussion of the proposed General Plan Amendment, Zone Change, and Tentative Tract is provided in the staff report prepared for the Planning Commission meeting (attached).

On August 2, 2016, the Planning Commission considered a proposal to change the General Plan and Zoning designation from R-S1 to R-S5, Single Family Residential on 20.40 acres to facilitate a Tentative Tract Map approval consisting of 98 single-family lots with minimum lot sizes of 5,000 square feet. The project is located on the east side of Raccoon Avenue approximately 630 feet north of Bartlett Avenue and approximately 650 feet south of Chamberlaine Way.

This site is located 1 ¼ miles west of Highway 395 and 4 ½ miles north of Highway 18 (Palmdale Road). The General Plan designates this property as R-S1 Single Family Residential which allows for one unit per acre and the site currently consists of an abandoned school site. The properties to the north and east of this site are approved Tentative Tract Maps allowing Single Family Residential development up to four units per acre.

State law provides that each Element of the General Plan may be amended a maximum of four times per year. Multiple amendments may be considered as part of one of the four times, as long as they are processed and considered at the same time. This proposal is the first time that the General Plan Land Use Element has been amended this calendar year.

FISCAL IMPACT:

1. None

ATTACHMENTS:

1. Ordinance 550
2. Resolution 16-60
3. Planning Commission Staff Report
4. Notice of Exemption
5. Site Plan
6. Aerial Exhibit
7. Zoning Exhibit
8. Power line Exhibit
9. Activity Exhibit

ORDINANCE NO. 550

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ADELANTO, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 15-02 CHANGING THE LAND USE DESIGNATION FROM R-S1 (SINGLE FAMILY RESIDENTIAL) TO R-S5 (SINGLE FAMILY RESIDENTIAL) TO FACILITATE TENTATIVE TRACT MAP 17152 ON PROPERTY LOCATED ON THE EAST SIDE OF RACCOON AVENUE, SOUTH OF CHAMBERLAINE WAY, WEST OF STEVENS STREET, AND NORTH OF BARTLETT ROAD, IN THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO; ASSESSOR PARCEL NUMBER 0459-092-04.

WHEREAS, the applicants, Yogesh and Ranjan Goradia, have initiated the filing of Zone Change 15-02 that encompass approximately 20.40 acres of land located on the east side of Raccoon Avenue, south of Chamberlaine Way, west of Stevens Street, and north of Bartlett Road in the City of Adelanto, County of San Bernardino; and

WHEREAS, a duly noticed public hearing was held before the Planning Commission on the 2nd day of August, 2016 to hear arguments for or against the issue; and

WHEREAS, an initial study was prepared with the original project that demonstrated impacts to the environment can be mitigated to less than significant with mitigation measures and a mitigated negative declaration was approved; and

WHEREAS, the resubmittal of Zone Change 15-02 is considered exempt pursuant to section 15162 of the Environmental Quality Act as the project is covered under the mitigated negative declaration for the original project.

WHEREAS, the Planning Commission has recommended findings:

- (a) That the proposed zone change is consistent with the goals, policies, and objectives of the General Plan.

The City of Adelanto has a combined General Plan Land Use and Zoning Map, which ensures consistency between the City's General Plan goals and policies and the implementing criteria and standards contained in the City's Zoning and Development Codes. Therefore, a change in the General Plan and a concurrent and similar change in the zoning designation will ensure the proposed zoning amendment will be consistent with the goals, policies, and objectives of the General Plan.

- (b) That a proposed zone change will not adversely affect surrounding properties.

The location of the proposed Zone Change will not adversely affect surrounding properties since residential development is occurring on properties located on properties surrounding the subject site.

Ordinance 550
Zone Change 15-02

WHEREAS, on August 2, 2016, the Planning Commission recommended approval of Zone Change 15-02; and

WHEREAS, on August 24, 2016, the City Council conducted a duly noticed public hearing on the proposed Change of Zone and considered testimony and materials in the staff report and accompanying document and exhibits; and,

WHEREAS, the City has complied with the California Environmental Quality Act.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ADELANTO, CALIFORNIA HEREBY ORDAINS AS FOLLOWS:

Section 1. The above recitals are all true and correct.

Section 2. The City Council has reviewed and considered the environmental documentation included in the staff reports prior to taking action on the proposed General Plan Amendment and Zone Change. The City Council further finds and determines that the City has complied with the California Environmental Quality Act and the City Council determinations reflect the independent judgment of the City Council.

Section 3. The City Council hereby finds and determines that:

- A. The City Council concurs with Planning Commission findings and also adopts those findings.
- B. The proposed project will not result in a significant adverse effect on the environment.

Section 4. The City Council hereby concurs with Planning Commission and considers the project exempt under section 15162 of the Environmental Quality Act for proposed Zone Change 15-02, and related projects.

Section 5. The City Council hereby approves Zone Change 15-02.

Section 6. The Mayor shall sign and the City Clerk shall certify passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF AUGUST, 2016.

Rich Kerr

Mayor of the City of Adelanto

Cindy Herrera, MMC

City Clerk

APPROVED AS TO FORM:

City Attorney

Ordinance 550
Zone Change 15-02

I, Cindy Herrera, City Clerk of the City of Adelanto, California, do hereby certify that the foregoing Ordinance No. 550 was duly introduced for the first reading on the 24th day of August, 2016 and regularly adopted at a regular meeting of the City Council of the City of Adelanto on this 14th day of September, 2016, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on this 14th day of September, 2016.

Cindy Herrera, MMC

City Clerk

SEAL

RESOLUTION NO. 16-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 15-02 CHANGING THE LAND USE DESIGNATION FROM R-S1 TO R-S5 SINGLE FAMILY RESIDENTIAL AND TENTATIVE TRACT MAP 17152 SUBDIVIDING 20.40 ACRES INTO 98 LOTS LOCATED ON THE EAST SIDE RACCOON AVENUE, SOUTH OF CHAMBERLAINE WAY, WEST OF STEVENS STREET, AND NORTH OF BARTLETT ROAD. ASSESSOR PARCEL NUMBER 0459-092-04. (FIRST AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT FOR THE YEAR.)

WHEREAS, the applicants, Yogesh and Ranjan Goradia, have initiated the filing of General Plan Amendment 15-02 to amend the General Plan Land Use designation from R-S1 to R-S5 Single Family Residential and Tentative Tract Map 17152 subdividing approximately 20.40 acres into 98 lots located on the east side of Raccoon Avenue, south of Chamberlaine Way, west of Stevens Street, and north of Bartlett Road, in the City of Adelanto, County of San Bernardino; and

WHEREAS, an Initial Study was prepared with the original project and a Mitigated Negative Declaration was approved; and

WHEREAS, General Plan Amendment 15-02 and Tentative Tract Map 17152 are considered exempt from the provisions of the California Environmental Quality Act pursuant to section 15162.

WHEREAS, the Planning Commission recommended to the City Council approval of General Plan Amendment 15-02 and Tentative Tract Map 17152 at their meeting of August 2, 2016; and

WHEREAS, a duly noticed public hearing was held by City Council on the 24th day of August, 2016, to hear and consider testimony for or against the issue; and

WHEREAS, the City has complied with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The City Council has reviewed and considered the environmental documentation included in the staff report and accompanying materials prior to taking action on the proposed General Plan Amendment. The City Council further finds that the City Council determinations reflect the independent judgment of the City Council.

SECTION 3. The City Council hereby finds the proposed project is exempt from the provisions of the California Environmental Quality Act pursuant to section 15162, Prior EIR's and Negative Declarations.

SECTION 4. The City Council hereby finds and determines that:

FOR GENERAL PLAN AMENDMENT 15-02

- (a) That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment;

The principle purpose of the proposed amendment is to allow for the development of single-family residential detached homes. The project site currently contains a vacant building and remnants from its previous use as a school. The General Plan Amendment will allow the development of single-family residences, which will eliminate the vacant structures that have become a target for vandalism.

- (b) That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan;

The subject property is surrounded by existing residentially zoned property. The land use modification of the subject property will also be compatible with existing and planned residential development in the area.

- (c) That the proposed amendment will not conflict with provisions of the Zoning Code, subdivision regulations, or any applicable specific plan; and

The City of Adelanto has a combined General Plan Land Use and Zoning Map. This type of map ensures the City will have zoning consistent with the General Plan by requiring Land Use amendments to the General Plan to include concurrent zone changes. A concurrent zone change is proposed from R-S1 to R-S5. No specific plans encompass the property.

- (d) In the event that the proposed amendment is a change to the land use policy map that the amendment will not adversely affect surrounding properties.

The proposed amendment is a change to the land use policy map. The proposed change will allow for additional residential development consistent with the adjacent development to the east.

FOR TENTATIVE TRACT MAP 17152

- (a) That the proposed map is consistent with applicable general plan as specified in Section 65451.

With approval of the associated General Plan Amendment/Zone Change, the project site will be designated "R-S5" (Single Family Residential) on the City's combined General Plan Land Use/Zoning Map. The applicant proposes to subdivide the site by filing

Tentative Tract Map No. 17152 with 98 single family homes on approximately 20.40 acres. The proposed lot sizes are consistent with the City's Zoning Code and the General Plan density limit of five (5) units per acre. As such, the proposed tentative tract map will be consistent with the General Plan.

- (b) That the design or improvement of the proposed subdivision is consistent with applicable general plan.

The project site is adjacent to Raccoon Avenue, designated a Major Collector with an 80' right of way, on the Adelanto General Plan Circulation Element. The internal streets provide 60-foot street widths. The tentative tract map has been conditioned to dedicate necessary rights of way and install all required improvements consistent with City standards.

- (c) That the site is physically suitable for the type of development.

The project site is flat, has access to existing streets or those streets planned to be improved as part of the proposed subdivision, and has adequate public services, such as fire prevention and law enforcement, to meet the needs of the proposed project.

- (d) That the site is physically suitable for the proposed density of development.

The City's master planned roadway system is designed to allow adequate roadway capacity predicated upon the adopted General Plan land uses.

- (e) That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project has been conditioned to mitigate for all potential impacts to the environment.

- (f) That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

The proposed project will have two points of paved, all-weather access into and out of the subdivision, via Raccoon Avenue north to Chamberlaine Way and either Raccoon Avenue south to Bartlett Avenue and Bartlett Avenue east to the edge of existing pavement at Stevens Street, or pave "G" Street east to the edge of existing pavement at Stevens Street. Internal street widths meet adopted City/County standards. Should the project be phased, each development phase of the proposed project will be required to provide primary and secondary points of access, consistent with the requirements of the Fire Department. Perimeter roadways and infrastructure improvements are conditioned to be installed concurrent with development to ensure adequate improvements are available to protect future residents and provide basic service needs. Drainage

improvements will be installed consistent with a drainage report required by the City's Public Works Department.

- (g) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The proposed project does not conflict with any existing easements, and will dedicate additional land to an existing easement for road purposes located at the west 40 feet of the property.

SECTION 5. The City Council hereby approves General Plan Amendment 15-02 and Tentative Tract Map 17152.

PASSED, APPROVED AND ADOPTED by the City Council this 24th day of August 2016.

RICH KERR, MAYOR

ATTEST:

CINDY HERRERA, CITY CLERK MMC

I, Cindy Herrera, City Clerk of the City of Adelanto, California, do hereby certify that the foregoing Resolution No. 16-60 was duly and regularly adopted at a regular meeting of the City Council of the City of Adelanto on the 24th day of August, 2016, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on the 24th day of August, 2016.

Cindy Herrera, MMC
City Clerk

SEAL

**Attachment A
RESOLUTION 16-60
August 24, 2016**

**Conditions of Approval Tentative Tract Map 17152
General Plan Amendment/Zone Change 15-02**

PROJECT: A proposal to divide Tax Parcel 0459-092-04 consisting of 20.40 acres into 98 residential lots for detached, single-family residential development in the R-S5 zone with a minimum lot size of 5,000 square feet. Development of this property as proposed will require a General Plan Amendment and Zone Change to change the zoning from R-S1 (Single Family Residential) to R-S5 (Single Family Residential). The project is located on the east side of Raccoon Avenue, approximately 630 feet north of Bartlett Avenue and approximately 650 feet south of Chamberlaine Way at the old school site.

Applicant: Yogesh and Ranjan Goradia

PLANNING DEPARTMENT

General Conditions:

1. **Approval Period.** Approval of this project will become valid only after a signed copy of the City's approval letter is received by the Planning Department acknowledging acceptance of all conditions of approval. If not received within 10 working days after approval action, this approval will be null and void.

In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. This project shall expire on **August 24, 2018**. The applicant may apply for a maximum of five (5) one-year extensions to permit additional time to record the final map. A written request for an extension must be submitted to the Department of Planning and Community Development at least thirty (30) days prior to the expiration of Tentative Map approval. This request is the owner/ applicant's responsibility and the owner/applicant may not receive any additional notice from the City.

2. **City Codes.** The project shall comply with all disabled access requirements of the Americans with Disabilities Act and Title 24 of the State Code, and all local requirements of the City of Adelanto Municipal Code, including Title 17 (Zoning Code), especially the following R1 zoning district regulations:

- Minimum Lot Size: 5000 square feet
- Minimum Lot Width: 50 feet
- Minimum Lot Depth: 100 feet
- Minimum Side Setbacks: 5 and 10 feet
- Minimum Front Setback: 20 feet
- Minimum Rear Setback: 15 feet
- Maximum Lot Coverage
By Buildings: 40 percent

3. **Phasing.** This Tentative Tract Map is for a 98 lot subdivision to contain single-family detached dwellings. Phasing is not indicated on the Tentative Tract Map. The

Conditions of Approval shall apply to the entire subdivision, unless otherwise indicated. One Final Map shall be submitted for the entire subdivision.

4. **Maintenance Responsibility.** The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an approved maintenance authority. Grading permits shall not be issued for any areas to be graded and remain undeveloped for an extended period (e.g.: for subsequent phases of a development) until a re-vegetation plan is approved by the Planning Department, and until bonds are posted for re-vegetation, or erosion control program for wind erosion.
5. **Indemnity.** The applicant shall agree to defend, indemnify, and hold harmless the City, its agents, officers, or employees against any action, claim, or proceeding brought because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers or employees may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
6. **Fish and Game.** The applicant/owner shall pay a fee of \$50.00 for the Department of Fish and Game determination. This fee shall be submitted to the Planning Division within two (2) days after the date of conditional approval. **Payments shall be made with a Money Order or Cashier's Check for \$50.00 made payable to the "Clerk of the Board of Supervisors".** The Planning Division shall then file the Notice of Determination within five (5) days after the effective date of conditional approval. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested or final until the required fee is paid. Proof of fee payment will be required prior to final map recordation.
7. **Outstanding Costs.** Prior to issuance of any permits, the applicant/developer shall pay any outstanding costs for the processing of applications.
8. **Water/Sewer Feasibility Study.** The developer shall provide water supply and sewer lines to meet the needs of future housing within this project. A water/sewer utility feasibility study shall be prepared, and approved by the City, and any requirements of that study shall be met prior to recordation of the final map.
9. **Fees.** All fees and charges the City has or intends to adopt that are due at the time of utility connection or when building permit(s) is/are issued shall be paid, as required by the City.
10. **Mailboxes.** Mailboxes shall be centralized mail collection units that meet U.S. Postal Service requirements and location should be shown on approved plans.
11. **Construction Site Needs.** Roll off trash bins and chemical toilets for construction workers shall be required on all construction sites and temporary fencing provided around the construction sites and/or a row of temporary fencing provided at such location as to prevent any building materials blowing off of the construction site.
12. **Construction Standards.** The proposed project shall meet the following requirements:

- a. All building construction shall be per building permits issued by the City Building Department and UBC standards and dust control shall be exercised at all times during construction.
 - b. Applicant shall meet all state required Classroom Structure Authority fees of the Adelanto School District at such time as Certificate of Occupancy is issued.
13. **Plan Preparers.** Plans submittals must be prepared and signed by a California Licensed Architect or Engineer per State of California, Business and Professions Code.
14. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. 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.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet 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.
 - c. Construction routes are limited to City of Adelanto designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, or transportation of cut or fill materials to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such person(s) shall be provided to the City.
 - f. All grading equipment shall be kept in good working order per factory specifications.
15. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the City. Any use, activity, and/or development occurring on the site without appropriate City approvals shall constitute a code violation and shall be treated as such. Placement of any sales trailer or a model home shall require separate review and approval by the City.

16. **Compliance with Environmental Mitigation.** The developer shall comply with the Mitigation Measures identified in the project's Initial Study.
17. **Architectural Design.** The proposed architectural design shall be consistent with the design standards provided in the Adelanto Municipal Code and General Plan. Elements of the architectural design and features shall be consistent throughout the subdivision.
18. **Signed Approval Letter.** A signed copy of the City's approval letter shall be on file with the Planning Department. If ownership of the property or the developer of the property has changed since the original approval, a new copy of the City approval letter shall be signed by the current development parties.

Prior to Recordation of the Final Map:

19. **Street Lighting.** The design and installation of street lights shall conform to the City of Adelanto Standard Specifications. All streets lights shall be reviewed and approved by the City Engineer and the applicant shall provide the Planning Department verification of approved street lighting plans prior to recordation of Final Map.
20. **Irrigation Systems.** All irrigation systems, where required, shall be designed on an individual lot basis unless commonly maintained in an approved manner.
21. **Site Improvements.** All landscaping and irrigation systems shown on the approved landscape and irrigation plans, all required walls, trails, and/or other improvements shall be completed or suitable bonds shall be posted for their completion.
22. **Assessment Districts.** Prior to the approval of the Final Tract Map this project shall annex into Assessment Districts for the maintenance of street lighting, public landscaping, and street sweeping, and the applicant hereby agrees to waive the right to protest the formation of said district.
23. **Lettered Lots/Open Space Easements.** All lettered lots and open space easements for the preservation of natural undisturbed open space shall be dedicated to the City or other approved maintenance authority.
24. **Covenants, Conditions & Restrictions.** If Covenants, Conditions and Restrictions are proposed for this project, two copies shall be submitted to the Planning Division for review and approval to ensure consistency with City policies and standards.
25. **Required Approvals.** The developer shall obtain the following clearances or approvals:
 - a. Verification from the Planning Department that all pertinent conditions of approval have been met, including any administrative development plan review approvals, as mandated by the Adelanto Municipal Code.
 - b. Approval of all proposed street names.
 - c. Any other required approval from an outside agency.
26. **Final Map Submittal.** A final map shall be reviewed and approved the Planning Division for compliance with the approved Tentative Map prior to recordation of the final map.

Approval of the final map is contingent upon approval of the final map to the east (Tract 17210) and development of Tract 17210. General Plan Amendment/Zone Change 15-02 does not take effect unless Tract Map 17152 develops and Tract Map 17152 cannot develop unless Tract 17210 develops.

27. **Signed Approval Letter.** A signed copy of the City's approval letter shall be on file with the Planning Department. If ownership of the property or the developer of the property has changed since the original approval, a new copy of the City approval letter shall be signed by the current development parties.

Prior to Issuance of Grading Permit.

28. **Grading Plans.** Grading plans shall be reviewed and approved by the Planning Department for compliance with the approved Development Plan prior to the issuance of a grading permit.
29. **Joshua Trees.** Prior to the commencement of grading, the applicant shall relocate all Joshua trees applicable to the Relocation Program per the requirements of the City Development Code and California Desert Native Plant Act.
30. **Proof of Mitigation.** Prior to the issuance of grading permits, the developer shall submit written proof, satisfactory to the Planning Director, that any concerns of the California Department of Fish and Game, including but not limited to Mohave Ground Squirrel, have been mitigated in a manner acceptable to the Department of Fish and Game.
31. **City Conditions.** The applicant shall comply with all standard City conditions and biological mitigation measures, including those related to the Mohave ground squirrel contained within the adopted Mitigated Negative Declaration.
32. **Signed Approval Letter.** A signed copy of the City's approval letter shall be on file with the Planning Department. If ownership of the property or the developer of the property has changed since the original approval or Final Map recordation, a new copy of the City approval letter shall be signed by the current development parties.

During Grading:

33. **Dust Control.** All construction shall be per building permits issued by the Building Department and dust control shall be exercised at all times during construction. Periodic watering will be used during construction to reduce dust to a level that is not significant.
34. **Archeological Resources.** If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted so that an archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures. A historical resources management report shall be submitted by the professional to document the monitoring, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts. If archeological resources are encountered during grading, ground disturbance activities shall cease so a qualified archeological monitor can evaluate the resources. If discovered resources merit long-term consideration, adequate funding shall be provided to collect, curate and report their resources in accordance with standard archaeological

management requirements. If the City finds that a developer encounters cultural resources and fails to notify the Planning Department, the City will place those responsible for the destruction of historic and archaeologically significant resources on file with the County of San Bernardino and the State of California, Office of Historic Preservation.

35. **Paleontological Resources.** If paleontological resources are encountered during grading, ground disturbance activities shall cease so a qualified paleontological monitor can evaluate any paleontological resources exposed during the grading activity. If paleontological resources are encountered, adequate funding shall be provided to collect, curate and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved. Collected specimens will be sent to the Earth Sciences Division of the San Bernardino County Museum.
36. **Abandoned Wells.** Any abandoned wells on the property or similar structures that might result in groundwater contamination shall be destroyed in a manner approved by the City and San Bernardino Environmental Health Department.
37. **Human Remains.** If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at either 1) 15329 Bonanza Road, Unit 8, Victorville, CA 92392 or (760) 955-8535; or 2) 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2978.

Prior to Issuance of Building Permits:

38. **Adelanto Unified School District.** The enrollment of the Adelanto Unified School District is impacted by new development. To mitigate the impact of this project, developer shall pay such fees as are required by the Adelanto Unified School District, and any other fees assessed by Government Code Section 53080, and 65995-65997.
39. **Development Impact Fees.** The City of Adelanto has implemented development impact fees for various infrastructure and capital facilities needs generated by new development. These fees will provide for various capital facilities including, but not limited to, roads, parks, flood control and drainage, public facilities, and fire fighting facilities. This project shall be subject to all such existing and future development impact fees which are in effect at the time building permits are issued.
40. **Water Resources Control Board.** The applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number to the Planning Department.
41. **Landscaping.** The developer shall submit three (3) copies of construction level Landscape and Irrigation Plans to Planning Department, accompanied by the appropriate filing fee. The plans shall be prepared by a registered landscape architect and include the location, number, genus, species, and container size of the plants. The cover page shall identify the total square footage of the landscaped area and note how it is to be maintained. Use of water efficient fixtures and drought tolerant plants is required. For model home complexes, at least one of the models should be landscaped utilizing xeroscape concepts.

The grading, fencing, plant material, irrigation, and other aspects of landscape design shall positively integrate the storm drain channel and/or detention basins into the residential neighborhood. Fencing shall consist of decorative wrought iron that does not obstruct views into or through these facilities. Fencing shall maintain a streetscape that is consistent with single-family residential neighborhoods and provide adequate transitions to individual dwellings. Plant material shall incorporate species used in front yards throughout the project to further integrate these facilities into the design. The final use and design of these facilities may include joint recreational use and shall be subject to approval from the Community Development Director.

42. **Walls and Fences.** The developer shall submit and obtain approval from the Planning Department of a block wall/fence plan. At a minimum, this plan shall include the following items:
- a. A six-foot high, decorative block wall around the perimeter of the project site and along entry drives into the tract. Pilasters shall be provided approximately every 120 to 150 feet coincident with interior lot corners along perimeter walls adjacent to perimeter streets, and decorative capping with a minimum overhang of 2 inches.
 - b. The applicant shall employ creative design techniques for perimeter walls in order to improve the street presence of the project. Such techniques include the use of materials such as slump stone, split face block, or concrete block with an interlocking design. Colors of block materials shall be coordinated with other block walls along the same street(s).
 - c. A six-foot high, decorative block wall on all residential property lines where side or rear yards adjoin a public interior street or storm drain facility.
 - d. Six-foot high decorative block walls or other solid fencing material on all other side and rear property lines throughout the project.
43. **Design Guidelines.** The City of Adelanto has adopted standard design guidelines for all new development. These guidelines are in place and this project is subject to design review.
44. **Signed Approval Letter.** A signed copy of the City's approval letter shall be on file with the Planning Department. If ownership of the property or the developer of the property has changed since the original approval, Final Map recordation, or issuance of grading permits, a new copy of the City approval letter shall be signed by the current development parties.

Prior to Certificate of Occupancy:

45. **Water Conservation/Landscaping Ordinance.** The Developer shall be responsible for planting landscaping in compliance with Section 17.60 of the Adelanto Municipal Code, entitled "Water Conservation/Landscaping Ordinance", including but not limited to native drought-tolerant plants and efficient irrigation systems. Species shall be in compliance with Section 17.60.80.

46. **Front Yard Landscaping and Irrigation.** Install front yard landscaping and irrigation for all new homes. Landscaping and irrigation shall be installed with a minimum of one (1) tree (minimum 15 gallon/1" caliper at 6" above base) and six (6) shrubs per thirty (30) linear feet of frontage plus sufficient groundcover plantings to provide combined shrub and ground coverage of fifty (50) per cent of the total landscaped area in each front yard and street side yard. The variety of tree to be provided is subject to approval of Planning and Public Works Departments and the trees are to be maintained by the property owner. The plant material shall be drought tolerant suitable to local soil conditions and developer shall submit site landscaping plan. Trees must be planted a minimum of ten (10) feet behind property lines.
47. **Perimeter Wall.** All walls and fences shall be constructed as shown on approved wall and fence plans.
48. **Perimeter Landscaping and Irrigation.** A minimum five (5) foot irrigated landscape easement shall be provided between the edge of the sidewalk and the perimeter wall on all surrounding streets. Landscaping shall be at the rate of one (1) tree and six (6) shrubs per 30 linear feet plus such vegetative cover necessary to cover a minimum of forty (40) percent of the total area with shrubs and ground cover. Turf is prohibited within public rights-of-way. Irrigation shall be designed to minimize maintenance and water consumption. Said landscape easement and landscaped area shall be maintained by the developer until such time as the final home is occupied; the landscape easement, if necessary, shall then be deeded to the City and the landscaped area will then there after be the responsibility of the City upon final acceptance, and it shall be the responsibility of the City upon final acceptance to be paid through a Landscape and Lighting Maintenance Assessment District.

All slopes over three feet in height shall be fully landscaped and irrigated.

If the landscaped area adjacent to sidewalks is sloped, the sidewalk-back shall have at least a 4 inch overhang/curb to prevent runoff across the sidewalk.

49. **Unit Identification.** Each unit in the tract shall include a lighted address fixture. This fixture shall allow for replacement of the bulbs, and shall be reviewed and approved by the Planning Department.

PUBLIC WORKS DEPARTMENT

General Conditions:

50. A document signed and acknowledged by the legal owners of record of the real property being subdivided consenting to the subdivision shall be submitted to the City of Adelanto, with a copy to the City Engineer, following Tentative Map Approval by the Planning Commission.
51. All final phase maps, conforming to the approved Tentative Map and based on a recent field survey, shall be submitted to the City Engineer for review and approval.
52. The design of the public infrastructure elements shall conform to the requirements of the City General Plan and the standard specifications, current edition, and as required and approved by the Public Works Department staff.

53. The following plans and reports shall be prepared by a California licensed civil engineer prior to any site development or disturbance of the natural vegetation of the site. All required plans shall be drawn in ink at appropriate scales on Mylar sheets, for approval by the City Engineer. Improvement plans for all of the conditioned improvements shall be submitted to the City and reviewed and approved by the City Engineer. All of the conditioned improvement plans shall be reviewed and approved by the City Engineer concurrently.

Plans Required:

- a. Street Plans - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
- b. Rough Grading 1" = 40', and Precise Grading Plan 1" = 30', A grading plan conforming to the requirements of the Uniform Building Code, appendix 33 1997 edition, shall be prepared and submitted to the City Engineer for approval.
- c. Water - Plan/Profile at 1" = 40' (Horizontal), 1" = 4' (Vertical), plus Title/Index and Detail Sheets. Index map on Water improvements Plan shall be a min scale of 1"=100' and clearly identify Fire Hydrant locations, valves and pipeline locations.
- d. Sewer - Plan/Profile at 1" = 40' (Horizontal), 1" = 4' (Vertical), plus Title/Index and Detail Sheets. Index map on sewer improvements Plan shall be a min scale of 1"=100' and clearly identify Manhole locations, and pipeline locations.
- e. Landscape Maintenance District Landscape and Irrigation - Plan 1" = 40'.
- f. Electrical and Street Lighting Plan 1" = 100'.
- g. Street Striping and Street Signage and Traffic Control Plan 1" = 40'.
- h. Onsite Underground Utility Plan at 1" = 40' showing the location of all undergrounded utilities including sewers, water, storm drain, gas, electric, telephone, and data and cable television lines. This plan shall be shown schematically based on plans prepared by utility agencies to illustrate the location of any access valves, manholes and hand holes.
- i. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and approved by the California State Water Quality Control Board prior to the issuance of any permits for grading. The erosion control plan must be submitted to the City for review and approval and must include an active WDID number.

Reports Required:

- a. Title Report. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Department staff for review along with the first submittal of the final map for the checking.
- b. Soils Report. A preliminary soils report as prepared by a California licensed geotechnical engineer skilled in soils/foundation investigations shall be submitted

for review by the Engineering Department staff along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the rip ability of the proposed road cuts and stability of manufactured slopes. The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.

- c. Hydrology Report. A comprehensive drainage plan to the satisfaction of the City Engineer shall be prepared by a licensed Civil Engineer and submitted to the City for approval. The project must accommodate existing drainage flows that impact the project site and impact access to the project site and mitigate offsite drainage that impacts the project. The project must mitigate the increase onsite runoff from pre-development to post-development flows.
 - d. Compaction Report. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Department staff for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Department staff for review and approval, which may require additional tests at the expense of the Developer.
 - i. All soils within street improvements must be compacted to 90% and 95% within twelve inches of surface.
54. All improvements shown on the phase improvement plans, as required by the City Engineer, shall be constructed prior to occupancy of any dwelling. All infrastructure improvements required by these conditions of approval must meet the minimum standard infrastructure requirements established in these conditions of approval, any existing infrastructure failing to meet the minimum infrastructure requirements established in these conditions of approval must be removed at the developers expense and constructed to meet the minimum infrastructure requirements described in these conditions of approval and current City Standards at the time of construction.
55. All utilities plans (i.e. Edison electrical, telephone, cable, etc.) must be approved by the City Engineer prior to installation.
- a. No utility access point, manholes, vaults, or air vents shall be located within sidewalks or pedestrian travel ways or within 12" of curb and gutters.
 - b. All utilities shall be installed underground to all lots per Public Utilities Commission requirements. No above Ground utility lines shall be permitted within or adjacent to this subdivision for the utilities servicing this project. All aboveground structures shall be located inside either the City Right-of-Way or a dedicated utility easement and located outside of the pedestrian walkways.
56. Final Maps shall meet all requirements of the Adelanto Municipal Code, and shall include the following:

- a. All easements within the City of Adelanto's rights of way shall be subordinated to the City of Adelanto.
 - b. All easements and rights-of-way, both existing and as required by the improvement requirements of these conditions of approval shall be acquired by the Developer pursuant to the subdivision map act and the Adelanto Municipal Code.
57. All grading for the proposed subdivision lots shall be confined to the subdivision boundary limits unless the Developer first secures letters of permission to grade across property lines from any and all affected adjacent property owners.
58. All utilities shall be installed underground to all lots per Public Utilities Commission requirements. No above ground structures or utility lines shall be permitted within or adjacent to this subdivision this subdivision for utilities servicing this project.
59. A noise and avigation easement on all subdivision parcels and roadways shall be granted and conveyed to the Southern California Logistics Airport as required in the City adopted Land Use Plan.
60. The City of Adelanto shall be "added insured" on all insurance policies for construction of this project. Proof of insurance shall be provided prior to start of construction.
61. Approval of this project in no manner obligates the City of Adelanto to extend water service, or sewer service, or improve streets, or extend any other infrastructure to service this development.
62. Fees Required:
- a. At the time of first submittal of Final map, the Developer shall pay to the City of Adelanto all applicable fees. An Engineer's estimate of construction shall be prepared by the Developer and approved by the Public Works Department staff.
 - b. At the time of requesting recordation of Final Map, the Developer shall provide to the City Performance and Labor Bonds and enter into a Subdivision Improvement Agreement. These Bonds shall guarantee setting of final survey monumentation within the proposed Map. Said deposit will be refunded after the Public Works Department Staff verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
 - c. Prior to issuance of any permits to construct any public improvements, the Developer shall pay to the City of Adelanto all applicable fees.
 - d. The Developer shall pay any applicable impact fees that may apply at the time of building permit.
 - e. Should Mello-Roos, or Community Facilities Districts, or Community Service Districts, or Assessment Districts, or other special financing districts be formed to provide for City Infrastructure or City Services, this project shall annex into the districts and pay all fees associated with annexation into the districts, and the

applicant hereby agrees to waive the right to protest the formation of said districts.

63. All monuments shall be referenced or reset in accordance with the Business and Professions Code.
64. All improvements constructed in conjunction with this project shall be design and constructed to the City standards, Department of Transportation standards, Green Book Standards, and the City Engineer Requirements that are in effect at the time of the tentative map approval or subsequent extensions of time. All improvements shall be constructed to comply with any health and safety regulations or changes to State and Federal laws current to the time of construction as directed by the City Engineer.
65. Prior to the approval of any improvement plans and the commencement of any construction associated with the development, the Developer shall be responsible for obtaining all necessary dedications of rights-of-way for offsite infrastructure improvements, right-of-entry for offsite grading, and easements for ingress, egress, drainage, utilities and other legal requirements for impacts associated with the development of this project, as determined and directed by the City Engineer. If the Developer cannot acquire a property interest in property required for off-site improvements, Government Code § 66462.5 shall apply and the City retains the right to:
 - a. Require the Developer to enter into an agreement to complete the improvements pursuant to Government Code § 66462 at such time as the City acquires an interest in the land that will permit the improvement to be made;
 - b. Require the Developer to pay the cost of acquiring the offsite real property interests required in connection with the subdivision.
66. Prior to the recordation of any Final Map: improvement plans for all of the conditioned improvements shall be reviewed and approved by the City Engineer; and the City Engineer must find the Final Map to be in substantial compliance with the tentative map and the conditions of approval; and proper security bonds at prevailing wage costs of the improvements shall be posted with the City for all the conditioned and required improvements that are to be publicly dedicated; and the public landscaping and public lighting for this project shall be annexed into the City Landscaping and Lighting Districts; and a Subdivision Improvement Agreement shall be executed by the subdivider; and the City Council must approve the Final Map for recordation.
67. Proper Security Bonds at prevailing wage costs of the improvements shall be posted with the City for all the conditioned and required improvements that are to be publicly dedicated. Prior to issuance of any permits to construct any improvements, the developer shall enter into an improvement agreement to construct the project improvements per City approved plans and post securities with the City of Adelanto to guarantee completion of construction and payment of labor and materials and one year warranty of the improvements. These securities shall be provided by the Developers and all assignees and successors to the City. The following are the required security amounts and release procedure:
 - a. The subdivider shall at all times guarantee the subdivider's performance of this entitlement by furnishing to the City, and maintaining, good and sufficient Security

as required by the City on forms approved by City for the purposes and in the amounts as follows:

- i. To assure faithful performance of this entitlement in regard to said Improvements in an amount of 100% of the estimated cost of the Improvements; and
 - ii. To secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor materials for the Improvements required to be constructed or installed pursuant to this entitlement in the additional amount of 100% of the estimated cost of the Improvements; and
 - iii. To guarantee or warranty the work done pursuant to this entitlement for a period of one year following Acceptance thereof by City against any defective work or labor done or defective materials furnished in the amount of 20% of the estimated cost of the Improvements.
- b. Release of Security. Subject to approval by the City, the Security required by this entitlement shall be released as follows:
- i. Security given for faithful performance of any act, obligation, work or agreement shall be released upon Acceptance of the Improvements, subject to the provisions of subsection (b) hereof.
 - ii. In accordance with the requirements of Government Code Section 64999.7, the City Engineer shall allow a partial release of faithful performance Security pursuant to the following procedures. No partial release of Security for labor and materials shall be allowed.
 1. Subdivider shall have one opportunity to engage in the process of partial release of performance Security as described in this subsection (b) between the start of work and completion and acceptance of all work on the Improvements. The process allowing for a partial release of performance Security shall occur only when the cost estimate of the remaining work does not exceed twenty percent (20%) of the total original performance Security.
 2. At such time that the Subdivider believes that the obligation to perform the work for which the performance Security was required is complete, the Subdivider may notify the City Engineer in writing of the completed work and shall include with such notification a written list of work completed. Upon receipt of the written notice, the City Engineer shall have twenty (20) business days to review and comment or approve the completion of the required work. If the City Engineer does not agree that all work has been completed in accordance with the plans and specifications for the Improvements, he or she shall supply to the Subdivider a list of all remaining work to be completed.

68. Inspection. The Developer shall at all times maintain proper facilities and safe access for inspection of the Improvements by City inspectors and to the businesses or residences wherein any construction work is in progress. Where traffic interference may occur during construction, The Developer shall prepare and file a traffic control plan, subject to the reasonable approval by the City Engineer.
69. Upon completion of the work the Developer shall request a final inspection by the City Engineer, or the City Engineer's authorized representative. If the City Engineer, or the designated representative, determines that the work has been Completed in accordance with this entitlement, the Improvement Plans and City standards, then the City Engineer shall certify the Completion of the Improvements to the CITY, and the City Council shall Accept the Improvements.

Street Improvements:

70. Prior to the issuance of any building permits, the following street dedications and improvements shall be completed. The Developer shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic prior to recordation of the final map. The Developer shall obtain all required right-of-way dedications for improvements prior to final approval of improvement plans, issuance of any permits, and approval of Final Map and the Developer shall construct and complete all street improvements prior to issuance of building permits, as directed by the City Engineer. All buildings in all construction phases must have two paved points of access and all terminating paved accesses must have proper standard fire turnaround of not be longer than 150 feet.
71. Portions of these improvements may be subject to credits and reimbursements against drainage and transportation development impact fees, subject to Federal and State laws, City Municipal Code, City Standards, City Policies, and City Council approval and the City reserves the right at any time to design and construct the subject improvements under City supervision.
 - a. Offsite street dedications are as follows:
 - i. Dedication for street and utility purposes to provide for a Collector half-width of fifty-six (56) feet for: the east half of Raccoon Avenue along the western boundary of the tract (with a possible 6 foot reduction by eliminating the swale, per City Engineer approval).
 - b. Offsite street improvements are as follows:
 - i. Collectors shall be constructed to full-width modified to fifty-six (56) feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5, whichever is greater, along the western side of Raccoon Avenue metal beam guardrails, 2' feet concrete sloped shoulder, and drainage culvert with 2:1 concrete sloped sides with a natural bottom shall be constructed, along the eastern side of Raccoon Avenue. Concrete curb and gutters, and six-foot wide sidewalks, per City Standard 109 Type C. This requirement shall apply to Raccoon Ave, located along the western boundary of the project site

- ii. Collectors shall be constructed to full-width modified to 56 feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5, whichever is greater, along the western side of Raccoon Avenue metal beam guardrails, 2' feet concrete sloped shoulder, and drainage culvert with 2:1 concrete sloped sides with a natural bottom shall be constructed, along the eastern side of Raccoon Avenue. Concrete curb and gutters, and six-foot wide sidewalks, per City Standard 109 Type C. This requirement shall apply to Raccoon Ave, located from the northern project boundary to Chamberlaine Way.
- iii. The following must be constructed in order to ensure three points of all-weather-paved ingress/egress to the project site (if phased only 50 units are permitted until a third access point is completed):

"G" Street shall be constructed to a minimum width of 26 feet of asphalt concrete paving consisting of a minimum of 3 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5 whichever is greater, from the eastern boundary of the tract to existing paving at Stevens Street with regard for the existing Tentative Tract Map 17210.

AND

Raccoon Avenue shall be constructed to a minimum width of 26 feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5 whichever is greater, from the southern boundary of the tract to Bartlett Avenue. Bartlett Ave shall be constructed to a minimum width of 26 feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5 whichever is greater, from Raccoon Avenue east to existing paving at Stevens Street.

OR

Raccoon Avenue shall be constructed to a minimum width of 26 feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5 whichever is greater, from the southern boundary of the tract to existing paving at Kemper Avenue.

- c. Onsite street dedications are as follows:

- i. Dedication for street and utility purposes to provide for a street full-width of a Local Street of sixty (60) feet for all interior streets, including cul-de-sacs.
 - ii. Cul-de-sac bulbs shall have a right-of-way dedication for street and utility purposes of a 57-foot radius.
 - iii. Dedication of corner cut-offs at all street intersections.
 - d. Onsite street improvements are as follows:
 - i. Internal streets shall be constructed to full width of a Local Street of 36 feet of asphalt concrete paving consisting of a minimum of 3 inches of asphalt concrete over 4 inches of type 2 base material, or per "R" value test for a Traffic Index (TI) of 5.0, whichever is greater, 8" concrete curb and gutters, and six-foot wide sidewalks as per City Standard 109 Type C.
 - ii. Cul-de-sacs shall be constructed of a radius of 45 feet of asphalt concrete paving consisting of a minimum of 3 inches of asphalt concrete over 4 inches of type 2 base material, or per "R" value test for a Traffic Index (TI) of 5.0, whichever is greater, 8" concrete curb and gutters, and six foot wide sidewalks as per City Standard 109 Type C.
- 72. Pavement transitions meeting Department of Transportation design standards shall be installed by the developer where project street improvements widen or reduce the street widths.
- 73. Final sections shall be approved by the Engineering Department staff prior to first submittal of street improvement plans.
- 74. Streets shall not be paved until all underground utilities are installed.
- 75. There shall be no intersecting street centerlines less than 90 degrees unless otherwise approved by the Public Works Department staff.
- 76. Pavement structural section shall be designed based on soils tests (R-Valve Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical engineer for a Traffic Index as approved by the City Engineer.
- 77. All sidewalks shall have a minimum width of six feet and a minimum unobstructed width of four feet. The location of pedestrian ramps shall be determined by the Public Works and Engineering Department staff in accordance with federal and state laws at the time of construction shall be to the current Federal, State, and Local Americans with Disabilities Act (A.D.A.) standards. Sidewalks, pedestrian ramps and sidewalk/drive approach connections shall be built to current Federal, State, and Local A.D.A. standards.
- 78. All curb heights and gutter widths shall be based on requirements as set forth by the Hydrology/Hydraulics Report and approved by the Engineering Department staff.

79. All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving.
80. Street asphalt concrete pavement shall be placed in multiple lifts depending on design asphalt thickness with the final lift placed after the Repair & Replace (R&R) and Point & Patch is completed.
81. Prior to the time that lumber is deposited on site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved. Model complexes are excluded from this condition but are required to provide access and fire flow in a manner as approved by the Fire Department.
82. Sleeves for lighting and landscape purposes will be allowed in the public street right-of-way when necessary, subject to the approval of the Engineering Department staff.
83. All utility tie-ins and other work that disturbs existing public right of way improvements shall be restored per City Encroachment Permit Provisions, or as directed by the Engineering Departments staff:
 - a. Any disturbance of pavement newer than 12 months requires the full disturbed pavement section to be cold-planed (grinded down) a tenth of a foot (0.1 feet) and resurfaced with AC AR 4000, as directed by Engineering Department staff.
 - b. All disturbed sections of pavement that is older than 12 months must be trenched according to City Standards, permanently resurfaced using the minimum of the existing AC plus one (1) inch of AC and six (6) inches of Class II base. The resurfaced areas shall remain in place for a minimum of thirty (30) days and a maximum of forty-five (45) days. Then after that period is over, the resurfaced area and the entire width of any travel lane disturbed are to be cold-planed (grinded down) a tenth of a foot (0.1 feet) and resurfaced with AC, PG 70-10, as directed by Engineering Department staff.
 - c. Any disturbance of existing concrete work shall be considered reconstruction and must meet current A.D.A. standards. Reconstruction must consist of full concrete saw cut panels, as directed by Public Works/Engineering Department staff.

Sewer Improvements:

84. Sewage disposal shall be consistent with the projects current Feasibility Study (the City will accept studies within 1 year from the date of Recordation of final map which may be extended 1 additional year) and the developer shall pay all fees pursuant to the current Feasibility Study at the time of building permit.
85. The applicant shall connect the project to the City sewer system and pay all associated fees (connection fee, permit fee, inspection fee, etc.) in compliance with the Adelanto Public Utility Authority. The design shall conform to the City adopted sewer master plan or to requirements of the City Engineer. The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant.

86. Where new sewer mains are proposed for installation, including along existing paved roads, sewer wyes shall be installed and laterals shall be installed to the edge of right-of-way in front of all existing structures along the proposed sewer mains to City Standards, as directed by the City Engineer.
 - a. Sewer mains shall be a minimum diameter of 8 inch with PVC pipe and fittings unless otherwise approved by the Engineering Department staff. Service laterals shall be of PVC pipe. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested (leakage and mandrel), and accepted for maintenance by the City Public Works Department staff. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed, and shall be accessible during construction as directed by Public Works and Public Utilities staff. All such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system.
 - b. Compaction test results for trench backfill shall be signed by a licensed civil engineer and submitted to the Engineering Department staff.

Water Improvements:

87. Water service shall be consistent with the current Feasibility Study (city will accept studies within year from the date of Recordation of final map which may be extended 1 additional year) and the developer shall pay all fees pursuant to the current Feasibility Study at the time of building permit.
88. The Developer shall comply with all requirements of the Adelanto Public Utility Authority (APUA).
89. The applicant shall extend APUA water mains to service the project, and shall be responsible for paying all fees associated with said extension, including those fees implemented by Ordinance 4 of the APUA.
90. Water Improvement Design for the project shall conform to the City's adopted Water Master Plan and/or to the requirements of the City Engineer. All required backflow devices shall be installed by the developer.
91. All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
92. All fire hydrants, air vacuums and all other above ground water facilities shall be placed within the sidewalk areas while maintaining a clear 4 foot wide pedestrian travel way. Water meter boxes and vaults, valve covers, etc., may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Engineering Department.
93. A set of water improvement plans shall be submitted to the San Bernardino County Fire Department for comment and review. At the time of the second plan check submittal, water improvement plans with the Fire Departments' corrections incorporated therein shall be submitted to the City Engineer along with the "redline" commented plans from the Fire Department.

94. Fire protection plans shall be designed per the requirements of the Adelanto Fire Marshall. Fire protection shall include but is not limited to:
 - a. Fire hydrants shall be spaced no more than 300 feet apart.
 - b. Fire hydrants shall be set to a level for "safe break away" and easy access, per the Water Department.
 - c. Blue dot identification on final pavement will be required for all hydrants installed.

Drainage Improvements:

95. The Developer shall prepare a hydrology and hydraulic calculations report to demonstrate that the post development flows proposed to be discharged into and through existing or any other storm drain facilities do not exceed the maximum flows for which said facilities are presently designed. This shall be subject to review and approval of the City Engineer. The Hydrology and comprehensive drainage plan must be prepared by a licensed civil engineer to the satisfaction of the City Engineer and the Hydrology Report shall identify offsite flows the impact the proposed development and identify the increased onsite runoff flows. The Study shall address how the proposed development shall accept offsite flows that impact the proposed development and demonstrate how the proposed development will safely pass through the offsite flows while protecting the proposed development and maintaining to all-weather paved points of access to the community. Also, the Study shall demonstrate the how the proposed development will reduce the increased onsite post-development runoff to less than 90% of pre-developed drainage runoff flows. The Preliminary Hydrology Study shall be engineered using County of San Bernardino Flood Control methodologies and included calculations, maps, diagrams and a written conclusion that contains recommendation of how offsite flows and increased onsite runoff shall be mitigated.
 - a. The Subdivider and Developer shall be responsible for obtaining all necessary permits and permissions from the department of Fish and Game and the Army Corps of Engineers and from any other regulatory agency for the alterations to any of the watercourses that are impacted by the proposed development.
 - b. All finished building floor elevations shall be 2.0 feet higher than the 100 year base flood elevations.
96. Storm flows may be conveyed in street sections to the extent that right-of-way limits shall accommodate a 100-year storm to a depth less than 0.7 feet deep to provide all-weather emergency ingress and egress. If storm flows cannot be adequately conveyed by street sections, underground storm drains and other mitigation measures shall be provided as recommended in the Hydrology/Hydraulics Report and approved by the City Engineer.
97. Prior to construction of any improvements or prior to any land disturbance, the Developer shall construct temporary drainage facilities and establish erosion control practices as necessary to minimize storm runoff and erosion and silt deposition. All construction storm drains, catch basins, the storm water runoff structures shall be provided with adequate capabilities to filter and retain sediment, grit, oil and grease to prevent pollution in storm water runoff, in compliance with the State Water Board Best Management Practices. The Developer shall obtain a National Pollutant Discharge

Elimination System (NPDES) General Permit for storm water discharges associated with construction activities, as directed by the California Water Resources Control Board and approved by the Engineering Department staff. During construction, all NPDES guidelines will be in full force and all Best Management Practices (BMP) shall be followed. For grading of areas greater than 1 acre, a full Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for review and approval by the Regional Water Quality Control Board.

98. The Developer shall provide adequate mitigation for storm drainage to avoid concentrating or increasing offsite flows, subject to review and approval by the City Engineer.
- a. Consistent with County Flood Control Standards, drainage systems shall be designed so that post-development drainage leaving the project is not greater than 90% of pre-development flows. The Developer shall do one of the following:
 - i. Improving the culvert adjacent to the west side of Raccoon Avenue to act as a retention basin and discharging into it, subject to the review and approval of the City Engineer, shall be accepted in lieu of the on-site retention basin.
- OR
- ii. The Developer shall install a detention basin to provide for a minimum 100-year 24-hour storm, subject to the review and approval by the City Engineer.
 - 1. All retention or detention facilities shall be fully landscaped and fenced using tubular steel fencing and shall have dry wells installed at the inlet and bottom of the basin.
 - 2. Paved access shall be provided to the bottom of the basin to facilitate maintenance.
99. All drainage flows, including storm event drainage and nuisance drainage, must be conveyed across roads designated as Collectors or greater, via subsurface conveyance. This may include, but is not limited to, water drainage flows:
- a. Crossing Raccoon Avenue
 - b. Crossing Chamberlain Way
 - c. Crossing Bartlett Avenue
100. In order to mitigate and protect this project from the extreme drainage issues this site experiences, the developer shall install a drainage culvert within the right-of-way of Raccoon Avenue. Said drainage culvert shall be designed to sufficiently convey drainage flows for a 100-year storm event. This drainage culvert shall have concrete side-slopes and a natural earthen bottom.
- a. The upstream end of the channel shall be graded to daylight for inlet flows.
 - b. The channel downstream shall be graded to ultimate design from the project site to daylight north of Chamberlain Way. A dry-type drainage crossing (box culvert

or like), capable of conveying a 100-year storm event, shall be installed for the drainage crossings of Chamberlain Way.

101. Onsite Improvements:

- a. All finished pad elevations shall be 1.0 feet higher than all adjacent frontage street elevations, or 0.5 feet higher the top of adjacent curb.
- b. All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the project. Lots shall be protected from storm runoff as approved by the Engineering Department staff.
- c. All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Engineering Department staff.
- d. The tops of all cut slopes shall be in conformance to City Standards per the City Engineer. Retaining walls shall be utilized where required by the Engineering Department staff to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a "flat" area in all side yards per City Standards.

102. In order to mitigate the drainage impacts of this project the Developer shall pay the City's full Drainage Facility Development Impact Fee and any other Drainage fees that may be in place at the time of building permit issuance as a Drainage mitigation measures for this project. If the Development Impact Fee collection is deferred from the time of building permit issuance to the time of issuance of the certificate of occupancy, the developer shall pay the Development Impact Fees that are in place at the time of occupancy. (Portions of these improvements may be subject to credits and reimbursements against drainage development impact fees, subject to Federal and State laws, City Municipal Code, City Standards, City Policies, and City Council approval and the City reserves the right at any time to design and construct the subject improvements under City supervision.)

Traffic Safety:

103. The Developer shall be directly and solely responsible developing a plan for the mitigation of impacts related to existing traffic levels plus project traffic prior to recordation of the final map. In order to mitigate traffic impacts of this project the developer shall perform the following:

- a. The Developer shall perform a Traffic Impact Analysis for the project in compliance with CALTRANS requirements, and submit the study for review to both CALTRANS (only if required) and the City prior to approval. Once approved the developer will perform the recommended mitigations outlined in the study.
- b. The Developer shall pay the City's full Transportation Facility Development Impact Fee and any other street, traffic, or circulation fees that may be in place at the time of building permit issuance as a traffic mitigation measures for this project. If the Development Impact Fee collection is deferred from the time of building permit issuance to the time of issuance of the certificate of occupancy,

the developer shall pay the Development Impact Fees that are in place/in effect at the time of occupancy.

104. Prior to the recordation of the final map, the Developer shall design and construct a street lighting system to the requirements of the American National Standard Practice for Roadway Lighting. This lighting system shall utilize LED lamps.

a. Streetlights shall be energized when installed and maintained by the developer for eighteen (18) months, after which time the developer will proceed with contacting Southern California Edison to transfer maintenance charges to the City of Adelanto.

b. Street Light Spacing shall be as follows:

Type of Street	Spacing	Lamp Size	Mounting Height
Local Streets	300 ft staggered to each side	LED equivalent of 9,500 HPSV	26 ft Concrete Pole with 6 ft Mast Arm
Super Arterials Major Arterials Major Collectors Local Collectors	150 ft staggered to each side	LED equivalent of 22,000 HPSV	31 ft Concrete Pole with 6 ft Mast Arm

105. Street name signs and traffic control devices, including full-width striping and striping transitioning into existing paving of any streets improved by this project, shall be constructed in accordance with the approved plans and designed to the Manual on Uniform Traffic Control Devices and City Standards at the time of improvement construction as directed by the City Engineer at the time of improvement construction. Street names for this project shall be submitted to the Engineering Department for City Council approval.

a. All signposts shall be installed with anchors when they are installed into concrete.

b. All street name signs shall be installed on 12 inch cap brackets.

c. Any sign or post removed by the developer shall be returned to the Street Department undamaged and unmolested.

d. All street striping, onsite and offsite, shall be installed by the developer. This includes "STOP" and stop bars at all "STOP" signs, fog lines and any other traffic safety striping that may apply as directed by the Street Department.

e. Curbs must be painted red 7.5 feet on each side of center in front of all fire hydrants.

f. Curbs must be painted white 7.5 feet on each side of center with 3 minute max stenciled of the curb in front of all mailboxes.

g. Each street section shall have a posted speed limit sign as directed by Public Works/Engineering Department staff.

106. During construction, temporary pedestrian and traffic control devices shall be constructed as deemed necessary by the City Engineering Department staff at locations where construction traffic disrupts normal traffic. Such measures and devices shall include but are not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.
107. Onsite Improvements:
 - a. All finished pad elevations shall be 1.0 feet higher than all adjacent street elevations, or 0.5 feet higher than the top of adjacent curb.
 - b. All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the project. Lots shall be protected from storm runoff as approved by the Engineering Department staff.
 - c. All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Engineering Department staff.
 - d. The tops of all cut slopes shall be in conformance to City Standards per the City Engineer. Retaining walls shall be utilized where required by the Engineering Department staff to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a "flat" area in all side yards per City Standards.

Park and Landscaping:

108. Prior to the grading permit for any phase of development, the Developer shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans shall be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of Engineering and Planning Department staff.
109. In order to mitigate impacts to City parks and services under the California Environmental Quality Act, the developer shall do the following:
 - a. Pay the equivalent value of the land and improvements to the City to be used to develop a park in the vicinity; paying full Park Impact Fees shall meet this requirement.
110. Developer shall construct a six (6) foot high decorative masonry block perimeter walls (measured from the highest side) as specified below and consistent with Planning Department requirements:
 - a. The length of the project site along rear and side yards along: the east half of Raccoon Avenue located along the western map boundary; along the southern map boundary, along the eastern map boundary, and along the northern map boundary.
111. Developer shall annex, and pay all fees associated with annexation, all landscaping, lighting and detention/retention areas in to the City' Light and Landscaping Maintenance

- District. As a condition of building permit issuance, the developer shall pay to the City the pro-rata per lot share equivalent of twelve months maintenance costs of landscaping as determined by the City.
112. If, due to design constraints, the masonry block perimeter wall is behind a property line and part of any lot is between the perimeter wall and the sidewalk, the developer shall offer for dedication said land as a landscape dedication to the City of Adelanto.
 113. A minimum five (5) foot irrigated landscape easement shall be provided between the edge of the sidewalk and the perimeter wall on all surrounding streets.
 - a. Landscaping shall be at the rate of one (1) tree and six (6) shrubs per 30 linear feet plus such vegetative cover necessary to cover a minimum of forty (40) percent of the total area with shrubs and ground cover.
 - b. Turf is prohibited within public rights-of-way.
 - c. Irrigation shall be designed to minimize maintenance and water consumption.
 - d. All slopes over three feet in height shall be fully landscaped and irrigated.
 114. All easements and dedicated Right-of-Way land between the sidewalk and the perimeter masonry wall of the development shall be planted with drought tolerant materials, and irrigation installed, as approved by the Engineering or Planning Departments. Said landscape easement and landscaped area shall be maintained by the developer. The landscaped area will thereafter be the responsibility of the City upon final acceptance. All sidewalks adjacent to landscaping areas shall have a 6-inch garden curb at the back of the sidewalk between the landscaped area and the sidewalk to prevent runoff across sidewalk.
 - a. All plant spacing shall be approved by City Public Works/Engineering Department and Title 17.
 - b. Landscaping and perimeter wall shall be separately bonded for.
 - c. The following areas shall be fully landscaped and irrigated per this condition and City Code and Standards and annexed in to the City's Landscaping Maintenance District:
 - i. The area between the decorative masonry block wall and the sidewalk the entire length of: the east half of Raccoon Avenue located along the western map boundary.

FIRE DEPARTMENT

115. See attached San Bernardino County Fire Department Conditions.

**SAN BERNARDINO COUNTY
FIRE DEPARTMENT**



**COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP**

**MARK A. HARTWIG
Fire Chief**

**OFFICE OF THE FIRE MARSHAL
COMMUNITY SAFETY DIVISION
15900 Smoke Tree Street, 1st Floor , STE 131
Hesperia, CA. 92345
(760) 995-8190 - Fax (760) 995-8205**

DATE: June 18, 2015

EXPIRATION: June 2016

**YOGESH GORADIA
32063 PACIFICA DRIVE
RANCHO PALOS VERDES, CA**

**PERMIT NUMBER: F201500765
PROJECT NUMBER: 15-01
LOCATION: 0459-092-04
PROJECT TYPE: TTM
OCCUPANCY TYPE: R
APN: 0459-092-04-0000
PROPOSAL: SUBDIVISION OF 20.4 ACRE PARCEL INTO 81 SINGLE FAMILY RESIDENTIAL LOTS
PLANNER: MARK deMANINCOR**

Dear Applicant:

With respect to the conditions of approval regarding the above referenced project, the San Bernardino County Fire Department requires the following fire protection measures to be provided in accordance with applicable local ordinances, codes, and/or recognized fire protection standards.

The **Fire Conditions Attachment** of this document sets forth the **FIRE CONDITIONS** and **STANDARDS** which are applied to this project.

FIRE CONDITIONS: ALL FIRE CONDITIONS FOR THIS PROJECT ARE ATTACHED

Page 1 of 5

Sincerely,

A handwritten signature in black ink, appearing to read "C. Markloff", is written over a light blue horizontal line.

**Curtis Markloff, Fire Prevention Specialist
San Bernardino County Fire Department
North Desert Division Community Safety Division
Duty, Honor, Community**

FIRE CONDITIONS ATTACHMENT

DATE: 06-18-2015
PROJECT: 15-01
PERMIT NUMBER: F201500765
LOCATION: 0459-092-04
PARCEL: 0459-092-04-0000



CONDITIONS

Cond: EXPNOTE

Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

Cond: F01

Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F01]

Cond: F03

Inspection by Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final". [F03]

Cond: F05

Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. [F05]

Cond: CON0032644

Access. The development shall have a minimum of 3 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

Single Story Road Access Width:

All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

FIRE CONDITIONS ATTACHMENT

DATE: 06-18-2015
PROJECT: 15-01
PERMIT NUMBER: F201500765
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Multi-Story Road Access Width:

Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]

Cond: F44

Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]

Cond: F45

Access - 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Standard 902.2.1 [F45]

Cond: F52

Combustible Vegetation. Combustible vegetation shall be removed as follows:

" Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.

" Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586 [F52]

Cond: F54C

Water System Residential (Adelanto). A water system approved by the Fire Department is required. The system shall be installed and operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet with a minimum of 6" supply. For detached single family residential developments all fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure as measured from the driveway on the address side of the proposed single family structure. [F54C]

Cond: F58

Sprinkler Installation Letter. The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation. [F58]

FIRE CONDITIONS ATTACHMENT

DATE: 06-18-2015
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PARCEL: 0459-092-04-0000



Cond: F57

Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site. [F57]

Cond: F59

Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F59]

Cond: F72

Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]

Cond: F80

Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

Cond: F81

Residential Addressing. The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (1/2) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F81]

Cond: F87

Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an

FIRE CONDITIONS ATTACHMENT

DATE: 06-18-2015
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approved spark arrester visible from the ground that is maintained in conformance with the Uniform Fire Code. [F87]

Cond: F89

Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]

Cond: F90

Secondary Access Paved. Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire #F-9), including width, vertical clearance and turnouts, if required. [F90]



PLANNING COMMISSION AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 2, 2016

TO: Honorable Chairman and Members of the Planning Commission

FROM: Mark de Manincor, Planning Manager

SUBJECT: **Tentative Tract Map 17152 and General Plan Amendment/Zone Change 15-02**
– Yogesh Goradia requests Tentative Tract Map 17152 to subdivide approximately 20.4 acres into 98 single-family residential lots and General Plan Amendment/Zone Change 15-01 to change the zoning from R-S1 to R-S5, located on the east side of Raccoon Avenue, approximately 600 feet north of Bartlett Avenue, within the City of Adelanto, County of San Bernardino.

STAFF RECOMMENDATION:

ADOPT Resolution P-16-26 **ADOPT** findings **RECOMMENDING APPROVAL** to the City Council, Tentative Tract Map 17152 and General Plan Amendment/Zone Change 15-02, finding the project exempt under Section's 15162 (Subsequent EIR's and Negative Declarations), of the California Environmental Quality Act.

BACKGROUND:

Applicant: Yogesh Goradia
32063 Pacifica Drive
Rancho Palos Verdes, CA 90275

Engineer; Medofer Engineering Inc.
28610 Midsummer Lane
Menifee, CA 92584

General Location: The Tentative Tract Map is located on the east side of Raccoon Avenue, approximately 600 feet north of Bartlett Avenue, within the City of Adelanto, San Bernardino County.

Assessor's Parcel No: 0459-092-04

Environmental Determination: Exempt from further environmental review under Section 15162 (Subsequent EIRs and Negative Declarations)

Related Cases: Tentative Tract Map 17152

Existing General Plan &
Current Zoning Designation: Single-Family Residential (R-S1)

Proposed General Plan &
Proposed Zoning Designation: Single-Family Residential (R-S5)

Surrounding General Plan and Zoning:

<i>Direction</i>	<i>General Plan</i>	<i>Zoning</i>
North	Single-Family Residential	R-S1
South	Single-Family Residential	R-S1
West	Greenbelt Corridor Easement	GCE
East	Single-Family Residential	R-S1

Existing Land Use: Vacant.

Surrounding Land Uses: The following chart shows the surrounding land uses:

<i>Direction</i>	<i>Land Use</i>
North	Undeveloped-Tract 17312
South	Undeveloped
East	Undeveloped-Tract 17210
West	Power Easement

PROJECT DESCRIPTION

A proposal by Yogesh and Ranjan Goradia, consisting of a General Plan Amendment 15-02 and Zone Change 15-02 to change the landuse/zoning designation from R-S1 to R-S5 and Tentative Tract Map No. 17152 to allow for the subdivision and development of 20.40 acres into 98 residential lots for detached, single-family residences with a minimum lot size of 5,000 square feet. Additionally, the General Plan Amendment/Zone Change is contingent upon development of Tract 17152 and the development of Tract 17152 is contingent upon Tract 17210 to the east remaining active and developing.

The Scope of Work includes finish grading of the entire 20.40 acre site, construction of 98 dwelling units, construction of a drainage channel along Raccoon Avenue from the southern project boundary north to daylight on the north side of Chamberlaine Way, and construction of associated utilities (water, sewer, gas, electricity, telephones and cable). Additionally, the developer will construct two points of access by paving Raccoon Avenue from the tract boundary south to Bartlett Avenue and Bartlett Avenue east to Stevens Street, and pave Raccoon to full width, including sidewalks, from the project boundary north to Chamberlain Way.

DEVELOPMENT STANDARDS

<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>
Minimum Lot Size	5,000 sf	5,000
Minimum Lot Width	50 feet	1000 feet

<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>
Minimum Lot Depth	100 feet	174 feet
Maximum Density	5 Units per acre	5 Units per acre

All of the lots within the proposed Tract shall meet or exceed the minimum development standards for the R-S5 zone as shown in the chart above. All of the lots proposed by the applicant will meet or exceed the minimum lot size of 5,000 square feet.

DRAINAGE

The applicant has been conditioned to direct all drainage flows across roads classified as Major Collector and greater via subsurface conveyance, including the water flow crossing of Raccoon Avenue, streets adjacent to Raccoon Avenue, and Chamberlaine Way. The applicant is also conditioned to mitigate drainage issues of Raccoon Avenue, the developer will install a drainage culvert within the right-of-way of Raccoon Avenue that will sufficiently convey drainage flows for a 100-year storm event. The drainage culvert will have concrete side-slopes and a natural earthen bottom. The upstream end of the channel will be graded to daylight for inlet flows, while the downstream end of the channel will be graded to ultimate design from the project site to daylight north of Chamberlaine Way, with a dry-type drainage crossing will be installed for the drainage crossing of Chamberlaine Way.

TRAFFIC & CIRCULATION

The project will generate additional traffic to the surrounding roadways. The project has been conditioned to pay Development Impact Fees for Circulation to mitigate traffic impacts.

In order to achieve three points of paved, all-weather access, the applicant will pave Raccoon to full width, including sidewalks, from the project boundary to Chamberlain Avenue, and pave Raccoon Avenue half-width from the southern project boundary to Bartlett Avenue and pave Bartlett Avenue half-width from Raccoon Avenue to the existing paving at Stevens Street and will pave "G" Street half-width from the eastern project boundary east to the existing paving at Stevens Street. Minimum pavement width and design/installation of other public improvements (e.g., curb, gutter, sidewalks, etc.) shall be as directed in the conditions of approval or by the City Engineer.

NOISE

Any residential units determined to likely be within the 65 CNEL contour or higher will require air conditioning, double glazed windows, and staggered stud walls with absorbent blankets. In addition, the City is requiring that six-foot-high block walls be installed along the project length on Raccoon Avenue, and along the project length on the southern project boundary.

PARKS

The proposed tentative tract map will pay all associated Impact Fees for Parks

ENVIRONMENTAL CONSIDERATIONS:

An Initial Study has been approved for the proposed project which proposes several mitigation measures. These measures include mitigation for wildlife issues, storm water pollution and drainage, noise, and

emergency access. Based on the analysis contained in the Initial Study, it was determined that the proposed project would pose less than significant impact with mitigations. Therefore, a Notice of Exemption has been prepared for this project as the project is covered under the prior environmental determination for this project.

ATTACHMENTS:

Resolution P-16-26
Conditions of Approval
General Plan/Zoning Map
Aerial Photo
Site Plan
Notice of Exemption

RESOLUTION NO. P-16-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ADELANTO, SAN BERNARDINO COUNTY, CALIFORNIA, MAKING FINDINGS, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 15-02 AND ZONE CHANGE 15-02 FROM R-S1 TO R-S5 SINGLE FAMILY RESIDENTIAL, AND APPROVING TENTATIVE TRACT MAP NO. 17152 SUBJECT TO CONDITIONS OF APPROVAL, FOR THE 20.40 ACRES LOCATED ON THE EAST SIDE OF RACCOON AVENUE, APPROXIMATELY 630 FEET NORTH OF BARTLETT AVENUE AND APPROXIMATELY 650 FEET SOUTH OF CHAMBERLAINE WAY IN THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO; ASSESSOR PARCEL NUMBER 0459-092-04

WHEREAS, the applicant, Yogesh and Ranjan Goradia, have initiated the filing of General Plan Amendment 15-02, Zone Change 15-02 to amend the General Plan Land Use and Zoning designations from R-S1 to R-S5 Single Family Residential, and Tentative Tract Map No. 17152, proposing 98 single family lots on approximately 20.40 acres located on the east side of Raccoon Avenue, north of Bartlett Avenue and south of Chamberlaine Way, in the City of Adelanto, County of San Bernardino; and

WHEREAS, an Initial Study was prepared for the original project to consider potential environmental impacts and a Mitigated Negative Declaration was adopted. This project is considered exempt pursuant to Section 15061 (b) (3) (Subsequent EIR's and Negative Declarations) as this project is covered under the environmental determination for the original project; and

WHEREAS, a duly noticed public hearing was held on the 2nd day of August, 2016, to hear and consider testimony for or against the issue; and

WHEREAS, the City has complied with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Planning Commission has reviewed and considered the environmental documentation included in the staff report and accompanying materials prior to taking action on the proposed Tentative Tract Map 17152 and General Plan Amendment/Zone Change. The Planning Commission further finds that the Planning Commission determinations reflect the independent judgment of the Planning Commission.

SECTION 3. The Planning Commission hereby finds the proposed project is exempt pursuant to section 15061 (b) (3) of the California Environmental Quality Act..

SECTION 4. The Planning Commission hereby finds and determines that:

FOR GENERAL PLAN AMENDMENT / ZONE CHANGE 15-02

(a) That the proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment;

The principle purpose of the proposed amendment is to allow for the development of single-family residential detached homes. The project site currently contains a vacant building and remnants from its previous use as a school. The General Plan Amendment will allow the development of single-family residences, which will eliminate the vacant structures that have become a target for vandalism.

- (b) That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan;

The subject property is surrounded by existing residentially zoned property. The land use modification of the subject property will also be compatible with existing and planned residential development in the area.

- (c) That the proposed amendment will not conflict with provisions of the Zoning Code, subdivision regulations, or any applicable specific plan; and

The City of Adelanto has a combined General Plan Land Use and Zoning Map. This type of map ensures the City will have zoning consistent with the General Plan by requiring Land Use amendments to the General Plan to include concurrent zone changes. A concurrent zone change is proposed from R-S1 to R-S5. No specific plans encompass the property.

- (d) In the event that the proposed amendment is a change to the land use policy map that the amendment will not adversely affect surrounding properties.

The proposed amendment is a change to the land use policy map. The proposed change will allow for additional residential development consistent with the adjacent development to the east.

FOR TENTATIVE TRACT MAP 17152

- (a) That the proposed map is consistent with applicable general plan as specified in Section 65451.

With approval of the associated General Plan Amendment/Zone Change, the project site will be designated "R-S5" (Single Family Residential) on the City's combined General Plan Land Use/Zoning Map. The applicant proposes to subdivide the site by filing Tentative Tract Map No. 17152 with 98 single family homes on approximately 20.40 acres. The proposed lot sizes are consistent with the City's Zoning Code and the General Plan density limit of five (5) units per acre. As such, the proposed tentative tract map will be consistent with the General Plan.

- (b) That the design or improvement of the proposed subdivision is consistent with applicable general plan.

The project site is adjacent to Raccoon Avenue, designated a Major Collector with an 80' right of way, on the Adelanto General Plan Circulation Element. The internal streets provide 60-foot street widths. The tentative tract map has been

conditioned to dedicate necessary rights of way and install all required improvements consistent with City standards.

(c) That the site is physically suitable for the type of development.

The project site is flat, has access to existing streets or those streets planned to be improved as part of the proposed subdivision, and has adequate public services, such as fire prevention and law enforcement, to meet the needs of the proposed project.

(d) That the site is physically suitable for the proposed density of development.

The City's master planned roadway system is designed to allow adequate roadway capacity predicated upon the adopted General Plan land uses.

(e) That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project has been conditioned to meet the National Pollutant Discharge Elimination System (NPDES) requirements of the Clean Water Act and prepare a Storm Water Pollution Prevention Plan (SWPPP) with associated Best Management Practices (BMPs) that identify specific measures to be undertaken to ensure pollution does not permeate into the ground water basin or is discharged off-site.

(f) That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

The proposed project will have two points of paved, all-weather access into and out of the subdivision, via Raccoon Avenue north to Chamberlaine Way and either Raccoon Avenue south to Bartlett Avenue and Bartlett Avenue east to the edge of existing pavement at Stevens Street, or pave "G" Street east to the edge of existing pavement at Stevens Street. Internal street widths meet adopted City/County standards. Should the project be phased, each development phase of the proposed project will be required to provide primary and secondary points of access, consistent with the requirements of the Fire Department. Perimeter roadways and infrastructure improvements are conditioned to be installed concurrent with development to ensure adequate improvements are available to protect future residents and provide basic service needs. Drainage improvements will be installed consistent with a drainage report required by the City's Public Works Department.

(g) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

RESOLUTION NO. P-16-26

August 2, 2016

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The proposed project does not conflict with any existing easements, and will dedicate additional land to an existing easement for road purposes located at the west 40 feet of the property.

SECTION 5. The Planning Commission hereby recommends to the City Council approval of General Plan Amendment/Zone Change 15-02 and Tentative Tract Map 17152 subject to the conditions of approval attached herein as Exhibit A

PASSED, APPROVED AND ADOPTED by the Planning Commission this 2nd day of August, 2016.

Chris Waggener
Chairman of the Planning Commission

Virginia Cervantes
Secretary to the Planning Commission

Attachments: Conditions of Approval

RESOLUTION NO. P-16-26

August 2, 2016

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I, Virginia Cervantes, Planning Secretary for the Planning Commission of the City of Adelanto, California, do hereby certify that the foregoing Resolution No. P-16-26 was duly and regularly adopted at a regular meeting of the Planning Commission of the City of Adelanto on the 2nd day of August, 2016, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on the 2nd Day of August 2016.

Virginia Cervantes
Secretary to the Planning Commission

**Attachment A
RESOLUTION P-16-26
August 2, 2016**

**Conditions of Approval Tentative Tract Map 17152
General Plan Amendment/Zone Change 15-02**

PROJECT: A proposal to divide Tax Parcel 0459-092-04 consisting of 20.40 acres into 98 residential lots for detached, single-family residential development in the R-S1 zone with a minimum lot size of 5,000 square feet. Development of this property as proposed will require a General Plan Amendment and Zone Change to change the zoning from R-S1 (Single Family Residential) to R-S5 (Single Family Residential). The project is located on the east side of Raccoon Avenue, approximately 630 feet north of Bartlett Avenue and approximately 650 feet south of Chamberlaine Way at the old school site.

Applicant: Yogesh and Ranjan Goradia

PLANNING DEPARTMENT

General Conditions:

1. **Approval Period.** Approval of this project will become valid only after a signed copy of the City's approval letter is received by the Planning Department acknowledging acceptance of all conditions of approval. If not received within 10 working days after approval action, this approval will be null and void.

In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. This project shall expire on **August 2, 2018**. The applicant may apply for a maximum of five (5) one-year extensions to permit additional time to record the final map. A written request for an extension must be submitted to the Department of Planning and Community Development at least thirty (30) days prior to the expiration of Tentative Map approval. This request is the owner/ applicant's responsibility and the owner/applicant may not receive any additional notice from the City.

2. **City Codes.** The project shall comply with all disabled access requirements of the Americans with Disabilities Act and Title 24 of the State Code, and all local requirements of the City of Adelanto Municipal Code, including Title 17 (Zoning Code), especially the following R1 zoning district regulations:

- Minimum Lot Size: 5000 square feet
- Minimum Lot Width: 50 feet
- Minimum Lot Depth: 100 feet
- Minimum Side Setbacks: 5 and 10 feet
- Minimum Front Setback: 20 feet
- Minimum Rear Setback: 15 feet
- Maximum Lot Coverage By Buildings: 40 percent

3. **Phasing.** This Tentative Tract Map is for a 98 lot subdivision to contain single-family detached dwellings. Phasing is not indicated on the Tentative Tract Map. The Conditions of Approval shall apply to the entire subdivision, unless otherwise indicated. One Final Map shall be submitted for the entire subdivision.
4. **Maintenance Responsibility.** The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an approved maintenance authority. Grading permits shall not be issued for any areas to be graded and remain undeveloped for an extended period (e.g.: for subsequent phases of a development) until a re-vegetation plan is approved by the Planning Department, and until bonds are posted for re-vegetation, or erosion control program for wind erosion.
5. **Indemnity.** The applicant shall agree to defend, indemnify, and hold harmless the City, its agents, officers, or employees against any action, claim, or proceeding brought because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers or employees may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
6. **Fish and Game.** The applicant/owner shall pay a fee of \$50.00 for the Department of Fish and Game determination. This fee shall be submitted to the Planning Division within two (2) days after the date of conditional approval. **Payments shall be made with a Money Order or Cashier's Check for \$50.00 made payable to the "Clerk of the Board of Supervisors"**. The Planning Division shall then file the Notice of Determination within five (5) days after the effective date of conditional approval. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested or final until the required fee is paid. Proof of fee payment will be required prior to final map recordation.
7. **Outstanding Costs.** Prior to issuance of any permits, the applicant/developer shall pay any outstanding costs for the processing of applications.
8. **Water/Sewer Feasibility Study.** The developer shall provide water supply and sewer lines to meet the needs of future housing within this project. A water/sewer utility feasibility study shall be prepared, and approved by the City, and any requirements of that study shall be met prior to recordation of the final map.
9. **Fees.** All fees and charges the City has or intends to adopt that are due at the time of utility connection or when building permit(s) is/are issued shall be paid, as required by the City.
10. **Mailboxes.** Mailboxes shall be centralized mail collection units that meet U.S. Postal Service requirements and location should be shown on approved plans.
11. **Construction Site Needs.** Roll off trash bins and chemical toilets for construction workers shall be required on all construction sites and temporary fencing provided

around the construction sites and/or a row of temporary fencing provided at such location as to prevent any building materials blowing off of the construction site.

12. **Construction Standards.** The proposed project shall meet the following requirements:
 - a. All building construction shall be per building permits issued by the City Building Department and UBC standards and dust control shall be exercised at all times during construction.
 - b. Applicant shall meet all state required Classroom Structure Authority fees of the Adelanto School District at such time as Certificate of Occupancy is issued.
13. **Plan Preparers.** Plans submittals must be prepared and signed by a California Licensed Architect or Engineer per State of California, Business and Professions Code.
14. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. 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.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet 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.
 - c. Construction routes are limited to City of Adelanto designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, or transportation of cut or fill materials to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such person(s) shall be provided to the City.
 - f. All grading equipment shall be kept in good working order per factory specifications.

15. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the City. Any use, activity, and/or development occurring on the site without appropriate City approvals shall constitute a code violation and shall be treated as such. Placement of any sales trailer or a model home shall require separate review and approval by the City.
16. **Compliance with Environmental Mitigation.** The developer shall comply with the Mitigation Measures identified in the project's Initial Study.
17. **Architectural Design.** The proposed architectural design shall be consistent with the design standards provided in the Adelanto Municipal Code and General Plan. Elements of the architectural design and features shall be consistent throughout the subdivision.
18. **Signed Approval Letter.** A signed copy of the City's approval letter shall be on file with the Planning Department. If ownership of the property or the developer of the property has changed since the original approval, a new copy of the City approval letter shall be signed by the current development parties.

Prior to Recordation of the Final Map:

19. **Street Lighting.** The design and installation of street lights shall conform to the City of Adelanto Standard Specifications. All streets lights shall be reviewed and approved by the City Engineer and the applicant shall provide the Planning Department verification of approved street lighting plans prior to recordation of Final Map.
20. **Irrigation Systems.** All irrigation systems, where required, shall be designed on an individual lot basis unless commonly maintained in an approved manner.
21. **Site Improvements.** All landscaping and irrigation systems shown on the approved landscape and irrigation plans, all required walls, trails, and/or other improvements shall be completed or suitable bonds shall be posted for their completion.
22. **Assessment Districts.** Prior to the approval of the Final Tract Map this project shall annex into Assessment Districts for the maintenance of street lighting, public landscaping, and street sweeping, and the applicant hereby agrees to waive the right to protest the formation of said district.
23. **Lettered Lots/Open Space Easements.** All lettered lots and open space easements for the preservation of natural undisturbed open space shall be dedicated to the City or other approved maintenance authority.
24. **Covenants, Conditions & Restrictions.** If Covenants, Conditions and Restrictions are proposed for this project, two copies shall be submitted to the Planning Division for review and approval to ensure consistency with City policies and standards.
25. **Required Approvals.** The developer shall obtain the following clearances or approvals:
 - a. Verification from the Planning Department that all pertinent conditions of approval have been met, including any administrative development plan review approvals, as mandated by the Adelanto Municipal Code.

- b. Approval of all proposed street names.
 - c. Any other required approval from an outside agency.
26. **Final Map Submittal.** A final map shall be reviewed and approved the Planning Division for compliance with the approved Tentative Map prior to recordation of the final map. Approval of the final map is contingent upon approval of the final map to the east (Tract 17210) and development of Tract 17210. General Plan Amendment/Zone Change 15-02 does not take effect unless Tract Map 17152 develops and Tract Map 17152 cannot develop unless Tract 17210 develops.
27. **Signed Approval Letter.** A signed copy of the City's approval letter shall be on file with the Planning Department. If ownership of the property or the developer of the property has changed since the original approval, a new copy of the City approval letter shall be signed by the current development parties.

Prior to Issuance of Grading Permit.

28. **Grading Plans.** Grading plans shall be reviewed and approved by the Planning Department for compliance with the approved Development Plan prior to the issuance of a grading permit.
29. **Joshua Trees.** Prior to the commencement of grading, the applicant shall relocate all Joshua trees applicable to the Relocation Program per the requirements of the City Development Code and California Desert Native Plant Act.
30. **Proof of Mitigation.** Prior to the issuance of grading permits, the developer shall submit written proof, satisfactory to the Planning Director, that any concerns of the California Department of Fish and Game, including but not limited to Mohave Ground Squirrel, have been mitigated in a manner acceptable to the Department of Fish and Game.
31. **City Conditions.** The applicant shall comply with all standard City conditions and biological mitigation measures, including those related to the Mohave ground squirrel contained within the adopted Mitigated Negative Declaration.
32. **Signed Approval Letter.** A signed copy of the City's approval letter shall be on file with the Planning Department. If ownership of the property or the developer of the property has changed since the original approval or Final Map recordation, a new copy of the City approval letter shall be signed by the current development parties.

During Grading:

33. **Dust Control.** All construction shall be per building permits issued by the Building Department and dust control shall be exercised at all times during construction. Periodic watering will be used during construction to reduce dust to a level that is not significant.
34. **Archeological Resources.** If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted so that an archaeologist can assess the find, determine its significance,

and make recommendations for appropriate mitigation measures. A historical resources management report shall be submitted by the professional to document the monitoring, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts. If archeological resources are encountered during grading, ground disturbance activities shall cease so a qualified archeological monitor can evaluate the resources. If discovered resources merit long-term consideration, adequate funding shall be provided to collect, curate and report their resources in accordance with standard archaeological management requirements. If the City finds that a developer encounters cultural resources and fails to notify the Planning Department, the City will place those responsible for the destruction of historic and archaeologically significant resources on file with the County of San Bernardino and the State of California, Office of Historic Preservation.

35. **Paleontological Resources.** If paleontological resources are encountered during grading, ground disturbance activities shall cease so a qualified paleontological monitor can evaluate any paleontological resources exposed during the grading activity. If paleontological resources are encountered, adequate funding shall be provided to collect, curate and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved. Collected specimens will be sent to the Earth Sciences Division of the San Bernardino County Museum.
36. **Abandoned Wells.** Any abandoned wells on the property or similar structures that might result in groundwater contamination shall be destroyed in a manner approved by the City and San Bernardino Environmental Health Department.
37. **Human Remains.** If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at either 1) 15329 Bonanza Road, Unit 8, Victorville, CA 92392 or (760) 955-8535; or 2) 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2978.

Prior to Issuance of Building Permits:

38. **Adelanto Unified School District.** The enrollment of the Adelanto Unified School District is impacted by new development. To mitigate the impact of this project, developer shall pay such fees as are required by the Adelanto Unified School District, and any other fees assessed by Government Code Section 53080, and 65995-65997.
39. **Development Impact Fees.** The City of Adelanto has implemented development impact fees for various infrastructure and capital facilities needs generated by new development. These fees will provide for various capital facilities including, but not limited to, roads, parks, flood control and drainage, public facilities, and fire fighting facilities. This project shall be subject to all such existing and future development impact fees which are in effect at the time building permits are issued.
40. **Water Resources Control Board.** The applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number to the Planning Department.

41. **Landscaping.** The developer shall submit three (3) copies of construction level Landscape and Irrigation Plans to Planning Department, accompanied by the appropriate filing fee. The plans shall be prepared by a registered landscape architect and include the location, number, genus, species, and container size of the plants. The cover page shall identify the total square footage of the landscaped area and note how it is to be maintained. Use of water efficient fixtures and drought tolerant plants is required. For model home complexes, at least one of the models should be landscaped utilizing xeroscape concepts.

The grading, fencing, plant material, irrigation, and other aspects of landscape design shall positively integrate the storm drain channel and/or detention basins into the residential neighborhood. Fencing shall consist of decorative wrought iron that does not obstruct views into or through these facilities. Fencing shall maintain a streetscape that is consistent with single-family residential neighborhoods and provide adequate transitions to individual dwellings. Plant material shall incorporate species used in front yards throughout the project to further integrate these facilities into the design. The final use and design of these facilities may include joint recreational use and shall be subject to approval from the Community Development Director.

42. **Walls and Fences.** The developer shall submit and obtain approval from the Planning Department of a block wall/fence plan. At a minimum, this plan shall include the following items:
- a. A six-foot high, decorative block wall around the perimeter of the project site and along entry drives into the tract. Pilasters shall be provided approximately every 120 to 150 feet coincident with interior lot corners along perimeter walls adjacent to perimeter streets, and decorative capping with a minimum overhang of 2 inches.
 - b. The applicant shall employ creative design techniques for perimeter walls in order to improve the street presence of the project. Such techniques include the use of materials such as slump stone, split face block, or concrete block with an interlocking design. Colors of block materials shall be coordinated with other block walls along the same street(s).
 - c. A six-foot high, decorative block wall on all residential property lines where side or rear yards adjoin a public interior street or storm drain facility.
 - d. Six-foot high decorative block walls or other solid fencing material on all other side and rear property lines throughout the project.

43. **Design Guidelines.** The City of Adelanto has adopted standard design guidelines for all new development. These guidelines are in place and this project is subject to design review.

44. **Signed Approval Letter.** A signed copy of the City's approval letter shall be on file with the Planning Department. If ownership of the property or the developer of the property has changed since the original approval, Final Map recordation, or issuance of grading

permits, a new copy of the City approval letter shall be signed by the current development parties.

Prior to Certificate of Occupancy:

45. **Water Conservation/Landscaping Ordinance.** The Developer shall be responsible for planting landscaping in compliance with Section 17.60 of the Adelanto Municipal Code, entitled "Water Conservation/Landscaping Ordinance", including but not limited to native drought-tolerant plants and efficient irrigation systems. Species shall be in compliance with Section 17.60.80.
46. **Front Yard Landscaping and Irrigation.** Install front yard landscaping and irrigation for all new homes. Landscaping and irrigation shall be installed with a minimum of one (1) tree (minimum 15 gallon/1" caliper at 6" above base) and six (6) shrubs per thirty (30) linear feet of frontage plus sufficient groundcover plantings to provide combined shrub and ground coverage of fifty (50) per cent of the total landscaped area in each front yard and street side yard. The variety of tree to be provided is subject to approval of Planning and Public Works Departments and the trees are to be maintained by the property owner. The plant material shall be drought tolerant suitable to local soil conditions and developer shall submit site landscaping plan. Trees must be planted a minimum of ten (10) feet behind property lines.
47. **Perimeter Wall.** All walls and fences shall be constructed as shown on approved wall and fence plans.
48. **Perimeter Landscaping and Irrigation.** A minimum five (5) foot irrigated landscape easement shall be provided between the edge of the sidewalk and the perimeter wall on all surrounding streets. Landscaping shall be at the rate of one (1) tree and six (6) shrubs per 30 linear feet plus such vegetative cover necessary to cover a minimum of forty (40) percent of the total area with shrubs and ground cover. Turf is prohibited within public rights-of-way. Irrigation shall be designed to minimize maintenance and water consumption. Said landscape easement and landscaped area shall be maintained by the developer until such time as the final home is occupied; the landscape easement, if necessary, shall then be deeded to the City and the landscaped area will then there after be the responsibility of the City upon final acceptance, and it shall be the responsibility of the City upon final acceptance to be paid through a Landscape and Lighting Maintenance Assessment District.

All slopes over three feet in height shall be fully landscaped and irrigated.

If the landscaped area adjacent to sidewalks is sloped, the sidewalk-back shall have at least a 4 inch overhang/curb to prevent runoff across the sidewalk.

49. **Unit Identification.** Each unit in the tract shall include a lighted address fixture. This fixture shall allow for replacement of the bulbs, and shall be reviewed and approved by the Planning Department.

PUBLIC WORKS DEPARTMENT

General Conditions:

50. A document signed and acknowledged by the legal owners of record of the real property being subdivided consenting to the subdivision shall be submitted to the City of Adelanto, with a copy to the City Engineer, following Tentative Map Approval by the Planning Commission.
51. All final phase maps, conforming to the approved Tentative Map and based on a recent field survey, shall be submitted to the City Engineer for review and approval.
52. The design of the public infrastructure elements shall conform to the requirements of the City General Plan and the standard specifications, current edition, and as required and approved by the Public Works Department staff.
53. The following plans and reports shall be prepared by a California licensed civil engineer prior to any site development or disturbance of the natural vegetation of the site. All required plans shall be drawn in ink at appropriate scales on Mylar sheets, for approval by the City Engineer. Improvement plans for all of the conditioned improvements shall be submitted to the City and reviewed and approved by the City Engineer. All of the conditioned improvement plans shall be reviewed and approved by the City Engineer concurrently.

Plans Required:

- a. Street Plans - Plan/Profile at 1" = 40' (Hor), 1" = 4' (Vert), plus Title/Index and Detail Sheets.
- b. Rough Grading 1" = 40', and Precise Grading Plan 1" = 30', A grading plan conforming to the requirements of the Uniform Building Code, appendix 33 1997 edition, shall be prepared and submitted to the City Engineer for approval.
- c. Water - Plan/Profile at 1" = 40' (Horizontal), 1" = 4' (Vertical), plus Title/Index and Detail Sheets. Index map on Water improvements Plan shall be a min scale of 1"=100' and clearly identify Fire Hydrant locations, valves and pipeline locations.
- d. Sewer - Plan/Profile at 1" = 40' (Horizontal), 1" = 4' (Vertical), plus Title/Index and Detail Sheets. Index map on sewer improvements Plan shall be a min scale of 1"=100' and clearly identify Manhole locations, and pipeline locations.
- e. Landscape Maintenance District Landscape and Irrigation - Plan 1" = 40'.
- f. Electrical and Street Lighting Plan 1" = 100'.
- g. Street Striping and Street Signage and Traffic Control Plan 1" = 40'.
- h. Onsite Underground Utility Plan at 1" = 40' showing the location of all undergrounded utilities including sewers, water, storm drain, gas, electric, telephone, and data and cable television lines. This plan shall be shown

schematically based on plans prepared by utility agencies to illustrate the location of any access valves, manholes and hand holes.

- i. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and approved by the California State Water Quality Control Board prior to the issuance of any permits for grading. The erosion control plan must be submitted to the City for review and approval and must include an active WDID number.

Reports Required:

- a. Title Report. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the Public Works Department staff for review along with the first submittal of the final map for the checking.
 - b. Soils Report. A preliminary soils report as prepared by a California licensed geotechnical engineer skilled in soils/foundation investigations shall be submitted for review by the Engineering Department staff along with the first submittal of Street Plans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the rip ability of the proposed road cuts and stability of manufactured slopes. The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.
 - c. Hydrology Report. A comprehensive drainage plan to the satisfaction of the City Engineer shall be prepared by a licensed Civil Engineer and submitted to the City for approval. The project must accommodate existing drainage flows that impact the project site and impact access to the project site and mitigate offsite drainage that impacts the project. The project must mitigate the increase onsite runoff from pre-development to post-development flows.
 - d. Compaction Report. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical engineer who shall obtain all required permits and submit reports on progress and test results to the Public Works Department staff for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the Public Works Department staff for review and approval, which may require additional tests at the expense of the Developer.
 - i. All soils within street improvements must be compacted to 90% and 95% within twelve inches of surface.
54. All improvements shown on the phase improvement plans, as required by the City Engineer, shall be constructed prior to occupancy of any dwelling. All infrastructure improvements required by these conditions of approval must meet the minimum standard infrastructure requirements established in these conditions of approval, any existing infrastructure failing to meet the minimum infrastructure requirements established in these conditions of approval must be removed at the developers expense and constructed to meet the minimum infrastructure requirements described in these conditions of approval and current City Standards at the time of construction.

55. All utilities plans (i.e. Edison electrical, telephone, cable, etc.) must be approved by the City Engineer prior to installation.
 - a. No utility access point, manholes, vaults, or air vents shall be located within sidewalks or pedestrian travel ways or within 12" of curb and gutters.
 - b. All utilities shall be installed underground to all lots per Public Utilities Commission requirements. No above Ground utility lines shall be permitted within or adjacent to this subdivision for the utilities servicing this project. All aboveground structures shall be located inside either the City Right-of-Way or a dedicated utility easement and located outside of the pedestrian walkways.
56. Final Maps shall meet all requirements of the Adelanto Municipal Code, and shall include the following:
 - a. All easements within the City of Adelanto's rights of way shall be subordinated to the City of Adelanto.
 - b. All easements and rights-of-way, both existing and as required by the improvement requirements of these conditions of approval shall be acquired by the Developer pursuant to the subdivision map act and the Adelanto Municipal Code.
57. All grading for the proposed subdivision lots shall be confined to the subdivision boundary limits unless the Developer first secures letters of permission to grade across property lines from any and all affected adjacent property owners.
58. All utilities shall be installed underground to all lots per Public Utilities Commission requirements. No above ground structures or utility lines shall be permitted within or adjacent to this subdivision this subdivision for utilities servicing this project.
59. A noise and avigation easement on all subdivision parcels and roadways shall be granted and conveyed to the Southern California Logistics Airport as required in the City adopted Land Use Plan.
60. The City of Adelanto shall be "added insured" on all insurance policies for construction of this project. Proof of insurance shall be provided prior to start of construction.
61. Approval of this project in no manner obligates the City of Adelanto to extend water service, or sewer service, or improve streets, or extend any other infrastructure to service this development.
62. Fees Required:
 - a. At the time of first submittal of Final map, the Developer shall pay to the City of Adelanto all applicable fees. An Engineer's estimate of construction shall be prepared by the Developer and approved by the Public Works Department staff.

- b. At the time of requesting recordation of Final Map, the Developer shall provide to the City Performance and Labor Bonds and enter into a Subdivision Improvement Agreement. These Bonds shall guarantee setting of final survey monumentation within the proposed Map. Said deposit will be refunded after the Public Works Department Staff verifies that said monumentation has been set in accordance with the Final Map and that any required amended maps and/or certificates of correction have been recorded.
 - c. Prior to issuance of any permits to construct any public improvements, the Developer shall pay to the City of Adelanto all applicable fees.
 - d. The Developer shall pay any applicable impact fees that may apply at the time of building permit.
 - e. Should Mello-Roos, or Community Facilities Districts, or Community Service Districts, or Assessment Districts, or other special financing districts be formed to provide for City Infrastructure or City Services, this project shall annex into the districts and pay all fees associated with annexation into the districts, and the applicant hereby agrees to waive the right to protest the formation of said districts.
63. All monuments shall be referenced or reset in accordance with the Business and Professions Code.
64. All improvements constructed in conjunction with this project shall be design and constructed to the City standards, Department of Transportation standards, Green Book Standards, and the City Engineer Requirements that are in effect at the time of the tentative map approval or subsequent extensions of time. All improvements shall be constructed to comply with any health and safety regulations or changes to State and Federal laws current to the time of construction as directed by the City Engineer.
65. Prior to the approval of any improvement plans and the commencement of any construction associated with the development, the Developer shall be responsible for obtaining all necessary dedications of rights-of-way for offsite infrastructure improvements, right-of-entry for offsite grading, and easements for ingress, egress, drainage, utilities and other legal requirements for impacts associated with the development of this project, as determined and directed by the City Engineer. If the Developer cannot acquire a property interest in property required for off-site improvements, Government Code § 66462.5 shall apply and the City retains the right to:
- a. Require the Developer to enter into an agreement to complete the improvements pursuant to Government Code § 66462 at such time as the City acquires an interest in the land that will permit the improvement to be made;
 - b. Require the Developer to pay the cost of acquiring the offsite real property interests required in connection with the subdivision.
66. Prior to the recordation of any Final Map: improvement plans for all of the conditioned improvements shall be reviewed and approved by the City Engineer; and the City Engineer must find the Final Map to be in substantial compliance with the tentative map

and the conditions of approval; and proper security bonds at prevailing wage costs of the improvements shall be posted with the City for all the conditioned and required improvements that are to be publicly dedicated; and the public landscaping and public lighting for this project shall be annexed into the City Landscaping and Lighting Districts; and a Subdivision Improvement Agreement shall be executed by the subdivider; and the City Council must approve the Final Map for recordation.

67. Proper Security Bonds at prevailing wage costs of the improvements shall be posted with the City for all the conditioned and required improvements that are to be publicly dedicated. Prior to issuance of any permits to construct any improvements, the developer shall enter into an improvement agreement to construct the project improvements per City approved plans and post securities with the City of Adelanto to guarantee completion of construction and payment of labor and materials and one year warranty of the improvements. These securities shall be provided by the Developers and all assignees and successors to the City. The following are the required security amounts and release procedure:

- a. The subdivider shall at all times guarantee the subdivider's performance of this entitlement by furnishing to the City, and maintaining, good and sufficient Security as required by the City on forms approved by City for the purposes and in the amounts as follows:
 - i. To assure faithful performance of this entitlement in regard to said Improvements in an amount of 100% of the estimated cost of the Improvements; and
 - ii. To secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor materials for the Improvements required to be constructed or installed pursuant to this entitlement in the additional amount of 100% of the estimated cost of the Improvements; and
 - iii. To guarantee or warranty the work done pursuant to this entitlement for a period of one year following Acceptance thereof by City against any defective work or labor done or defective materials furnished in the amount of 20% of the estimated cost of the Improvements.
- b. Release of Security. Subject to approval by the City, the Security required by this entitlement shall be released as follows:
 - i. Security given for faithful performance of any act, obligation, work or agreement shall be released upon Acceptance of the Improvements, subject to the provisions of subsection (b) hereof.
 - ii. In accordance with the requirements of Government Code Section 64999.7, the City Engineer shall allow a partial release of faithful performance Security pursuant to the following procedures. No partial release of Security for labor and materials shall be allowed.

1. Subdivider shall have one opportunity to engage in the process of partial release of performance Security as described in this subsection (b) between the start of work and completion and acceptance of all work on the Improvements. The process allowing for a partial release of performance Security shall occur only when the cost estimate of the remaining work does not exceed twenty percent (20%) of the total original performance Security.
 2. At such time that the Subdivider believes that the obligation to perform the work for which the performance Security was required is complete, the Subdivider may notify the City Engineer in writing of the completed work and shall include with such notification a written list of work completed. Upon receipt of the written notice, the City Engineer shall have twenty (20) business days to review and comment or approve the completion of the required work. If the City Engineer does not agree that all work has been completed in accordance with the plans and specifications for the Improvements, he or she shall supply to the Subdivider a list of all remaining work to be completed.
68. Inspection. The Developer shall at all times maintain proper facilities and safe access for inspection of the Improvements by City inspectors and to the businesses or residences wherein any construction work is in progress. Where traffic interference may occur during construction, The Developer shall prepare and file a traffic control plan, subject to the reasonable approval by the City Engineer.
69. Upon completion of the work the Developer shall request a final inspection by the City Engineer, or the City Engineer's authorized representative. If the City Engineer, or the designated representative, determines that the work has been Completed in accordance with this entitlement, the Improvement Plans and City standards, then the City Engineer shall certify the Completion of the Improvements to the CITY, and the City Council shall Accept the Improvements.

Street Improvements:

70. Prior to the issuance of any building permits, the following street dedications and improvements shall be completed. The Developer shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic prior to recordation of the final map. The Developer shall obtain all required right-of-way dedications for improvements prior to final approval of improvement plans, issuance of any permits, and approval of Final Map and the Developer shall construct and complete all street improvements prior to issuance of building permits, as directed by the City Engineer. All buildings in all construction phases must have two paved points of access and all terminating paved accesses must have proper standard fire turnaround of not be longer than 150 feet.
71. Portions of these improvements may be subject to credits and reimbursements against drainage and transportation development impact fees, subject to Federal and State laws, City Municipal Code, City Standards, City Policies, and City Council approval and the

City reserves the right at any time to design and construct the subject improvements under City supervision.

a. Offsite street dedications are as follows:

- i. Dedication for street and utility purposes to provide for a Collector half-width of fifty-six (56) feet for: the east half of Raccoon Avenue along the western boundary of the tract (with a possible 6 foot reduction by eliminating the swale, per City Engineer approval).

b. Offsite street improvements are as follows:

- i. Collectors shall be constructed to full-width modified to fifty-six (56) feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5, whichever is greater, along the western side of Raccoon Avenue metal beam guardrails, 2' feet concrete sloped shoulder, and drainage culvert with 2:1 concrete sloped sides with a natural bottom shall be constructed, along the eastern side of Raccoon Avenue. Concrete curb and gutters, and six-foot wide sidewalks, per City Standard 109 Type C. This requirement shall apply to Raccoon Ave, located along the western boundary of the project site
- ii. Collectors shall be constructed to full-width modified to 56 feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5, whichever is greater, along the western side of Raccoon Avenue metal beam guardrails, 2' feet concrete sloped shoulder, and drainage culvert with 2:1 concrete sloped sides with a natural bottom shall be constructed, along the eastern side of Raccoon Avenue. Concrete curb and gutters, and six-foot wide sidewalks, per City Standard 109 Type C. This requirement shall apply to Raccoon Ave, located from the northern project boundary to Chamberlaine Way.
- iii. The following must be constructed in order to ensure three points of all-weather-paved ingress/egress to the project site (if phased only 50 units are permitted until a third access point is completed):

"G" Street shall be constructed to a minimum width of 26 feet of asphalt concrete paving consisting of a minimum of 3 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5 whichever is greater, from the eastern boundary of the tract to existing paving at Stevens Street with regard for the existing Tentative Tract Map 17210.

AND

Raccoon Avenue shall be constructed to a minimum width of 26 feet of asphalt concrete paving consisting of a minimum of

4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5 whichever is greater, from the southern boundary of the tract to Bartlett Avenue. Bartlett Ave shall be constructed to a minimum width of 26 feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5 whichever is greater, from Raccoon Avenue east to existing paving at Stevens Street.

OR

Raccoon Avenue shall be constructed to a minimum width of 26 feet of asphalt concrete paving consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 7.5 whichever is greater, from the southern boundary of the tract to existing paving at Kemper Avenue.

- c. Onsite street dedications are as follows:
 - i. Dedication for street and utility purposes to provide for a street full-width of a Local Street of sixty (60) feet for all interior streets, including cul-de-sacs.
 - ii. Cul-de-sac bulbs shall have a right-of-way dedication for street and utility purposes of a 57-foot radius.
 - iii. Dedication of corner cut-offs at all street intersections.
 - d. Onsite street improvements are as follows:
 - i. Internal streets shall be constructed to full width of a Local Street of 36 feet of asphalt concrete paving consisting of a minimum of 3 inches of asphalt concrete over 4 inches of type 2 base material, or per "R" value test for a Traffic Index (TI) of 5.0, whichever is greater, 8" concrete curb and gutters, and six-foot wide sidewalks as per City Standard 109 Type C.
 - ii. Cul-de-sacs shall be constructed of a radius of 45 feet of asphalt concrete paving consisting of a minimum of 3 inches of asphalt concrete over 4 inches of type 2 base material, or per "R" value test for a Traffic Index (TI) of 5.0, whichever is greater, 8" concrete curb and gutters, and six foot wide sidewalks as per City Standard 109 Type C.
72. Pavement transitions meeting Department of Transportation design standards shall be installed by the developer where project street improvements widen or reduce the street widths.

73. Final sections shall be approved by the Engineering Department staff prior to first submittal of street improvement plans.
74. Streets shall not be paved until all underground utilities are installed.
75. There shall be no intersecting street centerlines less than 90 degrees unless otherwise approved by the Public Works Department staff.
76. Pavement structural section shall be designed based on soils tests (R-Valve Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical engineer for a Traffic Index as approved by the City Engineer.
77. All sidewalks shall have a minimum width of six feet and a minimum unobstructed width of four feet. The location of pedestrian ramps shall be determined by the Public Works and Engineering Department staff in accordance with federal and state laws at the time of construction shall be to the current Federal, State, and Local Americans with Disabilities Act (A.D.A.) standards. Sidewalks, pedestrian ramps and sidewalk/drive approach connections shall be built to current Federal, State, and Local A.D.A. standards.
78. All curb heights and gutter widths shall be based on requirements as set forth by the Hydrology/Hydraulics Report and approved by the Engineering Department staff.
79. All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving.
80. Street asphalt concrete pavement shall be placed in multiple lifts depending on design asphalt thickness with the final lift placed after the Repair & Replace (R&R) and Point & Patch is completed.
81. Prior to the time that lumber is deposited on site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved. Model complexes are excluded from this condition but are required to provide access and fire flow in a manner as approved by the Fire Department.
82. Sleeves for lighting and landscape purposes will be allowed in the public street right-of-way when necessary, subject to the approval of the Engineering Department staff.
83. All utility tie-ins and other work that disturbs existing public right of way improvements shall be restored per City Encroachment Permit Provisions, or as directed by the Engineering Departments staff:
 - a. Any disturbance of pavement newer than 12 months requires the full disturbed pavement section to be cold-planed (grinded down) a tenth of a foot (0.1 feet) and resurfaced with AC AR 4000, as directed by Engineering Department staff.
 - b. All disturbed sections of pavement that is older than 12 months must be trenched according to City Standards, permanently resurfaced using the minimum of the existing AC plus one (1) inch of AC and six (6) inches of Class II base. The

resurfaced areas shall remain in place for a minimum of thirty (30) days and a maximum of forty-five (45) days. Then after that period is over, the resurfaced area and the entire width of any travel lane disturbed are to be cold-planed (grinded down) a tenth of a foot (0.1 feet) and resurfaced with AC, PG 70-10, as directed by Engineering Department staff.

- c. Any disturbance of existing concrete work shall be considered reconstruction and must meet current A.D.A. standards. Reconstruction must consist of full concrete saw cut panels, as directed by Public Works/Engineering Department staff.

Sewer Improvements:

84. Sewage disposal shall be consistent with the projects current Feasibility Study (the City will accept studies within 1 year from the date of Recordation of final map which may be extended 1 additional year) and the developer shall pay all fees pursuant to the current Feasibility Study at the time of building permit.
85. The applicant shall connect the project to the City sewer system and pay all associated fees (connection fee, permit fee, inspection fee, etc.) in compliance with the Adelanto Public Utility Authority. The design shall conform to the City adopted sewer master plan or to requirements of the City Engineer. The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant.
86. Where new sewer mains are proposed for installation, including along existing paved roads, sewer wyes shall be installed and laterals shall be installed to the edge of right-of-way in front of all existing structures along the proposed sewer mains to City Standards, as directed by the City Engineer.
 - a. Sewer mains shall be a minimum diameter of 8 inch with PVC pipe and fittings unless otherwise approved by the Engineering Department staff. Service laterals shall be of PVC pipe. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested (leakage and mandrel), and accepted for maintenance by the City Public Works Department staff. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed, and shall be accessible during construction as directed by Public Works and Public Utilities staff. All such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system.
 - b. Compaction test results for trench backfill shall be signed by a licensed civil engineer and submitted to the Engineering Department staff.

Water Improvements:

87. Water service shall be consistent with the current Feasibility Study (city will accept studies within year from the date of Recordation of final map which may be extended 1 additional year) and the developer shall pay all fees pursuant to the current Feasibility Study at the time of building permit.

88. The Developer shall comply with all requirements of the Adelanto Public Utility Authority (APUA).
89. The applicant shall extend APUA water mains to service the project, and shall be responsible for paying all fees associated with said extension, including those fees implemented by Ordinance 4 of the APUA.
90. Water Improvement Design for the project shall conform to the City's adopted Water Master Plan and/or to the requirements of the City Engineer. All required backflow devices shall be installed by the developer.
91. All water valves and vault covers within paved areas shall be raised to finish surfaces and painted after paving is completed.
92. All fire hydrants, air vacuums and all other above ground water facilities shall be placed within the sidewalk areas while maintaining a clear 4 foot wide pedestrian travel way. Water meter boxes and vaults, valve covers, etc., may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces as approved by the Engineering Department.
93. A set of water improvement plans shall be submitted to the San Bernardino County Fire Department for comment and review. At the time of the second plan check submittal, water improvement plans with the Fire Departments' corrections incorporated therein shall be submitted to the City Engineer along with the "redline" commented plans from the Fire Department.
94. Fire protection plans shall be designed per the requirements of the Adelanto Fire Marshall. Fire protection shall include but is not limited to:
 - a. Fire hydrants shall be spaced no more than 300 feet apart.
 - b. Fire hydrants shall be set to a level for "safe break away" and easy access, per the Water Department.
 - c. Blue dot identification on final pavement will be required for all hydrants installed.

Drainage Improvements:

95. The Developer shall prepare a hydrology and hydraulic calculations report to demonstrate that the post development flows proposed to be discharged into and through existing or any other storm drain facilities do not exceed the maximum flows for which said facilities are presently designed. This shall be subject to review and approval of the City Engineer. The Hydrology and comprehensive drainage plan must be prepared by a licensed civil engineer to the satisfaction of the City Engineer and the Hydrology Report shall identify offsite flows the impact the proposed development and identify the increased onsite runoff flows. The Study shall address how the proposed development shall accept offsite flows that impact the proposed development and demonstrate how the proposed development will safely pass through the offsite flows while protecting the proposed development and maintaining to all-weather paved points of access to the community. Also, the Study shall demonstrate the how the proposed

development will reduce the increased onsite post-development runoff to less than 90% of pre-developed drainage runoff flows. The Preliminary Hydrology Study shall be engineered using County of San Bernardino Flood Control methodologies and included calculations, maps, diagrams and a written conclusion that contains recommendation of how offsite flows and increased onsite runoff shall be mitigated.

- a. The Subdivider and Developer shall be responsible for obtaining all necessary permits and permissions from the department of Fish and Game and the Army Corps of Engineers and from any other regulatory agency for the alterations to any of the watercourses that are impacted by the proposed development.
 - b. All finished building floor elevations shall be 2.0 feet higher than the 100 year base flood elevations.
96. Storm flows may be conveyed in street sections to the extent that right-of-way limits shall accommodate a 100-year storm to a depth less than 0.7 feet deep to provide all-weather emergency ingress and egress. If storm flows cannot be adequately conveyed by street sections, underground storm drains and other mitigation measures shall be provided as recommended in the Hydrology/Hydraulics Report and approved by the City Engineer.
97. Prior to construction of any improvements or prior to any land disturbance, the Developer shall construct temporary drainage facilities and establish erosion control practices as necessary to minimize storm runoff and erosion and silt deposition. All construction storm drains, catch basins, the storm water runoff structures shall be provided with adequate capabilities to filter and retain sediment, grit, oil and grease to prevent pollution in storm water runoff, in compliance with the State Water Board Best Management Practices. The Developer shall obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activities, as directed by the California Water Resources Control Board and approved by the Engineering Department staff. During construction, all NPDES guidelines will be in full force and all Best Management Practices (BMP) shall be followed. For grading of areas greater than 1 acre, a full Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for review and approval by the Regional Water Quality Control Board.
98. The Developer shall provide adequate mitigation for storm drainage to avoid concentrating or increasing offsite flows, subject to review and approval by the City Engineer.
- a. Consistent with County Flood Control Standards, drainage systems shall be designed so that post-development drainage leaving the project is not greater than 90% of pre-development flows. The Developer shall do one of the following:
 - i. Improving the culvert adjacent to the west side of Raccoon Avenue to act as a retention basin and discharging into it, subject to the review and approval of the City Engineer, shall be accepted in lieu of the on-site retention basin.

OR

- ii. The Developer shall install a detention basin to provide for a minimum 100-year 24-hour storm, subject to the review and approval by the City Engineer.
 1. All retention or detention facilities shall be fully landscaped and fenced using tubular steel fencing and shall have dry wells installed at the inlet and bottom of the basin.
 2. Paved access shall be provided to the bottom of the basin to facilitate maintenance.
99. All drainage flows, including storm event drainage and nuisance drainage, must be conveyed across roads designated as Collectors or greater, via subsurface conveyance. This may include, but is not limited to, water drainage flows:
- a. Crossing Raccoon Avenue
 - b. Crossing Chamberlain Way
 - c. Crossing Bartlett Avenue
100. In order to mitigate and protect this project from the extreme drainage issues this site experiences, the developer shall install a drainage culvert within the right-of-way of Raccoon Avenue. Said drainage culvert shall be designed to sufficiently convey drainage flows for a 100-year storm event. This drainage culvert shall have concrete side-slopes and a natural earthen bottom.
- a. The upstream end of the channel shall be graded to daylight for inlet flows.
 - b. The channel downstream shall be graded to ultimate design from the project site to daylight north of Chamberlain Way. A dry-type drainage crossing (box culvert or like), capable of conveying a 100-year storm event, shall be installed for the drainage crossings of Chamberlain Way.
101. Onsite Improvements:
- a. All finished pad elevations shall be 1.0 feet higher than all adjacent frontage street elevations, or 0.5 feet higher the top of adjacent curb.
 - b. All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the project. Lots shall be protected from storm runoff as approved by the Engineering Department staff.
 - c. All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Engineering Department staff.
 - d. The tops of all cut slopes shall be in conformance to City Standards per the City Engineer. Retaining walls shall be utilized where required by the Engineering Department staff to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a "flat" area in all side yards per City Standards.

102. In order to mitigate the drainage impacts of this project the Developer shall pay the City's full Drainage Facility Development Impact Fee and any other Drainage fees that may be in place at the time of building permit issuance as a Drainage mitigation measures for this project. If the Development Impact Fee collection is deferred from the time of building permit issuance to the time of issuance of the certificate of occupancy, the developer shall pay the Development Impact Fees that are in place at the time of occupancy. (Portions of these improvements may be subject to credits and reimbursements against drainage development impact fees, subject to Federal and State laws, City Municipal Code, City Standards, City Policies, and City Council approval and the City reserves the right at any time to design and construct the subject improvements under City supervision.)

Traffic Safety:

103. The Developer shall be directly and solely responsible developing a plan for the mitigation of impacts related to existing traffic levels plus project traffic prior to recordation of the final map. In order to mitigate traffic impacts of this project the developer shall perform the following:
- a. The Developer shall perform a Traffic Impact Analysis for the project in compliance with CALTRANS requirements, and submit the study for review to both CALTRANS (only if required) and the City prior to approval. Once approved the developer will perform the recommended mitigations outlined in the study.
 - b. The Developer shall pay the City's full Transportation Facility Development Impact Fee and any other street, traffic, or circulation fees that may be in place at the time of building permit issuance as a traffic mitigation measures for this project. If the Development Impact Fee collection is deferred from the time of building permit issuance to the time of issuance of the certificate of occupancy, the developer shall pay the Development Impact Fees that are in place/in effect at the time of occupancy.
104. Prior to the recordation of the final map, the Developer shall design and construct a street lighting system to the requirements of the American National Standard Practice for Roadway Lighting. This lighting system shall utilize LED lamps.
- a. Streetlights shall be energized when installed and maintained by the developer for eighteen (18) months, after which time the developer will proceed with contacting Southern California Edison to transfer maintenance charges to the City of Adelanto.
 - b. Street Light Spacing shall be as follows:

Type of Street	Spacing	Lamp Size	Mounting Height
Local Streets	300 ft staggered to each side	LED equivalent of 9,500 HPSV	26 ft Concrete Pole with 6 ft Mast Arm
Super Arterials Major Arterials	150 ft staggered to each side	LED equivalent of 22,000 HPSV	31 ft Concrete Pole with 6 ft Mast Arm

Major Collectors			
Local Collectors			

105. Street name signs and traffic control devices, including full-width striping and striping transitioning into existing paving of any streets improved by this project, shall be constructed in accordance with the approved plans and designed to the Manual on Uniform Traffic Control Devices and City Standards at the time of improvement construction as directed by the City Engineer at the time of improvement construction. Street names for this project shall be submitted to the Engineering Department for City Council approval.
- a. All signposts shall be installed with anchors when they are installed into concrete.
 - b. All street name signs shall be installed on 12 inch cap brackets.
 - c. Any sign or post removed by the developer shall be returned to the Street Department undamaged and unmolested.
 - d. All street striping, onsite and offsite, shall be installed by the developer. This includes "STOP" and stop bars at all "STOP" signs, fog lines and any other traffic safety striping that may apply as directed by the Street Department.
 - e. Curbs must be painted red 7.5 feet on each side of center in front of all fire hydrants.
 - f. Curbs must be painted white 7.5 feet on each side of center with 3 minute max stenciled of the curb in front of all mailboxes.
 - g. Each street section shall have a posted speed limit sign as directed by Public Works/Engineering Department staff.
106. During construction, temporary pedestrian and traffic control devices shall be constructed as deemed necessary by the City Engineering Department staff at locations where construction traffic disrupts normal traffic. Such measures and devices shall include but are not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.
107. Onsite Improvements:
- a. All finished pad elevations shall be 1.0 feet higher than all adjacent street elevations, or 0.5 feet higher than the top of adjacent curb.
 - b. All lots shall be designed and graded to drain to fronting streets. No lot shall drain onto any property adjacent to the project. Lots shall be protected from storm runoff as approved by the Engineering Department staff.
 - c. All lots shall be provided with driveway approaches per City Standard Drawings. Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the Engineering Department staff.

- d. The tops of all cut slopes shall be in conformance to City Standards per the City Engineer. Retaining walls shall be utilized where required by the Engineering Department staff to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a "flat" area in all side yards per City Standards.

Park and Landscaping:

108. Prior to the grading permit for any phase of development, the Developer shall prepare final improvement plans for the landscaping and irrigation of parks, landscaped areas, and all open spaces. Said plans shall be prepared by a California licensed Landscape Architect and shall be subject to the review and approval of Engineering and Planning Department staff.
109. In order to mitigate impacts to City parks and services under the California Environmental Quality Act, the developer shall do the following:
 - a. Pay the equivalent value of the land and improvements to the City to be used to develop a park in the vicinity; paying full Park Impact Fees shall meet this requirement.
110. Developer shall construct a six (6) foot high decorative masonry block perimeter walls (measured from the highest side) as specified below and consistent with Planning Department requirements:
 - a. The length of the project site along rear and side yards along: the east half of Raccoon Avenue located along the western map boundary; along the southern map boundary, along the eastern map boundary, and along the northern map boundary.
111. Developer shall annex, and pay all fees associated with annexation, all landscaping, lighting and detention/retention areas in to the City' Light and Landscaping Maintenance District. As a condition of building permit issuance, the developer shall pay to the City the pro-rata per lot share equivalent of twelve months maintenance costs of landscaping as determined by the City.
112. If, due to design constraints, the masonry block perimeter wall is behind a property line and part of any lot is between the perimeter wall and the sidewalk, the developer shall offer for dedication said land as a landscape dedication to the City of Adelanto.
113. A minimum five (5) foot irrigated landscape easement shall be provided between the edge of the sidewalk and the perimeter wall on all surrounding streets.
 - a. Landscaping shall be at the rate of one (1) tree and six (6) shrubs per 30 linear feet plus such vegetative cover necessary to cover a minimum of forty (40) percent of the total area with shrubs and ground cover.
 - b. Turf is prohibited within public rights-of-way.

- c. Irrigation shall be designed to minimize maintenance and water consumption.
 - d. All slopes over three feet in height shall be fully landscaped and irrigated.
114. All easements and dedicated Right-of-Way land between the sidewalk and the perimeter masonry wall of the development shall be planted with drought tolerant materials, and irrigation installed, as approved by the Engineering or Planning Departments. Said landscape easement and landscaped area shall be maintained by the developer. The landscaped area will thereafter be the responsibility of the City upon final acceptance. All sidewalks adjacent to landscaping areas shall have a 6-inch garden curb at the back of the sidewalk between the landscaped area and the sidewalk to prevent runoff across sidewalk.
- a. All plant spacing shall be approved by City Public Works/Engineering Department and Title 17.
 - b. Landscaping and perimeter wall shall be separately bonded for.
 - c. The following areas shall be fully landscaped and irrigated per this condition and City Code and Standards and annexed in to the City's Landscaping Maintenance District:
 - i. The area between the decorative masonry block wall and the sidewalk the entire length of: the east half of Raccoon Avenue located along the western map boundary.

FIRE DEPARTMENT

115. See attached San Bernardino County Fire Department Conditions.

**SAN BERNARDINO COUNTY
FIRE DEPARTMENT**



**COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP**

**MARK A. HARTWIG
Fire Chief**

**OFFICE OF THE FIRE MARSHAL
COMMUNITY SAFETY DIVISION
15900 Smoke Tree Street, 1st Floor , STE 131
Hesperia, CA. 92345
(760) 995-8190 - Fax (760) 995-8205**

DATE: June 18, 2015

EXPIRATION: June 2016

**YOGESH GORADIA
32063 PACIFICA DRIVE
RANCHO PALOS VERDES, CA**

**PERMIT NUMBER: F201500765
PROJECT NUMBER: 15-01
LOCATION: 0459-092-04
PROJECT TYPE: TTM
OCCUPANCY TYPE: R
APN: 0459-092-04-0000
PROPOSAL: SUBDIVISION OF 20.4 ACRE PARCEL INTO 81 SINGLE FAMILY RESIDENTIAL LOTS
PLANNER: MARK deMANINCOR**

Dear Applicant:

With respect to the conditions of approval regarding the above referenced project, the San Bernardino County Fire Department requires the following fire protection measures to be provided in accordance with applicable local ordinances, codes, and/or recognized fire protection standards.

The **Fire Conditions Attachment** of this document sets forth the **FIRE CONDITIONS** and **STANDARDS** which are applied to this project.

FIRE CONDITIONS: ALL FIRE CONDITIONS FOR THIS PROJECT ARE ATTACHED

Page 1 of 5

Sincerely,

A handwritten signature in black ink, appearing to read "C. Markloff", with the number "157" written below it.

**Curtis Markloff, Fire Prevention Specialist
San Bernardino County Fire Department
North Desert Division Community Safety Division
Duty, Honor, Community**

FIRE CONDITIONS ATTACHMENT

DATE: 06-18-2015
PROJECT: 15-01
PERMIT NUMBER: F201500765
LOCATION: 0459-092-04
PARCEL: 0459-092-04-0000



CONDITIONS

Cond: EXPNOTE

Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

Cond: F01

Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F01]

Cond: F03

Inspection by Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final". [F03]

Cond: F05

Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. [F05]

Cond: CON0032644

Access. The development shall have a minimum of 3 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

Single Story Road Access Width:

All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

FIRE CONDITIONS ATTACHMENT

DATE: 06-18-2015
PROJECT: 15-01
PERMIT NUMBER: F201500765
LOCATION: 0459-092-04
PARCEL: 0459-092-04-0000



Multi-Story Road Access Width:

Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]

Cond: F44

Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]

Cond: F45

Access - 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Standard 902.2.1 [F45]

Cond: F52

Combustible Vegetation. Combustible vegetation shall be removed as follows:

" Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.

" Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586 [F52]

Cond: F54C

Water System Residential (Adelanto). A water system approved by the Fire Department is required. The system shall be installed and operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet with a minimum of 6" supply. For detached single family residential developments all fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure as measured from the driveway on the address side of the proposed single family structure. [F54C]

Cond: F58

Sprinkler Installation Letter. The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation. [F58]

FIRE CONDITIONS ATTACHMENT

DATE: 06-18-2015
PROJECT: 15-01
PERMIT NUMBER: F201500765
LOCATION: 0459-092-04
PARCEL: 0459-092-04-0000



Cond: F57

Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site. [F57]

Cond: F59

Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F59]

Cond: F72

Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]

Cond: F80

Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

Cond: F81

Residential Addressing. The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (1/2) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F81]

Cond: F87

Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an

FIRE CONDITIONS ATTACHMENT

DATE: 06-18-2015
PROJECT: 15-01
PERMIT NUMBER: F201500765
LOCATION: 0459-092-04
PARCEL: 0459-092-04-0000



approved spark arrester visible from the ground that is maintained in conformance with the Uniform Fire Code. [F87]

Cond: F89

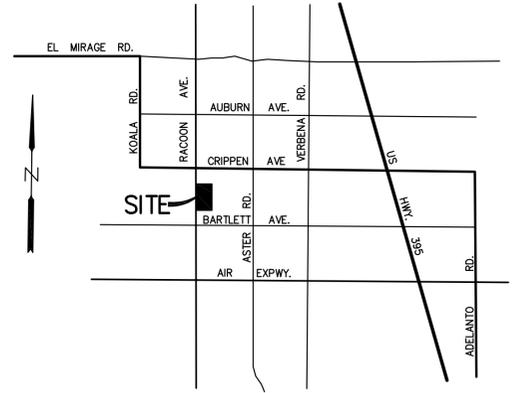
Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]

Cond: F90

Secondary Access Paved. Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire #F-9), including width, vertical clearance and turnouts, if required. [F90]

TENTATIVE TRACT MAP NO. 17152

CITY OF ADELANTO
SAN BERNARDINO COUNTY, CALIFORNIA



VICINITY MAP
NO SCALE

OWNER/APPLICANT

YOGESH AND RANJAN KORADIA
32063 PACIFICA DRIVE
RANCHO PALOS VERDES, CA 90275
310-377-2234

PREPARED BY

MEDOFER ENGINEERING INC.
28610 MIDSUMMER LANE
MENIFEE, CALIFORNIA 92584
909-816-5830 PHONE, 909-672-2840 FAX

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN

PARCEL 2:
AN EASEMENT FOR ROAD PURPOSES OVER THE WEST 40 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN

UTILITY PURVEYORS

WATER: CITY OF ADELANTO
11600 AIR EXPRESSWAY
ADELANTO, CA 92301

GAS: SOUTHWEST GAS CORPORATION
13471 MARIPOSA RD.
VICTORVILLE, CA 92392

SEWER: CITY OF ADELANTO
11600 AIR EXPRESSWAY
ADELANTO, CA 92301

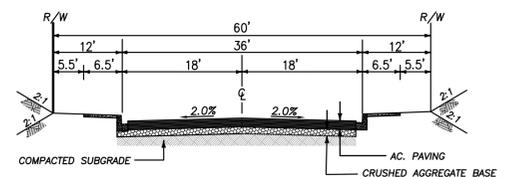
TELEPHONE: VERIZON
15055 LA PAZ DR.
VICTORVILLE, CA 92392

ELECTRIC: SOUTHERN CALIFORNIA EDISON
P.O. BOX 6400
RANCHO CUCAMONGA, CA 91729

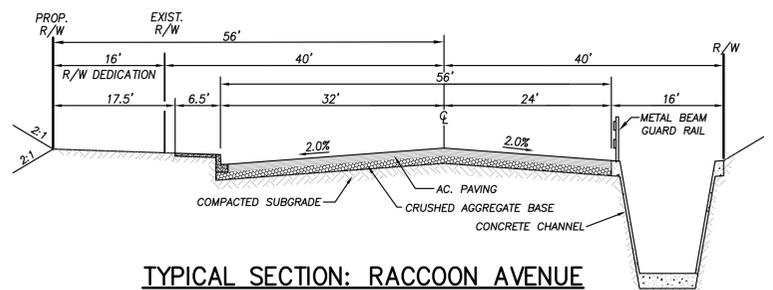
CABLE: CHARTER COMMUNICATIONS
12490 BUSINESS CENTER DR.
VICTORVILLE, CA 92392

NOTES

- DATE OF PREPARATION: OCTOBER 19, 2015
- ASSESSOR PARCEL NUMBER: 459-092-04
- 1 INCH EQUALS 60 FEET
- THOMAS GUIDE COORDINATES: PAGE 4202, G5
- EXISTING ZONING: RS-1 (RESIDENTIAL), PROPOSED ZONING: RS-5 (RESIDENTIAL)
- EXISTING LAND USE: VACANT
- TOPOGRAPHIC INFORMATION FROM AERIAL GEODESY, DATED 6/16/2005
- ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF ADELANTO BENCHMARK NO. 6530, LOCATED AT THE SOUTHWEST CORNER OF CHAMBERLAINE WY. (CRIPPEN AVE.) AND KOALA RD.. ELEVATION = 2854.646 (RESET 1991)
- TOTAL GROSS ACREAGE: 20.4
- TOTAL NUMBERED LOTS = 98
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
- THIS TRACT CONTAINS 3,265 LF OF NEW STREETS
- EARTHWORK WILL BE BALANCED ON SITE; ESTIMATED CUT/FILL = 33,000 CY

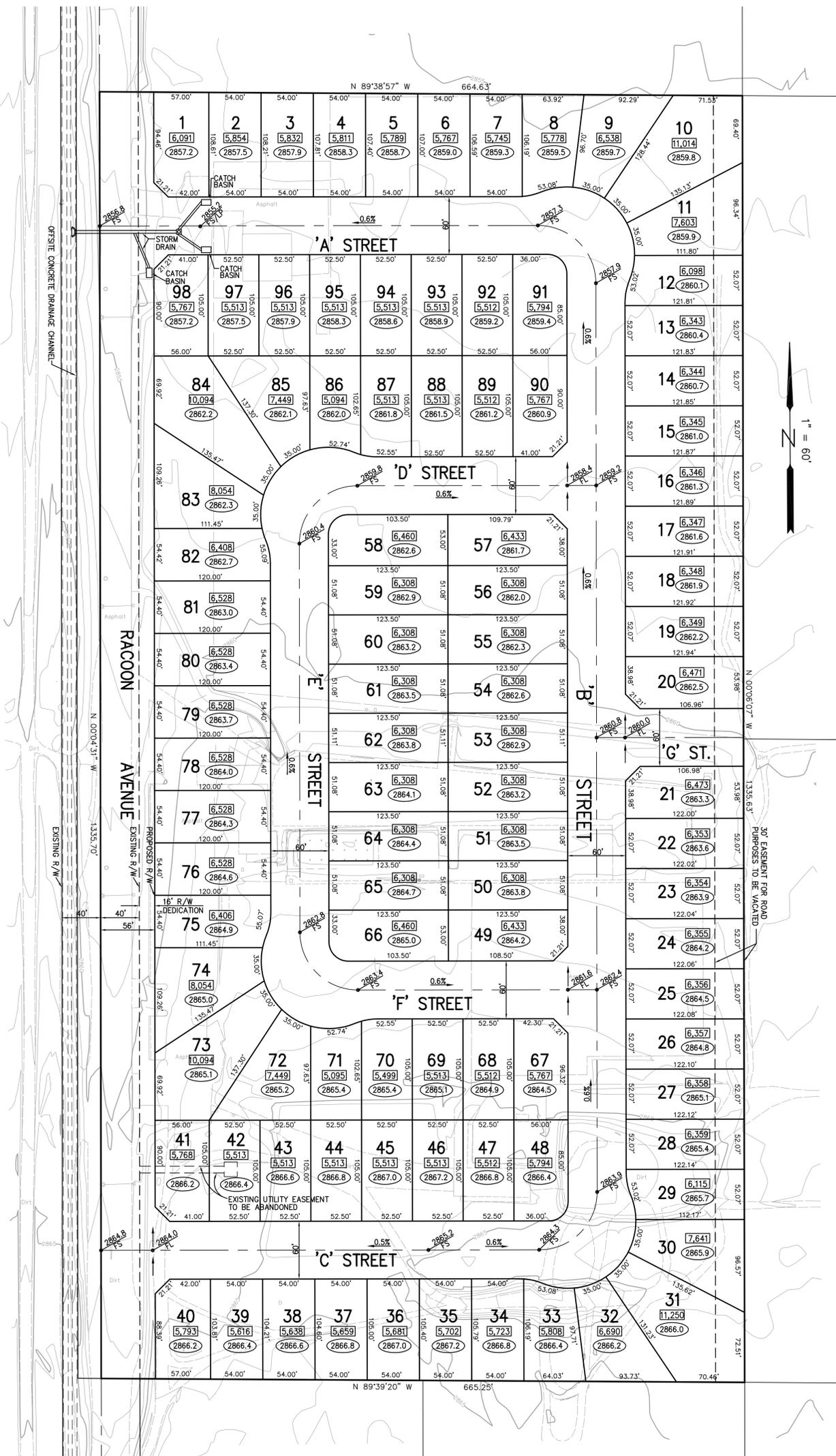


TYPICAL LOCAL STREET SECTION
NOT TO SCALE



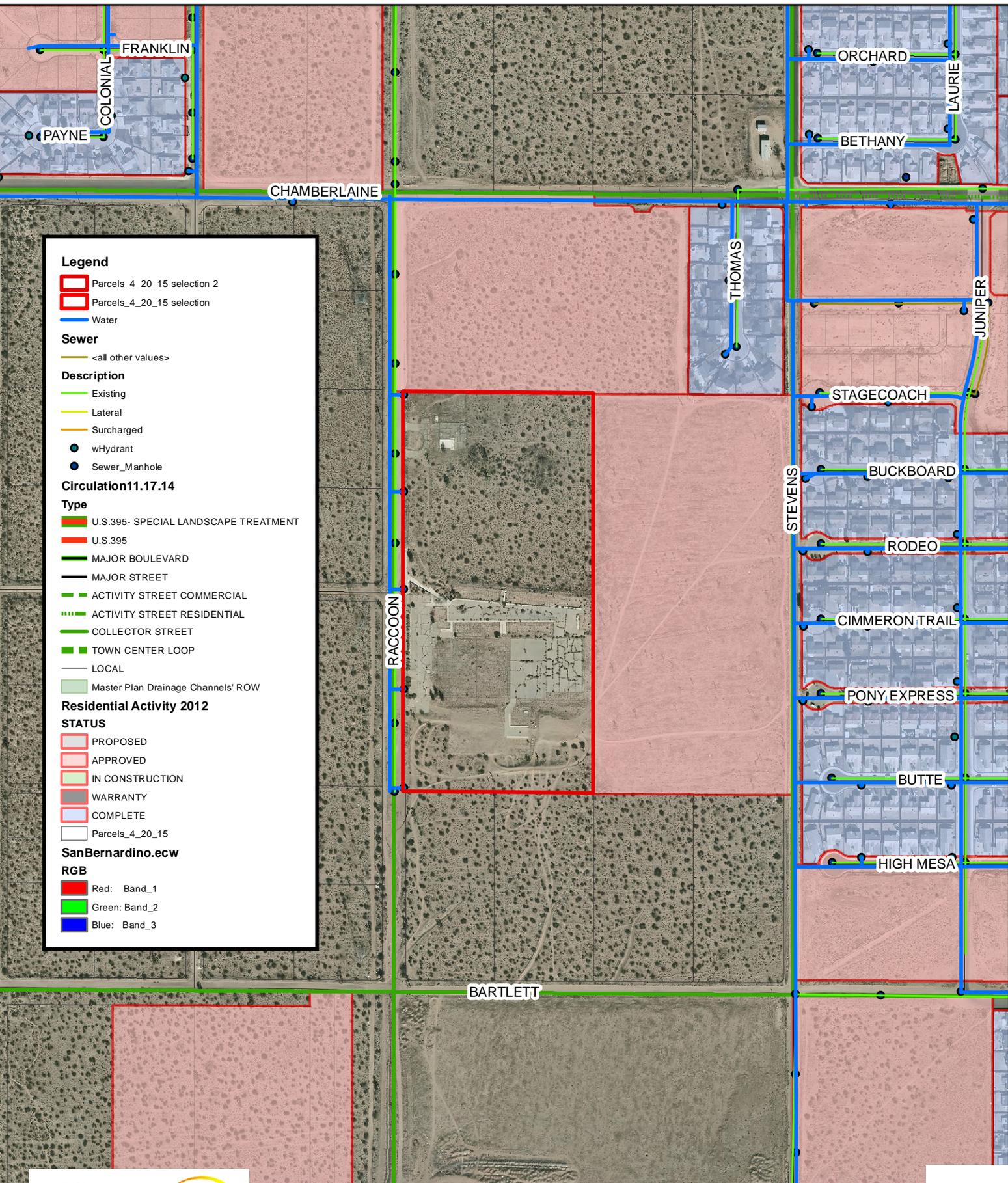
TYPICAL SECTION: RACCOON AVENUE

LOOKING SOUTH
NOT TO SCALE



Medofer Engineering, Inc.
28610 Midsummer Lane, Menifee, CA 92584
909-816-5830/951-301-6792 fax
medofereng@verizon.net





Legend

- Parcels_4_20_15 selection 2
- Parcels_4_20_15 selection
- Water

Sewer

- <all other values>

Description

- Existing
- Lateral
- Surcharged
- wHydrant
- Sewer_Manhole

Circulation 11.17.14

Type

- U.S.395- SPECIAL LANDSCAPE TREATMENT
- U.S.395
- MAJOR BOULEVARD
- MAJOR STREET
- ACTIVITY STREET COMMERCIAL
- ACTIVITY STREET RESIDENTIAL
- COLLECTOR STREET
- TOWN CENTER LOOP
- LOCAL
- Master Plan Drainage Channels' ROW

Residential Activity 2012

STATUS

- PROPOSED
- APPROVED
- IN CONSTRUCTION
- WARRANTY
- COMPLETE
- Parcels_4_20_15

San Bernardino.ecw

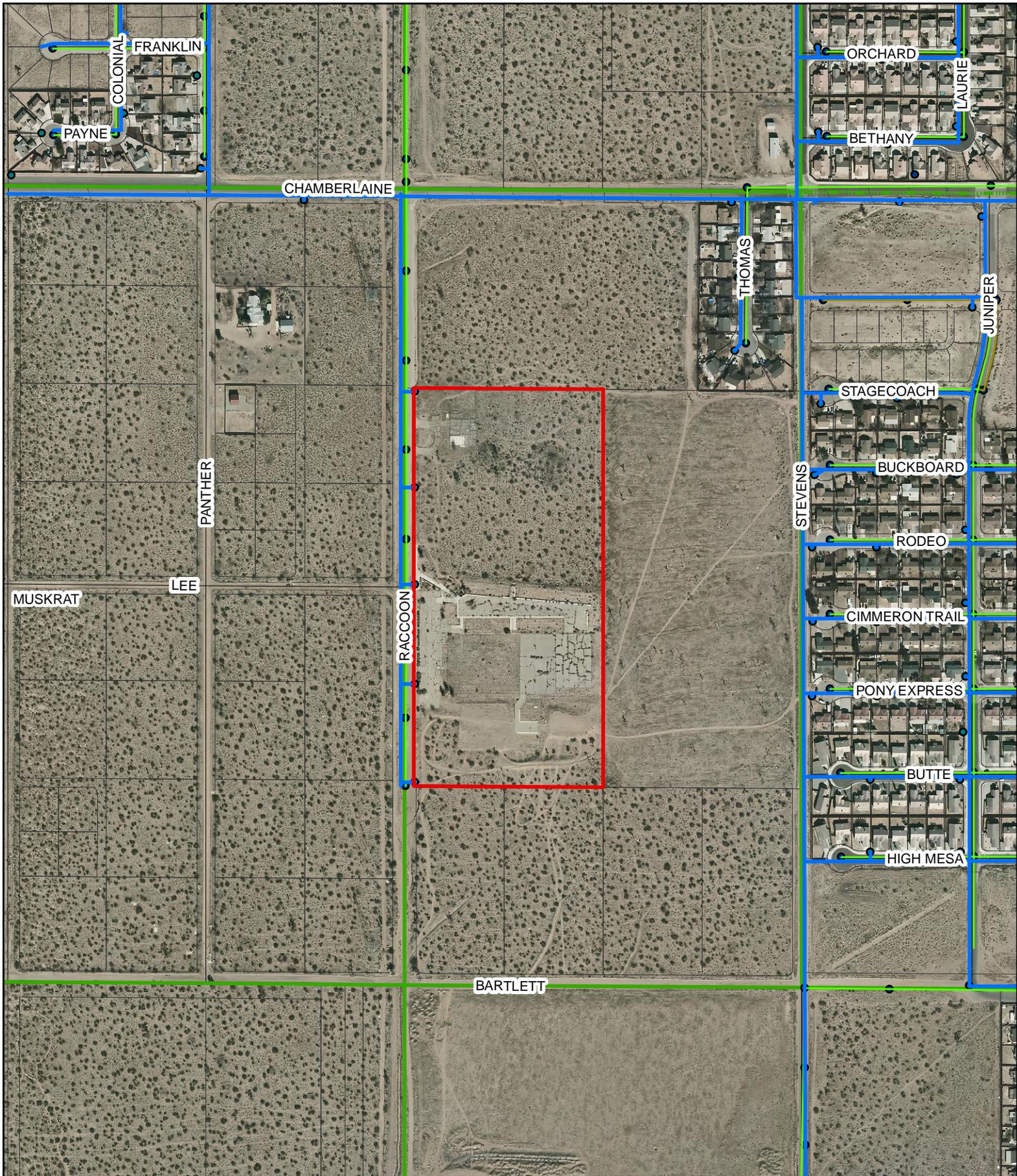
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



TTM 17152
 Yogesh Goradia
 Residential Activity

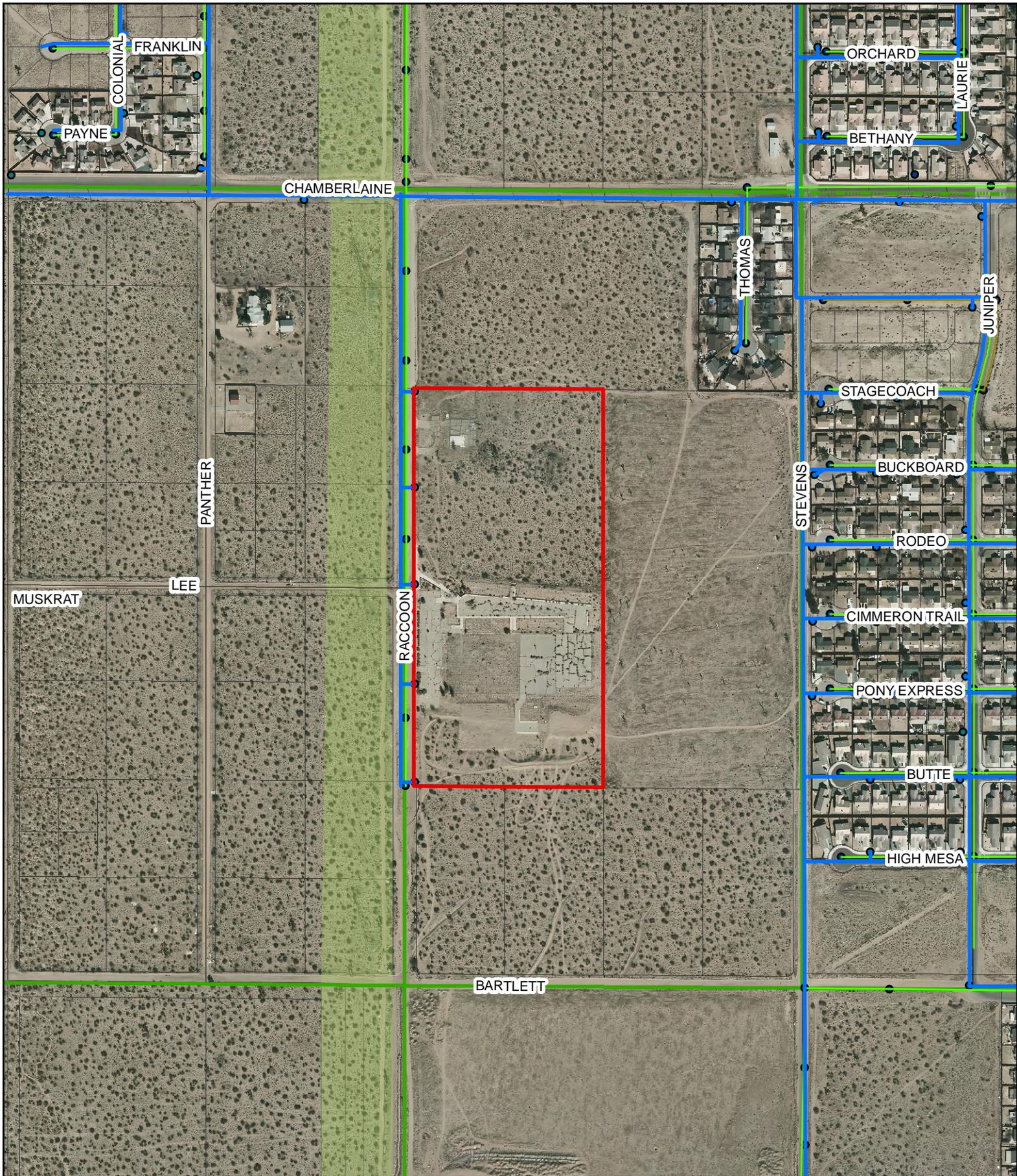




TTM 17152
Yogesh Goradia

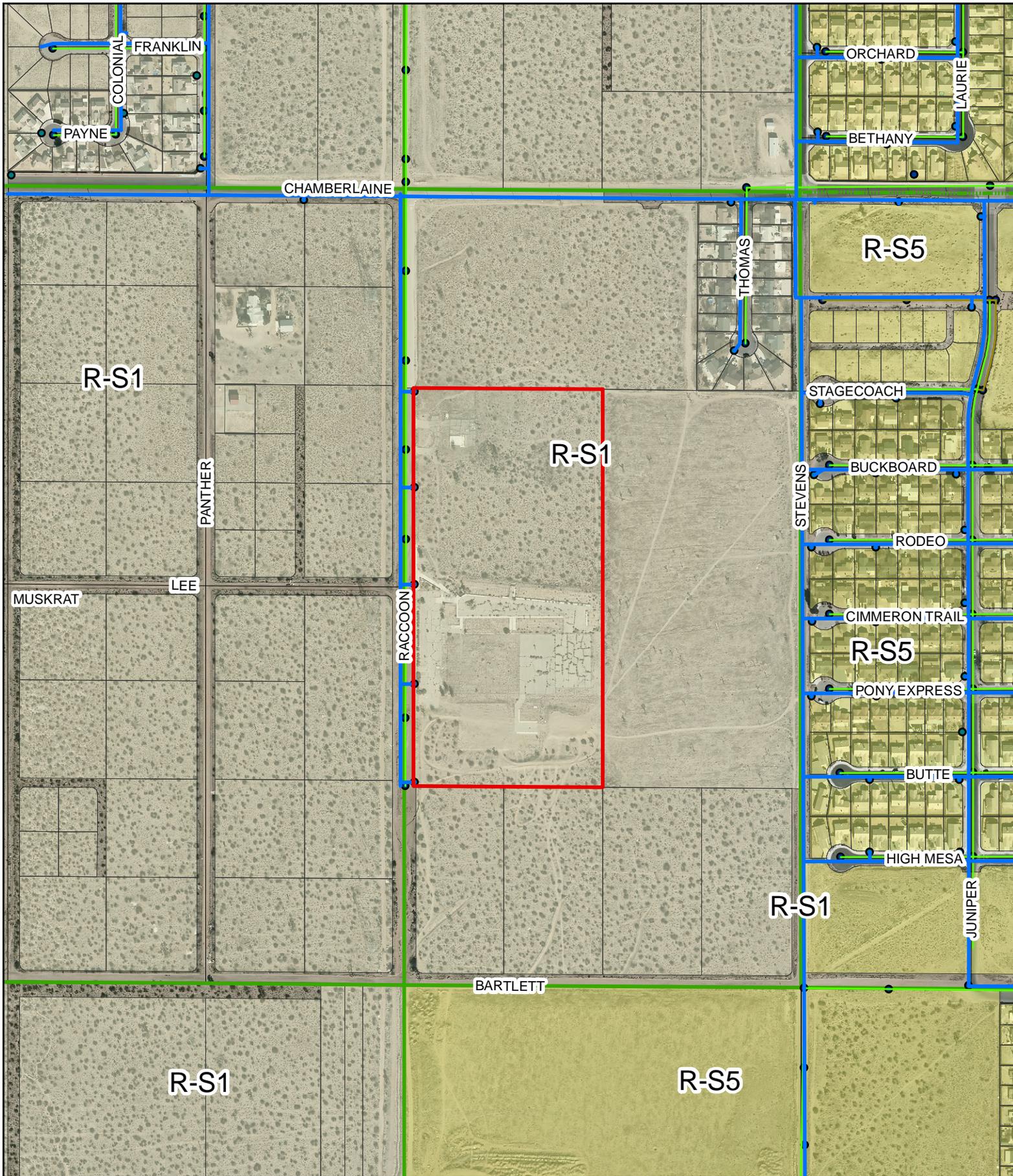


1 in = 415 feet



TTM 17152
 Yogesh Goradia
 Powerline Easement

1 in = 415 feet



CITY OF ADELANTO
Development Services department
Notice of Exemption

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415

FROM: City of Adelanto
Planning Division
11600 Air Expressway
Adelanto, CA 92301

Project Title: **Tentative Tract Map 17152, General Plan Amendment/Zone Change 15-02**

Description of Project: A request to subdivide a 20.4 acre parcel into 98 Single-Family Residential lots and a General Plan Amendment/Zone Change to change the zoning from R-S1 to R-S5.

Project Location: The Tentative Tract Map is located on the east side of Raccoon Avenue, approximately 600 feet north of Bartlett Avenue, within the City of Adelanto, San Bernardino County.

Project Proponent: Yogesh Goradia
32063 Pacifica Drive
Rancho Palos Verdes, CA 90275

Reasons why project is exempt:

This application for Tentative Tract Map 17152 is exempt from further environmental review pursuant to Section 15162 (Subsequent EIR's and Negative Declarations) of the California Environmental Quality Act as the project is covered under the environmental determination for the original project.

Exempt Status: *(check one)*

- Ministerial (Section 21080 (b)(1); Section 15268);
- Declared Emergency (Section 21080 (b) (3); Section 15269(a));
- Emergency Project (Section 21080 (b) (4); Section 15269(b)(c));
- Statutory Exemption (Section Number: _____);
- Categorical Exemption: Class ___ (Section Number _____)
- The activity is not subject to CEQA Section 15061 (b) (3) (Review for Exemptions)
- Other: 15162 Subsequent EIR's and Negative Declarations

Contact Person/Title: Mark de Manincor, Planning Manager

Phone Number: 760-246-2300 Ext. 3001

Signature: _____

Date; August 5, 2016

Received for Filing: (To be completed by the County)

DATE

SIGNATURE/TITLE



PLANNING COMMISSION AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Cindy Herrera, City Manager

BY: Mark de Manincor, Planning Manager

SUBJECT: PUBLIC HEARING – LOCATION AND DEVELOPMENT PLAN 15-04, CONDITIONAL USE PERMIT 15-03, GENERAL PLAN AMENDMENT 15-03 AND ASSOCIATED DEVELOPMENT AGREEMENT - CLARK PACIFIC PROPOSES TO CONSTRUCT AND OPERATE A PRE-CAST AND PRE-STRESSED CONCRETE PRODUCTS MANUFACTURING AND STORAGE FACILITY INCLUDING 8 STRUCTURES TOTALING 275,183 SQUARE FEET ON APPROXIMATELY 111 ACRES OF LAND IN THE MANUFACTURING/INDUSTRIAL ZONE.

STAFF RECOMMENDATION:

Continue to the September 28, 2016 meeting to allow time for the Planning Commission to ratify changes to the Conditions of Approval and Development Agreement.



CITY COUNCIL AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY
| ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Chairman and Board Members

FROM: Wilson F. So, PE
City Engineer

SUBJECT: APPROVAL OF QUIT CLAIM DEED FOR CONVEYANCE OF PROPERTY TO
CALIFORNIA DEPARTMENT OF TRANSPORTATION

RECOMMENDATION:

Staff recommends City Council to review (as board of successor agency of former Adelanto Redevelopment Agency) and authorize City Manager to sign the Quit Claim Deed to transfer title of 2 parcels of land (along Highway 395 right of way) to California Department of Transportation.

BACKGROUND:

The subject 2 parcels of land lies within the Highway 395 right of way and were purchased by Caltrans under fee title. By mistake sometime in the past during the development of Stater Bros. Stadium, these 2 parcels were identified as parcels owned by the Adelanto Redevelopment Agency (RDA). Since RDA was dissolved under Governor Brown, City Council acting as Board of Successor Agency will now review and grant the conveyance of these 2 parcels of land back to the State Department of Transportation

ATTACHMENTS:

(1) Copy of the Quit Claim Deed

FISCAL IMPACT:

None.

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention Record Maps- MS 980

FREE RECORDING:
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

QUITCLAIM DEED

APN 3128-221-13, 14

District	County	Route	Postmile	Number
08	SBD	395	14.55	23831

COMMUNITY REDEVELOPMENT PROPERTY TRUST FUND, of the Successor Agency to the dissolved Adelanto Redevelopment Agency, as authorized by Health and Safety Code Section 34191.4

hereinafter called GRANTOR, hereby releases and quitclaims to the State of California, Department of Transportation, hereinafter called STATE, all that real property in the City of Adelanto, County San Bernardino, State of California, described as follows:

See Exhibit "A", attached.

COMMUNITY REDEVELOPMENT
PROPERTY TRUST FUND, of the
Successor Agency to the dissolved
Adelanto Redevelopment Agency,
as authorized by Health and Safety
Cody Section 34191.4

Dated: _____

Cynthia M. Herrera
Executive Director

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

By _____
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"

All that certain real property in the City of Adelanto, County of San Bernardino, State of California, as described in that grant deed recorded March 10, 2016 as Document No. 2016-0091851 of Official Records of said County, described in said deed as follows:

(APN: 3128-221-14-0000, Reiterated as recorded)

"ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON IN THE STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO, CITY OF ADELANTO, DESCRIBED AS FOLLOWS:

PTN E 1/2 GOV LOT 2 NE 1/4 SEC 4 TP 5N R 5W COM AT SW COR SD E 1/2 GOV LOT 2 TH N 89 DEG 38 MIN 06 SECONDS E ALG S LI SD E 1/2 GOV LOT 2 340.93 FT TO PT ON ELY LI STATE HWY 395 (FORMERLY 145) SD PT ALSO BEING TRUE POB TH N 15 DEG 59 MIN 39 SECONDS W ALG SD ELY LI STATE HWY 868.97 FT TH N 14 DEG 46 MIN 07 SECONDS E 97.75 FT TH N 15 DEG 59 MIN 39 SECONDS W 321.09 FT TH N 0 DEG 01 MIN 48 SECONDS W 25 FT TO PT ON N LI E 1/2 GOV LOT 2 SD PT BEING N 89 DEG 58 MIN 12 SECONDS E 46.38 FT FROM NW COR SD E 1/2 GOV LOT 2 TH ALG SD N LI S 89 DEG 58 MIN 12 SECONDS W 46.38 FT TO SD NW COR TH S 0 DEG 22 MIN 58 SECONDS E ALG W LI SD E 1/2 GOV LOT 2 TO PT OF INTERSECTION OF SD W LI AND C/L SD STATE HWY 395 TH SELY ALG SD C/L TO PT ON S LI SD E 1/2 GOV LOT 2 TH N 89 DEG 38 MIN 06 SECONDS TO TRUE POB"

And

(APN: 3128-221-13-0000, Reiterated as recorded)

"ALL THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS THEREON IN THE STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO, CITY OF ADELANTO, DESCRIBED AS FOLLOWS:

*PTN E 1/2 GOV LOT 2 NE 1/4 SEC 4 TP 5N R 5W COM AT SW COR SD E 1/2 GOV LOT 2 TH N 89 DEG 38 MIN 06 SECONDS E 164.83 FT TO TRUE POB SD PT ALSO BEING WLY LI STATE HWY 395 (FORMERLY 145) TH N 15 DEG 59 MIN 39 SECONDS W TO W LI SD E 1/2 GOV LOT 2 TH ALG SD W LI N 0 DEG 22 MIN 52 SECONDS W TO PT OF INTERSECTION OF SD W LI AND C/L SD STATE HWY 395 TH S 15 DEG 59 MIN 39 SECONDS E ALG SD C/L TO PT ON S LI SD E 1/2 GOV LOT 2 TH S 89 DEG 38 MIN 06 SECONDS W TO TRUE POB ***** 1-9-91 #91-009885 HWY*****"*

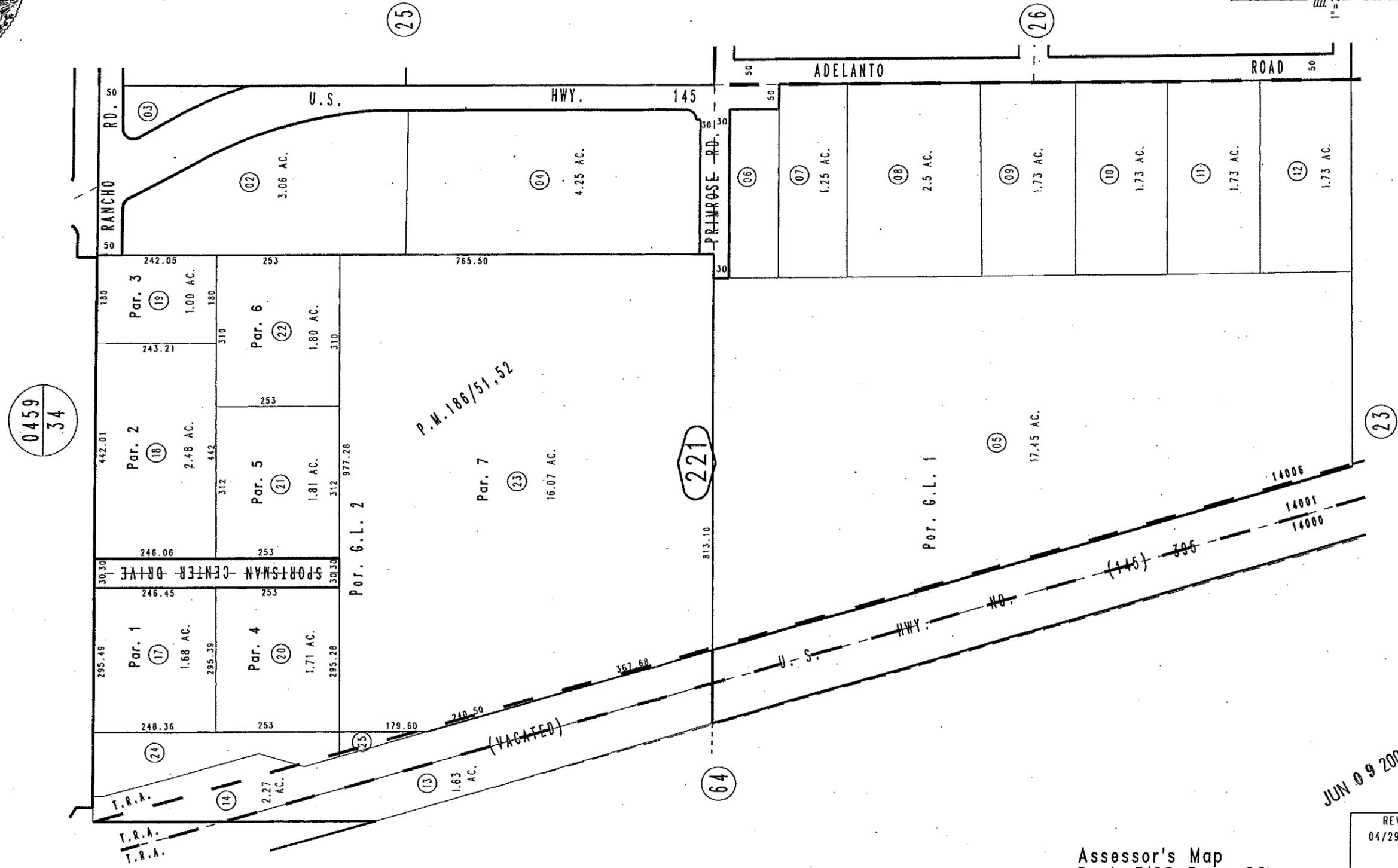
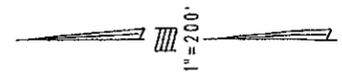
(End Reiterated 2016-0091851 O.R.)

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

E.1/2, N.E.1/4, Fract'l. Sec. 4, T.5N., R.5W.

City of Adelanto
Tax Rate Area
14000 14001 14006

3128 - 22



0459
34

221

JUN 09 2009

REVISED
04/29/09 RM

Assessor's Map
Book 3128 Page 22
San Bernardino County

July

Parcel Map No. 15258, P.M. 186/51,52



CITY COUNCIL

AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY
| ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Mayor and City Council Members

FROM: Cynthia M. Herrera, MMC, City Manager/ City Clerk

BY: Wilson F. So, PE, City Engineer/Director of Public Services
Aaron Mower, Assistant Engineer

SUBJECT: MEASURE I FIVE YEAR CAPITAL IMPROVEMENT PROGRAM FOR 2016-2021

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the attached five year Capital Improvement Program for the 2016-2021 half cent sales tax revenue generated through Measure I.

BACKGROUND:

This Resolution adopting the annual update to the Capital Improvement Program is required to receive, from SANBAG, the funding that has been allotted to the City from the half cent sales tax dedicated for transportation improvement projects.

FISCAL IMPACT:

The approval of this program does not have a direct impact on the finances of the City, but it is required to continue to receive supplemental funding for transportation projects from SANBAG.

ATTACHMENTS:

1. Resolution 16-56
2. Five Year Capital Improvement Program for 2016-2021
3. Expenditure Strategy for the Capital Improvement Program for 2016-2021

RESOLUTION NO. 16-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, CALIFORNIA, ADOPTING THE MEASURE I 2010-2040 FIVE-YEAR CAPITAL IMPROVEMENT PLAN AND MAINTENANCE OF EFFORT BASE YEAR LEVEL

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-1 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from the Local Streets Program to annually adopt and update a Five-Year Capital Improvement Plan; and

WHEREAS, California Public Utilities Code 190300 and Ordinance No. 04-1 require each local jurisdiction to maintain General Fund expenditures for transportation-related construction and maintenance activities at the required Maintenance of Effort base year level in each fiscal year of the adopted Five-Year Capital Improvement Plan, which for the City of Adelanto is \$168,321.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ADELANTO DOES HEREBY RESOLVE AS FOLLOWS:

Adopt. To adopt the Measure I 2010-2040 Five-Year Capital Improvement Plan, attached to this resolution as Exhibit A.

Resolution No. 16-56
Page 2

PASSED, APPROVED AND ADOPTED this 10th day of August, 2016.

Rich Kerr, Mayor

Cindy M. Herrera, City Clerk, MMC

Resolution No. 16-56
Page 3

I, Cindy M. Herrera, City Clerk of the City of Adelanto, California, do hereby certify that the foregoing Resolution No. 16-56 was duly and regularly adopted at a regular meeting of the City Council of the City of Adelanto on this 10th day of August, 2016 be the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on the 10th day of August, 2016.

Cindy M. Herrera, City Clerk, MMC

CITY OF ADELANTO

MEASURE I CAPITAL IMPROVEMENT PLAN

EXPENDITURE STRATEGY

Fiscal Year 2016/2017 – Fiscal Year 2020/2021

Each jurisdiction shall adopt a Measure I Capital Improvement Plan Expenditure Strategy as part of the annual Capital Improvement Plan adoption. **The Expenditure Strategy is not intended to be a narrative description of the projects listed in the Capital Improvement Plan.** Instead, the Expenditure Strategy should provide the policy approach adopted by the Council for the expenditure of Measure I funds. The jurisdictional **Expenditure Strategy** provides an opportunity to document circumstances or analyses which are not otherwise apparent when reviewing the Measure I Capital Improvement Plan.

You must include the strategy as part of the annual Capital Improvement Plan adopted by your governing body.

The City of Adelanto’s Measure I expenditure strategy for 2016-2021 is to utilize the existing funding reserves that have been accumulated over previous cycles and the anticipated revenues over the next 5 years to complete existing projects and repair critical segments of existing arterial roadways. Half of the annual revenues will be expended on categorical maintenance projects like potholes and crack sealing, striping and signage replacement, and concrete repairs. The remaining funds will be used primarily in rehabilitating roads which are in critical need.



APFA BOARD AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Chairman and APFA Board Members

FROM: Curtis Wright, *City Attorney*

SUBJECT: RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR HERRERA TO QUITCLAIM ASSESSOR'S PARCEL NUMBERS 0459-352-10 AND 0459-352-12 TO THE SUCCESSOR AGENCY TO CORRECT CLERICAL ERROR

STAFF RECOMMENDATION:

Adopt the attached Resolution to authorize Adelanto Public Financing Authority ("APFA") Executive Director Cindy M. Herrera to execute a Quitclaim Deed transferring the parcel of real property known as Assessor's Parcel Numbers ("APN") 0459-352-10 and 0459-352-12 ("Property") to the Successor Agency of the former Adelanto Redevelopment Agency ("Successor Agency").

SUMMARY & BACKGROUND:

The APFA currently holds title to the Property pursuant to a Grant Deed ("Original Deed") executed by Da Zhong Hua International, Inc. ("Grantor") in favor of the APFA on July 29, 1999. The Original Deed was supposed to have transferred title to the Property to the Former Adelanto Redevelopment Agency ("ARA"), but instead granted title to the Property to the APFA, which was determined to be a clerical error by City staff. The interests of the ARA have since been transferred to the Successor Agency. Therefore, to correct the clerical error, the APFA should now execute a deed transferring title to the Property to the Successor Agency. The attached Resolution will authorize APFA Executive Director Cindy M. Herrera to execute a Quitclaim Deed transferring the Property to the Successor Agency.

ENVIRONMENTAL IMPACT

The Resolution will not have a significant effect on the environment, and is exempt from the requirements of an environmental impact analysis pursuant to California Code of Regulations, title 14, section 15061(b)(3).

FISCAL IMPACT:

None.

ATTACHMENT(S):

1. Resolution No. 16-01 A Resolution Of The Board Of The Adelanto Public Financing Authority Authorizing Executive Director Herrera To Quitclaim Assessor's Parcel Numbers 0459-352-10 And 0459-352-12 To The Successor Agency Of The Former Adelanto Redevelopment Agency To Correct Clerical Error.

APFA RESOLUTION NO. 16-01

A RESOLUTION OF THE BOARD OF THE ADELANTO PUBLIC FINANCING AUTHORITY AUTHORIZING EXECUTIVE DIRECTOR HERRERA TO QUITCLAIM ASSESSOR'S PARCEL NUMBERS 0459-352-10 AND 0459-352-12 TO THE SUCCESSOR AGENCY OF THE FORMER ADELANTO REDEVELOPMENT AGENCY TO CORRECT CLERICAL ERROR

WHEREAS, the City Council of the City of Adelanto ("City") is the governing Board ("Board") of the Adelanto Public Financing Authority ("APFA").

WHEREAS, the APFA currently holds title to the parcel of real property known as Assessor's Parcel Numbers ("APN") 0459-352-10 and 0459-352-12 ("Property") pursuant to a Grant Deed ("Original Deed") executed by Da Zhong Hua International, Inc. ("Grantor") in favor of the APFA on July 29, 1999.

WHEREAS, the Original Deed was supposed to have transferred title to the Property to the Former Adelanto Redevelopment Agency ("Redevelopment Agency"), but instead granted title to the Property to the APFA due to a clerical error.

WHEREAS, the interests of the Redevelopment Agency have since been transferred to the Successor Agency to the Redevelopment Agency ("Successor Agency").

WHEREAS, to correct the clerical error, the APFA must execute a deed transferring title to the Property to the Successor Agency.

NOW, THEREFORE, THE BOARD OF THE ADELANTO PUBLIC FINANCING AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein.

SECTION 2. The Board finds and determines that the Original Deed's transfer of title to the Property to the APFA was a clerical error since title was supposed to have been transferred to the Redevelopment Agency.

SECTION 3. The Board finds and determines that the APFA must execute a quitclaim deed transferring title to the Property to the Successor Agency.

SECTION 4. The Board hereby adopts this Resolution, Authorizing Executive Director Cindy M. Herrera to execute a Quitclaim Deed transferring the Property to the Successor Agency.

SECTION 5. The Board determines, based on the entire record, that this does not have the potential to have a physical effect on the environment and that there is no possibility that this action will have a significant effect on the environment. Therefore, pursuant to the California

Environmental Quality Act (“CEQA”) and its implementing Guidelines (Pub. Resources Code, § 21065; Cal. Code Regs., tit. 14 §§ 15060(c)(2), 15378(a)) this activity is not subject to CEQA.

SECTION 6. The Board Chairman shall sign this Resolution, and the Board Executive Director shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED by the Board of the Adelanto Public Financing Authority on this 24th day of August, 2016.

Rich Kerr, *Chairman*

Cindy M. Herrera, MMC,
Executive Director/Secretary

APPROVED AS TO FORM:

Curtis R. Wright, *City Attorney*

I, Cindy M. Herrera, Executive Director/Secretary of the Adelanto Public Financing Authority, do hereby certify that the foregoing Resolution No. 16-01 was duly adopted at a regular meeting of the Board of the Adelanto Public Financing Authority held on the 24th day of August, 2016, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on the 24th day of August, 2016.

Cindy M. Herrera, MMC,
Executive Director/Secretary

SEAL



CITY COUNCIL

AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY
| ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016

TO: Honorable Mayor and City Council Members

FROM: Cindy Herrera, City Manager

BY: Penny Rose, Accounting Supervisor

SUBJECT: APPROVAL OF RESOLUTION 16-63 A TRAFFIC IMPACT BUDGET AMENDMENT FOR FISCAL YEAR 2016-2017

STAFF RECOMMENDATION:

It is recommended that City Council approve Resolution 16-63, a resolution of the City Council amending the budget, adding and appropriating Traffic Impact Funds for the Municipal Budget Year 2016-17.

BACKGROUND:

In October 2014 the City of Victorville and the City of Adelanto, in cooperation with the Victor and Adelanto Elementary School Districts was notified that an ATP Cycle 1 grant was awarded for the amount of \$4,097,000 for the "Safe Route to School" Program. That grant award included a project scope that covers: installing sidewalk, school zone signage and striping; speed feedback signs; rapid flash beacons at crosswalks; a bus drop off lane, new traffic signals on Mesa Linda Avenue/La Mesa Road and Mesa Linda Avenue/Luna Road.

It also included estimated funds for Specification, engineering fees, and right of way for a total of \$405,000; which planning and engineering could not be completed on time due to delays from CalTrans Local Assistance on our joint project. As a consequence, funding for PS&E was removed from the grant.

On July 5, 2016 Victorville City Council approved to fund the cost of their PS&E and right of way costs and contracted with David Evans for that work, in order to receive the remainder of the grant funds previously awarded

Agenda Report Resolution 16-63

The construction funds for this joint project must be allocated by the CTC no later than June 30, 2017. For the construction funds to be allocated, PS&E must be completed and certified by the City. Right of way, which is required for school site number 9, located in Adelanto, would also need to be acquired and certified to construct certain improvements at that school site. Victorville has already sent out RFP's and selected the consultant (David Evans & Associates). Their total fee is prorated based on the estimated cost of improvements of the seven school sites in Victorville and should Adelanto choose to participate with the David Evans & Associates for the joint project, the cost to the City would be \$110,399 plus a 10% contingency or approximately \$121,439. The cost for these PS&E fees can be paid from our Traffic Impact Fund, and is the reason for this requested budget amendment.

The three Adelanto schools that will received the benefit of the construction funds and projects available through the grant are:

Adelanto Elementary School; Install/Upgrade School Zone Signage, Construct sidewalk/driveway improvements along school frontage, Jonathan Street at Lawson Street Crosswalk, Construct curb extensions/Bulb Outs and Install rapid flash beacons.

Westside Park Elementary School; Install/upgrade school zone signage, crosswalk signage at Bellflower Road at Chamberlain Way, Lee Avenue and Bartlett Avenue intersections and Lee Ave. at Casaba Road. Bartlett Avenue at Casaba Crosswalk, install rapid flash beacons and Sidewalk Gap improvements.

Columbia Middle School: Install/upgrade school zone signage, install speed feedback signs, Seneca Road at Jeremiah Street Crosswalk, construct curb extensions/bulb outs, and install rapid flash beacons and sidewalk cap improvements.

With an average of over \$500,000 per school site in construction cost benefit derived from grant funds available if we choose to fund the PS&E costs of approximately \$121,439, it is highly recommended that the City approve the expenditure of these funds through an amendment of the Traffic Impact Fund reserves.

FISCAL IMPACT:

The Traffic Impact Fund cost of capital budget will be increased by \$121,439 and no impact to the general fund will be experienced.

ATTACHMENTS:

1. City of Adelanto Resolution 16-63
2. City of Victorville Agenda Item of 7-5-16
3. Exhibit A of the Cycle 1 Active Transportation Program (ATP) Grant

RESOLUTION NO. 16-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, CALIFORNIA, AMENDING THE BUDGET, ADDING AND APPROPRIATING TRAFFIC IMPACT FUNDS FOR THE MUNICIPAL BUDGET YEAR 2016-2017

WHEREAS, the City Traffic Impact Fund currently allows for street improvements to the Adelanto Community; and

WHEREAS, the City has need of participating with the City of Victorville in the PS&E and Right of Way costs in conjunction with the receipt of a Cycle 1 Active Transportation Program (ATP) Grant funds; and

WHEREAS, the City of Victorville has contracted with David Evans & Associates for completing the PS&E requirement in order to receive the joint grant award.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ADELANTO DOES HEREBY RESOLVE AS FOLLOWS:

Increase the Traffic Impact Fund Expenditures to cover the required PS&E costs in the amount of \$121,439 for the Fiscal 2016-17 Budget.

PASSED, APPROVED AND ADOPTED this 24th day of August, 2016.

Rich Kerr, Mayor

Brenda Lopez, Deputy City Clerk, CMC

I, Brenda Lopez, Deputy City Clerk of the City of Adelanto, California, do hereby certify that the foregoing Resolution No. 16-63 was duly and regularly adopted at a regular meeting of the City Council of the City of Adelanto on this 24th day of August, 2016 be the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on the 24th day of August, 2016.

Brenda Lopez, Deputy City Clerk CMC



AGENDA ITEM

WRITTEN COMMUNICATIONS

CITY COUNCIL / BOARD OF DIRECTORS

MEETING OF: JULY 5, 2016

SUBMITTED BY: Brian Gengler, City Engineer

DATE: JUNE 24, 2016

ATTACHMENTS: Exhibits of School Site Locations and Improvements
David Evans & Associates Scope of Services and Fee

SUBJECT: Safe Routes to School Project – Award of Agreement to David
Evans & Assoc. for Preparation of Plans, Specifications and
Estimates

RECOMMENDATION:

Staff recommends that City Council:

1. Appropriate an additional \$310,000 from the Fund No. 230, the Local Transportation Fund (LTF).
2. Approve a Consultant / Professional Services Provider Agreement with David Evans & Associates in an amount not to exceed \$282,101 for the preparation of plans, specifications and estimates for the Safe Routes to School project.

FISCAL IMPACT: \$310,000

PROJECT BUDGET:	\$	310,000.00
PROJECT COST:	- \$	282,101.00
PROJECT BALANCE:	\$	27,899.00

BUDGET ACCT NO: Fund 230 - Local Transportation
Fund (LTF)

— Finance Use Only —
Additional Expense:
 No
 Yes / Amount
\$310,000 (LTF)
Additional Revenue:
 No
 Yes / Amount

CFO Review

DISCUSSION:

The State of California created an Active Transportation Program (ATP) to provide funding for bicycle and pedestrian projects, including Safe Route to School (SRTS) Projects. In 2014, the City of Victorville submitted an application for a joint SRTS project

with the City of Adelanto, in cooperation with the Victor Elementary School District (with four sites) and the Adelanto Elementary School District (with six sites). The project includes seven school sites in Victorville and three in Adelanto; part of the Adelanto Elementary School District extends into Victorville. The scope of the project includes installing: sidewalk, school zone signage and striping; speed feedback signs; rapid flash beacons at crosswalks; a bus drop off lane; new traffic signals on Mesa Linda Avenue / La Mesa Road and Mesa Linda Avenue / Luna Road. A list of the ten school sites and proposed improvements is attached.

In October of 2014, the City was notified that an ATP Cycle 1 grant was awarded for a total amount of \$4,097,000 for the following phases:

1. Project Approval / Environmental Document (PA/ED)	\$100,000
2. Plans, Specifications & Estimates (PS&E)	\$375,000
3. Right of Way (RW)	\$30,000
4. Construction	<u>\$3,592,000</u>
Total	\$4,097,000

On May 28, 2015, Phase 1, the PA/ED, was allocated by the California Transportation Commission (CTC). On June 2 2015, City Council awarded an agreement to David Evans & Assoc., in the amount of \$100,000 to prepare the PA/ED. The grant has no match requirement. Also on June 2, 2015, City Council approved an agreement with the City of Adelanto, defining the responsibilities of both cities. The agreement states that Victorville, as the lead on the project and the grant recipient, is responsible for administering the grant. Victorville is also responsible for preparing the PS&E. Each city will be responsible for coordinating the bidding process for the construction of the improvements and for the construction management of the projects completed within its jurisdiction. The PA/ED phase, which will achieve environmental clearance, is nearing completion.

The funds for Phases 2 and 3, the PS&E and RW, had to be allocated by the CTC by June 30, 2016. Due to delays caused by Caltrans Local Assistance, this deadline could not be met. Staff applied for a time extension for the PS&E and RW but it was denied by CTC staff. Unfortunately, as a result, \$405,000 of grant funds has been lost.

The construction funds for this project must be allocated by the CTC no later than June 30, 2017. For the construction funds to be allocated, PS&E must be completed and certified by the City. Right of way, which is required for school site number 9, located in Adelanto, would also need to be acquired and certified to construct certain improvements at that school site. In the consultant selection process, the proposers submitted qualifications, a scope of services and a fee for both the PA/ED and PS&E phases. David Evans & Assoc. was selected as the highest qualified consultant for both phases. Therefore, another request for proposals and consultant selection is not necessary. An agreement could be awarded to David Evans & Assoc. for the PS&E. David Evans has confirmed that the attached scope of services and fee are current and can be incorporated into the agreement. The fee is prorated based on the estimated cost of improvements of the seven school sites located in Victorville. Should Adelanto

not desire to locally fund their cost of the PS&E and right of way, the David Evans fee would be \$282,101. The fee amount plus a ten percent contingency would be approximately \$310,000. If Adelanto does participate, staff will request an amendment to the David Evans agreement and an amendment to the agreement with Adelanto to add the preparation of the PS&E for the three Adelanto school sites. The David Evans Fee for the three Adelanto school sites would be \$110,399.

Staff recommends appropriating funds as requested above and approving a consultant / professional services provider agreement with David Evans & Associates for preparing the plans, specifications and estimates for the Safe Routes to School Project

BG/sl

EXHIBIT A

**LIST OF PROJECTS COVERED UNDER THE
APPLICATION FOR THE COMBINED ATP
APPLICATION**

See Attachment

Victorville ATP Application
Project List

4/29/2014

Project 1 – Puerta Del Sol Elementary School (VESD) – City of Victorville

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Construct Box Culvert/Sidewalk on Puerta Del Sol w/o Barranca Way
3. Sidewalk Gap Improvements
 - a. North side of Puerta Del Sol Drive from Village Drive to Barranca Way (1,020 feet)
 - b. North side of Puerta Del Sol Drive from Academy Street to Green Hill Drive (720 feet)
4. Puerta Del Sol Drive at Barranca Way Crosswalk
 - a. Install Rectangular Rapid Flash Beacons (RRFB)

Project 2 – Mojave Vista Elementary School (VESD) – City of Victorville

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Sidewalk Gap Improvement – Seventh Avenue?
3. Install Speed Feedback Signs (2 on Seventh Avenue)

Project 3 – Village Elementary School (VESD) – City of Victorville

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Construct Bus Drop-off Lane on Mojave Drive
3. Mojave Drive at Jeraldo Drive Crosswalk
 - a. Install Rectangular Rapid Flash Beacons (RRFB)
4. Install Speed Feedback Signs (2 on Mojave Drive)

Victorville ATP Application
Project List

4/29/2014

Project 4 – Liberty Elementary School (VESD) – City of Victorville

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Install Speed Feedback Signs (2 on La Mesa Road and 2 on Amethyst Road)
3. Sidewalk Gap Improvement;
North side of La Mesa Street from Panoima Road to El Rio Road (4,500 feet)

Project 5 – Eagle Ranch Elementary School (AESD) – City of Victorville

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Install Beacon Warning Lights (2 on Eagle Ranch Parkway)
3. Red Rock Road at Lucero Street Crosswalk
 - a. Construct Curb Extensions/Bulb Outs
 - b. Install Rectangular Rapid Flash Beacons (RRFB)

Project 6 – Mesa Linda Middle School (AESD) – City of Victorville

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Install School Zone Beacon Warning Lights (2 on La Mesa Road)
3. Install Speed Feedback Signs (2 on La Mesa Road)
4. Install Traffic Signal at La Mesa Road and Mesa Linda Avenue

Victorville ATP Application
Project list

4/29/2014

Project 7 -- Morgan Kinkaid Elementary School (AESD) -- City of Victorville

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Install Beacon Warning Lights (2 on Luna Street and 2 on Mesa Linda Street)
3. Luna Road at Vaccaro Street Crosswalk
 - a. Construct Curb Extensions/Bulb Outs
 - b. Install Rectangular Rapid Flash Beacons (RRFB)
4. Mesa Linda Street at Bombay Street Crosswalk
 - a. Install Rectangular Rapid Flash Beacons (RRFB)
5. Sidewalk Gap Improvement;
East side of Mesa Linda Avenue from Ava Loma Street to Ojo Caliente Street
(600 feet)

Project 8 -- Adelanto Elementary School (AESD) -- City of Adelanto

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Construct Sidewalk/Driveway Improvements along School Frontage (600 feet)
3. Johnathan Street at Lawson Street Crosswalk
 - a. Construct Curb Extensions/Bulb Outs
 - b. Install Rectangular Rapid Flash Beacons (RRFB)

Victorville ATP Application
Project list

4/29/2014

Project 9 -- West Side Elementary School (AESD) -- City of Adelanto

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
Crosswalk signage at; Bellflower Road at Chamberlin Way, Lee Avenue, and Bartlett Avenue intersections; and Lee Avenue at Casaba Road
2. Bartlett Avenue at Lawson Street Crosswalk
 - a. Install Rectangular Rapid Flash Beacons (RRFB)
3. Sidewalk Gap Improvements
 - a. West side of Casaba Road from Bartlett Avenue to School (700 feet)
 - b. North side of Lee Avenue from Casaba Road to Bellflower Road (900 feet)
 - c. North side of Lee Avenue from Casaba Road to Larkspur Road (350 feet)

Project 10 -- Columbia Middle School (AESD) -- City of Adelanto

1. Install/Upgrade School Zone Signage (to current MUTCD standards)
2. Install Speed Feedback Signs (2 on Seneca Road)
3. Seneca Road at Jeremiah Street Crosswalk
 - a. Construct Curb Extensions/Bulb Outs
 - c. Install Rectangular Rapid Flash Beacons (RRFB)
4. Sidewalk Gap Improvement;
South side of Seneca Road from Racheal Drive to Verbena Road (1,000 feet)



CITY COUNCIL AGENDA REPORT

ADELANTO GOVERNMENTAL CENTER | 11600 AIR EXPRESSWAY | ADELANTO, CALIFORNIA 92301

DATE: August 24, 2016
TO: Honorable Mayor and City Council Members
FROM: Curtis Wright, *City Attorney*

SUBJECT: RESOLUTION OF INTENTION TO AMEND ZONING CODE TO ADOPT ORDINANCES REGULATING MEDICAL MARIJUANA DISTRIBUTION, TRANSPORTATION, TESTING, AND DISPENSING

STAFF RECOMMENDATION

Adopt the attached Resolution of Intention to adopt ordinances regulating medical marijuana distribution, transportation, testing, and dispensing, and thereby amend the Adelanto Zoning Code (“Zoning Code”).

SUMMARY & BACKGROUND

The City Council of the City of Adelanto (“City”) has previously adopted Ordinance 545 to regulate medical marijuana cultivation and manufacturing in the City. The City Council is now considering adopting ordinances regulating medical marijuana distribution, transportation, testing, and dispensing (“Marijuana Ordinances”). The Marijuana Ordinances will also constitute amendments (“Amendments”) to the Zoning Code.

Adelanto Municipal Code (“AMC”) chapter 17.115 regulates the process for enacting amendments to the Zoning Code. Under AMC section 17.115.020, amendments to the Zoning Code require submission to the Adelanto Planning Commission (“Planning Commission”) for recommendation. The City Council and the Planning Commission must find that the Amendments are consistent with the goals, policies, and objectives of the General Plan, and that they will not adversely affect surrounding properties before approving the Amendments pursuant to AMC section 17.115.040. The attached Resolution of Intention will initiate the process for Planning Commission review and enacting the Amendments to the Zoning Code pursuant to AMC section 17.115.010.

ENVIRONMENTAL IMPACT

The Resolution will not have a significant effect on the environment, and is exempt from the requirements of an environmental impact analysis pursuant to California Code of Regulations, title 14, section 15061(b)(3).

FISCAL IMPACT

None.

ATTACHMENT(S)

1. Resolution No. 16-64 - A Resolution Of Intention Of The City Council Of Adelanto, County Of San Bernardino, California, To Amend The Zoning Code To Adopt Ordinances Regulating Medical Marijuana Distribution, Transportation, Testing, And Dispensing

RESOLUTION NO. 16-64

**A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE
CITY OF ADELANTO, COUNTY OF SAN BERNARDINO,
CALIFORNIA, TO AMEND THE ADELANTO ZONING CODE TO
ADOPT ORDINANCES REGULATING MEDICAL MARIJUANA
DISTRIBUTION, TRANSPORTATION, TESTING, AND DISPENSING**

WHEREAS, the City Council of the City of Adelanto (“City”) has adopted Ordinance 545 to regulate medical marijuana cultivation and manufacturing in the City.

WHEREAS, the City Council is now considering adopting ordinances regulating medical marijuana distribution, transportation, testing, and dispensing in the City (“Marijuana Ordinances”).

WHEREAS, the Marijuana Ordinances will also constitute amendments (“Amendments”) to the Adelanto Zoning Code (“Zoning Code”).

WHEREAS, Adelanto Municipal Code (“AMC”) chapter 17.115 regulates the process for enacting amendments to the Zoning Code.

WHEREAS, the City Council desires to initiate the process for enacting the Amendments through this Resolution of Intention pursuant to AMC section 17.115.010.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ADELANTO
DOES RESOLVE AS FOLLOWS:**

SECTION 1. The above recitals are true and correct and are incorporated herein.

SECTION 2. The City Council finds and determines that amendments to the Zoning Code require submission to the Adelanto Planning Commission (“Planning Commission”) for recommendation in accordance with AMC section 17.115.020.

SECTION 3. The City Council finds and determines that the City Council and the Planning Commission must find that the Amendments are consistent with the goals, policies, and objectives of the General Plan, and that they will not adversely affect surrounding properties before approving the Amendments pursuant to AMC section 17.115.040.

SECTION 4. The City Council hereby adopts this Resolution of Intention to enact the Marijuana Ordinances, and thereby amend the Zoning Code.

SECTION 5. The City Council determines, based on a review of the entire record, that this Resolution does not have the potential to have a physical effect on the environment and that there is no possibility that this action will have a significant effect on the environment. Therefore, pursuant to the California Environmental Quality Act (“CEQA”) and its

implementing Guidelines (Pub. Resources Code, § 21065; Cal. Code Regs., tit. 14, §§ 15060(c)(2), 15378(a)) this activity is not subject to CEQA.

SECTION 6. The Mayor shall sign this Resolution, and the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Adelanto on this 24th day of August, 2016.

Rich Kerr, *Mayor*

Cindy M. Herrera, MMC,
City Manager/City Clerk

APPROVED AS TO FORM:

Curtis R. Wright, *City Attorney*

I, Cindy M. Herrera, City Manager/City Clerk of the City of Adelanto, California do hereby certify that the foregoing Resolution No. 16-64 was duly adopted at a regular meeting of the City Council of the City of Adelanto held on the 24th day of August, 2016, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I hereunto set my hand and affix the official seal of the City of Adelanto on the 24th day of August, 2016.

Cindy M. Herrera, MMC,
City Manager/City Clerk

SEAL