

MITIGATION MONITORING & REPORTING PROGRAM

**MORRIS MU & PARTNERS AUBURN AVENUE,
ADELANTO, CALIFORNIA
CONDITIONAL USE PERMIT (CUP) 21-04
LAND DEVELOPMENT PLAN (LDP) 21-03**



LEAD AGENCY:

**CITY OF ADELANTO
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
11600 AIR EXPRESSWAY BOULEVARD ADELANTO,
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INTRODUCTION & FINDINGS

The environmental analysis provided in the Initial Study that was prepared for the proposed project indicated the project would not result in any significant adverse unmitigable impacts. For this reason, the City of Adelanto determined that a *Mitigated Negative Declaration* was the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Adelanto can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

SUMMARY OF MITIGATION MEASURES

The analysis of air quality impacts indicated that the projected emissions would be below the SCAQMD's thresholds of significance. However, the following mitigation would be required to address potential odor impacts:

Mitigation Measure No. 1 (Air Quality Impacts). The Applicant will be required to prepare an Odor Management Plan that must be approved by the City of Adelanto and San Bernardino County Department of Public Health. The Odor Management Plan must be approved prior to the issuance of an Occupancy Permit.

Mitigation Measure No. 2 (Air Quality Impacts). Indoor air must be filtered so as to remove VOCs from the indoor air envelope. The filtration equipment must be installed prior to the issuance of an Occupancy Permit.

A biological field survey was conducted by RCA Associates, Inc. Based on the results of the field investigations there was a single Joshua tree located within the boundaries of the property. Based on the evaluation and analysis of this single tree, it was determined that the tree was dead. Nevertheless, the following mitigation measure will be required:

Mitigation Measure No. 3 (Biological Resources Impacts). An incidental take permit (ITP) will be required unless the Applicant is able to establish a 12-foot buffer around the single dead Joshua tree or to otherwise ensure the tree will not be disturbed during grading and or site development activities.

MITIGATION MONITORING MATRIX

The monitoring and reporting for the mitigation measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1.

Table 1 Mitigation Monitoring Program			
Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 1 (Air Quality). The project Applicant will be required to prepare an Odor Management Plan that must be approved by the City of Adelanto and San Bernardino County Department of Public Health. The Odor Management Plan must be approved prior to the issuance of an Occupancy Permit.</p>	<p style="text-align: center;">City of Adelanto Community Development Department</p> <p style="text-align: center;">•</p> <p style="text-align: center;"><i>(The Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>Prior to the start of any construction related activities.</i></p> <p style="text-align: center;">•</p> <p style="text-align: center;">Mitigation ends when construction is completed.</p>	<p>Date:</p> <p>Name & Title:</p>
<p>Mitigation Measure No. 2 (Air Quality). The project Applicant must ensure indoor air must be filtered so as to remove VOCs from the indoor air envelope. The filtration equipment must be installed prior to the issuance of an Occupancy Permit.</p>	<p style="text-align: center;">City of Adelanto Community Development Department</p> <p style="text-align: center;">•</p> <p style="text-align: center;"><i>(The Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>During the project's construction phase.</i></p> <p style="text-align: center;">•</p> <p style="text-align: center;">Mitigation ends at the completion of the construction phase.</p>	<p>Date:</p> <p>Name & Title:</p>
<p>Mitigation Measure No. 3 (Biological Resources). An incidental take permit (ITP) will be required unless the Applicant is able to establish a 12-foot buffer around the tree or to otherwise ensure the tree will not be disturbed during grading and or site development activities.</p>	<p style="text-align: center;">City of Adelanto Community Development Department</p> <p style="text-align: center;">•</p> <p style="text-align: center;"><i>(The Applicant is responsible for implementation)</i></p>	<p style="text-align: center;"><i>During the project's construction phase.</i></p> <p style="text-align: center;">•</p> <p style="text-align: center;">Mitigation ends at the completion of the construction phase.</p>	<p>Date:</p> <p>Name & Title:</p>