

CITY OF VICTORVILLE DEVELOPMENT DEPARTMENT

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MITIGATED MONITORING AND REPORTING PROGRAM

Preparation Date: June 5, 2025

Name or Title of Project: PLAN24-00021 - Victorville AutoZone Project

Location: The proposed project is located at the northwest corner of Mojave Drive at El Evado Road (Assessor's Parcel Numbers [APN] 0394-031-41).

Entity or Person Undertaking Project: AutoZone Parts, Inc.

Description of Project: The Project would construct a 7,380 square foot commercial AutoZone building (max. height of 26 feet) with associated surface parking on one vacant 1-3-acre parcel zoned General Commercial (C-2).

A.1 STATUTORY REQUIREMENTS

The purpose of this program is to identify the changes to the project, which the Lead Agency has adopted or made a condition of a project approval, in order to mitigate or avoid significant effects on the environment. The City of Victorville is the Lead Agency that must adopt the mitigation monitoring and reporting program. Section 21069 of the California Environmental Quality Act (CEQA) statute defines Responsible Agency as a public agency, other than the Lead Agency, which has the responsibility for carrying out or approving a project.

CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15091(d) "when making the findings required in subdivision (a)(1) of CEQA, the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures." Furthermore, Section 15097.d states "each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise." This discretion will be exercised by implementing agencies at the time they undertake any of the individual improvement projects identified in the Draft IS/MND.

The following mitigation measures have been identified for Case No. PLAN24-00021: The development of a 7,380 square foot commercial AutoZone building (max. height of 26 feet) with associated surface parking on one vacant 1-3-acre parcel zoned General Commercial (C-2) located at the northwest corner of the Mojave Drive at El Evado Road intersection in the City of Victorville, San Bernardino County, California.

A completed and signed checklist for each measure indicates that a measure has been implemented, and fulfills the City's monitoring requirements with respect to Public Resources Code Section 21081.6.



Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/Monitoring	Verification of Compliance		
						Initials	Date	Remarks
BIOLOGICAL RESOURCES								
MM BIO-1	Joshua Tree Avoidance and Mitigation. Take of western Joshua tree within the project site shall be avoided with the implementation of avoidance buffers; a qualified biologist shall determine the size of the avoidance buffers in conjunction with the City of Victorville and California Department of Fish and Wildlife (CDFW). If take of western Joshua tree individuals cannot be avoided take authorization in the form of an Incidental Take Permit (ITP) shall be obtained from CDFW under California Endangered Species Act (CESA) Section 2081 or the Western Joshua Tree Conservation Act (WJTCA) prior to the issuance of a grading permit or permit allowing site disturbance that would result in potentially impacts to the species. Consultation with CDFW shall determine the appropriate compensatory mitigation for impacts on western Joshua tree. Compensatory mitigation for western Joshua trees could include, but is not limited to, (1) Joshua tree replacement, (2) purchase of habitat conservation areas to protect existing Joshua tree habitats, or (3) payment to an existing in-lieu fee program, if available.	Incidental Take Permit obtained by the Project Applicant, if avoidance buffers are not implemented.	Prior to the issuance of a grading permit or permit allowing site disturbance	Demarcate limits of avoidance, or the issuance of an Incidental Take Permit from CDFW.	Approval: City of Victorville Planning Department Monitoring: City of Victorville Planning Department			
MM BIO-2	Burrowing Owl Avoidance and Mitigation. Fourteen days prior to the onset of site disturbance/construction activities, a qualified biologist shall survey the construction limits of the project site and a 500-foot buffer for the presence of burrowing owls and occupied nest burrows. The survey shall be conducted in accordance with the most current California Department of Fish and Wildlife (CDFW) survey methods. Another survey shall be conducted no less than 24 hours prior to the start of construction. If burrowing owls are not observed during the clearance survey, no additional conditions are required to avoid impacts on burrowing owl. If burrowing owl is documented on the site, either during pre-construction clearance surveys or during construction, a Incidental Take Permit (ITP) shall be obtained from CDFW under California Endangered Species Act (CESA) Section 2081 if take of burrowing owl cannot be avoided.	Qualified Biologist to be retained by the Project Applicant	14 days prior to the onset of site disturbance/ construction activities 24 hours prior to the start of construction	Retention of a qualified biologist. Pre-construction burrowing owl surveys. Incidental Take Permit, if necessary	Approval: City of Victorville Planning Department Monitoring: Qualified Biologist			
MM BIO-3	Nesting Bird Avoidance and Mitigation. To ensure compliance with California Fish and Game Code Sections 3503, 3503.5, and 3513 and to avoid potential impacts to nesting birds, vegetation clearing and ground-disturbing activities shall be conducted outside of the bird nesting season (generally February through August). If avoidance of the nesting season is not feasible, then a qualified biologist will conduct a nesting bird survey within three days prior to any disturbance of the site, including but not limited to vegetation clearing, diking, demolition activities, and grading. If active nests are identified, the qualified biologist shall establish suitable buffers around the nests depending on the level of activity within the buffer and species observed, and the buffer areas shall be avoided until the nests are no longer occupied, and the juvenile birds can survive independently from the nests. During construction activities, the qualified biologist shall continue biological monitoring activities at a frequency recommended by the qualified biologist using their best professional judgment. If nesting birds are documented, avoidance and minimization measures may be adjusted, and construction activities stopped or redirected by the qualified biologist using their best professional judgement to avoid take of nesting birds.	Qualified Biologist to be retained by the Project Applicant	No more than 3 days prior to vegetation removal or ground-disturbing activities.	Nesting bird surveys In the event an active nest is found, a qualified biologist shall establish an appropriate buffer around the nest until the nests are no longer occupied, and the juvenile birds can survive independently from the nests or the project is completed.	Approval: City of Victorville Planning Department Monitoring: Qualified Biologist			
CULTURAL RESOURCES								



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MM CUL-1	In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease, and a qualified archaeologist meeting Secretary of the Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within MM TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.	Qualified Archaeologist retained by the Project Applicant	In the event that cultural resources are discovered during project activities.	Written verification that a qualified archaeologist has been retained. Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within MM TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find.	Approval: City of Victorville Planning Department Monitoring: A qualified archaeologist (meeting Secretary of the Interior Standards)			
MM CUL-2	If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	Qualified Archaeologist	If significant pre-contact cultural resources are discovered and avoidance cannot be ensured	Written verification that a Monitoring and Treatment Plan has been developed and provided to YSMN for review and comment	Approval: City of Victorville Planning Department Monitoring: A qualified archaeologist (meeting Secretary of the Interior Standards)			
MM CUL-3	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	Project Applicant	If human remains or funerary objects are encountered during project activities	Written verification that the County Coroner has been contacted	Approval: City of Victorville Planning Department Monitoring: County Coroner			
GEOLOGY AND SOILS								
MM GEO-1	Paleontological Resources Monitor. Monitoring shall be conducted by a Paleontological Resources Monitor, defined as one who meets the Society for Vertebrate Paleontology standards for a Paleontological Resources Monitor. The Paleontological Resources Monitor shall be under the supervision of the Project Paleontologist. A Project Paleontologist shall prepare a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). As defined in the PRMMP, Paleontological monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments that occur in previously undisturbed sediment, which has been estimated as any portion of the project site where excavation exceeds 10 feet in depth. The frequency of monitoring shall be based on consultation with or periodic inspection by the Project Paleontologist and shall depend on the rate of excavation and grading activities and the materials being excavated.	Paleontological Resources Monitor retained by the Project Applicant	During ground disturbance	Paleontological Resources Monitoring and Mitigation Plan	Approval: City of Victorville Planning Department Monitoring: Paleontological Resources Monitor			
TRIBAL CULTURAL RESOURCES								
MM TCR-1	Cultural Resources Monitoring and Treatment Plan. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in MM CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided	Qualified Archaeologist retained by the Project Applicant	In the event that cultural resources are discovered during project activities.	Written verification that YSMN has been contacted if pre-contact cultural	Approval: City of Victorville Planning Department			



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	information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor onsite.			resources are discovered during project implementation Cultural Resources Monitoring and Treatment Plan, if needed	Monitoring: Qualified Archaeologist			
MM TCR-2	Archaeological and Cultural Documentation. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.	City of Victorville Planning Department	Prior to grading and construction activities	Verification that archaeological/cultural documents have been disseminated to YSMN	Approval: City of Victorville Planning Department Monitoring: City of Victorville Planning Department			