

**City of El Monte**  
**Valley Boulevard Residential Project – List of Mitigation Measures**

- Mitigation Measure No. 1 Prior to the start and throughout project construction, the contractor shall implement and maintain the following fugitive dust control measures:
- Apply soil stabilizers or moisten inactive areas.
  - Prepare a high wind dust control plan.
  - Address previously disturbed areas if subsequent construction is delayed.
  - Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
  - Cover all stock piles with tarps at the end of each day or as needed.
  - Provide water spray during loading and unloading of earthen materials.
  - Minimize in-out traffic from construction zone
  - Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard
  - Sweep streets daily if visible soil material is carried out from the construction site.
- Mitigation Measure No. 2 Throughout project construction the contractor shall:
- Utilize well-tuned off-road construction equipment.
  - Establish a preference for contractors using Tier 3 or better heavy equipment.
  - Enforce 5-minute idling limits for both on-road trucks and off-road equipment.
- Mitigation Measure No. 3 In the event that an archaeological resource is unearthed during construction, all construction related activities must cease immediately. The developer shall seek the advice of a qualified archaeologist approved by the Tongva-Gabrieleño tribe to determine if the resource is deemed to be significant. In the event that the archaeological resource has been determined to be significant, the provisions outlined in Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply.
- Mitigation Measure No. 4 The seismic design related values provided in the soils report shall be incorporated into the design of all buildings as approved by the City Engineer prior to the issuance of a building permit.
- Mitigation Measure No. 5 If any paleontological materials are encountered during the course of project development, all further development activities shall halt in the area of the discovery and the services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.

The project developer shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report to the satisfaction of the Economic Development Director.

- Mitigation Measure No. 6 Prior to the issuance of a grading permit additional investigation to evaluate subsurface conditions associated with the identified RECs and conclusions of the investigation shall be provided to the City engineer for review. Recommendations by the City engineer for any further investigation and/or remediation shall be conducted as directed.
- Mitigation Measure No. 7 A Media Management Plan addressing the issues associated with the historical use of the site for agriculture and automotive repairing services, reported TPH and PCE impacts above ESLs, subsurface investigations, and residual TPH concentrations remaining in place subsequent to the removal of the former on-site three USTs. The Media Management Plan shall be submitted to the City Engineer for approval prior to the issuance of a grading permit.
- Mitigation Measure No. 8 A Soils & Soil Vapor Management Plan shall be prepared prior to the start of grading to facilitate media (soil/soil vapor) management during all excavation and construction activities. The Plan shall identify the steps that shall be taken during excavation and construction activities should indications of elevated vapors in ambient air, impacted soil (e.g. presence of staining, odors, etc.), and/or any abandoned buried structures (e.g. hydraulic hoist systems) are identified.
- Mitigation Measure No. 9 Small bulldozers only shall be permitted to operate within 56 feet of the nearest adjacent residential structures.
- Mitigation Measure No. 10 Prior to the issuance of any grading permit for the proposed project, the City of El Monte shall ensure that the project applicant retains the services of a Tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation for Native American monitoring during ground-disturbing activities. This provision shall be included on proposed project plans and specifications. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or augering, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The project site shall be made accessible to the monitor(s) provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation and shall be present on site during the construction phases that involve any ground-disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any tribal cultural resources and/or archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined

in California Public Resources Code (PRC) Division 13, Section 21083.2 (a) through (k).

If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process.

Construction activity shall not be contingent on the presence or availability of a monitor, and construction may proceed regardless of whether or not a monitor is present on site. The monitor shall complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed or when the monitor has indicated that the site has a low potential for tribal cultural resources and/or archaeological resources.

Mitigation Measure No. 11 All tribal cultural resources and/or archaeological resources unearthed by proposed project construction activities shall be evaluated by the qualified archaeologist and Native American monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation. Upon discovery of any archaeological resources, construction activities shall cease in the immediate vicinity of the find until the find can be assessed. Construction work shall be permitted to continue on other parts of the project site while evaluation and, if necessary, additional evaluation and/or preservation measures takes place CEQA Guidelines Section 15064.5[f]). If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures shall be made available through coordination between the Gabrieleño Band of Mission Indians-Kizh Nation and the project applicant. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and California PRC Section 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.