

# MITIGATION MONITORING AND REPORTING PROGRAM

## SOUTH EL MONTE FIELDS AND BUSINESS PARK PROJECT

(SCH NO. 2024070062)

Prepared for | City of South El Monte  
Community Development Department  
11333 Valley Blvd 2nd Floor  
El Monte, California 91731

Prepared by | Kimley-Horn and Associates, Inc.  
1100 W. Town & Country Road, Suite 700  
Orange, California 92868

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**Kimley»Horn**



## PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor the Mitigation Program outlined in the South El Monte Athletic Fields and Business Park Project Environmental Impact Report (EIR), State Clearinghouse No. 2024070062. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code. Specifically, Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
  - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
  - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of South El Monte is the Lead Agency for the Project and is therefore responsible for ensuring the implementation of the MMRP. The MMRP has been drafted to meet the requirements of Public Resources Code Section 21081.6 as a fully enforceable monitoring program.

## BACKGROUND

The Mitigation Program identified in the EIR outlines the standard conditions of approval and mitigation measures for which implementation of the Project would be consistent with.

The MMRP defines the following for each Mitigation Program element:

- **Definition.** The Mitigation Program element contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of Project implementation do not proceed without

establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

- **Monitoring/Reporting Method.** The actions required to ensure the measure is implemented are noted.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the party responsible for implementing the mitigation, and the City South El Monte or designated representative would be responsible for monitoring the performance and implementation of the mitigation measure. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.

The last column of the MMRP table will be used by the parties responsible for documenting when implementation of the measure has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of South El Monte. The completed MMRP and supplemental documents will be kept on file at the City of South El Monte Community Development Department, Planning Division.

South El Monte Athletic Fields and Business Park Project Mitigation Monitoring and Reporting Program					
Standard Conditions; Mitigation Measures; Laws, Ordinances and Regulations	Implementation Timing	Monitoring/ Reporting Method	Responsible Party for Implementation/ Approval	Verification	
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<b>Aesthetics</b>					
<p><b>MM AES-1:</b> Stadium lights at the future City park athletic fields shall comply with the following requirements:</p> <ol style="list-style-type: none"> <li><b>Orientation.</b> Fixtures shall be oriented in such a way that they direct light downward and toward the field, ensuring that no direct light is emitted towards adjacent lands.</li> <li><b>Full Cutoff Fixtures.</b> Fixtures shall be “full cutoff” type to direct light exclusively onto the playing surface and avoid light spill and glare beyond the field boundaries.</li> <li><b>Shielding.</b> Shielding or deflectors shall be installed to reduce light spill.</li> <li><b>Lighting Intensity.</b> The lighting intensity shall not exceed necessary levels for safety and visibility.</li> <li><b>Dimming Capabilities.</b> Lights shall be dimmable to adjust levels based on the activity or time of day.</li> <li><b>Scheduling Controls.</b> The lighting system shall have an automatic timer to turn off all lights promptly after events and practices, and to limit unnecessary lighting during non-use periods (e.g., after 10:00 PM).</li> <li><b>Maintenance and Adjustments.</b> The lighting system shall be subject to annual inspection and adjustments to ensure ongoing compliance with the requirements outlined above. In the event that the above requirements are no longer being met, corrective measures, including re-aiming lights, upgrading fixtures, or adjusting light levels, shall be implemented immediately.</li> </ol>	Prior to installation of stadium lighting	Verify compliance on Project plans On-site inspections	City of South El Monte Community Development Department, Planning Division; Building & Safety Division		
<p><b>MM AES-2: Digital Billboard.</b> The billboard shall comply with the following requirements:</p> <ul style="list-style-type: none"> <li>The display brightness shall be controlled by a photocell or light sensor that adjusts the brightness to the required level based on ambient light conditions without the need for human input. Use of other brightness adjustment methods, such as timer- or calendar-based systems, shall only be used as a backup system.</li> <li>The billboard shall comply with outdoor advertising requirements under the Caltrans Federal Highway Beautification Act and the California Outdoor Advertising Act.</li> <li>The display shall be factory-certified as capable of complying with the City’s illumination requirements.</li> <li>The sign shall be equipped with a control system that, in the event of a display or control malfunction, “freezes” the display on either a single, unchanging message, or a blank screen.</li> <li>Any sign area not comprising the digital display panel is prohibited. This area includes, but is not limited to, static sign area, appendages, cutout letters, and figures.</li> </ul>	Prior to installation of digital billboard	Verify compliance on Project plans On-site inspections	City of South El Monte Community Development Department, Planning Division; Building & Safety Division Caltrans		

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<ul style="list-style-type: none"> <li>Where screen transitions are used, the transitions shall not give the appearance of moving text or images. The sign copy shall not use flashing, intermittent, or moving lights or produce the optical illusion of movement.</li> <li>Each sign copy shall be displayed for a minimum of four seconds. The still images shall move or present the appearance of motion and shall not use flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination. Transition or blank screen time between one still image and the next shall not exceed one second.</li> <li>The digital billboard shall comply with all applicable laws and regulations concerning brightness, including, without limitation, California Vehicle Code Section 21466.5, as amended.</li> </ul>					
<b>Biological Resources</b>					
<p><b>MM BIO-1:</b> Regardless of the results of focused burrowing owl surveys, a qualified biologist shall conduct a take avoidance preconstruction survey no less than 14 days prior to the onset of construction activities within the construction limits of the project site and a 500-foot buffer. A second survey shall be conducted within 24 hours prior to the onset of construction activities. Surveys shall be conducted at least seven days apart. The surveys shall assess the presence of burrowing owls and occupied nest burrows and be conducted in accordance with the most current California Department of Fish and Wildlife (CDFW) survey methods. If burrowing owls are not observed during the preconstruction survey, no additional conditions may be required to avoid impacts to burrowing owl. A preconstruction survey shall be repeated if Project activities are suspended or delayed more than 14 days from the second survey.</p> <p>If burrowing owl is documented on site, occupied burrowing owl burrows shall not be disturbed without CDFW authorization. Disturbance avoidance buffers shall be determined and set up by a qualified biologist in accordance with the recommendations included in the BUOW Guidelines (CDFW 2012). A biologist shall be contracted to perform monitoring during all construction activities approximately every other day. The definitive frequency and duration of monitoring shall be dependent on whether it is the breeding versus non-breeding season and the efficacy of the exclusion buffers, as determined by a qualified biologist and in coordination with CDFW.</p> <p>The project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the City of South El Monte and CDFW to document compliance with this avoidance and minimization measure. For the purposes of this avoidance and minimization measure, “qualified biologist” is a biologist who meets the requirements set forth in the BUOW Guidelines (CDFW 2012).</p>	<p>Preconstruction survey conducted no less than 14 days prior to the onset of construction activities</p> <p>A second survey shall be conducted within 24 hours prior to the onset of construction activities</p> <p>If burrowing owl is documented on-site, biological monitoring</p>	<p>Verify preconstruction survey report</p>	<p>Qualified Biologist</p> <p>City of South El Monte Community Development Department, Planning Division</p>		

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<p><b>MM BIO-2:</b> If take avoidance pre-construction burrowing owl surveys are positive and avoidance is not possible, either directly or indirectly, the California Department of Fish and Wildlife (CDFW) shall be consulted and, if necessary, a California Endangered Species Act Incidental Take Permit (CESA ITP) shall be obtained authorizing take of burrowing owl incidental to approved project activities. All Conditions of Approval outlined in the CESA ITP shall be fully implemented and strictly followed. Conditions of Approval may include, but are not limited to, worker education program, construction/compliance monitoring, best management practices, CDFW notifications, compliance reporting, final mitigation reporting, take minimization measures, burrowing owl mortality reduction plan, burrow replacement plan, pre-construction surveys, burrow avoidance measures, burrow blockage requirements, burrow excavation requirements, operations and maintenance take avoidance measures, habitat management land acquisition, and endowment fund. If the burrowing owl is no longer a candidate or listed species under CESA at the time of Project construction, an ITP would not be required.</p>	<p>If burrowing owl are present and cannot be avoided during preconstruction surveys</p>	<p>Verification of CESA ITP, if burrowing owls are detected</p>	<p>Qualified Biologist California Department of Fish and Wildlife (CDFW) City of South El Monte Community Development Department, Planning Division</p>		
<p><b>MM BIO-3:</b> To avoid impacts to special-status resources and inadvertent disturbance to areas outside the limits of the Project activities, the following monitoring requirements and Best Management Practices (BMPs) shall be implemented:</p> <p>a. To prevent inadvertent disturbance to areas outside the limits of work, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary visibility construction fence) prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits. The work limit delineation shall be maintained throughout project construction. The use of whiskers with stakes or marking paint is recommended to maintain integrity of work limits.</p> <p>b. With the exception of any burrowing owls, the qualified biologist shall flush any special-status wildlife species (i.e., avian or other mobile species) from suitable habitat areas within the project development footprint to the maximum extent practicable immediately (e.g., within 24 hours) prior to initial vegetation removal activities. The biologist shall flush wildlife by walking through habitat to be imminently removed.</p> <p>c. Construction vehicles shall not exceed 15 miles per hour on unpaved roads adjacent to the project site or the right-of-way accessing the site.</p> <p>d. To the degree feasible, construction activities shall occur during daytime hours. Permissible nighttime activities could include pouring of concrete for the warehouse foundation during early and/or nighttime hours.</p> <p>e. If trash and debris need to be stored overnight during maintenance activities, fully covered trash receptacles that are animal-proof and weather-proof shall be used by the maintenance contractor to</p>	<p>Prior to ground-disturbance activities Ongoing during grading and construction</p>	<p>Verify compliance on Project plans On-site inspections</p>	<p>Project Applicant or its contractors Qualified Biologist City of South El Monte Community Development Department, Planning Division</p>		

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<p>contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Alternatively, standard trash receptacles may be used during the day, but must be removed each night.</p> <p>f. The operator shall not permit pets on or adjacent to construction sites.</p> <p>g. At the end of each workday during construction and in the morning prior to the start of each workday during construction, the applicant or its contractors, shall cover all excavated, steep-sided holes or trenches more than eight inches deep and that have sidewalls steeper than 1:1 (45 degree) slope with plywood or similar materials, or provide a minimum of one escape ramp per 100 feet of trenching (with slopes no greater than 3:1) constructed of earth fill or wooden planks. The project biologist shall thoroughly inspect holes and trenches for trapped animals during biological monitoring.</p> <p>h. The applicant, or its contractors, shall screen, cover, or elevate at least one foot above ground, all construction pipe, culverts, or similar structures with a diameter of three inches or greater that are stored on site overnight. These pipes, culverts, and similar structures shall be inspected by the project biologist for wildlife before such material is moved, buried, or capped.</p> <p>i. The applicant, or its contractors, shall avoid the use of invasive plant species in the landscaping associated with the development. Invasive species with Moderate or High on the California Invasive Plant Council (Cal-IPC) list (<a href="https://www.cal-ipc.org/plants/inventory">https://www.cal-ipc.org/plants/inventory</a>) are prohibited from use and shall be removed if found on site. The applicant or contractor shall refer to state resources for lists of appropriate native plant replacements (e.g., Calscape [<a href="https://www.calscape.org">https://www.calscape.org</a>] and CNPS [<a href="https://www.cnps.org/gardening">https://www.cnps.org/gardening</a>]).</p>					
<p><b>MM BIO-4:</b> Project impacts on non-native grassland (21.6 acres) shall be mitigated at a 0.5:1 ratio through the purchase of 10.8 acre of grassland habitat at an approved mitigation bank, such as the Petersen Ranch Mitigation Bank. Confirmation of the purchase of grassland habitat at an approved mitigation bank shall be provided to the City of South El Monte Community Development Department prior to the issuance of the first action or permit for site disturbance.</p>	<p>Prior to the issuance of the first action or permit for site disturbance</p>	<p>Verification of purchase of grassland habitat at approved mitigation bank</p>	<p>City of South El Monte Community Development Department, Planning Division</p>		
<p><b>MM BIO-5:</b> To ensure compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFG) 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 January 15 to August 31 for raptors and February 15 to August 31 for other bird species). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within seven days prior to any disturbance of the site, including but not limited to vegetation clearing, disking, demolition</p>	<p>If within nesting bird season, within seven days prior to any disturbance of the site</p> <p>Biological monitoring ongoing during construction</p>	<p>Verify nesting bird survey conducted</p>	<p>Qualified Biologist</p> <p>City of South El Monte Community Development Department, Planning Division</p>		

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<p>activities, and grading. If the qualified biologist determines that no active bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements.</p> <p>If active nests of any species protected by the MBTA or CFGC are identified, the biologist shall establish suitable disturbance limit buffers around the nests marked using flagging or staking. The disturbance limit buffer size shall depend on the site conditions, level of activity within the buffer, and species observed. The disturbance limit buffer zones shall be avoided until the nests are no longer occupied. Any active nests shall be monitored by a qualified biologist during active construction, at a frequency determined using their best professional judgment, but not less than twice per week. If potential affects to nesting birds are observed, 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. Once a nest is no longer occupied and the juvenile birds can survive independently from the nest, the project can proceed without further regard to the nest site.</p>					
<p><b>MM BIO-6:</b> To avoid impacts on the pallid bat, any on-site abandoned structures and all trees with suitable roosting cavities shall be surveyed by a qualified biologist prior to demolition or removal. Pre-construction surveys shall take place no more than 14 days prior to the start of demolition activities. If active roosts are identified, a biological monitor shall be employed to direct avoidance measures.</p> <p>If bats are detected during pre-construction surveys, biological monitoring shall be conducted by a qualified biologist to ensure that project activities do not result in direct take. The biologist shall be present for all demolition or tree removal activities in areas known or suspected to support roosting bats as determined by the qualified biologist. The biological monitor shall perform clearance surveys at the start of each workday in areas scheduled for immediate demolition. The monitor shall direct project activities away from special-status bat species, should they be found on site, to ensure that impacts on these species are avoided to the fullest extent possible. If present, bats are expected to flush from the project site at the onset of demolition activities. However, if they persist on site through demolition of non-roost site areas, consultation with the CDFW may be required.</p>	<p>Preconstruction surveys no more than 14 days prior to start of demolition or removal of any on-site abandoned structures or trees</p> <p>Ongoing biological monitoring, if bats are detected</p>	<p>Verify preconstruction survey conducted</p>	<p>Qualified Biologist City of South El Monte Community Development Department, Planning Division</p>		
<b>Cultural Resources</b>					
<p><b>MM CUL-1:</b> In the event that cultural resources (archaeological or historical) are inadvertently unearthed or encountered during excavation and grading activities, all work within 60 feet of the find shall cease and an archaeologist, the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes, shall be contacted. The archaeologist shall meet the Secretary of Interior</p>	<p>During excavation and grading activities.</p>	<p>Verify retention of a Qualified Archeologist</p> <p>Field record and of resource significance</p>	<p>Qualified Archeologist Consulting tribes City of South El Monte, Community</p>		

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professional qualifications in archaeology and will record and evaluate the resource for potential significance. The City of South El Monte, as the lead agency shall consult with the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes regarding the significance of the resource and its potential as a Tribal Cultural Resource (TCR) under CEQA. In the event of the discovery of a TCR, refer to Mitigation Measure (MM) TCR-2. The archaeologist shall determine if the resource meets the CEQA definition of historical (State CEQA Guidelines §15064.5(a)) and/or unique archaeological resources (Public Resources Code [PRC] §21083.2(g)). Should the archaeologist have concerns that the find is potentially significant, the archaeologist shall prepare a mitigation plan for review and approval by the City. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to State CEQA Guidelines Section 15064.5 shall be followed.		Consult with consulting Tribes Archaeologist determination of historical and/or unique archaeological resources Mitigation plan by Archaeologist	Development Department, Planning Division		
<b>SC CUL-1:</b> If human remains are encountered during the undertaking, California State Health and Safety Code Section 7050.5 states that excavation shall stop and no further disturbance shall occur within 100 feet of the discovery until the County Coroner has made a determination of origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery within 48 hours of notification. If the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the landowner or his/her authorized representative rejects the recommendation, the human remains and associated items will be interred on the property with appropriate dignity in a location that will not be subject to future disturbance.	During excavation	Determination of deposition and origin Field Inspection NAHC MLD determination and recommendation	County Coroner Native American Heritage Commission (NAHC) Most Likely Descendant (MLD) City of South El Monte, Community Development Department, Planning Division		
<b>Geology and Soils</b>					
<b>SC GEO-1:</b> The Applicant shall submit to the City of South El Monte Building and Safety Department for review and approval, a site-specific design-level geotechnical investigation prepared for the project site by a registered geotechnical engineer. The investigation shall comply with all applicable State and local code requirements and: a) Include an analysis of the expected ground motions at the site from known active faults using accepted methodologies;	Prior to the issuance of the first grading permit for ground-disturbing activities	Design-level geotechnical investigation City's registered geotechnical engineer or third-party registered engineer approval	Project Applicant Registered Geotechnical Engineer City of Rialto's registered geotechnical engineer or third-party registered engineer		

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<p>b) Determine structural design requirements as prescribed by the most current version of the California Building Code, including applicable City amendments, to ensure that structures can withstand ground accelerations expected from known active faults; and</p> <p>c) Determine the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements.</p> <p>Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigation in the site-specific investigations. The structural engineer shall review the site-specific investigations, provide any additional necessary measures to meet Building Code requirements, and incorporate all applicable recommendations from the investigation in the structural design plans and shall ensure that all structural plans for the Project meet current Building Code requirements.</p> <p>The City's registered geotechnical engineer or third-party registered engineer retained to review the geotechnical reports shall review each site-specific geotechnical investigation, approve the final report, and require compliance with all geotechnical requirements contained in the investigation in the plans submitted for the grading, foundation, structural, infrastructure and all other relevant construction permits.</p> <p>The City shall review all Project plans for grading, foundations, structural, infrastructure and all other relevant construction permits to ensure compliance with the applicable geotechnical investigation and other applicable Code requirements.</p>			City of South El Monte, Community Development Department, Building and Safety Division		
<p><b>MM GEO-1:</b> Prior to the issuance of the first grading permits, the City of South El Monte Building and Safety Department shall review all Project plans for grading, foundation, structural, infrastructure, and all other relevant construction permits to ensure compliance with the applicable recommendations from the Geotechnical Investigation. This shall include recommendations related to the discovery of groundwater, wet soils, or unstable soils during grading, stabilization, dewatering, fill materials, and foundations.</p>	Prior to the issuance of the first grading permit	Verify compliance on Project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<p><b>MM GEO-2:</b> Prior to the issuance of the first grading permit for ground-disturbing activities, the Applicant shall provide evidence to the City of South El Monte Building and Safety Department that a qualified paleontologist has been retained. The selection of the qualified paleontologist shall be subject to the acceptance of the City. If paleontological resources are encountered, the contractor shall immediately cease all earth-moving activities within a 100-foot radius of the area of discovery. The qualified paleontologist shall be contacted to evaluate the significance of the finding and determine an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements under State CEQA Guidelines Section 15064.5 shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.</p>	Prior to the issuance of the first grading permit for ground-disturbing activities  If paleontological resources are encountered, during	Verify retention of a qualified Paleontologist  If paleontological resources are unearthed; evaluate significance of findings	Project Applicant  Qualified Paleontologist  City of South El Monte, Community Development Department, Building and Safety Division		

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	construction earth moving activities				
<b>Greenhouse Gas Emissions</b>					
<b>LOR GHG-1.</b> Require diesel powered construction equipment to turn off when not in use per Title 13 of the California Code of Regulations, Section 2449.	Ongoing during construction	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<b>LOR GHG-2.</b> Limit idling time for commercial vehicles to no more than five minutes per Title 13 of the California Code of Regulations, Section 2485.	Ongoing during construction	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<b>LOR GHG-3.</b> In accordance with California Title 24 Standards, buildings will be designed to have 15 percent of the roof area “solar ready” that will structurally accommodate later installation of rooftop solar panels. If future building operators pursue providing rooftop solar panels, they will submit plans for solar panels prior to occupancy.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<b>LOR GHG-4.</b> Design buildings to be water-efficient. Install water-efficient fixtures in accordance with Section 5.303 of the California Green Building Standards Code Part 11.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<b>LOR GHG-5.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1 of the California Green Building Standards Code Part 11.	Ongoing during demolition and construction	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		

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<b>LOR GHG-6.</b> Provide storage areas for recyclables and green waste and adequate recycling containers located in readily accessible areas in accordance with Section 5.410 of the California Green Building Standards Code Part 11.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<b>LOR GHG-7.</b> To facilitate future installation of electric vehicle supply equipment (EVSE), construction shall comply with Section 5.106.5.3 (nonresidential electric vehicle charging) of the California Green Building Standards Code Part 11.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<b>LOR GHG-8.</b> Tenants of the warehouse shall comply with the South Coast Air Quality Management District (SCAQMD) Warehouse Indirect Source Rule (Rule 2305). This rule is expected to reduce NO <sub>x</sub> and PM <sub>10</sub> emissions during operations. Compliance with Rule 2305 is enforced by the SCAQMD through their reporting process and is required for all warehouse projects greater than 100,000 square feet.	Condition of issuance of Building Permit Prior to issuance of Occupancy Permit	Verify compliance on project plans	City of South El Monte, Community Development Department, Building and Safety Division		
<b>MM GHG-1: Electric Landscape Equipment.</b> Prior to the issuance of a tenant occupancy permit for the warehouse, the City of South El Monte Community Development Department, Building and Safety Division shall confirm that tenant lease agreements include contractual language that all handheld landscaping equipment used on site shall be 100 percent electrically powered. The warehouse building, as well as the parking lots for the future City park and warehouse components, shall be equipped with exterior electrical outlets to accommodate this requirement. This requirement shall be included in the third-party vendor agreements for landscape services for the building owner and tenants, as applicable. Therefore, this mitigation measure is applicable to the warehouse and City park.	Prior to the issuance of a tenant occupancy permit for the warehouse.	Review of tenant lease agreements	City of South El Monte Community Development Department, Building and Safety Division		
<b>MM GHG-2: On-Site Renewable Electricity Generation.</b> The Project shall install solar photovoltaic (PV) panels or other source of renewable energy generation on the site or otherwise acquire energy from the local utility that has been generated by renewable sources, that would provide 100 percent of the expected building load.	During the development review process; Prior to issuance of the first to demolition, grading, or building permit	Verify compliance on Project plans and/or renewable energy source documentation	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		

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(i.e., the Title 24 electricity demand and the plug-load, anticipated to be approximately 5.75 kilowatt hours per year [kWh/year] per square foot). <sup>1</sup> This mitigation measure is only applicable to the warehouse.					
<p><b>MM GHG-3: CALGreen Tier 2.</b> Prior to the issuance of a building permit, the Project Applicant or successor in interest, and the City (as applicable) shall provide documentation to the City of South El Monte Community Development Department, Building and Safety Division demonstrating the following:</p> <ul style="list-style-type: none"> <li>▪ The warehouse shall be designed to achieve Leadership in Energy and Environmental Design (LEED) certification to meet or exceed CALGreen Tier 2 standards in effect at the time of building permit application.</li> <li>▪ The Project (warehouse and City park) shall provide facilities to support electric charging stations per the Tier 2 standards in Section A5.106.5.3 (Nonresidential Voluntary Measures) of the 2022 CALGreen Code.</li> </ul>	Prior to the issuance of a building permit	Verify compliance on Project plans	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		
<p><b>MM GHG-4: On-site Electricity Efficiency.</b> Prior to the issuance of tenant occupancy permits for the warehouse, the Planning Division shall confirm that tenant lease agreements include contractual language that appliances used on site shall be ENERGY-STAR Certified. This mitigation measure is only applicable to the warehouse.</p>	Prior to the issuance of tenant occupancy permits for the warehouse	Review of tenant lease agreements	Project Applicant City of South El Monte, Community Development Department, Planning Division		
<p><b>MM GHG-5: Require All-Electric Development.</b> Prior to the issuance of building permits for the warehouse, the City of South El Monte Community Development Department, Building and Safety Division shall confirm that building plans require the Project to use all-electric appliances and end uses instead of natural gas. The Project shall not include natural gas utility lines or connections. This mitigation measure is only applicable to the warehouse.</p>	Prior to the issuance of building permits for the warehouse	Verify compliance on Project plans	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		
<p><b>MM GHG-6: Solid Waste Diversion.</b> The warehouse shall divert a minimum of 75 percent of landfill waste. Prior to issuance of a tenant occupancy permit for the warehouse by the City of South El Monte Community Development Department, Planning Division, a recyclables collection and load area shall be constructed in compliance with City standards for recyclable collection and loading areas. This mitigation measure applies only</p>	Prior to issuance of a tenant occupancy permit for the warehouse	On-site inspections Review of diversion plan	Project Applicant City of South El Monte Community Development		

<sup>1</sup> The expected electricity demand is based on CalEEMod; refer to **Appendix I** of the EIR.

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<p>to tenant permits for the warehouse and not the warehouse building shell<sup>2</sup> approvals. The diversion plan shall also comply with the established solid waste and recycling laws including AB 939 and AB 341.</p> <p>The City park shall divert a minimum of 50 percent of land fill waste in compliance with AB 75 and AB 939. In addition, a recyclables collection and load area shall be constructed in compliance with City standards for recyclable collection and loading areas.</p>			Department, Planning Division		
<p><b>MM GHG-7:</b> Prior to issuance of tenant occupancy permits for the warehouse, the tenant/facility operator shall prepare and submit a Transportation Demand Management (TDM) program detailing strategies that would reduce the use of single occupant vehicles by employees by increasing the number of trips by walking, bicycle, carpool, vanpool and transit. The TDM shall include, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Provide a transportation information center and on-site TDM coordinator to educate residents, employers, employees, and visitors of surrounding transportation options.</li> <li>▪ Promote bicycling and walking through design features such as showers for employees, self-service bicycle repair area, etc. around the project site.</li> <li>▪ Promote and support carpool/vanpool/rideshare use through parking incentives and administrative support, such as ride-matching services.</li> <li>▪ Incorporate incentives for using alternative travel modes, such as preferential load/unload areas or convenient designated parking spaces for carpool/vanpool users.</li> </ul> <p>This mitigation measure applies only to tenant occupancy and not the building shell<sup>3</sup> approvals. Therefore, this mitigation measure is only applicable to the warehouse.</p>	Prior to issuance of tenant occupancy permits for the warehouse	Review of TDM program	Tenant/Facility Operator City of South El Monte Community Development Department, Building and Safety Division		
<p><b>MM GHG-8: Non-Diesel Off-road And Emergency Equipment.</b> Prior to the issuance of a tenant occupancy permit for the warehouse, the City of South El Monte Community Development Department, Building and Safety Division shall confirm that the Project plans and specifications show the following:</p> <ul style="list-style-type: none"> <li>▪ All outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, and forklifts) are zero emission/powered by electricity. The building shall include the necessary charging stations for cargo handling equipment. Note that SCAQMD Rule 2305 (Warehouse Indirect Source Rule) Warehouse</li> </ul>	Prior to the issuance of a tenant occupancy permit for the warehouse	Verify compliance on Project plans	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		

<sup>2</sup> Components of the building shell include the floor, walls, roof, doors, and windows.

<sup>3</sup> Ibid.

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<p>Actions and Investments to Reduce Emissions (WAIRE) points may be earned for electric/zero emission yard truck/hostler usage. This mitigation measure applies only to tenant improvements and not the building shell approvals.</p> <ul style="list-style-type: none"> <li>Any and all standard emergency generators shall meet California Air Resources Board Tier 4 Final emissions standards. A copy of each unit's Best Available Control Technology (BACT) documentation (certified tier specification) and CARB or SCAQMD operating permit (if applicable) shall be provided to the City.</li> </ul> <p>This mitigation measure is only applicable to the warehouse.</p>					
<p><b>MM GHG-9: Water Use Efficiency and Conservation Plan.</b> The Project Applicant or designee shall implement a Water Use Efficiency and Conservation Plan that includes the following minimum requirements:</p> <p><b>Indoor Conservation Features and Operations:</b></p> <ul style="list-style-type: none"> <li><b>Install low-flow Fixtures:</b> Install low-flow toilets at 1.28 gallons per flush, faucets at 1.2 gallons per minute, showerheads at 1.8 gallons per minute, kitchen faucets at 1.8 gallons per minute. In common areas, install faucets at 0.5 gallon per minute and urinals at max of 0.25 gallon per minute/flush. (These fixtures use less water while maintaining efficient performance.)</li> <li><b>Install dual-flush toilets:</b> These toilets offer two flush options: one for liquid waste less than 1 gallons per minute and another for solid waste at 1.28 gallons per minute. (This allows the appropriate use of water for flushing needs.)</li> <li><b>Use water-efficient appliances:</b> The Project Applicant or designee shall install energy-efficient and water-saving appliances with the ENERGY STAR label only.</li> <li><b>The Project will capture and reuse HVAC condensation:</b> The Project Applicant or designee shall direct condensation from air conditioning units to water plants or for other non-potable uses.</li> <li><b>Good housekeeping and regular maintenance:</b> The Project Applicant or designee shall regularly check and maintain plumbing fixtures, irrigation systems, and appliances to ensure they are functioning efficiently and not wasting water.</li> </ul> <p><b>Outdoor Conservation Features and Operations:</b></p> <ul style="list-style-type: none"> <li><b>Install only "Smart Irrigation Systems" for community landscaping:</b> The Project Applicant or designee shall use smart sprinkler systems that adjust watering schedules based on weather conditions, soil moisture, and plant needs to avoid over or wasteful watering. The Project Applicant or designee shall also incorporate seasonal specific controls to ensure watering occurs during the most efficient times of day.</li> </ul>	<p>Condition of issuance of Building Permit</p> <p>Confirmation prior to Certificate of Occupancy</p>	<p>Review of Water Use Efficiency and Conservation Plan</p> <p>On-site inspection</p>	<p>Project Applicant</p> <p>City of South El Monte Community Development Department, Building and Safety Division</p>		

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<ul style="list-style-type: none"> <li>▪ <b>Adjustable Water Pressure Regulator:</b> The Project Applicant or designee shall install pressure regulators to maintain optimal water pressure, preventing overuse and leaks.</li> <li>▪ <b>Drought-tolerant landscaping:</b> The Project Applicant or designee shall include native and drought-tolerant vegetation that requires less water to thrive and is known to survive in the City of South El Monte. The Project Applicant or designee shall replace drought-tolerant landscaping if it dies through enforceable Project CC&amp;Rs.</li> </ul> <p>This mitigation measure is applicable to the warehouse and City park (i.e., restroom facilities and landscaped areas).</p>					
<b>4.9: Hydrology and Water Quality</b>					
<p><b>SC HYD-1:</b> Prior to issuance of any grading or demolition permits, the Applicant shall provide the City Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resources Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.</p>	Prior to issuance of any grading or demolition permits	Verify permit	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		
<p><b>SC HYD-2:</b> Prior to issuance of the first grading permit, the Applicant shall submit to the City Engineer for approval, a Standard Urban Stormwater Mitigation Plan (SUMP) in compliance with South El Monte Municipal Code Section 8.44.110, specifically identifying Best Management Practices (BMPs) that shall be incorporated into the Project to control storm water and non-storm water pollutants during and after construction. To ensure compliance, a legal and fiduciary enforcement mechanism in the form of a SUMP shall be executed with the City. This agreement shall additionally be recorded in the office of the County Recorder for the County of Los Angeles. It shall specify BMPs specific to the project site, which shall be integrated into the storm water conveyance plan.</p>	Prior to issuance of the first grading permit	Verify compliance on project plans	Project Applicant City of South El Monte Engineer  County Recorder for the County of Los Angeles		
<p><b>MM HYD-1: Groundwater Dewatering Permits.</b> Prior to initiation of excavation activities, the Project Applicant shall obtain coverage under the Los Angeles Regional Water Resource Control Board (RWQCB) Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles And Ventura Counties (Order No. R4-2023-0429, NPDES No. CAG994004), or any other subsequent permit for dewatering activities, and provide evidence of coverage to the City of South El Monte Building and Safety Department. This shall include submission of a Notice of Intent (NOI) for coverage</p>	Prior to initiation of excavation activities	Verify permit	Project Applicant City of South El Monte Community Development Department, Building and Safety Division		

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under the permit to the Los Angeles RWQCB at least 45 days prior to the start of excavation activities and anticipated discharge of dewatered groundwater to surface waters. Groundwater dewatering activities shall comply with all applicable provisions in the permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a Notice of Termination shall be submitted to the Los Angeles RWQCB.					
<b>Noise</b>					
<p><b>SC NOI-1:</b> Prior to issuance of a building permit, the applicant shall demonstrate, to the satisfaction of the City of South El Monte Building Official or Chief Engineer, that the construction contracts include the following:</p> <ul style="list-style-type: none"> <li>▪ <b>Noise Shielding and Muffling.</b> The Project will include the installation of noise dampening material and muffling devices consistent with manufacturer’s standards or the Best Available Control Technology. Noise dampening material will be installed in equipment hoods, shielding engine noise. Mufflers will be installed on equipment exhaust. All equipment will be properly maintained, and the construction contractor will be required to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer’s specifications.</li> <li>▪ <b>Enclosure of Outdoor Mechanical Equipment.</b> All stationary outdoor mechanical equipment (e.g., generators, compressors) used during construction will be enclosed to reduce the level of noise between the equipment and off-site noise-sensitive uses.</li> <li>▪ <b>Location of Construction Staging Areas.</b> Construction staging areas will be located as far from noise-sensitive uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints.</li> </ul>	Prior to issuance of a building permit  Ongoing during any earthwork or construction activities	Verify compliance on construction contracts	Project Applicant City of South El Monte Building Official or Chief Engineer		
<p><b>MM NOI-1:</b> Prior to issuance of a building permit, the applicant shall demonstrate, to the satisfaction of the City of South El Monte Building Official or Chief Engineer, that the construction contracts include the installation of a 10-foot-high temporary construction noise barrier along the portion of the southwest project site boundary line that is within approximately 20 feet of the office/commercial uses within Whittier Narrows Recreation area (as depicted in Figure 4.11-3 of the EIR). The temporary construction noise barrier shall have a sound transmission class (STC) of 25 or greater in accordance with the American Society for Testing and Materials (ASTM) Test Method E90, or a density of at least two pounds per sf to ensure adequate transmission loss characteristics. To achieve this, the barrier may consist of steel tubular framing, welded joints, a layer of 18-ounce tarp, a two-inch thick fiberglass blanket, a half-inch thick weatherwood asphalt sheathing, and 7/16-inch sturdy board siding. An alternate design may be proposed by the applicant provided that the noise</p>	Prior to issuance of a building permit  Ongoing during any earthwork or construction activities	Verify compliance on construction contracts	Project Applicant City of South El Monte Building Official or Chief Engineer		

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attenuation requirements above are met. The temporary construction noise barrier shall be free of degrading holes or gaps and shall be designed to prevent structural failure due to factors such as wind, shear, shallow soil failure, earthquakes, and erosion.					
<b>Public Services</b>					
<b>SC PS-1:</b> Prior to issuance of building permits, the Los Angeles County Sheriff’s Department (LASD) shall review development plans for the incorporation of defensible space concepts. Public safety planning recommendations shall be incorporated into the Project plans. The Applicant shall prepare a list of project features and design components that demonstrate responsiveness to defensible space design concepts. The LASD shall review and approve all defensible space design features incorporated into the Project prior to initiating the building plan check process.	Prior to issuance of building permits	Verify compliance on Project plans	Project Applicant Los Angeles County Sheriff’s Department (LASD) City of South El Monte, Community Development Department, Planning Division		
<b>SC PS-2:</b> Prior to the issuance of the first grading permit and/or action that would permit site disturbance, the Applicant shall provide evidence to the Los Angeles County Sheriff’s Department (LASD) that a construction security service or equivalent service shall be established at the construction site along with other measures, as identified by the LASD, to be instituted during the grading and construction phase of the Project.	Prior to the issuance of the first grading permit and/or action that would permit site disturbance	Verify compliance on Project plans	Project Applicant Los Angeles County Sheriff’s Department (LASD) City of South El Monte, Community Development Department, Planning Division		
<b>Tribal Cultural Resources</b>					
<b>MM TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.</b> The project applicant/City of South El Monte shall retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the Project inclusive of the warehouse and future City park at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project,	Monitor shall be retained prior to commencement of any “ground-disturbing activity”	Executed monitoring agreement Daily monitoring logs Written documentation of the conclusion of monitoring	Project Applicant Consulting tribes Native American Monitor City of South El Monte, Community		

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<p>such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>A copy of the executed monitoring agreement shall be submitted to the City of South El Monte (lead agency) prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>The monitor shall complete daily monitoring logs that shall provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes from a designated point of contact for the project applicant/City of South El Monte that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the consulting tribes to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.</p>	Monitoring during ground disturbing activity		Development Department, Planning Division		
<p><b>MM TCR-2: Discovery of Tribal Cultural Resources.</b> Upon discovery of any tribal cultural resources (TCRs), all construction activities in the immediate vicinity (i.e., not less than the surrounding 50 feet) of the discovery shall cease. The Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes shall be immediately informed of the discovery, and the Native American Monitor shall promptly evaluate the TCR. The City shall consult with the Gabrieleño Band of Mission Indians – Kizh Nation, the Gabrielino Tongva Indians of California, and any other consulting tribes to determine the appropriate treatment and/or final disposition for the TCR, which may include one of the following options: preservation in place/avoidance, on-site reburial/relocation, data recovery/excavation, curation, or transfer to the consulting tribes. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until its assessment/evaluation/recovery has been completed.</p>	During ground-disturbing and excavation activities	Field evaluation by Native American Monitor Consultation with consulting tribes Assessment/determination of appropriate treatment	Consulting Tribes Native American Monitor City of South El Monte, Community Development Department, Planning Division		