



# City of Montebello General Plan Update and Downtown Montebello Specific Plan

Final Environmental Impact Report  
State Clearinghouse Number: 2023050665

*prepared by*

**City of Montebello**  
Planning and Community Development Department, Planning Division  
1600 West Beverly Boulevard  
Montebello, California 90640  
Contact: Joseph Palombi, Director

*prepared with the assistance of*

**Rincon Consultants, Inc.**  
250 East 1st Street, Suite 1400  
Los Angeles, California 90012

**February 2024**

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Appendix A Mitigation Monitoring and Reporting Program

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# 1 Introduction

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## 1.1 Final EIR Contents

This Final Environmental Impact Report (Final EIR) has been prepared by the City of Montebello, Planning and Community Development Department, Planning Division (City) to evaluate the potential environmental impacts of the proposed City of Montebello General Plan Update and Downtown Montebello Specific Plan Project (“proposed Project”).

As prescribed by the California Environmental Quality Act (CEQA) *Guidelines* Sections 15088 and 15132, the lead agency, the City, is required to evaluate comments on environmental issues received from persons who have reviewed the Draft EIR and to prepare written responses to those comments. This document, together with the Draft EIR (incorporated by reference) comprise the Final EIR for the proposed Project. This Final EIR includes individual responses to each comment letter received during the public review period for the Draft EIR. In accordance with CEQA *Guidelines* Section 15088(c), the written responses describe the disposition of significant environmental issues raised.

The City has provided a good faith effort to respond to all significant environmental issues raised by the comments. The Final EIR also includes amendments to the Draft EIR consisting of changes arising from responses to certain comment letters, as well as minor clarifications, corrections, or revisions to the Draft EIR. The Final EIR includes the following contents:

- Chapter 1: Introduction
- Chapter 2: Responses to Comments on the Draft EIR, which also includes a list of all commenters and public comment letters
- Chapter 3: Amendments to the Draft EIR
- Appendix A: Mitigation Monitoring and Reporting Program (MMRP). This is the only appendix to the Final EIR. The appendices to the Draft EIR were released for public review with the Draft EIR and did not require any revisions based on the Final EIR

## 1.2 Draft EIR Public Review Process

### 1.2.1 Notice of Preparation and Project Scoping

Pursuant to CEQA Guidelines Section 15082, the City filed a Notice of Preparation (NOP) with the State Clearinghouse in the Office of Planning and Research (State Clearinghouse No. 2023050665) as an indication that an EIR would be prepared. The City’s Planning and Community Development Department published the NOP for this Draft EIR on May 25, 2023 for a 50-day public review period that ran from May 25, 2023 to July 13, 2023. The NOP was distributed to trustee agencies, responsible agencies, and other interested parties to request information and concerns relative to the potential environmental impacts of the proposed Project.

Information, data, and observations addressing comments from these letters were included throughout the Draft EIR where relevant. The NOP and NOP comment letters received are included in Appendix A of the Draft EIR. A public Scoping Meeting was held in the Montebello City Council Chambers at Montebello City Hall on June 13, 2023 to provide early consultation for the public to

express their concerns about the proposed Project and to acquire information and make recommendations on issues to be addressed in the Draft EIR, including the scope of impacts, alternatives, and potential mitigation. The Draft EIR was circulated for public review for a period of 45 days, from December 4, 2023 to January 17, 2024.

### 1.2.2 Public Review of the Draft EIR

A Draft Environmental Impact Report (Draft EIR) was prepared for the proposed Project. The City filed a Notice of Completion (NOC) with the Governor’s Office of Planning and Research to begin the 45-day public review period (Public Resources Code [PRC] Section 21161) for the Draft EIR, which began on December 4, 2023 and ended on January 17, 2024. A Notice of Availability (NOA) of the Draft EIR was published on December 4, 2023. The Draft EIR was made available on the project website (<https://planmontebello.com>), the City’s CEQA documents website ([https://www.montebelloca.gov/departments/planning\\_community\\_development/planning\\_division/ceqa\\_documents](https://www.montebelloca.gov/departments/planning_community_development/planning_division/ceqa_documents)), and at the following locations:

- City of Montebello Planning and Community Development Department, Planning Division  
1600 West Beverly Boulevard Montebello, CA 90640
- Chet Holifield Public Library, 1060 S. Greenwood Avenue, Montebello, CA 90640
- Montebello Library, 1550 W. Beverly Boulevard, Montebello, CA 90640
- Montebello Senior Center – City Park, 1301 W. Whittier Boulevard, Montebello, CA 90640

As a result of these notification efforts, written and verbal comments on the content of the Draft EIR were received from four State and local agencies and one organization. Chapter 2, *Responses to Comments on the Draft EIR*, identifies these commenting parties, their respective comments, and responses to these comments. None of the comments received, or the responses provided, constitute “significant new information” by CEQA standards (CEQA Guidelines CCR Section 15088.5).

## 1.3 EIR Certification Process and Project Approval

Before adopting a proposed project, the lead agency is required to certify that the EIR has been completed in compliance with CEQA, that the decision-making body reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the lead agency.

Upon certification of an EIR, the lead agency makes a decision on the project analyzed in the EIR. A lead agency may: (a) disapprove a project because of its significant environmental effects; (b) require changes to a project to reduce or avoid significant environmental effects; or (c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (CEQA Guidelines Sections 15042 and 15043).

In approving a project, for each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: (a) the project has been changed to avoid or substantially reduce the magnitude of the impact; (b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or (c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (CEQA Guidelines Section 15091). Per PRC Section 21061.1, feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account, economic, environmental, legal, social, and technological factors.

If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency’s decision and explains why the project’s benefits outweigh the significant environmental effects (CEQA Guidelines Section 15093).

When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects (CEQA Guidelines Section 15091[d]).

## 1.4 Draft EIR Recirculation Not Required

CEQA Guidelines Section 15088.5 requires Draft EIR recirculation when comments on the Draft EIR or responses thereto identify “significant new information.” Significant new information is defined as including:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it
4. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded

The comments, responses, and Draft EIR amendments presented in this document do not constitute such “significant new information;” instead, they clarify, amplify, or make insignificant modifications to the Draft EIR. For example, none of the comments, responses, and Draft EIR amendments disclose new or substantially more severe significant environmental effects of the proposed Project, or new feasible mitigation measures or alternatives considerably different than those analyzed in the Draft EIR that would clearly lessen the proposed Project’s significant effects.

## 1.5 Summary of the Proposed Project

The proposed Project includes an update of the City of Montebello General Plan and adoption of a new Montebello Downtown Specific Plan, as well as other related actions. The actions that make up the proposed Project are described below.

The proposed Project includes a comprehensive update of the City’s General Plan. The General Plan is Montebello’s blueprint for meeting the community’s long-term vision for the future. The proposed General Plan Update provides comprehensive policies for the entire City relating to land use/community design, mobility, quality of life, resources, services and infrastructure, and health and safety. The Planning Area for the proposed Project includes all land within Montebello’s City Limits. The proposed Project does not involve any annexation of lands or adjustments to the City’s Sphere of Influence (SOI). If any annexations are pursued in the future, they would require approval from the Los Angeles County Local Agency Formation Commission.

**City of Montebello General Plan Update and Downtown Montebello Specific Plan**

As part of the proposed Project, the General Plan has been reorganized and reformatted, with updated goals and policies that reflect the community’s vision of Montebello that the proposed General Plan Update seeks to achieve. The General Plan Land Use Map has also been updated.

The proposed General Plan Update includes eight chapters:

- Our Natural Community
- Our Prosperous Community
- Our Well Planned Community
- Our Accessible Community
- Our Healthy Community
- Our Safe Community
- Our Active Community
- Our Creative Community

The proposed General Plan Update includes an update of the City’s Housing Element (6<sup>th</sup> Cycle, 2021-2029), which was adopted by the City Council in June 2022 and subsequently certified by HCD on July 11, 2022. While an Initial Study/Negative Declaration (IS-ND) was prepared and adopted concurrently with the Housing Element, the 6<sup>th</sup> Cycle Housing Element is a component of the proposed General Plan Update and is also analyzed in the EIR. All proposed population and housing growth relative to the 6<sup>th</sup> Cycle Housing Element and the rest of the proposed Project is accounted for and analyzed in the EIR.

The proposed Downtown Montebello Specific Plan has been developed concurrently with the proposed General Plan Update. These documents are intended to enhance the public right-of-way through selective market supported infill development that includes, among other things, two and three-story buildings that will augment the character and quality of the street as well as activate the street, giving new energy to the area through unique, local, and high-quality experience-based retail opportunities.

## 2 Responses to Comments on the Draft EIR

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This chapter includes comments received during the circulation of the Draft Environmental Impact Report prepared for the City of Montebello General Plan Update and Downtown Montebello Specific Plan (the proposed Project).

The Draft EIR was circulated for a 45-day public review period that began on December 4, 2023 and ended on January 17, 2024. The City of Montebello received five comment letters on the Draft EIR. The commenters and the page number on which each commenter's letter appears are listed below.

Letter No. and Commenter	Page No.
1 Andrew Salas, Chairman, Gabrieleno Band of Mission Indians – Kizh Nation	2-2
2 Frances Duong, Acting LDR/CEQA Branch Chief, Department of Transportation	2-4
3 Constantin Raether, Associate Environmental Planner, California Governor's Office of Emergency Services	2-7
4 Tamara Purvis, Associate Environmental Planner, Department of Toxic Substances Control	2-9
5 Curtis M. Welty, PG, Associate Oil and Engineer, California Department of Conservation Geologic Energy Management Division	2-14

The comment letters and responses follow. The comment letters have been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment letter 1).

Where a comment resulted in a change to the Draft EIR text, a notation is made in the response indicating that the text is revised. Changes in text are signified by strikeouts (~~strikeouts~~) where text is removed and by underlined font (underlined font) where text is added. These text changes are also shown in Chapter 3, *Amendments to the Draft EIR* of this Final EIR, as are changes not substantively affecting the contents of the EIR such as typographical errors (typos).



# Letter 1



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION  
Historically known as The San Gabriel Band of Mission Indians recognized by  
the State of California as the aboriginal tribe of the Los Angeles basin

December 7, 2023

Project Name: City of Montebello General Plan Update and Downtown Montebello Specific Plan

Thank you for your letter dated December 4, 2023. Regarding the project above. This is to concur that we agree with the General Plan, Specific Plan. However, our Tribal government would like to request consultation for all future projects within this location.

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians – Kizh Nation

Andrew Salas, Chairman  
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

[www.gabrielenoindians@yahoo.com](mailto:www.gabrielenoindians@yahoo.com)

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)

## Letter 1

**COMMENTER:** Andrew Salas, Chairman, Gabrieleno Band of Mission Indians – Kizh Nation

**DATE:** December 7, 2023

The commenter states that they agree with the “General Plan, Specific Plan” (the proposed Project) but their Tribal government would like to “request consultation for all future projects within this location.” The City will consider this request, but because this comment does not directly address the EIR no further response is required in this Final EIR.

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 266-3574  
FAX (213) 897-1337  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life*

January 5, 2023

Joseph Palombi,  
Planning and Community Development Director  
City of Montebello  
1600 West Beverly Boulevard  
Montebello, CA 90640

RE: City of Montebello General Plan  
Update and Downtown Montebello  
Specific Plan – Draft EIR (DEIR)  
SCH #2023050665  
GTS #07-LA-2023-04394  
Vic. LA Multiple

Dear Joseph Palombi,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The City of Montebello General Plan Update and Downtown Montebello Specific Plan DEIR includes various chapters that discuss important elements relating to the well-being, prosperity, and vibrancy of Montebello. One aspect of the General Plan Update is prioritizing multi-mobility, where the community will be encouraged to drive less and walk, bike, ride transit, rideshare or carpool more.

After reviewing the DEIR, Caltrans has the following comments:

Caltrans supports the policies stated in the Our Accessible Community chapter. The policies encompass Transportation Demand Management (TDM) strategies such as promoting public transit, carpooling and ridesharing, active transportation, etc. for all ages and abilities. As mentioned in our NOP comment letter, these elements can help the City of Montebello General Plan Update and Downtown Montebello Specific Plan in fulfilling its objectives as well as other regional agency’s targets, like Caltrans.

2-1

Additionally, Caltrans encourages the Specific Plan’s vision for introducing strategic mobility hubs throughout downtown to offer more active transportation options and reduce

2-2

“Provide a safe and reliable transportation network that serves all people and respects the environment”



automobile dependence. When located at key multimodal transfer points, Mobility Hubs can serve as focal points for local micro mobility and wayfinding networks, with amenities such as: transit and bike route information; bike repair stations; shade; and pedestrian-scaled lighting and wayfinding. We look forward to discussing plans with the City to provide safe pedestrian crossings and other facilities at freeway ramps to prioritize the safety of all users.



2-2

Caltrans acknowledges the importance of the other General Plan chapters and its concurrence with Our Accessible Community. The policies within the safety, active and health chapters are vital to the success of Our Accessible Community's policies and Caltrans looks forward to their implementation.



2-3

If you have any questions, please contact project coordinator Anthony Higgins, at [anthony.higgins@dot.ca.gov](mailto:anthony.higgins@dot.ca.gov) and refer to GTS #07-LA-2023-04394.

Sincerely,

*Frances Duong*

Frances Duong  
Acting LDR/CEQA Branch Chief

email: State Clearinghouse

## Letter 2

**COMMENTER:** Frances Duong, Acting LDR/CEQA Branch Chief, California Department of Transportation (Caltrans)

**DATE:** January 5, 2024

The commenter thanks the City for including them in the environmental review process, briefly summarizes the proposed Project and its relationship to mobility, then makes the following comments:

### Response 2.1

The commenter states that Caltrans supports the policies stated in the *Our Accessible Community* chapter of the proposed General Plan Update. The commenter notes the policies encompass Transportation Demand Management (TDM) strategies such as promoting public transit, carpooling and ridesharing, active transportation, etc. for all ages and abilities. They also state that these strategies can help the City achieve the objectives of the proposed Project and the targets of other regional agencies such as Caltrans. The City appreciates Caltrans' support of these *Our Accessible Community* policies. Because this comment does not directly address the EIR, no further response is required in this Final EIR.

### Response 2.2

The commenter states that Caltrans encourages the proposed Specific Plan's vision for introducing strategic mobility hubs throughout downtown to offer more active transportation options and reduce automobile dependence. The commenter notes that mobility hubs can serve as focal points for local micro mobility and wayfinding networks and include amenities such as transit and bike route information, bike repair stations, shade, and pedestrian scaled lighting and wayfinding. They then state that they look forward to discussing plans with the City to prioritize providing safe facilities for all users. The City appreciates Caltrans' support of the mobility vision of the proposed Downtown Montebello Specific Plan. Because this comment does not directly address the EIR, no further response is required.

### Response 2.3

The commenter states that Caltrans acknowledges the importance of the other General Plan chapters. They then note that the policies within the "safety, active and health chapters" are vital to the success of the policies in the *Our Accessible Community* chapter, and that they look forward to their implementation. Because this comment does not directly address the EIR, no further response is required.

## Letter 3

**From:** Raether, Constantin@CalOES <Constantin.Raether@CalOES.ca.gov>  
**Sent:** Monday, January 8, 2024 10:53 AM  
**To:** jpalombi@Montebelloca.gov  
**Cc:** LaMar-Haas, Victoria@CalOES; CalOES Mitigation Planning; Boemecke, Wendy@CalOES; Greg Martin  
**Subject:** [EXT] City of Montebello General Plan Update

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good morning

The California Governor's Office of Emergency Services (Cal OES) Local Hazard Mitigation Planning Team has taken the time to review the proposed updates/changes to your General Plan. Government Code 65302(g)(8) states "before preparing or revising its Safety Element, each city and county shall consult.... the Office of Emergency Services for the purpose of including information known by and available to the department."

The Cal OES Local Hazard Mitigation Planning Team reviews and compares your current Safety Element hazards against those listed in the most recent Federal Emergency Management Agency (FEMA) approved City of Montebello Local Hazard Mitigation Plan (LHMP).

Our office has reviewed your proposed Safety Element and found no substantive changes to your hazard profiles when compared against the most recent FEMA approved City of Montebello LHMP. Our office has no further comments at this time.

Should you need further assistance or have questions please email our team at [mitigationplanning@caloes.ca.gov](mailto:mitigationplanning@caloes.ca.gov).

Regards

Constantin Raether, Associate Environmental Planner  
Local Mitigation Planning | Recovery Directorate  
California Governor's Office of Emergency Services



Office: (916) 328-7778  
Cell: (916) 715-9408  
[www.caloes.ca.gov/HMGP](http://www.caloes.ca.gov/HMGP)

## Letter 3

**COMMENTER:** Constantin Raether, Associate Environmental Planner, California Governor's Office of Emergency Services

**DATE:** January 8, 2024

The commenter states that the California Governor's Office of Emergency Services (Cal OES) has reviewed the proposed "Safety Element" (apparently referring to the "Our Safe Community" chapter of the proposed General Plan Update) and "found no substantive changes to your hazard profiles" when compared against the most recent FEMA approved City of Montebello Local Hazard Mitigation Plan (LHMP). The commenter then states that they have no further comments at this time. The City appreciates Cal OES's comments. Because this comment does not directly address the EIR, no further response is required.



Department of Toxic Substances Control



**Yana Garcia**  
Secretary for  
Environmental Protection

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

January 9, 2024

Joseph Palombi  
Planning and Community Development Director  
City of Montebello  
1600 West Beverly Boulevard  
Montebello, CA 90640  
[jpalombi@Montebelloca.gov](mailto:jpalombi@Montebelloca.gov)

RE: DRAFT EIR (DEIR) FOR THE CITY OF MONTEBELLO GENERAL PLAN UPDATE AND DOWNTOWN MONTEBELLO SPECIFIC PLAN, DATED DECEMBER 4, 2023 STATE CLEARINGHOUSE # [2023050665](#)

Dear Joseph Palombi,

The Department of Toxic Substances Control (DTSC) received a DEIR for the City of Montebello General Plan Update and Downtown Montebello Specific Plan (Project). The proposed Project includes a comprehensive update of the City's General Plan. The City's General Plan currently has twelve elements: Circulation, Conservation, Land Use, Noise, Open Space, Parks and Recreation, Population, Redevelopment, Safety, Scenic Highways, Seismic Safety, and Housing Element. The proposed Project includes an update of the City's Housing Element (6th Cycle, 2021-2029), which was adopted by the City Council in June 2022 and subsequently certified by HCD on July 11, 2022. While an Initial Study/Negative Declaration (IS-ND) was prepared and adopted concurrently with the Housing Element, the 6th Cycle Housing Element is a component of the General Plan and is also analyzed in the EIR. The Downtown



Montebello Specific Plan is a component of the proposed General Plan Update and focuses on Downtown Montebello.

DTSC has identified that this project may affect multiple active and nonactive mitigation and clean-up sites within the project boundaries therefore, based on our project review, we request the consideration of the following comments:

1. The proposed project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this project. This may restrict what construction activities are permissible in the proposed project areas in order to avoid any impacts to human health and the environment. 4-1
2. Due to the broad scope of the project, DTSC is unable to determine all of the locations of the proposed project site, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. DTSC recommends providing further information on the project site and areas that may fall under DTSC's oversight within the DEIR. Please review the [City of Montebello project area](#) in [Envirostor](#); DTSC's public-facing database. 4-2

DTSC believes the City of Montebello must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. 4-3

DTSC appreciates the opportunity to comment on the City of Montebello General Plan Update and Downtown Montebello Specific Plan. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

Tamara Purvis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Tamara.Purvis@dtsc.ca.gov](mailto:Tamara.Purvis@dtsc.ca.gov)

cc: (via email)

Governor's Office of Planning and  
Research State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Dave Kereazis  
Associate Environmental Planner  
HWMP – Permitting Division - CEQA Unit  
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HWMP – Permitting Division - CEQA Unit  
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Greg Martin  
Senior Planner / Project Manager  
Rincon Consultants, Inc.  
[gmartin@rinconconsultants.com](mailto:gmartin@rinconconsultants.com)

## Letter 4

**COMMENTER:** Tamara Purvis, Associate Environmental Planner, Department of Toxic Substances Control

**DATE:** January 9, 2024

The commenter states that the Department of Toxic Substances Control (DTSC), received a DEIR for the General Plan Update and summarizes the contents of the General Plan Elements, and then makes the following comments:

### Response 4.1

The commenter states that the proposed Project may affect multiple active and nonactive mitigation and clean-up sites “within the project boundaries” (the Plan Area) and the proposed Project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of the proposed Project. They then state that “This may restrict what construction activities are permissible in the proposed project areas in order to avoid any impacts to human health and the environment.”

As described in Chapter 2, *Project Description*, of the Draft EIR, the proposed General Plan Update would guide the general distribution, location, and extent of the various land uses in the Plan Area. The proposed Project does not include specific projects that include construction activities that would have the potential to impact DTSC site, human health, or the environment. The commenter’s comments related to potential future construction activities and their relationship to DTSC oversight clean-up sites are addressed in the responses below.

### Response 4.2

The commenter states that, due to the broad scope of the proposed Project, they are unable to “determine all of the locations of the proposed project site” and whether they are listed as having documented contamination or land use restrictions, or whether there is the potential for “the project site” to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The commenter then recommends “providing further information on the project site and areas that may fall under DTSC’s oversight within the DEIR,” and asks the City to review the City of Montebello project area in EnviroStor; DTSC’s public-facing database.

Sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 are present in the Plan Area and could be subject to development under the proposed Project. Such sites are described on pages 4.9-19 through 4.9-22 in Section 4.9, *Hazards and Hazardous Materials*, of the Draft EIR. Development at these sites could create a hazard to the public or the environment, but implementation of state and local regulations and General Plan Update policies would address this issue and this impact would be less than significant. These sites are also listed in Table 4.9-1 in Section 4.9, *Hazards and Hazardous Materials* of the Draft EIR (including sites found in a database search of DTSC’s EnviroStor database), but only DTSC Active Sites are shown in this table. To provide further information in the EIR for areas that may fall under DTSC’s oversight, Table 4.9-1 in Chapter 4.9, *Hazards and Hazardous Materials* of the EIR has been updated in the Final EIR to include all DTSC sites in the Plan Area, as follows:

**City of Montebello General Plan Update and Downtown Montebello Specific Plan**

**Table 4.9-1 DTSC Active Sites in the Montebello**

Site Name	Site Location	DTSC Site Type	Status
Metro Heights	1400 North Montebello Boulevard	Voluntary Cleanup	Active
Georgia Pacific Corporation	760 South Vail Ave	Corrective Action	Active
<u>Burke Concrete</u>	<u>1625 Washington Boulevard</u>	<u>Voluntary Cleanup</u>	<u>No Further Action</u>
<u>Chapin Road Landfill</u>	<u>All properties on Chapin and Bluff Roads</u>	<u>Evaluation</u>	<u>Inactive - Action Required</u>
<u>Grow Group</u>	<u>760 South Vail Ave</u>	<u>Non-Operating</u>	<u>Undergoing Closure</u>
<u>Lilly Industries, Inc./Montebello</u>	<u>901 West Union Street</u>	<u>Refer: Other Agency</u>	<u>Tiered Permit</u>
<u>Mines and Maple School Site</u>	<u>Mines/Maple</u>	<u>School Investigation</u>	<u>No Further Action</u>
<u>Myers Electric Products, Inc.</u>	<u>1130 S. Vail Avenue</u>	<u>Tiered Permit</u>	<u>Refer: Other Agency</u>
<u>Royal Dry Cleaners</u>	<u>2600 West Beverly Boulevard.</u>	<u>Evaluation</u>	<u>Refer: 1248 Local Agency</u>

Source: DTSC 2023~~4~~

**Response 4.3**

The commenter concludes that DTSC believes the City of Montebello must address these comments to determine if any significant impacts under CEQA will occur and, if necessary, avoid significant impacts under CEQA; recommends that the City connect with DTSC if any hazardous waste projects managed or overseen by DTSC are discovered; and thanks the City for the opportunity to comment on the opportunity to comment on the Draft EIR.

DTSC’s comments have been addressed in Responses 4.1 and 4.2. The City will inform DTSC if it becomes aware of the discovery of any hazardous waste projects managed or overseen by DTSC.



January 17, 2024

**VIA EMAIL**

Joseph Palombi, Planning and Community Development Director  
City of Montebello  
1600 West Beverly Blvd.  
Montebello, CA 90640  
Email: [jpalombi@montebelloca.gov](mailto:jpalombi@montebelloca.gov)

Dear Mr. Palombi:

**CITY OF MONTEBELLO GENERAL PLAN UPDATE AND  
DOWNTOWN MONTEBELLO SPECIFIC PLAN  
DRAFT EIR  
CITY OF MONTEBELLO  
SCH: NO. 2023050665**

The Department of Conservation's Geologic Energy Management Division (Division) has reviewed the above-referenced project for impacts with Division jurisdictional authority. The Division supervises the drilling, maintenance, and plugging and abandonment of oil, gas, and geothermal wells in California. The Division offers the following comments for your consideration.

The project area is in Los Angeles County and much of the northern half of the City is within the Montebello oil field. Division mapping shows hundreds of active, idle, or abandoned oil and gas wells within the area covered by the DEIR. Division information can be found at: [www.conservation.ca.gov](http://www.conservation.ca.gov). Individual well records are also available on the Division's web site, or by emailing [CalGEMSouthern@conservation.ca.gov](mailto:CalGEMSouthern@conservation.ca.gov).

The scope and content of information that is germane to the Division's responsibility are contained in Section 3000 et seq. of the Public Resources Code, and administrative regulations under Title 14, Division 2, Chapters 2, 3 and 4 of the California Code of Regulations.

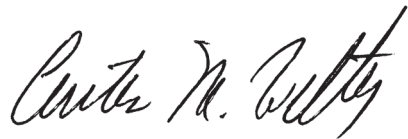
If any wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation, grading or other project operations, remedial plugging operations may be required. If such damage or discovery occurs, the Division's district office must be contacted to obtain information on the requirements and approval to perform remedial operations.

5-1

The possibility for future problems from oil and gas wells that have been plugged and abandoned, or reabandoned, to the Division's current specifications are remote. However, the Division recommends that a diligent effort be made to avoid building over any plugged and abandoned well.

Questions regarding the Division's Construction Site Well Review Program can be addressed to the local Division's office in Long Beach by emailing [CalGEMSouthern@conservation.ca.gov](mailto:CalGEMSouthern@conservation.ca.gov) or by calling (562) 637-4400.

Sincerely,



Curtis M. Welty, PG  
Associate Oil and Gas Engineer

cc: Governor's Office of Planning and Research, State Clearinghouse Unit  
Email: [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)  
Office of Legislative and Regulatory Affairs  
Email: [OLRA@conservation.ca.gov](mailto:OLRA@conservation.ca.gov)  
Jan Perez, CalGEM CEQA Unit  
Email: [Jan.Perez@conservation.ca.gov](mailto:Jan.Perez@conservation.ca.gov)  
Environmental CEQA File

## Letter 5

**COMMENTER:** Curtis M. Welty, PG, Associate Oil and Engineer, California Department of Conservation Geologic Energy Management Division

**DATE:** January 17, 2024

The commenter states that the Department of Conservation’s Geologic Energy Management Division (CalGEM) has reviewed the proposed Project. The commenter summarizes the Division’s responsibilities in California, then makes the following comments on the Draft EIR:

### Response 5.1

The commenter states that the project is in Los Angeles County and much of the northern half of the City is within the Montebello oil field. They then state that their mapping shows active, idle, or abandoned oil and gas wells within the area covered by the Draft EIR and provide references to support this statement. The commenter lists the sections of the State Public Resources Code and Code of Regulations germane to their responsibility, then states that “if any wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation, remedial plugging operations may be required. If such damage or discovery occurs, the Division’s district office must be contacted to obtain information on the requirements and approval to perform remedial operations.”

As described in Chapter 2, *Project Description*, of the Draft EIR, the proposed General Plan Update would guide the general distribution, location, and extent of the various land uses in the Plan Area. The proposed Project does not include specific projects that include construction activities that would have the potential to affect oil and gas wells. The issue of plugged, abandoned, and unrecorded wells is discussed on pages 4.9-8 through 4.9-9 of the Draft EIR, and the presence of “numerous plugged oil and gas wells” in the Plan Area is acknowledged at the top of page 4.9-9.

The State Division of Oil, Gas, and Geothermal Resources’ (DOGGR’s) construction site well review program is explained on pages 4.9-13 through 4.9-14, including the statutory responsibilities of property owners, developers, or local permitting agencies to consult with DOGGR when development occurs near an oil or gas well. Because DOGGR has been renamed the Geologic Energy Management Division (CalGEM), the following text in the first paragraph on page 4.9-9 of the Draft EIR has been revised as follows in the Final EIR to reflect this:

According to the Well Finder search tool hosted by the California Department of Conservation’s Geologic Energy Management Division (CalGEM, which was formerly named the California Department of Conservation’s Division of Oil, Gas, and Geothermal Resources (DOGGR), a majority of the City of Montebello lies over an oil and gas field (Geologic Energy Management Division [CalGEM] 2023). There are numerous plugged oil and gas wells located within, and within 1,000 feet of, the City of Montebello (CalGEM 2023).

Additionally, the beginning of the *Construction Site Well Review Program* section on page 4.9-13 of the Draft EIR has been revised in the Final EIR as follows to reflect this change:

CalGEM Division of Oil, Gas, and Geothermal Resources (DOGGR) oversees the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal wells throughout California.

**City of Montebello General Plan Update and Downtown Montebello Specific Plan**

Subsequent occurrences of the “DOGGR” acronym in this section of the EIR have been replaced in the Final EIR with “CalGEM.” These text changes are shown in Chapter 2, *Amendments to the Draft EIR* of the Final EIR.

The City of Montebello will comply with all regulations, including those of CalGEM, applicable to active, idle, or abandoned oil and gas wells when future development occurs near any such well. To reflect this, the following language has been added to the end of impact discussion HAZ-3 in the Final EIR:

Wells

Section 4.9.1, *Environmental Setting* acknowledges the presence of numerous plugged oil and gas wells located within, and within 1,000 feet of, the City of Montebello, and Section 4.9.2, *Regulatory Framework* discusses relevant state agencies and regulations applicable to wells, including plugged, abandoned, or unrecorded wells that could be damaged or uncovered during excavation for future construction projects carried out under the proposed Project. As required by these regulations, the City will contact CalGEM to obtain information on the requirements and approval to perform remedial operations if it becomes aware that any such damage or discovery has occurred as part of future development carried out under the proposed Project.

**Response 5.2**

The commentor concludes that the possibility for future problems from oil and gas wells are remote but recommends that an effort be made to avoid building over any abandoned well. While the City appreciates this comment and will continue to work with CalGEM and all other applicable agencies and parties to avoid building over any abandoned well, this comment does not relate to the contents of the Draft EIR beyond the commentor’s previous comments in this letter, which have already been addressed in the response above and no further response is required.



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### 3 Amendments to the Draft EIR

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The following pages provide a summary record of all proposed text amendments to the Draft EIR. Most amendments are the result of comments received during the public review period, and directly respond to those comments, or correction of typographical errors within the Draft EIR. These amendments serve as clarifications and amplifications on the content of the Draft EIR. None of the changes would warrant recirculation of the EIR pursuant to CEQA Guidelines Section 15088.5. The amendments serve to clarify and strengthen the content of the EIR, but do not introduce significant new information.

Changes in text are signified by strikeouts (~~strikeouts~~) where text is removed and by underlined font (underline font) where text is added. The page number cited is the page number in the Draft EIR.

#### Executive Summary

Page ES-5 through ES-6:

- **No Project (Current General Plan).** The “No Project” Alternative involves continued implementation of the City’s current General Plan, which was adopted in 1999.<sup>1</sup> The No Project Alternative assumes that the City’s existing General Plan policies would continue to facilitate development in accordance with existing land use designations. The overall amount of growth anticipated to occur under the City’s current General Plan is less than what could be facilitated under the proposed Project Plan. The proposed Project increases allowed density in areas including the Downtown Montebello Specific Plan Area and transportation corridors and as a result increases capacity for residential and commercial development. The proposed Project would allow for an increase in the amount of development overall in the Plan Area because it allows increased residential and commercial development in these key focus areas. Therefore, it also increases the Plan Area’s total potential population and amount of commercial development compared to the current General Plan. Under the current General Plan, the Plan Area’s population would not be expected to reach the SCAG forecast of 67,800 by 2045, while under the proposed Project future residential growth is predicted to increase the Plan Area’s City’s total population to 113,338. SCAG forecasts for population, households, and employment in Montebello through the year 2045 are shown in Table 4.14-4 of Section 4.14, *Population and Housing* of this EIR.

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<sup>1</sup> The City also considered a “no growth” alternative, but rejected it as infeasible for the reasons discussed in Section 6.3 of this EIR.

Page ES-20 to ES-26 (portions not relevant to revisions excluded):

Impact	Mitigation Measure	Significance After Mitigation
<b>Cultural Resources</b>		
<p><b>Impact CUL-1:</b> Development carried out under the proposed Project may cause a substantial adverse change in the significance of historical resources that have already been identified or may be identified in the Plan Area. This impact would be significant and unavoidable.</p>		<p>Implementation of Mitigation Measure CUL-1 would reduce impacts to historical resources by identifying and evaluating significant historical resources and managing relocation, rehabilitation, or alteration in compliance with the Standards as applicable. However, even with implementation of this mitigation measure, historical resources could still be materially impaired by future development that carried out under the proposed Project. While HABS-like documentation would reduce these impacts to the greatest extent feasible in cases where compliance with the Standards or avoidance is not possible, legal precedent has established that such a measure cannot mitigate impacts to a level of less than significant because the loss of historical fabric cannot be readily compensated for by commemorative mitigation.<sup>2</sup> Therefore, impacts would be significant and unavoidable.</p>
<p><b>Impact CUL-2:</b> Development carried out under the proposed Project may cause a substantial adverse change in the significance of archaeological resources that may be present in the Plan Area, including those that qualify as historical resources. This impact would be significant but mitigable.</p>	<p><b>MM-CUL-6 Phase III Data Recovery</b> Should the results of the Phase II site evaluation (Mitigation Measure CUL-5) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with CUL-4, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City of Montebello prior to construction, through the development of a Phase III Data Recovery report (Phase III) program.</p> <p><b>MM-CUL-8 Unanticipated Discovery of Archaeological Resources</b></p>	

<sup>2</sup> League For Protection of Oakland's Architectural and Historic Resources, Plaintiff and Appellant, v. City of Oakland et al., Montgomery Ward & Co., Inc., et al. No. A074348. First District, Division One. Feb 10, 1997.

## Section 4.5, Cultural Resources

Page 4.5-14:

### Significance After Mitigation

Implementation of Mitigation Measure CUL-1 would reduce impacts to historical resources by identifying and evaluating significant historical resources and managing relocation, rehabilitation, or alteration in compliance with the Standards as applicable. However, even with implementation of this mitigation measure, historical resources could still be materially impaired by future development that is carried out under the proposed Project.

Page 4.5-17:

**IMPACT CUL-3** THE DISCOVERY OF HUMAN REMAINS IS ALWAYS A POSSIBILITY DURING GROUND-DISTURBING ACTIVITIES. GROUND DISTURBANCE ASSOCIATED WITH DEVELOPMENT CARRIED OUT UNDER THE PROPOSED PROJECT MAY DISTURB OR DAMAGE KNOWN OR UNKNOWN HUMAN REMAINS. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT WITH ADHERENCE TO EXISTING REGULATIONS.

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## Section 4.6, Energy

Page 4.6-7:

In 1996, the USEPA joined with the Energy Department to expand the program, which now also includes certifying commercial and industrial buildings as well as homes (Energy Star 2023~~USEPA 2021~~).

Page 4.6-8:

The most recent assessment, the *2021 Integrated Energy Policy Report*, highlights the implementation of California's innovative policies and the role they have played in establishing a clean energy economy and provides more detail on several key energy policies, including decarbonizing buildings, increasing energy efficiency savings, and integrating more renewable energy into the electricity system (CEC 2022cd).

## Section 4.9, Hazards and Hazardous Materials

Page 4.9-4:

### Existing Hazardous Materials Sites

A database search conducted in ~~August~~ January 2023-2024 through the DTSC EnviroStor Hazardous Waste and Substances Site List website (DTSC ~~2023~~2024) found ~~two~~ nine active sites in Montebello, two of which have active statuses. ~~These two~~ The DTSC EnviroStor Hazardous Waste and Substances sites are listed in Table 4.9-1. There are six open sites listed by the SWRCB's Geotracker database in the Plan Area. These six sites are listed in Table 4.9-2. One of these sites is listed by the USEPA under the Superfund Amendments and Reauthorization Act (SARA), Title III as shown in Table 4.9-3 (USEPA 2023b).

Page 4.9-6:

**Table 4.9-1 DTSC Active Sites in the Montebello**

Site Name	Site Location	DTSC Site Type	Status
Metro Heights	1400 North Montebello Boulevard	Voluntary Cleanup	Active
Georgia Pacific Corporation	760 South Vail Ave	Corrective Action	Active
<u>Burke Concrete</u>	<u>1625 Washington Boulevard</u>	<u>Voluntary Cleanup</u>	<u>No Further Action</u>
<u>Chapin Road Landfill</u>	<u>All properties on Chapin and Bluff Roads</u>	<u>Evaluation</u>	<u>Inactive - Action Required</u>
<u>Grow Group</u>	<u>760 South Vail Ave</u>	<u>Non-Operating</u>	<u>Undergoing Closure</u>
<u>Lilly Industries, Inc./Montebello</u>	<u>901 West Union Street</u>	<u>Refer: Other Agency</u>	<u>Tiered Permit</u>
<u>Mines and Maple School Site</u>	<u>Mines/Maple</u>	<u>School Investigation</u>	<u>No Further Action</u>
<u>Myers Electric Products, Inc.</u>	<u>1130 S. Vail Avenue</u>	<u>Tiered Permit</u>	<u>Refer: Other Agency</u>
<u>Royal Dry Cleaners</u>	<u>2600 West Beverly Boulevard.</u>	<u>Evaluation</u>	<u>Refer: 1248 Local Agency</u>

Source: DTSC 2023~~4~~

Page 4.9-9:

According to the Well Finder search tool hosted by the California Department of Conservation’s Geologic Energy Management Division (CalGEM, which was formerly named the California Department of Conservation’s Division of Oil, Gas, and Geothermal Resources (DOGGR), a majority of the City of Montebello lies over an oil and gas field (Geologic Energy Management Division [CalGEM] 2023). There are numerous plugged oil and gas wells located within, and within 1,000 feet of, the City of Montebello (CalGEM 2023).

Page 4.9-13 through 4.9-14:

**Construction Site Well Review Program**

CalGEM Division of Oil, Gas, and Geothermal Resources (DOGGR) oversees the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal wells throughout California. The regulatory program emphasizes the wise development of oil, natural gas, and geothermal resources in the state through sound engineering practices that protect the environment, prevent pollution, and ensure public safety. DOGGR-CalGEM is charged with implementing Public Resources Code (PRC) Section 3208.1. As a result, DOGGR-CalGEM developed the Construction Site Well Review program to assist local permitting agencies in identifying and reviewing the status of oil or gas wells located near or beneath proposed structures. Before issuing building or grading permits, local permitting agencies review and implement DOGGR-CalGEM’s preconstruction well requirements.

The Construction Site Well Review Program provides important information on the current status of all known wells located on a development site property, and it provides other important information when development occurs near oil or gas wells. DOGGR-CalGEM provides this information in an advisory role, so that responsible decisions can be made by the property owner, developer, and local permitting agency when development occurs near oil or gas wells. According to PRC Section 3208.1, if any property owner, developer, or local permitting agency either fails to obtain an opinion from CalGEM, DOGGR, or fails to follow the advice of CalGEM

~~DOGGR~~ when development occurs near an oil or gas well, then the owner of the property on which the well is located may be responsible for abandonment costs should a future problem arise with the well.

Page 4.9-22 (near end of impact discussion HAZ-3):

Wells

Section 4.9.1, *Environmental Setting* acknowledges the presence of numerous plugged oil and gas wells located within, and within 1,000 feet of, the City of Montebello, and Section 4.9.2, *Regulatory Framework* discusses relevant state agencies and regulations applicable to wells, including plugged, abandoned, or unrecorded wells that could be damaged or uncovered during excavation for future construction projects carried out under the proposed Project. As required by these regulations, the City will contact CalGEM to obtain information on the requirements and approval to perform remedial operations if it becomes aware that any such damage or discovery has occurred as part of future development carried out under the proposed Project.

## Chapter 6, Alternatives

Page 6-4:

The “No Project” Alternative involves continued implementation of the City’s current General Plan, which was adopted in 1973. The No Project Alternative assumes that the City’s existing General Plan policies would continue to facilitate development in accordance with existing land use designations. The overall amount of growth anticipated to occur under the City’s current General Plan is less than what could be facilitated under the proposed ~~Project. Plan.~~ The proposed Project increases allowed density in areas including the Downtown Montebello Specific Plan Area and transportation corridors and as a result increases capacity for residential and commercial development. The proposed Project would allow for an increase in the amount of development overall in the Plan Area because it allows increased residential and commercial development in these key focus areas. Therefore, it also increases the Plan Area’s total potential population and amount of commercial development compared to the current General Plan. Under the current General Plan, the Plan ~~Area’s~~ population would not be expected to reach the SCAG forecast of 67,800 by 2045, while under the proposed Project future residential growth is predicted to increase the ~~Plan Area’s City’s~~ total population to 113,338. SCAG forecasts for population, households, and employment in Montebello through the year 2045 are shown in Table 4.14-4 of Section 4.14, *Population and Housing* of this EIR.

Page 6-6:

The No Project Alternative would potentially increase impacts to historic resources compared to the ~~proposed Project. General Plan Update.~~ As discussed in Chapter 4.5 *Cultural Resources*, the proposed Project does not call for substantial changes to established residential neighborhoods and includes specific policies aimed at preserving historic resources. The No Project Alternative would not include these policies and mitigation measures and would, therefore, be more likely than the proposed Project to lead to or allow the loss of, or negative effects on, historic resources in such areas. The No Project Alternative would therefore have potentially greater impacts to historical resources, and cultural resources in general, than the proposed Project.

Page 6-9:

### **m. Noise**

The No Project Alternative would result in less development than the proposed General Plan Update. Therefore, less construction and associated construction noise and vibration would occur under this alternative, particularly in the identified development areas and housing opportunity sites for the proposed Project, and there would be less of an increase in operational noise sources. However, construction noise and increased operational noise under this alternative might be spread more widely across the Plan Area. Also, while this alternative would result in less development, the City's current General Plan has fewer operational noise reduction policies and restrictions than the proposed Project. Furthermore, mitigation measures NOI-1 and NOI-2 requiring actions to reduce construction noise and vibration would not be included in this alternative. Therefore, noise impacts under the No Project Alternative would be greater than under the proposed Project.

Page 6-13:

### **c. Air Quality**

As with the proposed Project, impacts to Air Quality would be significant and unavoidable. As discussed in Impacts AQ-1 through AQ-4 in Chapter 4.3 *Air Quality* of this EIR, individual developments projects carried out under the proposed Project would generate construction and operational related emissions that could conflict with or obstruct implementation of the SCAQMD's Air Quality Management Plan, result in a cumulatively considerable net increase of criteria pollutants, and result in adverse impacts to local air quality, all of which may create significant and unavoidable impacts. While the Reduced Growth Alternative's individual project emissions haves the potential to create all the same significant and unavoidable air quality impacts, there would be less overall development in the Plan Area under this alternative and this alternative would have less construction and operational emissions than the proposed Project. However, because the Reduced Growth Alternative would result in less development in the identified focus areas and more dispersed development, VMT per capita would not be reduced to the same degree as under the proposed Project, thereby potentially increasing vehicular emissions. Overall, this alternative's air quality impacts would be less in some respects and greater in others than those of the proposed Project, but similar overall.

Page 6-18:

## **6.4 Environmentally Superior Alternative**

CEQA requires the identification of the environmentally superior alternative among the options studied. When the "No Project" alternative is determined to be environmentally superior, CEQA also requires identification of the environmentally superior alternative among the development options.

As shown in Table 6-2, the Reduced Growth Alternative would, overall, be environmentally superior to the proposed Project. When the two alternatives are compared to each other and the proposed Project, the Reduced Growth Alternative would be environmentally superior because apart from greater impacts to Land Use and Planning and Transportation, it would have reduced or similar environmental impacts compared to the proposed Project, while the No Project Alternative would result in greater impacts to Biological Resources, Cultural Resources,

Energy, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems; with reduced impacts in Air Quality, Hydrology and Water Quality, and Population and Housing.

## Chapter 7, References

Page 7-13:

California Department of Toxic Substances Control (DTSC). 2024~~3~~. EnviroStor.  
<https://www.envirostor.dtsc.ca.gov/public/> (accessed ~~January 2024~~ August 2023).



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# Appendix A

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Mitigation Monitoring and Reporting Program

# Mitigation Monitoring and Reporting Program

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CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (California Public Resources Code Section 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

The proposed project to which these mitigation measures apply is the City of Montebello General Plan Update and Downtown Montebello Specific Plan (the proposed Project), which includes the following components:

- A comprehensive update of the City of Montebello’s General Plan, reorganizing and formatting the Plan to include the following eight chapters: Our Natural Community, Our Prosperous Community, Our Well Planned Community, Our Accessible Community, Our Healthy Community, Our Safe Community, Our Active Community, and Our Creative Community
- The proposed General Plan Update includes an update of the City’s Housing Element (6<sup>th</sup> Cycle, 2021-2029), which was adopted by the City Council in June 2022 and subsequently certified by HCD on July 11, 2022. While an Initial Study/Negative Declaration (IS-ND) was prepared and adopted concurrently with the Housing Element, the 6<sup>th</sup> Cycle Housing Element is a component of the proposed General Plan Update and is also analyzed in the EIR
- The Downtown Montebello Specific Plan, which focuses on Downtown Montebello and is intended to enhance the public right-of-way through selective market supported infill development that includes, among other things, multi-story buildings that will augment the character and quality of the street as well as activate uses in the immediate area, giving new energy to the downtown corridor through unique, local, and high-quality experience-based retail opportunities

City of Montebello  
**City of Montebello General Plan Update and Downtown Montebello Specific Plan**

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<b>Air Quality</b>							
<b>AQ-1- Tier 4 and Alternatively Fueled Equipment</b>							
<p>Prior to issuance of grading permits, the Chief Building Official in coordination with the City Engineer or designee shall confirm that the grading plan, building plans, and specifications stipulate that the following measures shall be implemented:</p> <ul style="list-style-type: none"> <li>▪ All mobile off-road equipment (wheeled or tracked) used during construction activities shall meet the USEPA Tier 4 final standards. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 Final standards.</li> <li>▪ Alternative Fuel (natural gas, propane, electric, etc.) construction equipment shall be incorporated where available. These requirements shall be incorporated into the contract agreement with the construction contractor. A copy of the equipment’s certification or model year specifications shall be available upon request for all equipment on-site.</li> <li>▪ Electricity shall be supplied to the site from the existing power grid to support the electric construction equipment. If connection to the grid is determined to be infeasible for portions of the project, a non-diesel fueled generator shall be used.</li> <li>▪ The construction contractor shall water the site two times per day during demolition activities.</li> <li>▪ The project shall comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction.</li> </ul>	<p>Confirm that the actions required under this mitigation measure are implemented for construction activities carried out under the proposed Project</p>	<p>Prior to issuance of grading permits</p>	<p>Once</p>	<p>City of Montebello            Chief Building Official in coordination with the City Engineer or designee</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<b>AQ-2: Architectural Coating</b>							
Prior to issuance of building permits, the Chief Building Official in coordination with the City Engineer or designee shall confirm that building plans and specifications stipulate that all architectural coating phases shall implement low/zero VOC coating unless project specific modeling determines higher VOC content coatings result in VOC emissions below the 75 lbs./day.	Confirm that the actions required under this mitigation measure are implemented for individual projects under the proposed Project where unmitigated VOC impacts exceed regulatory thresholds.	Prior to granting building permits	Once	City of Montebello Chief Building Official in coordination with the City Engineer or designee			
<b>AQ-3: Hearth</b>							
Prior to issuance of building permits, the Chief Building Official in coordination with the City Engineer or designee shall confirm that the building plans stipulate that all multi-family residential developments shall not incorporate wood or natural gas fireplaces. Electric fireplaces are allowable under this mitigation measure.	During plan check, confirm that all multi-family residential projects do not include wood or natural gas fireplace on the project plans.	Prior to granting building permits	Once	City of Montebello Chief Building Official in coordination with the City Engineer or designee			
<b>AQ-4: Air Quality Assessment</b>							
Individual developments carried out under the proposed Project shall do the following:							
<ul style="list-style-type: none"> <li>▪ <b>Discretionary Projects:</b> Discretionary projects shall complete the analysis described in the Non-Discretionary Projects bullet below, consistent with CEQA requirements. Impacts shall be reduced below regulatory thresholds or to the furthest extent possible.</li> <li>▪ <b>Non-Discretionary Projects:</b> The following types of non-discretionary projects shall require an air quality technical assessment and incorporate measures such that impacts are reduced to below regulatory thresholds or to the furthest extent possible:                             <ul style="list-style-type: none"> <li>▫ Projects where sensitive receptors are less than 1,000 feet from the project boundary</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Discretionary Projects:</b> Confirm that discretionary projects have completed the analysis described in the Non-Discretionary Projects bullet below, consistent with CEQA requirements, and that methods to reduce the environmental impacts of each discretionary project below regulatory thresholds or to the furthest extent possible are identified in the analysis.</li> <li>▪ <b>Non-Discretionary Projects:</b> Confirm that non-discretionary projects subject to this mitigation measure have completed an air quality technical assessment and incorporated measures such that impacts are reduced to below regulatory thresholds or to the furthest extent possible.</li> </ul>	Prior to project approval	Once	City of Montebello Chief Building Official in coordination with the City Engineer or designee			

City of Montebello  
**City of Montebello General Plan Update and Downtown Montebello Specific Plan**

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> <li>▫ Construction with use of substantial (more than two pieces) heavy construction equipment use</li> <li>▫ Projects with construction period lasting longer than 2 months of heavy equipment use</li> </ul>							
<b>Biological Resources</b>							
<b>BIO-1 Project-specific Biological Resources Assessment</b>							
<p>For projects that require vegetation removal, ground disturbance of unpaved areas, parking or staging of equipment or material on unpaved areas, access routes on unpaved areas, or rehabilitation or construction staging within 300 feet of unpaved areas (except for landscaped developed areas) that contain or have the potential to support special-status species, open space, sensitive natural communities, or suitable habitat to support special-status species, the following shall apply:</p> <p>Prior to the issuance of a development permit, a qualified biologist shall be retained by the project applicant to conduct a site-specific biological resources reconnaissance survey of the site. The biological resources assessment shall characterize the biological resources present on the project site and evaluate the presence or absence of sensitive species and habitats. The biological resources assessment will aid in determining the project’s potential direct, indirect, and cumulative biological impacts, as well as specific avoidance measures necessary to offset those impacts.</p> <p>If the biologist determines that special-status plant species may occur, focused surveys for special-status plants shall be completed in accordance with <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities</i> (CDFW, March 20, 2018, or its successor) and <i>Guidelines for Conducting and Reporting Botanical Inventories for Federally</i></p>	<ol style="list-style-type: none"> <li>1. Confirm that, for projects subject to this mitigation measure, that a biological resources reconnaissance survey has been prepared by a qualified biologist, consistent with the requirements of this mitigation measure.</li> <li>2. If the biologist determines that special-status plant species may occur or the project site has suitable habitat for special-status wildlife, confirm that focused surveys have been prepared consistent with the requirements of this mitigation measure.</li> <li>3. If it is determined that biological resources may be impacted by a project, confirm that any necessary mitigation measures identified in the biological resources assessment are carried out, consistent with the requirements of this mitigation measure.</li> <li>4. If ESA and/or CESA listed species or wildlife movement corridors are identified by the biological resources assessment confirm that consultation with the appropriate agencies, as required under this mitigation measure, takes place.</li> </ol>	<ol style="list-style-type: none"> <li>1. Prior to issuance of development permits</li> <li>2. Prior to issuance of development permits</li> <li>3. Prior to granting grading permits and, if necessary, during construction</li> <li>4. Prior to issuing a development permit</li> </ol>	<ol style="list-style-type: none"> <li>1. Once</li> <li>2. Once</li> <li>3. Once prior to granting grading permits and periodically during construction</li> <li>4. Once</li> </ol>	City of Montebello Planning & Community Development Department			

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<p><i>Listed, Proposed and Candidate Plants</i> (USFWS, September 23, 1996; or its successor). If it is determined that the project site has suitable habitat for special-status wildlife, focused surveys shall be conducted to determine presence/absence including species-specific surveys in accordance with CDFW or USFWS protocols for sensitive, state or federally listed species, respectively, that may occur. If the biologist determines that sensitive habitats and/or regulated aquatic resources may be present, additional focused studies to further assess and delineate the habitat (such as a formal jurisdictional determination for wetlands and waters) shall be conducted.</p> <p>A report shall be prepared that identifies 1) approximate population size and distribution of any sensitive plant or animal species, 2) any sensitive habitats or sensitive natural communities (such as wetlands or riparian areas), and 3) any potential impacts of the project on wildlife corridors. Off-site areas that may be directly or indirectly affected by the individual project shall also be surveyed. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of on-site biological resources (e.g., observed and detected species, as well as an analysis of those species with the potential to occur on-site). The biological resources assessment report and surveys shall be conducted by a qualified biologist, and any special status species surveys shall be conducted according to standard methods of surveying for the species as appropriate.</p> <p>If sensitive species and/or habitat are absent from the individual project site and adjacent lands potentially affected by the individual project, a written report substantiating such shall be submitted to the City Planning Division prior to issuance of a grading permit, and the</p>							

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<p>project may proceed without any further biological investigation.</p> <p>If it is determined that a special-status species and/or habitats may be impacted by a project, the biological report shall identify additional mitigation measures such as avoidance, minimization, restoration, or compensation to reduce impacts to a less than significant level prior to issuance of a development permit from the City or performing any ground disturbance activities (e.g., geotechnical boring or vegetation removal). In the case of ESA and/or CESA listed species, consultation with USFWS and/or CDFW shall occur prior to issuance of a development permit from the City or performing any ground disturbance activities, to determine measures to address impacts such as avoidance, minimization, restoration, or compensation. In the case of regulated aquatic resources, the USACE, CDFW, and RWQCB will be consulted regarding their respective jurisdictions and any necessary permits obtained prior to issuance of a development permit from the City.</p>							
<b>BIO-2 Pre-Construction Bird Surveys and Nest Avoidance</b>							
<p>For construction activities initiated during the bird nesting season (February 1 through August 31) involving removal of trees, vegetation or other nesting bird habitat, including abandoned structures and other man-made features, a pre-construction nesting bird survey shall be conducted no more than three days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot and shall include a 300-foot buffer around the construction site. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in and around the Plan Area (i.e., qualified biologist). If nests are found, an avoidance buffer shall be determined by a qualified biologist dependent upon the species, the location of the nest, the proposed</p>	<ol style="list-style-type: none"> <li>1. Confirm that a pre-construction nesting bird survey has been prepared by a qualified biologist, consistent with the requirements of this mitigation measure</li> <li>2. If the nests are found, confirm that the requirements of this mitigation measure are enacted on the construction site</li> <li>3. Confirm that a report summarizing the pre-construction survey(s) prepared by a qualified biologist has been submitted to the City</li> </ol>	<ol style="list-style-type: none"> <li>1. Prior to construction activities carried out from February 1 through August 31</li> <li>2. Whenever nests are found</li> <li>3. Prior to commencement of construction activities</li> </ol>	<ol style="list-style-type: none"> <li>1. Once</li> <li>2. Once per find</li> <li>3. Once</li> </ol>	City of Montebello Planning & Community Development Department			



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<p>work activity, and existing disturbances associated with land uses within and outside of the site. The avoidance buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/ nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.</p> <p>Site plans shall include a statement acknowledging compliance with the federal MBTA and CFGC that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to August 31 and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.</p>	<p>4. Confirm that project site plans include a statement acknowledging compliance with the federal MBTA and CFGC</p>	<p>4. Prior to granting building and grading permits</p>	<p>4. Once</p>				

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<b>Cultural Resources</b>							
<b>CUL-1 Historical Resources</b>							
<p>A historical resources evaluation (HRE) shall be prepared for any discretionary project carried out under the proposed Project involving the demolition or physical alteration of any building, structure, object, or other built environment feature that is 45 years of age or older. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior’s (SOI) Professional Qualifications Standards (PQS) in architectural history or history (National Park Service 1983). The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the California Office of Historic Preservation to identify any potential historical resources within the proposed development site. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting California Office of Historic Preservation guidelines. All evaluated properties shall be documented on California Department of Parks and Recreation Series 523 Forms. HREs shall be submitted to the City for review and concurrence. If the property is already listed in the NRHP or CRHR, the HRE described above shall not be required.</p> <p>If a property is found to not qualify as a historical resource, no additional work relating to historical resources shall be required. If historical resources are identified within a proposed development site, efforts shall be made to the greatest extent feasible to ensure that impacts are mitigated. As applicable, efforts shall be made to the greatest extent feasible to ensure that the alteration of the resource is undertaken in a manner consistent with the Secretary of the Interior’s Standards for the</p>	1. Confirm that a historic resources evaluation has been prepared by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualifications Standards (PQS) in architectural history or history, consistent with the requirements of this mitigation measure.	1. Prior to construction and grading activities	1. Once	City of Montebello Planning & Community Development Department			
	2. If historical resources are identified within the project area of a proposed development, confirm that efforts are made, to the extent feasible, to ensure that impacts are mitigated, consistent with the requirements of this mitigation measure.	2. Prior to construction and grading activities	2. Once				
	3. If historical resources are identified within a proposed development site, confirm that efforts have been made to the greatest extent feasible to ensure that impacts are mitigated, and that the relocation, rehabilitation, or alteration of the resource is consistent with the Secretary of the Interior’s Standards for the Treatments of Historic Properties (Standards) and the requirements of this mitigation measure.	3. Prior to construction and grading activities	3. Once				
	4. If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not possible, confirm that appropriate site-specific mitigation measures are	4. Prior to construction and grading activities	4. Once				

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<p>Treatment of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR § 15126.4(b)(1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be prepared by a historian or architectural historian meeting the PQS in history or architectural history and provided to the City for review and concurrence. As applicable, the report shall demonstrate how the project complies with the Standards and be submitted to the City for review and approval prior to the issuance of any permits.</p> <p>If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. Mitigation measures may include documentation of the historical resource in the form of a Historic American Building Survey (HABS)-like report. The report shall comply with the Secretary of the Interior’s Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historical research. The documentation shall be completed by a qualified architectural historian or historian who meets the SOI PQS and submitted to the City of Montebello, Planning &amp; Community Development Department, Planning Division prior to issuance of any permits for</p>	<p>established and undertaken, consistent with the requirements of this mitigation measure.</p>						

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demolition or alteration of the historical resource.							
<b>CUL-2 Phase 1 Archaeological Resources Study</b>							
For any discretionary project carried out the proposed Project, a Phase I Archaeological Resources Study (Phase I) shall be prepared if the project will involve ground disturbance (unless the project site is within soils that can be reliably demonstrated as being non-native or artificial fill). If a project would solely involve the refurbishment of an existing building and no ground disturbance would occur, this measure would not be required. The study shall be performed by a qualified professional meeting the Secretary of the Interior’s (SOI’s) Professional Qualification Standards (PQS) for archaeology (National Park Service 1983). Methods shall include a pedestrian survey of the project site and sufficient background research and field sampling to determine whether archaeological resources may be present. Archival research shall include a records search of the South Central Coastal Information Center no more than two years old and a Sacred Lands File search with the Native American Heritage Commission. The Phase I technical report documenting the study shall include recommendations that must be implemented prior to and/or during construction to avoid or reduce impacts on archaeological resources. The Phase I shall be submitted to the City of Montebello, Planning & Community Development Department, Building and Safety Division for review and approval prior to the issuance of any grading or construction permits. Recommendations in the Phase I shall be made Conditions of Approval and shall be implemented throughout all ground disturbance activities.	<ol style="list-style-type: none"> <li>1. If any project carried out under the General Plan Update will involve any ground disturbance (unless the project site is within soils that can be reliably demonstrated as being non-native or artificial fill) confirm that a Phase I cultural resources study consistent with the requirements of this mitigation measure has been performed by a qualified professional meeting the Secretary of the Interior’s (SOI’s) Professional Qualification Standards (PQS) for archaeology (National Park Service 1983), and review and approve this study.</li> <li>2. Make all recommendations of the Phase I technical report Conditions of Approval of the project.</li> <li>3. Confirm that all Conditions of Approval are carried out throughout all ground disturbance activities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Prior to issuance of construction and grading permits</li> <li>2. Prior to issuance of construction and grading permits</li> <li>3. During ground disturbance activities</li> </ol>	<ol style="list-style-type: none"> <li>1. Once</li> <li>2. Once</li> <li>3. Periodically</li> </ol>	City of Montebello Planning & Community Development Department, Building and Safety Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
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<b>CUL-3 Extended Phase 1 Testing</b>							
<p>For any projects proposed within 100 feet of a known archaeological site and/or in areas identified as sensitive by a Phase I [Mitigation Measure CUL-2], the project applicant shall retain a qualified archaeologist to conduct an Extended Phase I (XPI) study to determine the presence/absence and extent of archaeological resources on the project site. XPI testing should comprise a series of shovel test pits and/or hand augured units and/or mechanical trenching to establish the boundaries of archaeological site(s) on the project site. If the boundaries of the archaeological site are already well understood from previous archaeological work, an XPI will not be required. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s). All archaeological excavation shall be conducted by a qualified archaeologist(s) under the direction of a principal investigator meeting the SOI's PQS for archaeology (National Park Service 1983). If an XPI report is prepared, it shall be submitted to the Planning &amp; Community Development Department, Building and Safety Planning Division for review and approval prior to the issuance of any grading or construction permits. Recommendations contained therein shall be implemented for all ground disturbance activities.</p>	1. Confirm that an XPI study has been done by a qualified archaeologist retained by the project applicant if required under this mitigation measure, and review and approve the XPI.	1. Prior to issuance of construction and grading permits	1. Once	City of Montebello Planning & Community Development Department			
	2. Confirm that all recommendations of the XPI are carried out throughout all ground disturbance activities.	2. During ground disturbance activities	2. Periodically				
<b>CUL-4 Archaeological Site Avoidance</b>							
Any identified archaeological sites (determined after implementing mitigation measures CUL-2 and/or CUL-3) shall be avoided by project-related construction activities, where feasible. A barrier (temporary fencing) and flagging shall be placed between the work location and any resources within 60 feet of a work location to minimize the potential for inadvertent impacts.	1. Confirm that the avoidance measures described in this mitigation measure, when applicable, are being carried out during project-related construction activities.	1. During construction and grading activities	1. Periodically	City of Montebello Planning & Community Development Department, Building and Safety Division			

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<b>CUL-5 Phase II Site Evaluation</b>							
<p>If the results of any Phase I and/or XPI (mitigation measures CUL-2 and/or CUL-3) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-4) and that have not been adequately evaluated for the National Register of Historic Places or California Register of Historical Resources (CRHR) listing at the project site, the qualified archaeologist shall conduct a Phase II investigation (Phase II) to determine if intact deposits remain and if they may be eligible for the CRHR or qualify as unique archaeological resources. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s).</p> <p>The Phase II evaluation shall include any necessary archival research to identify significant historical associations and mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit. The sample excavation will characterize the nature of the sites, define the artifact and feature contents, determine horizontal and vertical boundaries, and retrieve representative samples of artifacts and other remains.</p> <p>If the archeologist and, if applicable, a Native American monitor (see Mitigation Measure TCR-1 [Section 4.17, <i>Tribal Cultural Resources</i>]) or other interested tribal representative determine it is appropriate, cultural materials collected from the site shall be processed and analyzed in a laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated</p>	<p>1. If the results of any Phase I and/or XPI (mitigation measures CUL-2 and/or CUL-3) indicate the presence of archaeological resources that cannot be avoided by the project (Mitigation Measure CUL-4) and that have not been adequately evaluated for the NRHP or CRHR listing at the project site, confirm that a Phase II cultural resources study consistent with the requirements of this mitigation measure has been performed by a qualified professional meeting the Secretary of the Interior’s (SOI’s) Professional Qualification Standards (PQS) for archaeology (National Park Service 1983), and review and approve this study.</p>	<p>1. Prior to issuance of construction and grading permits</p>	<p>1. Once</p>	<p>1. City of Montebello Planning &amp; Community Development Department</p>			
	<p>2. Make all recommendations of the Phase II technical report Conditions of Approval of the project.</p>	<p>2. Prior to issuance of construction and grading permits</p>	<p>2. Once</p>	<p>2. City of Montebello Planning &amp; Community Development Department</p>			
	<p>3. Confirm that all Conditions of Approval are carried out throughout all ground disturbance activities.</p>	<p>3. During ground disturbance activities</p>	<p>3. Periodically</p>	<p>3. City of Montebello Planning Department, Building and Safety Division</p>			

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<p>according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)." The report shall be submitted to the City of Montebello for review and approval prior to the issuance of any grading or construction permits. Recommendations in the Phase II shall be implemented for all ground disturbance activities.</p>							
<b>CUL-6 Phase III Data Recovery</b>							
<p>Should the results of the Phase II site evaluation (Mitigation Measure CUL-5) yield resources that meet CRHR significance standards and if the resource cannot be avoided by project construction in accordance with CUL-4, the project applicant shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and approved by the City of Montebello prior to construction, through the development of a Phase III Data Recovery report (Phase III) program. Any necessary Phase III data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI PQS for archaeology according to a research design reviewed and approved by the City of Montebello prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), <i>Guidelines for Archaeological Research Design</i>, or the latest edition thereof. If the archaeological resource(s) of concern are Native American in origin, the qualified archaeologist shall confer with local California Native American tribe(s). If applicable, a Native American monitor shall be present.</p>	1. Confirm that any reports found to be necessary under the requirements of this mitigation measure have been submitted to, and reviewed and approved by, the City of Montebello prior to issuance of any grading or construction permit.	1. Prior to issuance of construction and grading permits	1. Once	City of Montebello Planning & Community Development Department			
	2. If the reports required under this mitigation measure identify archaeological resources of concern that are also Native American in origin, confirm that the qualified archaeologist required under this mitigation measure has conferred with local California Native American tribe(s).	2. Prior to issuance of construction and grading permits	2. Once				
	3. Confirm that all feasible recommendations of the reports required under this mitigation measure have been incorporated into the final design of the project and approved by the City of Montebello	3. Prior to issuance of construction and grading permits	3. Once				

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As applicable, the final Phase III Data Recovery reports shall be submitted to the City of Montebello, Planning & Community Development Department, Building and Safety Division prior to issuance of any grading or construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.	4. Confirm that all feasible recommendations of the reports required under this mitigation measure (including, if applicable, presence during construction of a Native American monitor) are carried out as described in this mitigation measure.	4. During all ground disturbance activities	4. Periodically				
<b>CUL-7 Cultural Resources Monitoring</b>							
If recommended by Phase I, XPI, Phase II, or Phase III studies [mitigation measures CUL-2, CUL-3, CUL-5, and/or CUL-6], the project applicant shall retain a qualified archaeologist to monitor project-related, ground-disturbing activities, subject to review and approval by the City of Montebello Planning & Community Development Department, Building and Safety Division. If archaeological resources are encountered during ground-disturbing activities, mitigation measures CUL-4 through CUL-6 shall be implemented, as appropriate.	1. Confirm that, if required by this mitigation measure, the project applicant has retained a qualified archaeologist to monitor project-related, ground-disturbing activities and approve the use of this monitor.	1. Prior to project-related, ground-disturbing activities	1. Once	City of Montebello Planning & Community Development Department, Building and Safety Division			
	2. If archaeological resources are encountered during ground-disturbing activities, confirm that mitigation measures CUL-4 through CUL-6 are implemented, as appropriate.	2. During construction and grading activities	2. Periodically				
<b>CUL-8 Unanticipated Discovery of Archaeological Resource</b>							
If archaeological resources are encountered during ground-disturbing activities, work within 60 feet shall be halted and the project archaeologist meeting the SOI's PQS for archaeology shall immediately evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to historical resources. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City of Montebello Planning & Community Development Department, Building and Safety Division for review and approval. Recommendations contained therein shall be	1. Review and approve any reports submitted to the City under the requirements of this mitigation measure.	1. Prior to issuance of construction and grading permits	1. Once	City of Montebello Planning & Community Development Department, Building and Safety Division			
	2. Confirm that recommendations contained in any reports submitted to the City under the requirements of this mitigation measure are implemented.	2. Throughout the remainder of ground disturbance activities	2. Periodically				



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implemented throughout the remainder of ground disturbance activities.							
<b>Noise</b>							
<b>NOI-1 Measures to Reduce Construction Noise</b>							
To minimize noise during construction, the City of Montebello shall require construction contractors to implement the following measures for construction activities conducted within the City. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City of Montebello Building Division shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits.	Confirm that construction plans submitted to the City include construction noise analysis and that the construction noise reduction measures identified in this mitigation measure are included on demolition, grading, and construction plans submitted to, and reviewed and approved by, the City of Montebello.	Prior to issuance of demolition, grading, and/or building permits	Once	City of Montebello Planning & Community Development Department			
<ul style="list-style-type: none"> <li>▪ <b>Mufflers.</b> During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.</li> <li>▪ <b>Stationary Equipment.</b> All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers.</li> <li>▪ <b>Equipment Staging Areas.</b> Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receivers.</li> <li>▪ <b>Smart Back-up Alarms.</b> Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse</li> </ul>							

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	<p>direction in compliance with applicable safety laws and regulations.</p> <ul style="list-style-type: none"> <li>▪ <b>Electrically Powered Tools and Facilities.</b> Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible.</li> <li>▪ <b>Noise Disturbance Coordinator.</b> The project applicant shall designate a “noise disturbance coordinator” responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site.</li> <li>▪ <b>Temporary Noise Barriers.</b> Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receivers, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater) and there are sensitive receptors within 500 feet of the construction site. Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.</li> </ul>						

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<b>MM-NOI-2 Measures to Reduce Construction Vibration</b>							
<p>To reduce potential construction vibration impacts, the City of Montebello shall require the following:</p> <p>Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure, the project applicant shall prepare a groundborne noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these construction activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure FTA vibration thresholds are not exceeded.</p>	1. For projects to which this mitigation measure applies, review and approve any required groundborne noise and vibration analysis.	1. Prior to construction	1. Once	City of Montebello Planning & Community Development Department			
	2. For projects to which this mitigation measure applies, confirm that any actions required by the noise and vibration analysis are implemented for project construction activities.	2. During construction	2. Periodically				

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<b>Tribal Cultural Resources</b>							
<b>TCR-1 Unanticipated Discovery of Tribal Cultural Resources</b>							
<p>If archaeological resources of Native American origin are identified during implementation of projects carried out under the proposed Project, ground-disturbing activities within 50 feet of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If the City, in consultation with traditionally and culturally affiliated Native American group(s), determines the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in consultation with traditionally and culturally affiliated Native American group(s). The mitigation plan shall include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, avoidance, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.</p>	1. Upon the discovery of any archaeological resources of Native American origin, confirm construction is temporarily suspended within 50 feet of the find until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted.	1. Upon the discovery of any archaeological resources of Native American origin	1. Once for each occurrence	City of Montebello Planning & Community Development Department			
	2. If applicable, confirm that the mitigation plan required under this mitigation measure has been completed	2. Prior to resumption of construction within 50 feet of the find	2. Once				
	3. If applicable, confirm that any avoidance measures described in the mitigation plan, are implemented	3. Throughout construction and grading activities after the discovery of any tribal cultural resource	3. Periodically				