

Appendix A

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

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 (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 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

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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Air Quality							
AQ-1- Tier 4 and Alternately Fueled Equipment							
<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"> ▪ 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. ▪ 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. ▪ 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. ▪ The construction contractor shall water the site two times per day during demolition activities. ▪ 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. 	<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>			

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AQ-2: Architectural Coating							
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			
AQ-3: Hearth							
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			
AQ-4: Air Quality Assessment							
Individual developments carried out under the proposed Project shall do the following:	<ul style="list-style-type: none"> ▪ Discretionary Projects: 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. ▪ Non-Discretionary Projects: 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. 	Prior to project approval	Once	City of Montebello Chief Building Official in coordination with the City Engineer or designee			
<ul style="list-style-type: none"> ▪ Discretionary Projects: 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. ▪ Non-Discretionary Projects: 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"> ▫ Projects where sensitive receptors are less than 1,000 feet from the project boundary 							

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<ul style="list-style-type: none"> ▫ Construction with use of substantial (more than two pieces) heavy construction equipment use ▫ Projects with construction period lasting longer than 2 months of heavy equipment use 								
Biological Resources								
BIO-1 Project-specific Biological Resources Assessment								
<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"> 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. 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. 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. 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. 	<ol style="list-style-type: none"> 1. Prior to issuance of development permits 2. Prior to issuance of development permits 3. Prior to granting grading permits and, if necessary, during construction 4. Prior to issuing a development permit 	<ol style="list-style-type: none"> 1. Once 2. Once 3. Once prior to granting grading permits and periodically during construction 4. Once 	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>							
BIO-2 Pre-Construction Bird Surveys and Nest Avoidance							
<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"> 1. Confirm that a pre-construction nesting bird survey has been prepared by a qualified biologist, consistent with the requirements of this mitigation measure 2. If the nests are found, confirm that the requirements of this mitigation measure are enacted on the construction site 3. Confirm that a report summarizing the pre-construction survey(s) prepared by a qualified biologist has been submitted to the City 	<ol style="list-style-type: none"> 1. Prior to construction activities carried out from February 1 through August 31 2. Whenever nests are found 3. Prior to commencement of construction activities 	<ol style="list-style-type: none"> 1. Once 2. Once per find 3. Once 	<p>City of Montebello Planning & Community Development Department</p>			

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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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Cultural Resources							
CUL-1 Historical Resources							
<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 & 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.							
CUL-2 Phase 1 Archaeological Resources Study							
<p>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.</p>	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.	1. Prior to issuance of construction and grading permits	1. Once	City of Montebello Planning & Community Development Department, Building and Safety Division			
	2. Make all recommendations of the Phase I technical report Conditions of Approval of the project.	2. Prior to issuance of construction and grading permits	2. Once				
	3. Confirm that all Conditions of Approval are carried out throughout all ground disturbance activities.	3. During ground disturbance activities	3. Periodically				

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CUL-3 Extended Phase 1 Testing							
<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 & 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>	<ol style="list-style-type: none"> 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. 2. Confirm that all recommendations of the XPI are carried out throughout all ground disturbance activities. 	<ol style="list-style-type: none"> 1. Prior to issuance of construction and grading permits 2. During ground disturbance activities 	<ol style="list-style-type: none"> 1. Once 2. Periodically 	<p>City of Montebello Planning & Community Development Department</p>			
CUL-4 Archaeological Site Avoidance							
<p>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.</p>	<ol style="list-style-type: none"> 1. Confirm that the avoidance measures described in this mitigation measure, when applicable, are being carried out during project-related construction activities. 	<ol style="list-style-type: none"> 1. During construction and grading activities 	<ol style="list-style-type: none"> 1. Periodically 	<p>City of Montebello Planning & Community Development Department, Building and Safety Division</p>			

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CUL-5 Phase II Site Evaluation							
<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 & 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 & 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>							
CUL-6 Phase III Data Recovery							
<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				
CUL-7 Cultural Resources Monitoring							
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				
CUL-8 Unanticipated Discovery of Archaeological Resource							
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.							
Noise							
NOI-1 Measures to Reduce Construction Noise							
<p>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.</p> <ul style="list-style-type: none"> ▪ Mufflers. 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. ▪ Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers. ▪ Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receivers. ▪ Smart Back-up Alarms. 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 	<p>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.</p>	<p>Prior to issuance of demolition, grading, and/or building permits</p>	<p>Once</p>	<p>City of Montebello Planning & Community Development Department</p>			

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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>direction in compliance with applicable safety laws and regulations.</p> <ul style="list-style-type: none"> ▪ Electrically Powered Tools and Facilities. 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. ▪ Noise Disturbance Coordinator. 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. ▪ Temporary Noise Barriers. 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. 						

Mitigation Monitoring and Reporting Program

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification			
					Initial	Date	Comments	
MM-NOI-2 Measures to Reduce Construction Vibration								
<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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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Tribal Cultural Resources							
TCR-1 Unanticipated Discovery of Tribal Cultural Resources							
<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				