



City of Montebello Montebello Hills Specific Plan Environmental Impact Report

PUBLIC SCOPING MEETINGS

FINAL REPORT

Prepared by


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MONTEBELLO HILLS SPECIFIC PLAN

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I. EXECUTIVE SUMMARY

This report summarizes the outreach activities and public input received during the public scoping meetings for the Montebello Hills Specific Plan (MHSP) Environmental Impact Report (EIR). This project proposes the development of 487 acres located within the City of Montebello. The project consists of the following land uses: 1,200 residential dwellings, approximately 315 acres of open space, 6 gross acres of public open space and infrastructure to support the proposed project. The project site is contained within the Montebello Oil Fields.

Two scoping meetings were held on July 8th and 12th, 2008, to inform the public of the project and garner input regarding the Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, Utilities and Service Systems. Arellano Associates assisted the City of Montebello and P&D Consultants in the outreach activities needed to conduct and document the scoping meetings and record public comments. The following activities were undertaken in preparation of the scoping meetings:

- Scoping meeting notification, including:
 - State Clearinghouse
 - Mailing of meeting invitation to 500 ft. radius, 700 addresses (parcel database)
 - Placement of media advertisements in 11 publications
 - City website
 - City newsletter
 - City cable access channel
 - City electronic reader board
- Preparation of meeting materials including:
 - Signage near meeting location directing participants to parking and meeting rooms
 - Development and preparation of meeting handouts:
 - Meeting notice
 - Agenda
 - Comment sheets (English/Spanish)
 - PowerPoint presentation

Scoping meetings yielded the following results:

- 119 participants attended the two scoping meetings
- 96 comments received, including 30 verbal and 66 written
- Comments received generally show great concern for the impacts to the hills and surrounding community and wildlife. Additional concerns include:

- Traffic impacts
- Area schools currently at capacity
- Hydrology
- Geology
- Property value impacts
- Limited open space and recreation
- Public services
- Utilities and Service Systems

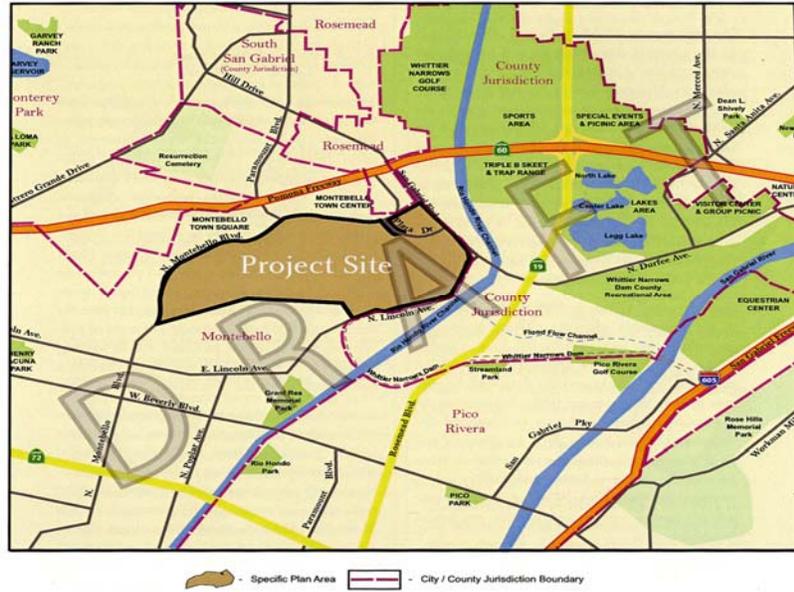
II. INTRODUCTION

In January 2008, The City of Montebello determined that an Environmental Impact Report (EIR) was necessary to address potential impacts for the Montebello Hills Specific Plan (MHSP) project. As required under the California Environmental Quality Act (CEQA), the City of Montebello prepared and released the Notice of Preparation (NOP) on January 28, 2008 which commenced a 30-day public comment period, (Appendix A). The NOP was distributed to key agencies and general public informing them of the proposed project and the City's intention to prepare an environmental document.

The proposed 487 acre project site includes the development of 166 acres of residential units (1,200 units) and six acres of a public park. The residential units would be built in five planning areas and would consist of various architectural styles, including Mission, Monterey, Ranch and Craftsman. The MHSP project also includes 314 acres dedicated for open space including water reservoirs, water quality basins and the existing oil pumping operations. A series of pedestrian walkways and trails are also included in this area. A number of private recreational facilities constructed for Montebello Hills residents would also be provided in addition to pocket parks and infrastructure to support the proposed project. The infrastructure components include sanitary sewer conveyance, potable water conveyance, storm water drainage conveyance facilities and storage facilities. An internal roadway network is also planned with three community entry points including access along Montebello Boulevard and Plaza Drive.

The MHSP would need associated discretionary approvals including amending the City's General Plan from Residential and General Commercial Land Use designations to MHSP and a zone change request from the site's existing designation of Residential Agriculture (R-A-O) to Specific Plan. An amendment to the Montebello Redevelopment Agency's Project Area Plan would be required. Additional approvals include, but may not be limited to a Development Agreement and tentative parcel/tract map approvals.

The MHSP project site is highlighted in map below,



The purpose of this report is to summarize and document the public outreach activities and input received during the scoping meetings for the MHSP project. This report is organized into four main sections, including:

- Scoping Notification and Communication
- Scoping Documentation
- Scoping Meeting Comments
- Conclusions

III. SCOPING NOTIFICATION AND COMMUNICATION

The City of Montebello held two public scoping meetings with the following objectives:

- Provide an overview of the proposed project;
- Provide an opportunity to comment on the appropriate scope and content of the EIR;
- Provide a description of the process and the project schedule.

Scoping Meeting	Date	Time	Location
1	Tuesday, July 8	6:30 p.m. – 8:30 p.m.	Senior Center at City Park
2	Saturday, July 12	2:00 p.m. – 4:00 p.m.	Senior Center at City Park

To encourage participation in the scoping meetings, The City of Montebello utilized various communication methods to notify the public, including:

- Mailing of meeting invitation to 500 ft. radius, 700 addresses
- Placement of media advertisements in 11 print publications
- City website, newsletter, cable access channel and electronic reader boards

The following is a detailed account of the notification efforts made in support of the scoping meetings:

Direct Mail

A significant part of the notification of scoping meetings was a MHSP scoping meeting notice mailed to residents and businesses located within a 500 ft. radius from the project area. The City of Montebello developed a meetings flyer containing a project map, brief project background, meeting dates, times and locations (Appendix B).

A total of 700 scoping meeting invitations were mailed the week of July 21, 2008. The mailing database included elected officials, government agencies and cities, resource agencies, school district, residents, businesses, churches, community based organizations and interested stakeholders (Appendix C).

City Website (www.Cityofmontebello.com)

The MHSP scoping meeting information was posted on the City's webpage. Interested parties with internet access had the option to log on to the Montebello City webpage and read about the project background, scoping meeting dates, times and locations.

City Newsletter

The City of Montebello drafted and distributed a special edition city newsletter in June, “Montebello Today”. The newsletter contained information regarding the MHSP EIR scoping meetings as well as a brief project overview. Most importantly, the article encouraged residents to attend and comment on the MHSP EIR as well as attend the two scoping meeting. Please see Appendix D for a copy of the newsletter.

City Access Channel and Electronic Reader Boards

To maximize the MHSP scoping meeting outreach, the City of Montebello capitalized on its cable access channel and electronic reader boards located throughout the city. Scoping meeting dates, times and location were placed on both of these information sharing avenues to help raise the awareness of the MHSP.

Advertisements

A variety of local and regional newspapers were chosen for placement of meeting advertisements and press release distribution. The following summarizes the media coverage for the scoping meetings:

Newspaper Advertisements

The City of Montebello placed scoping meeting notification ads in selected newspapers to increase community awareness (Appendix E). The following table lists the publications where ads were placed, as well as the publication dates:

Table 2 - Newspaper Advertisement Summary		
Publication Date	Publication	Circulation
Wednesday, June 25	Whittier Daily News	17,000
Thursday, June 26	Bell Gardens Sun	7,500
Thursday, June 26	Eastside Sun	24,000
Thursday, June 26	Northeast Sun	18,500
Thursday, June 26	Mexican American Sun	16,00
Thursday, June 26	Monterey Park Comet	8,000
Thursday, June 26	Montebello Comet	16,000
Thursday, June 26	City Terrace Comet	3,000
Thursday, June 26	ELA Brooklyn-Belvedere Comet	3,000
Thursday, June 26	Wyvernwood Chronicle	2,000
Thursday, June 26	Commerce Comet	6,500

Each ad listed the date, times and locations of the two community meetings. Placement and timing of the ads varied depending on the scoping meeting most directly connected to the papers circulation and frequency.

IV. SCOPING DOCUMENTATION

As shown in Table 1, two scoping meetings were held at the Senior Center at City Park in Montebello, the meeting location was selected due to the space availability and the close proximity to the MHSP project.

Signage

To encourage participation and facilitate meeting access, directional signs were strategically placed at each meeting location to direct participants to parking areas and meeting rooms (Appendix F).

Format

The format of the scoping meetings was a combination of an open house session, followed by a formal presentation and comment period. During the open house session, participants had the opportunity to view project display boards, and ask questions and/or raise concerns directly to project team members stationed around the room. A certified court reporter was also made available during this time for meeting participants who were interested in providing their verbal comments. After the open house session, a PowerPoint presentation was made by Project Manager, Gil Ruiz, P&D Consultants. The presentation provided a project overview, project schedule, environmental parameters, potential alternatives and project team contact information. At the conclusion of the presentation, participants were then encouraged to make public comments either verbally or in writing. All verbal comments were documented by the certified court reporter.

Certified interpreters were also available at the two scoping meetings to provide simultaneous interpretation in Spanish. Participants wishing to listen to the proceedings in Spanish were provided audio headsets.

Attendance

A total of 119 people signed in at both scoping meetings representing a good cross-section of the project area communities. Many people were well versed on the issues and opportunities associated with the MHSP project. The following table summarizes attendance at both scoping meetings (See Appendix G for copies of sign-in sheets):

Table 3 - Scoping Meeting Attendance			
Meeting	Meeting Participants	Media	Total Attendance
Tuesday, July 8, 2008 6:30 p.m. - 8:30 p.m.	64	2	66
Saturday, July 12, 2008 2:00 p.m. - 4:00 p.m.	52	1	53
Total	116	3	119

Scoping Meeting Materials

A variety of materials were produced for the scoping meetings, including:

Handouts

In an effort to provide clear, complete and concise project information, a set of handout materials was provided to meeting attendees as they signed-in. These materials included the following: (See Appendix H):

- Meeting agenda – including meeting format and sequence of events
- Comment sheet – for individuals choosing to provide written comments (English/ Spanish)
- Meeting notice - including times and locations of both scoping meetings, brief project overview, and City contact information

PowerPoint Presentation

A comprehensive PowerPoint presentation was made at both scoping meetings, providing the City of Montebello staff an opportunity to outline the project goals and explain the environmental process and planning phases (Appendix I). The presentation also provided an overview of the key elements included in the EIR, including:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation, Transportation and Traffic
- Utilities and Service Systems

Photography

Arellano Associates assisted with photo documentation of the scoping meetings. Photos were taken throughout the duration of the meeting, including the open house, presentation, and public comment period (Appendix J).

V. SCOPING MEETING COMMENTS

During the scoping period for the MHSP EIR, the City provided different options for the public to learn about the project and provide input. Cities, agencies, businesses and the general public were able to provide comments as follows:

- Verbal - Scoping meetings attendees had the opportunity to provide verbal comments directly to the court reporter;
- Written - Comment sheets were provided at scoping meetings for participants wishing to submit written comments. Participants were encouraged to submit their comments during the meeting;
- Mail - Interested groups and individuals mailed their comment and letters to the City for incorporation into the MHSP EIR, prior to and following the scoping meetings.

A total of 96 comments were received. All public comments received were documented for review and are being considered by City of Montebello and technical consultant staff.

Summary of Comments

Tuesday, July 8, 2008, 6:30 p.m.

Table 4- Meeting Attendance and Number of Comments		
Attendance	Written Comments	Verbal Comments
66	31	14

The first scoping meeting was well attended, with approximately 66 resident and representatives from various community based organization having signed-in. A total of 45 comments were received at the meeting, 14 verbal and 31 written. Overall, the sentiment at the meeting was positive. Community members asked specific project questions of the project team. The following table summarizes the comments received from the July 8th scoping meeting participants (See Appendix K):

Table 5 - Public Comments	
Interested Party/Agency	Comment
Verbal Comments from Interested Parties Received via Court Reporter	
Robert O'Grady	Concerned with utilities and service systems for the project. Specifically concerned with potential shortage in water, power and sewer capabilities to serve 1,200 homes, two schools and two parks. Also concerned about cost and funding sources to pay for the infrastructure.

<p>Luis de la Peza</p>	<p>Concerned with transportation and traffic impacts from residential and non-residential traffic to the community and schools. Recommends an economic study of the project area. Interested in learning if project area will include a parking lot to accommodate traffic generated by sports facilities. Requested clarification regarding the size of the project; City documents describes the project as gross acres, however the project's "Vision" brochure references 4.2 acres. Requested information on the project's impacts to housing prices, insurance rates and fire ratings. Concerned with population and housing impacts, including impacts on La Merced residents by children walking to and from school.</p>
<p>James Thomas Garofalo</p>	<p>Does not support the project. Proposed alternate land uses for the area.</p>
<p>Suzanna Prudhomme</p>	<p>Does not support the project. Proposed alternate land uses for the area - building a small version of Central Park.</p>
<p>Ruben C. Marquez</p>	<p>Concerned with population impacts to public schools.</p>
<p>Dee Ortega</p>	<p>Does not support the project. Recommended alternate land uses - leaving area as open space or develop it into a recreational area with a lake, educational facilities, swimming pools and picnic areas.</p>
<p>Timothy Kimura</p>	<p>Opposed the project. Concerned with land use and planning issues. Wants to know if new schools will be build as part of the project. Wants assurances that any public facilities built will be for public use not just residents living within the development. Requested clarification regarding who owns Montebello Hills.</p>

Rosina Valencia	Concerned with the lack of school facilities and traffic impacts to community, especially around the Costco and Sears areas. Concerned about potential pollution impacts.
Elizabeth Arenas	Concerned with the problem of displaced indigenous animals invading the current community, leading to pest issues and conflicts with domesticated animals. Concerned with traffic impacts to an already congested community and is interested in learning about mitigation efforts. Concerned with air quality; is interested in learning how the dust issue will be mitigated to ensure there are no impacts to homes and pools.
Jacqueline Carr	Supports the project. The City of Montebello will receive additional sales and property taxes.
Peter See	Concerned with traffic flow within the project area and school access. Would like to have traffic impacts to Montebello Boulevard evaluated and new access provided from Montebello Boulevard to the schools. Would like to know if Montebello Boulevard will be widened to accommodate additional traffic.
Camille Fuller	Concerned with animal life currently living in proposed project area and fault lines running through Montebello Hills. Would like to see earthquake faults and decomposed ground soil included in the study
Garry Thorton	Concerned with traffic issues around schools and would like traffic studied around all area schools. Wants to know if the proposed plan includes construction of new public schools.
Verbal Comments from Interested Groups, Organizations and Agencies Received via Court Reporter	
Chief Anthony Morales, Gabrieleno Tongva San Gabriel Band of Indians	Concerned with impacts to cultural resources, including the property of the Isankanga. Would like to see

	<p>cultural sites inventoried and evaluated. Indicated that the City of Montebello needs to produce a Phase I inventory of cultural resources; they need to research data, including a search of historical records, field surveys, site forms and written reports.</p> <p>Would like to see significant cultural resources avoided.</p>
Written Comments Received from Interested Parties	
Sylvia Domiguez	<p>Recommends the Environmental Impact Report concentrate on geology of the hills due to Montebello earthquake fault.</p>
Errol Ng	<p>Traffic, noise, crime and lower property value concerns due to the extension of Jefferson Blvd. to San Gabriel Blvd.</p> <p>Concerned with the following: potential decrease of quality in public services; overpopulation of schools.</p> <p>Also recommends fewer housing developments and more parks and nature areas.</p>
Matthew Perri	<p>Recommends city maximizes open space in Montebello; Preserve open space, trails and hills and make available to general public.</p>
Frank Salomone	<p>Identified the following issues and concerns: traffic impacts to Montebello Blvd. and Paramount Blvd.; sidewalk and curb improvements to Lincoln Ave.; place aesthetically pleasing block/rod iron fencing; Recreational facilities recommended for community park and trail.</p>
Andy Magdesian	<p>Would like to see development consist of less homes; property values will increase due to higher end homes.</p> <p>Concerned with park maintenance and requests additional police presence.</p>
Jefferson Don	<p>Concerned with noise factor and potential improvements to Lincoln Blvd.</p>

K.C. Kang	Concerned with the following issues: traffic congestion; safety, utilities, noise and overcrowding.
Robert Foster	Concerned with the following: traffic congestion at Montebello and Paramount Boulevards and as well as adequate access points to development; Hydrology and utility services; the lack of educational facilities; Aesthetics- Landscaping improvements on Lincoln Avenue. Does not support the project, however does supports improvement of existing habitat and new park.
Celia Infante	Concerned with potential traffic congestion and lack of school facilities in specific plan.
Josephine Blue	Current traffic conditions are poor and school population at La Merced is high, concerned with the potential to increase.
Elizabeth Acevez	Concerned with the following topics: wildlife dangers to domestic pets; traffic increase; air quality issues during construction; overpopulation may cause serious stress to current hospital.
Tim Kimura	Does not support the project and is concerned because of the lack of school facilities planned for the specific plan.
Wayne Hogue	Would like to see hills remain as to promote an environmental conscientious community. Concerned with the loss of financial opportunity for the City of Montebello.
Franklin Gonzalez	Traffic concerns specifically on Paramount Blvd., Lincoln Blvd. and freeway ramps.
Rosina Valencia	Concerned with the lack of school facilities in specific plan, as well as traffic congestion, pollution and resident safety in relation to the oil wells.
Michelle Barton	Concerned with current traffic congestion at La Merced School during

	drop off times as well as weekend traffic visiting the mall especially freeway access on Paramount Boulevard.
Ruben C. Marquez	Concerned with the lack of school facilities in the specific plan. Does not support the project due to the impacts to the overcrowded schools in the area.
Suzanna Prudhomme	Supports the project; would like to see bird sanctuary, bike trails and nature walks available to the public.
Robert O'Grady	Concerned with Hydrology and sufficient water and sewer power for the project.
Esteban Montañez	Interested in future investment of property and concerned with fiscal impacts to the City and the impacts to the city's services.
Dee Ortega	Does not support the project; would like to see the Hills left as open space for citizenry. Recommends Environmental Study Report include the potential for the development of a small water lake for recreational use.
Written Comments Received from Interested Groups, Organizations and Agencies	
Jim Flournoy Save our Community	Recommends a Regional Economic Impact Report be conducted; report must include Fire, Police, School and all other potential impacts.
Jim Flournoy Save our Community	Recommends biological, geological, utility and services systems studies be conducted, specifically: Gravity fire suppression, Cost effectiveness of water for fire and landscaping, runoff and fire system to operate without power.
Jim Flournoy Save our Community	Requests a study to identify an alternate site for the preservation of the existing ridge and canyon also to avoid other factors including the Montebello faultline.
Heather Kang Sierra Club and Montebello resident	Leave space as is.

<p>Sam Guyan Friends of the Hills, Sierra Club</p>	<p>Concerned acreage is not sufficient for residential development; space should be left as green space for people.</p>
<p>Tom Dutcher Montebello Hills Society and Sierra Club</p>	<p>Provided a history of the hills since the 1930's and is concerned with biological resources and future land use planning.</p>
<p>Barbara Diaz Save the Montebello Hills and Sierra Club</p>	<p>Proponent of Save the Hills primarily due to the birds and wildlife and air quality concerns</p>
<p>Anthony Morales Tribal Chief, Chairman Gabrielino/Tongva San Gabriel Band of Mission Indians</p>	<p>Descendants of the area, concerned with cultural resources including the highly significant traditional cultural property of Isankangna. Stress the importance of historical – cultural resources archeological sites be inventoried and evaluated.</p>
<p>Linda Strong Sierra Club</p>	<p>Recommends Environmental Impact Report contain a economic impact study, including: impacts to existing property value; recent economic developments; inflation; foreclosure rate; credit limitations for mortgage loans; unemployment rate and other relative benefits.</p>
<p>Jane Beesley Rivers and Mountains Conservancy</p>	<p>Request to include regional impacts study in Environmental Impact Report including the following factors: loss of open space and the impacts to wildlife. Urges the preservation of as much open space as possible.</p>

Saturday, July 12, 2008, 2:00 p.m. – 4:00 p.m.

Table 6 - Meeting Attendance and Number of Comments		
Attendance	Written Comments	Verbal Comments
53	26	16

The second scoping meeting for the MHSP EIR was held on a Saturday, to accommodate families and members of the public with late weekday work schedules. The meeting was well attended with approximately 53 participants having signed-in. A total of 42 comments were received; 16 participants provided verbal comments and 26 submitted written comments. The following table summarizes the input received from the meeting participants (See Appendix L for court reporter transcripts and comments sheets):

Table 7 - Public Comments	
Interested Party/Agency	Comment
Verbal Comments from Interested Parties Received via Court Reporter	
Margot Eiser	Would like the DEIR to address all of the categories presented during the scoping meeting. Concerned with the following: impacts to animal and plant life, especially the Gnatcatcher and cactus wren; the ecosystem of the hills and other protected sanctuaries such as Montebello Hills, Puente Hills and Coyote Hills; additional strain on the City's budget due to additional street maintenance and improvements; environmental justice issues due to the lack of open space and parks in the project area; global warming and pollution issues, air quality, noise, and the rezoning that would be required to accommodate the project. Requested that the DEIR study the following: economic impacts to the City's revenue; impacts to historical and cultural resources; and impacts to area schools. Concerned the City's General Plan has not been updated and recommends updating the General Plan prior to moving forward with the project. Requested another scoping meeting be held after the holidays. Concerned with the notification process for the scoping

	meetings. Would like to know how the general public will have access to any parks located within the private development.
Pedro Ortiz	Concerned about traffic impacts to the community, especially with the traffic egress from the project site into Montebello Boulevard. Concerned about student population impacts to area schools and safe school routes for students. Also concerned with safety of youth utilizing the hills for skateboarding.
Carlos M. Haro	Concerned with proposed land use and planning of current project. Recommends maintaining the current habitat, but would be also recommend adding recreational space for public use, reducing the number of housing units and incorporating business development.
Rose Mary Brougher	Concerned with the archeological aspects of the hills and impacts to water resources, area schools and traffic.
Gloria Haro	Would like area to be left alone. Concerned about traffic congestion, especially along Montebello Boulevard; potential gas spills contaminating homes and the size of the proposed homes. Would like to see the proposed extensions to Jefferson Boulevard and Lincoln take place.
Karla Oshima	Concerned with water and electricity resources. Would like to know if the developer has the responsibility to address this issue and if the City is concerned about these items.
Pek Choo Lee	Would like area to be left alone, but proposed alternate land uses. Recommended using area for recreational purposes or building a project similar to Huntington Library

	or a museum for public use. Proposes that project goes to public vote.
Joann Sanchez	Concerned with funding sources for the project; impacts on public services – police, fire, and other city departments; impacts to utilities and service systems; and population impacts to area schools. Would also like to learn about the benefits, if any, to senior citizen population will be.
Linda Carava	Would like area to be left alone and instead recommends building along the Montebello/Paramount corridor. Concerned with impacts on traffic, population impacts to schools, and public services - street maintenance, police and fire services. Feels the proposed park is insignificant and a large community park should be considered instead of the proposed project.
Tila Gregorian	Would like area to be left as open space. Concerned with environmental impacts – ozone layer, potential landslides, and impacts to public services, including police, fire and street maintenance.
Jeff Sakuda	Opposed to any development of the hills. Concerned about project impacts to traffic, public services and utilities and service systems. If project moves forward, recommends requiring new residences to power their water heaters by solar power.
Daniel Mathison	Would like the hills to remain as open space. Concerned with population impacts on the City. Proposed the development of a large park similar to Kenneth Hahn Park in west Los Angeles.
Verbal Comments from Interested Groups, Organizations and Agencies Received via Court Reporter	
Ernie Perez Tautemes Salas, Representative	Opposed to the project. Concerned about the cultural resources in the area.

Gabrieleno Band of Mission Indians	Would like to preserve the exiting habitat for the animals. Expressed that the Tribe is ready to take a stand and fight for the land.
Naidine Salas, Representative Naidine Salas Agency	Opposed to the project. Concerned about the cultural resources, plant/animal life and preserving the history of the land. Requested “a piece of land” be granted to be used for historical preservation and cultural education by the Native American community.
Linda Strong, Co-chair Montebello Hills Sierra Club Task Force	Would like the NOP to be sent out again – reasons stated in a letter dated February 2008. Concerned the scoping meeting notice was not sent in Spanish. Requested a third scoping meeting be held with Spanish interpretation available. Concerned that the City is not able to identify who the recipients of the NOP are (their original database has been updated).
Art Zuniga, Member Gabrieleno Band of Mission Indians	Opposed to any development in the hills. Concerned with the cultural resources and historical significance of the area, traffic and polluting that will be generated by the addition of 1,200 homes.
Written Comments Received from Interested Parties	
Orlando Ramirez	Concerned with the following issues: limited amount of open space and transportation to the 6 acre park; noise impacts due to oil extractions; impacts to wildlife; affordable housing needs to be addressed in the plan. Suggests the Montebello General Plan update to include additional open space.
Eric Kam	Concerned with the construction operating hours, noise, increased traffic impacts and Gnatcatchet safety. Suggests a noise and pollution study be conducted and posted on internet.
Mary Kasai	Concerned with right of way issues and would like to see a guarantee that eminent domain will not be used for

	this project.
Jeff Sakuda	Concerned with all EIR topics and utilities and service systems. Suggests scoping presentation be placed on-line.
Tom Dutcher	Concerned with water supply/ utilities and service systems for development. Also commented on the Gnatcatcher and other wildlife safety.
Tila Gregorian	Concerned with open space, would like to see hills remain as they are.
Sylvia Gallegos	Concerned with additional traffic, pollution.
Michelle Gregorian	Concerned for the increase of public service needs (fire and police).
Linda Caraveo	Does not support a residential development, would like to see businesses on Paramount Blvd. and the preservation of the hills.
Louise Virgil	Concerned with current maintenance of streets would like to see an improvement before moving forward with a new development.
Eric Kam	Suggests include Spanish meeting ads in Spanish newspapers.
Dora Horabuena	Would like to see the hills preserved as green space.
Alma G. Limon	Concerned with traffic and pollution; would like to see the hills preserved.
Catherine Barraza	Concerned with environmental impacts to wildlife; does not support the project. Would like to see the hills preserved.
Catalina Reyes	Would like to see the hills preserved; does not support the project.
Barbara Diaz	Does not support the project and is concerned with the safety of the wildlife on the hills. Would like to see the hills preserved for open space.
Johnny Martinez	Requests EIR thoroughly studies the impacts to wildlife; hazardous materials, earthquakes, geology and soils, aesthetics and traffic circulation study.
Anonymous	Supports the no build option, would like to see oil exploration continue.

Anonymous	Commented on the attire of the scoping meeting staff.
Anonymous	Concerned with traffic impacts to the neighborhood near La Merced School.
Written Comments Received from Interested Groups, Organizations and Agencies	
Montebello Hills Task Force Sierra Club	Would like to see the Montebello General Plan updated before the approval of a project on this magnitude. Concerned with the following topics: environment, affordable housing, and the hills offer a perfect opportunity to create a large open space in Montebello.
Camille Fuller Save The Hills Task Force	Concerned with environmental impacts to the wildlife and safety of development due to the earthquake faultline.
Margot Eiser Montebello Hills Task Force Sierra Club	Does not support the project and is concerned with the following; impacts to wildlife, environmental and property value impacts to existing housing tract, additional streets will increase demand on public maintenance service, environmental justice, rezoning and land use process and other cumulative impacts. Requests the following: an economical impact assessment, meeting information in Spanish provided for residents south of Whittier, scoping report in English and Spanish.
Michael W. Popoff Steering Committee Member Montebello Hills Task Force Sierra Club	Concerned with the following impacts: property values, increased insurance premiums due to increase demand on public services, traffic, and wildlife on the hills. Requests the EIR study the benefits of the residential development versus a natural open space park and all project documents be made available. Mr. Popoff also provided specific comments on the following topics: Geology and Soils, Geophysics, Geotechnical engineering/soils engineering, co seismic ground failure,

	<p>seismic design, structural engineering, earthquake engineering, structural design criteria, nonstructural design criteria and resources.</p>
<p>San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy March 13</p>	<p>Requested the following: a redistribution of the project's NOP with a specific project proposal and a scoping meeting at the same time. RMC also stated the following concerns: health effects, open space, biological impacts, wildlife movement, land use and planning changes to the General Plan and Redevelopment Agency's Project Area Plan be clearly defined and well publicized. RMC requested the following studies be included as part of the EIR: connectivity with multi-purpose non-motorized recreational trails, define the method for proposed open space preservation, analysis of cumulative impacts, adequate information regarding the oil remediation, Comprehensive Resource Restoration Management Plan, mitigation for federal open space requirements, No Build alternative, reduced physical and Environment footprint, impact reduction alternative, alternative locations/infill options within city offsite.</p>
<p>San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy July 11</p>	<p>Recommends a Partial Site Development Alternative.</p>

Mailed Comments

A total of nine comment letters were received prior to and after the scoping meetings; three letters were submitted by Montebello residents and the remaining six were sent by organizations including, Natural Resources and Planning Wildlife Corridor Conservation Authority and Los Angeles Audubon Society. The following table summarizes the mailed comments received; for a copy of the complete comment, please see Appendix M.

Table 8 - Mailed Scoping Comments	
Interested Party/Agency	Comment
Comments from Interested Parties	
Dan and Genny Mariscal, Property Owner Strathmore Patio Homeowners Association - Member	Would have liked for scoping session to have incorporated a question and answer session. Concerned with project impacts to water supplies, waste disposal, electricity, school system, traffic, local businesses, animals and endangered species, and police and fire access to the project area. Recommends that emergency service agencies provide input on the proposed project as it relates to accessibility and service. Also concerned with the current bidding process utilized for new business/residential construction and the affordability of the homes in the proposed project. Recommended making it mandatory for project homes to be owner-occupied for at least two years, building the project in phases, incorporating more recreational facilities for youth and seniors and/or incorporating a "Green Office Park" into the development plans.
C. Benton, Property Owner	Concerned with water resources and supplies. Would like to know where the water to supply homes in the proposed project will come from.
Rosa Laveaga, Resident	Provided comments regarding the scope and content of the EIR and general comments and questions regarding the project and the

	<p>planning process. Comments regarding the EIR include addressing the following impacts: aesthetic, recreation, public services, cultural resources, and water resources. Would also like for construction impacts to be evaluated. Comments regarding the proposed project and the planning process include: conducting public tours of the project area; holding additional community meeting; executing more diligent community outreach; forming a task force to monitor the project; exploring options for the City to purchase some or all of the land for public use.</p>
<p>Comments from Interested Groups, Organizations and Agencies</p>	
<p>Bob Henderson, Puente Hills Landfill Native Habitat Preservation Authority</p>	<p>Concerned with project impacts to lands owned/managed by agency. Would like DEIR to consider impacts to ecologically linked areas, the federally-threatened California Gnatcatcher, protected and non protected species, California Species of Special Concern, and plants including the coastal sage scrub community. Would also like the DEIR to address impacts to ecological connections between Montebello Hills and Rio Hondo/Whittier, impacts to the Puente Chino Hills Wildlife Corridor and urban edge impacts from residential development on the CA Gnatcatcher. Would also like the DEIR to address how the project will avoid, minimize and mitigate for impacts to the above categories. Made recommendations on how to address some of the above concerns, including distribution of educational flyers to the public, the installation of six foot high fences in backyards that abuts open space, and prohibiting the development of trails originating from the development. Finally,</p>

	<p>would like the DEIR to include various alternatives including a no project alternative and an alternative with a reduced project footprint.</p>
<p>Jonathan Evans, Staff Attorney Center for Biological Diversity</p>	<p>Concerned with the project’s close proximity to the regionally significant Whittier Narrows ecological area. Would like the DEIR to fully analyze the projects impact to current and proposed Significant Ecological Areas. Concerned with the potential impacts to wildlife and plant life, including the Coastal California Gnatcatcher and coastal sage scrub communities.</p> <p>Recommended that the DEIR address greenhouse gas emissions and impacts to global warming. Would like the EIR to include an inventory and analysis of the projects greenhouse gas emissions.</p> <p>Recommends that the project adopt all feasible mitigation measures to reduce greenhouse gas emissions including land use measures to reduce traffic flow, land use and energy (“green building”), mitigation related to project construction, transportation mitigation measures and carbon offsets. Would also like EIR to consider a reasonable range of project alternatives, address impacts to water resources, aesthetics, air quality, cumulative impact analysis, and comply with endangered species act.</p>
<p>Paul Edelman, Chief of Natural Resources and Planning Wildlife Corridor Conservation Authority</p>	<p>Concerned about the project because of the sites ecological value to the Puente-Chino Hills wildlife corridor. Agency is interested in preserving any potential recreational connection from the project site to Whittier Narrows throughout the wildlife corridor. Would like the DEIR to</p>

	<p>quantify the anticipated impacts to the Gnatcatcher critical habitat and include mitigation measures for unavoidable impacts. Would also like the DEIR to address the project's consistency with Assembly Bill No. 32, California Global Warming solutions Act of 2006.</p> <p>Would like to be added to the project database and would like to receive the DEIR report and any other public notices.</p>
<p>Conservation Committee Los Angeles Audubon Society</p>	<p>Letter dated July 15, 2008 Concerned with the lack of detailed and up to date information provided in the City of Montebello NOP in various categories; submitted specific recommendations for each of those categories (biological resources, hydrology and water quality, land use and planning and cultural resources). Requested that the City of Montebello incorporate all aspects of the Federal application and environmental reviews in the scoping efforts. Recommends preparation of a combined EIR/EIS in collaboration with the US Army Corps of Engineers (CoE), US Fish and Wildlife and EPA - with the CoE as lead federal agency.</p>
<p>Dr. Clyde Thomas Williams LA Audubon, Conservation Committee</p>	<p>Letter dated July 16, 2008 Provided comments on the following topics: general procedural; geology, seismic, resources and soils; air resources; water resources; scientific and cultural resources; infrastructure; community services; and mitigation monitoring and reporting programs.</p>
<p>Dr. Clyde Thomas Williams LA Audubon, Conservation Committee</p>	<p>Letter dated July 21, 2008 Provided comments on the following topics: general procedural; aesthetics - visual resources; air quality - green house gases (GHG) and global warming; archeological, scientific and</p>

	cultural resources; biological resources, geology, seismic, resources and soils; hydrology and water resources; land use resources; population and housing; environmental justice/quality of life; social/community services; infrastructure; alternatives; and mitigation monitoring and reporting programs.
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VI. CONCLUSIONS

The two scoping meetings for the Montebello Hills Specific Plan EIR were well attended by the general public. The City of Montebello received numerous verbal and written comments that will be invaluable to the technical team as they prepare the environmental analysis.

From the comments received, it is evident that the general public is very well aware about the MHSP project. The comments illustrate a serious concern with the MHSP due to the following: potential impacts of population growth and its impacts on traffic, demands on local schools, and public and utility services. Regarding wildlife, safety concerns and preservation of the hills were the two most common topics discussed. The vast majority of comments provided recommendations on how to improve the plan, including increasing the acreage for recreational purposes and incorporating a business park.

Specifically, comments on population impacts elaborated on the potential traffic increases on Montebello, Paramount and Lincoln Boulevards, as well as State Route 60, Paramount on/off ramps. According to the comments received, these areas are currently heavily congested and a potential traffic increase could be devastating for the surrounding community. Suggested mitigations included the widening of Montebello Boulevard.

Another concern mentioned by the majority of the comments received is the potential impacts to La Merced Elementary School, 724 North Poplar Avenue. Comments mentioned the current vehicular and pedestrian congestion that exists during drop off and pick up times and are worried that additional students from the MHSP will only worsen the situation. Some of the comments showed that individuals would not support the project unless a school site was added to the MHSP.

The potential impacts to the Public and Utility Services was also of concern. Meeting participants elaborated on their concern for added strain to the fire, police and utilities as a direct result of the MHSP. Residents fear that the quality of existing city services may deteriorated due to the additional homes and recreation services. Some of the comments requested an economic impact study to help determine specific impacts to public and utility services. Suggested mitigations included incorporation of solar water heaters for homes built within the MHSP.

The vast majority of participants cited the importance of preserving the critical habitat, primarily for the California Gnatcatcher. Comments received demonstrated serious concerns for the endangered birds and plant life in the area. There is strong interest in see a mitigation plan to ensure the safety of plant and wildlife. Conversely, meeting participants are also concerned for the

wildlife that may remain in the hills and the potential danger they pose to domesticated pets in the area. The majority of the comments would like to see the Montebello Hills preserved as open space for the recreational use of the citizenry, some of the comments cited specific uses such as: bike trails, nature walking paths, bird sanctuary, business park and a central city park, similar to New York's Central Park.

General Remarks

In general, the comments received showed concern for most of the MHSP EIR process. The bullets below include some of the specific comments received:

- Concerns for noise and air quality especially during construction
- Request an open and bilingual Spanish process as the project moves through the environmental phase
- Request an economic impact study
- Concerns for earthquake safety and fault lines
- Concern for impacts to property values in the surrounding communities
- Request an update to the General Plan

Based on the comments received, the MHSP EIR will be pivotal in addressing and alleviating community concerns. Mitigation efforts and implementation plans will be critical to the successful completion of the MHSP.