

CITY OF MONTEBELLO  
1600 West Beverly Boulevard  
Montebello, CA 90640

## NOTICE OF PUBLIC SCOPING MEETINGS FOR THE MONTEBELLO HILLS SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

**SUBJECT:** Public Scoping Meetings for the Montebello Hills Specific Plan Environmental Impact Report

**Project Title:** Montebello Hills Specific Plan

**Applicant:** Cook Hill Properties, LLC.

**Project Contact:** Michael A. Huntley,  
Director of Community Development

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**NOTICE IS HEREBY GIVEN** that the City of Montebello (City) staff will hold California Environmental Quality Act (CEQA) scoping meetings to seek input on the environmental information and analysis that should be considered in the development of the Montebello Hills Specific Plan (MHSP) Environmental Impact Report (EIR). Public participation will be an essential part of this process. City staff believes that public input regarding the proposed project, project objectives and alternatives, potential environmental impacts and mitigation measures is important to the City's analysis. The proposed project is detailed below.

### CEQA SCOPING MEETING CONDUCT AND SCHEDULE

These meetings will provide participants with: (1) an opportunity to comment on the appropriate scope and content of the EIR; (2) an overview of the proposed project; and (3) a description of the process and schedule. Staff will accept written comments and public testimony during the scoping meetings. There will be additional opportunities to comment on the Draft EIR during the public circulation period (anticipated in November, 2008). All comments will be included in the appropriate administrative record(s).

### MHSP CEQA SCOPING MEETING TIMES AND LOCATIONS:

**Date: Tuesday, July 8, 2008**

**Location:** Senior Center (upstairs)  
115 South Taylor Avenue  
Montebello, CA 90640  
**Time:** 6:30 PM to 8:30 PM

**Date: Saturday, July 12, 2008**

**Location:** Senior Center (downstairs)  
115 South Taylor Avenue  
Montebello, CA 90640  
**Time:** 2:00 PM to 4:00 PM

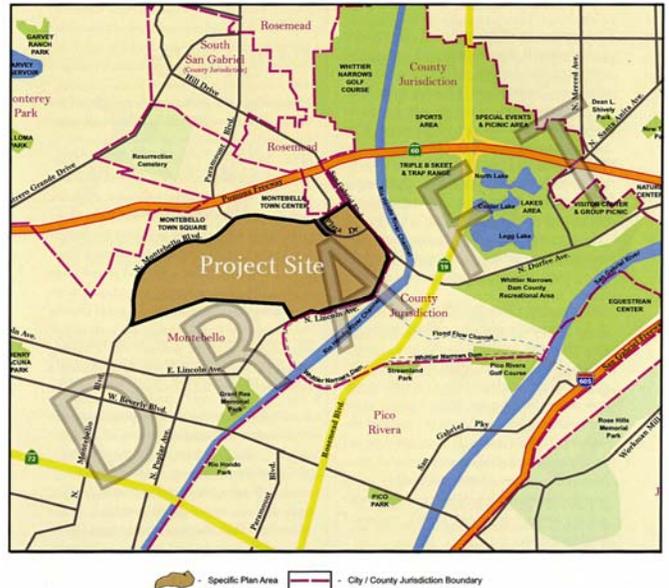


The facilities will be accessible to persons with disabilities.

Please bring the above information to the attention of anyone you know who would be interested in this matter.

## PROPOSED PROJECT

The MHSP consists of approximately 487 acres located within the City of Montebello (see map below). The project site is contained within the Montebello Oil Field, an actively operated oil and gas production facility. The proposed project includes developing this area for the following uses: (1) 1,200 residential dwelling units contained within five (5) residential neighborhoods occupying approximately 166 acres of the site; (2) approximately 315 acres of open space for water reservoirs, water quality basins and open space and the existing oil operations. A series of pedestrian walkways and trails would be constructed within this area; (3) approximately six (6) gross acres of the project site would be reserved for a public park (available to City residents). A number of private recreational facilities constructed for on-site residents would also be provided in addition to pocket parks; and (4) Infrastructure to support the proposed project would include sanitary sewer conveyance, potable water conveyance and storage facilities and stormwater drainage conveyance facilities. Three community entry points are proposed and would include access along Montebello Boulevard and Plaza Drive. An internal roadway network would also be constructed to facilitate on- and off-site circulation. The existing oil and gas production activities would continue to occur in accordance with modernization that is ongoing. Associated discretionary approvals would include amending the City's General Plan from Residential and General Commercial Land Use designations to Montebello Hills Specific Plan 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 also be required. Additional approvals include, but may not be limited to a Development Agreement and tentative parcel/tract map approvals.



Submitted by:

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Michael A. Huntley  
Director of Community Development