

# City of Montebello NOTICE OF PREPARATION

Date: January 28, 2008  
Subject: Notice of Intent to Prepare Draft Environmental Impact Report  
Project Title: Montebello Hills Specific Plan  
Applicant: Cook Hill Properties, LLC.  
Project Contact: Gilberto Ruiz (City of Montebello) Phone: (323) 887-1477  
Fax: (323) 887-1488

Take notice that the City of Montebello (City) has determined that an Environmental Impact Report (EIR) is required to address potential impacts from the proposed Montebello Hills Specific Plan (MHSP) project. Per guidelines contained in the California Environmental Quality Act (CEQA), no Initial Study (IS) will be prepared for this project. The following environmental parameters have been identified as potentially affected by the proposed project and include: (1) Aesthetics; (2) Air Quality; (3) Biological Resources; (4) Cultural Resources; (5) Geology and Soils; (6) Hazards and Hazardous Materials; (7) Hydrology and Water Quality; (8) Land Use and Planning; (9) Mineral Resources; (10) Noise; (11) Population and Housing; (12) Public Services; (13) Recreation; (14) Transportation and Traffic; and (15) Utilities and Service Systems. The City will be the Lead Agency for the subject project and will prepare the EIR. In order for your concerns to be incorporated into the EIR, we request your input as to the scope and content of the environmental information. In the case of some agencies receiving this Notice, your agency must consider the EIR prepared by the City when considering a permit or approval for the project. Please restrict your comments to issues to be addressed in the EIR relevant to your agency's statutory responsibilities for the proposed project. The project description and location are noted below. Interested individuals and groups also are invited to comment on the issues to be addressed in the EIR.

**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 proposed for oil operations, water reservoir, water quality basins and open space. 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. These facilities 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. Paramount Boulevard would be extended within the project site. 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, but would be modernized and operated within eight (8) proposed drilling sites located generally along the periphery of the site. Associated discretionary approvals would include amending the City's General Plan and 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.

**Review Period/Submitting Comments:** Pursuant to the CEQA, your response must be sent as soon as possible but *not later than 30 days after receipt of this notice.* If you wish to be placed on the mailing list, please submit your name and mailing address to the contact person at the address below.

**Public Hearing:** A public Scoping Meeting is **NOT** scheduled at this time. A meeting notice will be sent to all interested parties contained within the City's project mailing list or who have directly requested that they be notified. The Meeting Notice will also be posted on the City's website.

**Questions?:** If you have any questions or need additional information, please call the City's Project Contact at the number listed above. The mailing address is: City of Montebello, 1600 W. Beverly Blvd., Montebello, CA 90640.

Michael A. Huntley  
Director of Community Development



# DID YOU KNOW???

The Montebello Hills are in **DANGER** of being torn down for new developments which will change our *BEAUTIFUL* landscape forever; let alone **destroy** natural habitat & refuge for recreational walking, biking, horseback riding, & *SPIRITUAL REFRESHMENT!*

WHAT: Notice of Preparation for the Montebello Hills Specific Plan

WHO: Cook Hill Properties, LLC (Developers)

WHERE: Within the Montebello Oil Field

WHY: To *tear* down this natural habitat for MORE houses

HOW: Does this affect you? It will be:

- Loss of our *last* open space
- More traffic
- Loss of park land
- More congestion in our city
- Loss of Property *Value*
- More POLLUTION (air, water, noise)
- Greater damage to our Eco System
- Extinction of our native Gnat Catcher
- Deteriorating HISTORICAL PRESERVATION

A public Scoping Meeting to cover topics on the notice (on back) has **NOT** yet been scheduled, **HOWEVER** only those who are on the City's Project mailing list will be notified.

**DEVELOPERS GREEDILY EYE OUR HILLS.**

**Help us SAVE Montebello's Natural Treasure!**

**GET ON THE MAILING LIST !!!**

*Write or call, send your concerns to the City:*

Gilberto Reyes/Michael Huntley

City of Montebello

1600 W. Beverly Blvd.

Montebello, CA 90640

(323) 887-1477

Sponsored by Montebello Hills Task Force of the Sierra Club, Angeles Chapter

For more information, or to participate, call Linda at (323)727-7189, [lindacuyama@aol.com](mailto:lindacuyama@aol.com), or

Margo (323) 728-7066, [margoteiser@ojai.net](mailto:margoteiser@ojai.net)