



May 25, 2023

**NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING
MEETING FOR AN ENVIRONMENTAL IMPACT REPORT**

PROJECT NAME: City of Montebello General Plan Update and Downtown Montebello Specific Plan

PROJECT LOCATION/ADDRESS: [Citywide and within the Montebello Downtown Specific Plan Area as shown in Exhibits A and B of this notice]

DUE DATE FOR PUBLIC COMMENTS: July 13, 2023

The City of Montebello (“City”) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified above (proposed Project). The City requests your comments as to the scope and content of the EIR. The purpose of the scoping meeting is to receive input from the public regarding the areas that will be studied in the EIR. No decisions about the proposed Project are made at the scoping meeting.

The proposed Project description and potential environmental effects are set forth below. Also included below is the date, time, and location of the scoping meeting that will be held in order to solicit input regarding the content of the Draft EIR. The EIR will analyze the environmental effects associated with a proposed update to the City’s General Plan and adoption of the Downtown Montebello Specific Plan. These two related actions are described below. More information on the General Plan Update and the Downtown Montebello Specific Plan are available on the project website at: <https://planmontebello.com/>. The Plan Area for the General Plan Update (Citywide) and the boundaries of the Downtown Montebello Specific Plan are shown in the map attached as Exhibit A.

PROJECT DESCRIPTION: The proposed Project is a comprehensive update of the City’s General Plan. The City’s General Plan currently has twelve elements, listed below with the year in which they were adopted.

- Circulation Element (1973)
- Conservation Element (1975)
- Land Use Element (1973)
- Noise Element (1975)
- Open Space Element (1973)
- Parks & Recreation (1974, amended 1993)
- Population Element (1973)
- Redevelopment Element (1973)
- Safety Element (2017)
- Scenic Highways Element (1975)
- Seismic Safety Element (1975)
- Housing Element (2022)

Under the proposed Project, the City’s General Plan will be reorganized and reformatted, with updated goals and policies that reflect the community’s vision of Montebello that the General Plan seeks to achieve. The General Plan Land Use Map will also be updated.

The General Plan Update includes 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
- Our Creative Community

The General Plan Update includes an update of the City’s 6th Cycle Housing Element (2021-2029), in compliance with the requirements of State Housing Element law. In an effort to meet deadlines imposed by the California Department of Housing and Community Development (“HCD”), the City’s Housing Element update was advanced and ultimately 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 Housing Element is a component of the General Plan and will also be analyzed in the EIR.

The goals of the General Plan Update and Downtown Montebello Specific Plan are, among other things, listed as follows:

- Thrive in balance with the natural ecosystems.
- Attract and retain high-wage and high value enterprises and diversify and increase the local tax base.
- Reinvest in key opportunity areas like the Downtown, Corridors, and large parcels along the highway, while protecting natural resources, respecting stable residential neighborhoods and making great places by insisting on the highest standard in architecture, landscaping, and urban design.
- Strengthen and balance pedestrian, bike, and transit connections in the City and surrounding region.
- Build effective partnerships that improve physical and mental health and social well being.
- Increase awareness for emergency, minimize threat to life and damage to structures from hazards.

- Provide enriching recreational options for the entire community.
- Weave arts, cultural events, and community programs into everyday life.

Based on its objectives and input from the community, the General Plan includes the overarching purposes listed below to establish a vision and guide policies and City decision-making. Each purpose is a vision statement that provides general direction for the chapter. The goals in each chapter specify ends that help achieve the overarching purpose of the General Plan. The policies are specific statements that guide decision-making.

- *Our Natural Community.* Promote clean air and clean water, prevent urban heat islands, reduce stormwater runoff, and promote greener neighborhoods, and nature based recreation.
- *Our Prosperous Community.* Attract and retain jobs within growth industries; nurture small entrepreneurial businesses; redevelop underutilized properties along key corridors and districts; and build the city's fiscal capacity.
- *Our Well Planned Community.* Conserve and enhance stable areas, promote contextual infill, and direct productive growth to downtown, commercial districts, and corridors.
- *Our Accessible Community.* Provide safe and convenient multimodal travel options for residents, employees, and visitors of all ages and abilities through creative reimagining of the City's transportation facilities.
- *Our Healthy Community.* Promote preventative health and well-being for all through inclusive approaches where healthy habits are encouraged.
- *Our Safe Community.* Focus on holistic, equitable, and preventative public safety measures, increase awareness, and be prepared for natural or human-caused hazards.
- *Our Active Community.* Create environments that incorporate physical activity into daily activity that support health, wellness, and social connections, and provide children and adults a range of high-quality recreational opportunities.
- *Our Creative Community.* Nurture and promote arts and cultural activities, organizations, and events and give them more visibility and prominence in the region.

Downtown Montebello Specific Plan

The Downtown Montebello Specific Plan is a component of the General Plan and focuses on downtown Montebello, which is roughly bounded by Greenwood Avenue on the west, Los Angeles Avenue on the south, the Rio Hondo Channel on the east, and Cleveland Avenue on the north. The boundaries of the Downtown Montebello Specific Plan area are shown with the red line on the map attached as Exhibit A, and in a more close-up view on the map attached as Exhibit B. The Specific Plan area includes a walkable core area around the Montebello Boulevard/Whittier Boulevard intersection. The Downtown Montebello Specific Plan is an integrated plan that implements the community driven vision, direction, and policy guidance set in the Montebello General Plan. The Downtown Montebello Specific Plan would establish a vision that is intended to restore and leverage downtown Montebello's natural, built, and social assets to build resilient

prosperity with a focus on quality of place as a key competitive advantage. The Specific Plan includes a focus on walkable and mixed-use development in the downtown area; preserving and adding to the supply of affordable and supportive housing; providing proximity to daily necessities within a reasonable pedestrian journey; introducing more organic and less ordered spaces along the Rio Hondo Channel; creating a distinct and equitable downtown within a landscape that takes advantage of Montebello’s mild climate with parklets, bicycle lanes, and passive and active outdoor recreation; and creating strategic mobility hubs throughout downtown to offer more mobility options and help reduce automobile dependence.

Environmental Impact Report

In accordance with the California Environmental Quality Act (“CEQA”), the Draft EIR will be a program EIR pursuant to Section 15168 of the State *CEQA Guidelines*. A program EIR is an EIR that may be prepared on a series of actions that can be characterized as one large project. The purpose of a program EIR is to allow the lead agency to consider broad policy alternatives and program wide mitigation measures early on when the agency has greater flexibility to deal with basic problems or cumulative impacts.

The EIR will examine each of the issue areas on the City’s environmental checklist. Issues to be discussed include the following:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

In addition to the CEQA-required “no project” alternative, the EIR will examine a range of land use scenarios that address one or more of the projects’ potential environmental effects.

The City of Montebello would like to know the views of your organization as to the scope and content of the environmental information that should be addressed in connection with the proposed project. Public agencies may need to use the EIR prepared by the City of Montebello when considering permits or other approvals regarding certain aspects of the proposed actions.

PUBLIC SCOPING MEETING DATE AND LOCATION: A Public scoping meeting in an open house format will be held to receive public comment regarding the scope and content of the environmental information to be included in the Draft EIR. The City encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping for the proposed Project is as follows:

Date and Time: June 13, 2023, 6:00 pm – 8:00 pm

Location: Montebello City Hall, 1600 W. Beverly Blvd., City Council Chambers, Montebello, California 90640

The City welcomes all comments regarding potential impacts of the proposed Project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. Written comments must be submitted to the City by July 13, 2023. Written comments will also be accepted at the public scoping meeting described above.

Please direct your comments to:

Joseph Palombi, Director
City of Montebello, Planning and Community Development Department
1600 West Beverly Boulevard
Montebello, California 90640
Phone: (323) 887-1200
Email: jpalombi@Montebelloca.gov
Website: www.PlanMontebello.com

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

Project Sponsor: City of Montebello

Date 05/24/2023

Signature 

Title Director

Telephone (323) 887-1200

EXHIBIT A

Plan Area for City of Montebello General Plan Update And Downtown Specific Plan

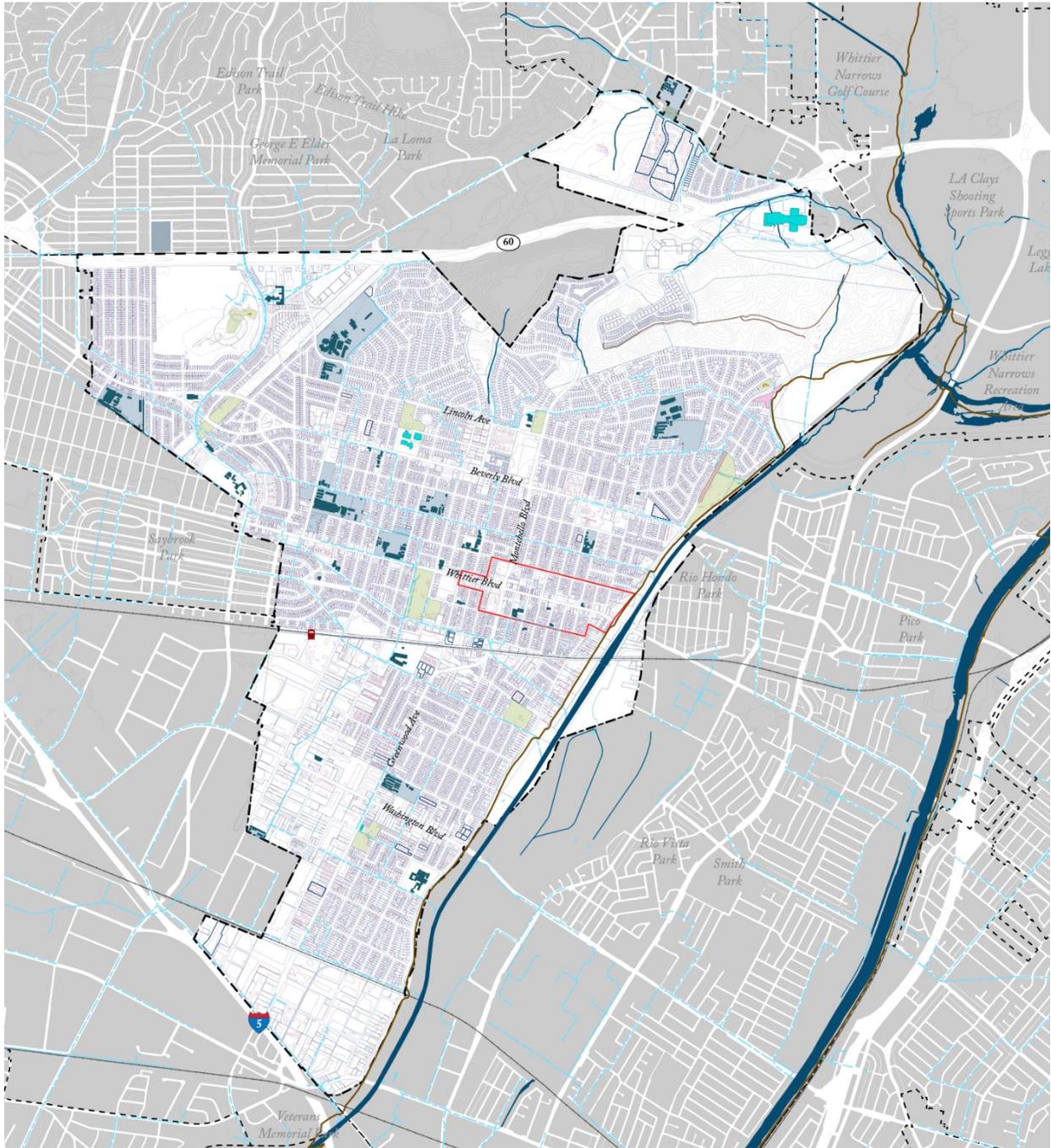


EXHIBIT B

Plan Area for City of Montebello Downtown Specific Plan

