

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022100416**Project Title:** Elephant Hill Project

Lead Agency: City of Pomona

Contact Person: Alex Jimenez

Mailing Address: 505 S.Garey Ave.

Phone: (909)-620-2441

City: Pomona

Zip: 91766

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Pomona

Cross Streets: State Route (SR) 57 to the west and Mission Boulevard to the south

Zip Code: 91766

Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 7.47 " N / 117 ° 47 ' 48.53 " W Total Acres: 120.62

Assessor's Parcel No.: 8707-020-001, 8707-020-008, and 8708-021-058

Section: 26

Twp.: 1

Range: 9 West

Base: San Dimas

Within 2 Miles: State Hwy #: SR-57, SR-71, I-10

Waterways: San Jose Creek

Airports: None

Railways: Union Pacific Railroad

Schools: Westmont Elementary, John Marshall Middle

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☐ Mit Neg Dec Other: ☐ FONSI ☐

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ☐

Development Type:

☒ Residential: Units 228 Acres 126.61
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational: ☐ Transportation: Type
☐ Recreational: ☐ Mining: Mineral
☐ Water Facilities: Type MGD ☐ Power: Type MW
☐ MGD ☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other: ☐

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: ☐

Present Land Use/Zoning/General Plan Designation:

Zoned Open Space (O) and Planned Residential Development (PRD) with a Senate Bill (SB) 330 Overlay (with a small portion zoned as Phillips Ranch Specific Plan) and designated as Open Space and Urban Neighborhood in the City's General Plan

Project Description: (please use a separate page if necessary)

The Elephant Hill project (project) would include development of 228 residential dwelling units, a recreational center, developed open space, onsite roads, and utility infrastructure on 120.61 acres. A total of 68.80 acres of existing open space located in the eastern and northeastern portion of the project site would remain as Natural Open Space/ Mitigation Area and would include approximately 19.79 acres of biological habitat mitigation. In addition to the proposed dwelling units. The Project would include a recreation center; developed and undeveloped open space, including landscaped slopes and fuel modification zones; utility infrastructure; and circulation and parking. Access to the Project site would be provided via the proposed connections to Sorrento Drive and West Mission Boulevard, to the south of the Project site

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

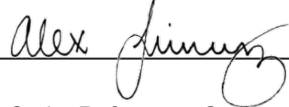
☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>4</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 08, 2025 Ending Date February 06, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Susan Lindquist</u>
Address: <u>687 N. Coast Highway 101</u>	Address: <u>450 Newport Center Drive Ste. 300</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Newport Beach, CA, 92600</u>
Contact: <u>Erin Lucett</u>	Phone: <u>949-999-9898</u>
Phone: <u>760-479-4872</u>	

Signature of Lead Agency Representative:  Date: 12/4/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.