



CITY OF POMONA PLANNING DIVISION  
**NOTICE OF PREPARATION**

**This is not a citation (Esto no es una citación).**  
If you are receiving this notice, your property is located within 1,000 feet of the proposed project.  
[See page 4 for information on how to access the document and participate in a public meeting.](#)

**FROM:** City of Pomona  
Development Services Department, Planning Division  
505 S. Garey Ave.  
Pomona, California 91766

**DATE:** October 19, 2022

**SUBJECT:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Elephant Hill Project, for the proposed 228-Unit Residential Development

**PROJECT NAME:** Elephant Hill Project – **Conditional Use Permit (CUP 17350-2021), Tentative Tract Map (TRACTMAP 15999-2021), and Major Oak Tree Permit (MAJOTP 19533-2022)**

**PROJECT APPLICANT:** Trumark Homes

**PROJECT ADDRESS:** 2889 W. Mission Boulevard (Assessors' Parcel Numbers 8707-020-001, 8707-020-008, and 8708-021-058)

**PROJECT CITY/COUNTY:** Pomona, County of Los Angeles

The City of Pomona (City), as the lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the proposed project. In accordance with Section 15082 of the CEQA Guidelines, the City is issuing this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The purpose of this notice is to:

1. Serve as the NOP of an EIR for the Office of Planning and Research (OPR), responsible agencies, and trustee agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082.
2. Advise and solicit comments regarding the environmental issues to be addressed in the EIR from interested parties, including members of the public.

**PROJECT LOCATION:**

The 120.6-acre project site is located at Elephant Hill, a largely undeveloped foothill within the City (project site; see Figure 1, Project Location and Figure 2, Aerial View). Specifically, the project site is located directly to the east of State Route (SR) 57; south of the Union Pacific Railroad tracks right-of-way, Spadra Cemetery, and the Los Angeles County Pomona Water Reclamation Plant; north of Mission Boulevard and Sorrento Ridge residential development and Eaves apartments; northwest of the Pomona Police Department Range and Inland Valley Humane Society; and approximately 370 feet west of Humane Way. The project site consists of three parcels (Assessors' Parcel Numbers 8707-020-001, 8707-020-008, and 8708-021-058). As shown in Figure 3, Existing General Plan Land Use Designation, the project site is designated by the City of Pomona General Plan (2014) as Open Space and Urban Neighborhood. The site has split zoning, with the northern portion of the project site zoned as Open Space (O) and the southern portion of the site zoned as Planned Residential Development (PRD). with a Senate Bill (SB) 330 Overlay Zone (see Figure 4, Existing Zoning and Overlay). A small portion of the project site (1,591 square feet) located in the southern portion of the site to the north of Mission Boulevard, is within the Phillips Ranch Specific Plan and designated as Multi-Family Residential.

**PROJECT DESCRIPTION:**

**Development Area**

The proposed Development Area associated with the proposed Elephant Hill project (project) would be focused within the 43.77-acre southwestern portion of the site (Development Area) that is designated as Urban Neighborhood (Figure 5, Conceptual Site Plan). The proposed Development Area would include development of 228 residential dwelling units, a recreational center, developed open space (including landscaped slopes and fuel modification areas), onsite roads, and utility infrastructure. A land use summary of the Development Area is provided in Table 1, Land Use Summary, below. The various components of the development area are also outlined below.

Residential Development

The proposed residential development would include four separate areas (Areas 1, 2, 3, and 4) for a total of 15.32 acres (see Figure 5). The residential component would include 228 residential dwelling units, with 68 single-family units and 160 multifamily units. The proposed multifamily residential units would be composed of 94 two-story duplexes and 66 three-story townhomes. The overall gross density would be 4.39 dwelling units per acre (see Figure 6, Development Area Site Plan).

Recreation Center and Developed Open Space

Within the Development Area, the project would include a 1.02-acre recreation center, to be located between Areas 1, 2, and 3 (see Figure 5). The recreation center would include a multipurpose room, a pool and community spa, various courtyard and event areas, restrooms, a dining and sun deck area, a cabana terrace, an event lawn area, and retaining walls. The recreation center would be private and would serve the proposed project's residents. In addition, the project would include approximately 21.01 acres of developed open space, which would include landscape slopes and fuel modification areas, to be located throughout the Development Area, and would include landscaping as well as a trail, with four separate lookouts provided along the western perimeter of the Development Area.

Circulation and Parking

The project would include 6.42 acres of a series of paved roadways, including internal private streets that would connect to the public street system at Sorrento Drive and Mission Boulevard, both located to the south of the Development Area. On-site parking would total 666 parking spaces and would include surface head-in parking, garage parking, and on-street parking.

On-site Utilities

On-site utility improvements would include stormwater, water, sewer, electrical, and other dry utilities, to be located within the Development Area.

Walls and Fencing

Terraces would be retained by a mechanically stabilized earth (MSE) retaining wall. The MSE will be constructed of precast concrete panels, and the entire height of the retaining walls will measure between 22 and 25 feet in height.

**Open Space Area**

A total of 76.83 acres of existing open space located in the eastern and northeastern portion of the project site (Open Space Area) would remain undeveloped. Within the Open Space Area, 68.57 acres would remain undeveloped and untouched (Natural Open Space Area), while approximately 8.26 acres of biological habitat mitigation is proposed within the northern portion of the Open Space Area (mitigation area), which would include 4.95 acres of coastal sage scrub restoration activities and 3.31 acres of habitat preservation areas. The habitat preservation areas would include 2.01 acres of coastal sage scrub preservation, 1.19 acres of walnut preservation, and 0.11 acres of dudleya preservation (see Figure 7, On-Site Mitigation Location). The preservation of many-stemmed dudleya will include approximately 5,000 individual plants. The coastal sage scrub restoration activities would include weed removal, planting, and annual maintenance and monitoring, subject to a Habitat Mitigation and Monitoring Plan and Long-Term Maintenance Plan. A land use summary of the Open Space Area is provided in Table 1, below.

**Table 1. Land Use Summary**

Project Component	Acres
<b>Development Area</b>	
Residential Lots and Utility Infrastructure	15.32
Recreation Center	1.02
Paved Roads	6.42
Developed Open Space (Landscape Slopes and Fuel Modification Areas)	21.01
<i>Total (Development Area)</i>	<i>43.77</i>
<b>Open Space Area</b>	
Natural Open Space	68.57
Mitigation Area	8.26
<i>Total (Open Space Area)</i>	<i>76.83</i>
<b>Total (Project Site)</b>	<b>120.6</b>

**Off-Site Utilities**

As discussed above, the project would include construction of three off-site utility infrastructure components. This includes a new water line within Mission Boulevard and Sorrento Drive; an additional storm drain main along Mission Boulevard, just south of Area 4; and an additional sewer line that would extend along Mission Boulevard, just east of the project site until it reaches an existing sewer line to the southeast of the existing Pomona Police Department (Figure 5).

**Project Construction**

In order to build the proposed project, the project would involve grading of 35.98 acres. Grading would involve approximately 1,111,998 cubic yards of cut and approximately 1,215,939 cubic yards of fill. The project proposes to cut into the hill area and utilize that material to create terraces at the base of the hillside. Blasting would be required in order to cut into the hillside and would occur during grading from January 2024 to September 2024. No more than one blast per day, and a couple per week, would occur during construction activities. Grading would not be phased and would be expected to begin during the first quarter of 2024.

**DISCRETIONARY APPROVALS REQUESTED:**

The project would be consistent with the site’s General Plan designation (Open Space and Urban Neighborhood) and zoning designation (O, PRD, and Phillips Ranch Specific Plan Multi-Family Residential, with a SB 330 Overlay Zone) and does not require any land use or zoning change. The project is also being processed pursuant to SB 330 and consistent with the SB 330 Overlay Zone. Because the project proposes for-sale condominium units, it requires a tentative tract map under the Subdivision Map Act. The project also includes a Conditional Use Permit for the construction of the proposed residences, which is an entitlement required by Section 316 of the Pomona Zoning Ordinance, “Planned Residential Development District,” Section C, which states that “no building or structure shall be designed, erected or structurally altered, and no building or structure or land shall be used except in conformity with the final development plot plan approved subject to the issuance of a conditional use permit.” Lastly, the project would require a Major Oak Tree Permit (MAJOTP 19533-2022), for removal of existing oak trees on-site.

**EIR SCOPE:**

The City has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. Therefore, an EIR will be prepared pursuant to the requirements of CEQA, Public Resources Code Section 21000 et seq., and the State CEQA Guidelines, 4 Cal. Code of Regulations Section 15000 et seq. The potential environmental effects of the project that will be analyzed in the EIR include agriculture, aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and wildfire. For each of these environmental factors, the Draft EIR will utilize Appendix G of the State CEQA Guidelines and consider all of the actions involved, including potential impacts on the project site and offsite impacts necessary to implement the project, short-term construction impacts and long-term operational impacts, and cumulative impacts that could result from the combination of the project and related projects.

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Elephant Hill

**RESPONSIBLE AGENCIES:**

In accordance with Section 15082 of the CEQA Guidelines, this NOP is being sent to the State Office of Planning and Research, responsible agencies, trustee agencies, and other interested parties. Agencies are requested to review the project description provided in this NOP and provide comments on environmental issues related to their respective statutory responsibilities. If you are an authorized representative of a responsible agency, or a trustee agency, a transportation planning agency, an agency with transportation facilities that may be affected, or a Federal agency involved in approving or funding the proposed project, the City encourages you to express the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR for this proposed project if it will consider a permit or other approval for the proposed project.

**DOCUMENT AVAILABILITY:**

This Notice of Preparation was sent via U.S. Certified Mail to adjacent property owners and residents, and those who have requested to be notified of any planning-related changes on this property. In addition, this Notice of Preparation was directly uploaded to the CEQAnet Web Portal in the State Clearinghouse of the Governor's Office of Planning and Research. This NOP is available for public review on the City's website at <https://www.pomonaca.gov/CEQA>. Additional, copies of the NOP are available for public review at City of Pomona, Development Services Department, Planning Division, 505 S. Garey Ave., Pomona, California 91766. Contact 909.620.2191 to confirm office hours.

**PUBLIC COMMENT PERIOD:**

The City requests your written comments on the scope of the analysis within the EIR during the 30-day review period, which begins on October 19, 2022, and ends November 18, 2022. All comments must be received no later than 5:00 p.m. on the last day of the NOP comment period. Be sure to include the name, phone number, and address in your response. Please direct your comments or questions to:

**Alex Jimenez, Associate Planner**  
**Planning Division**  
**City of Pomona**  
**505 S. Garey Ave.**  
**Pomona, California 91766**  
**909.620.2241**  
**[alex.jimenez@pomonaca.gov](mailto:alex.jimenez@pomonaca.gov)**

**SCOPING MEETING:**

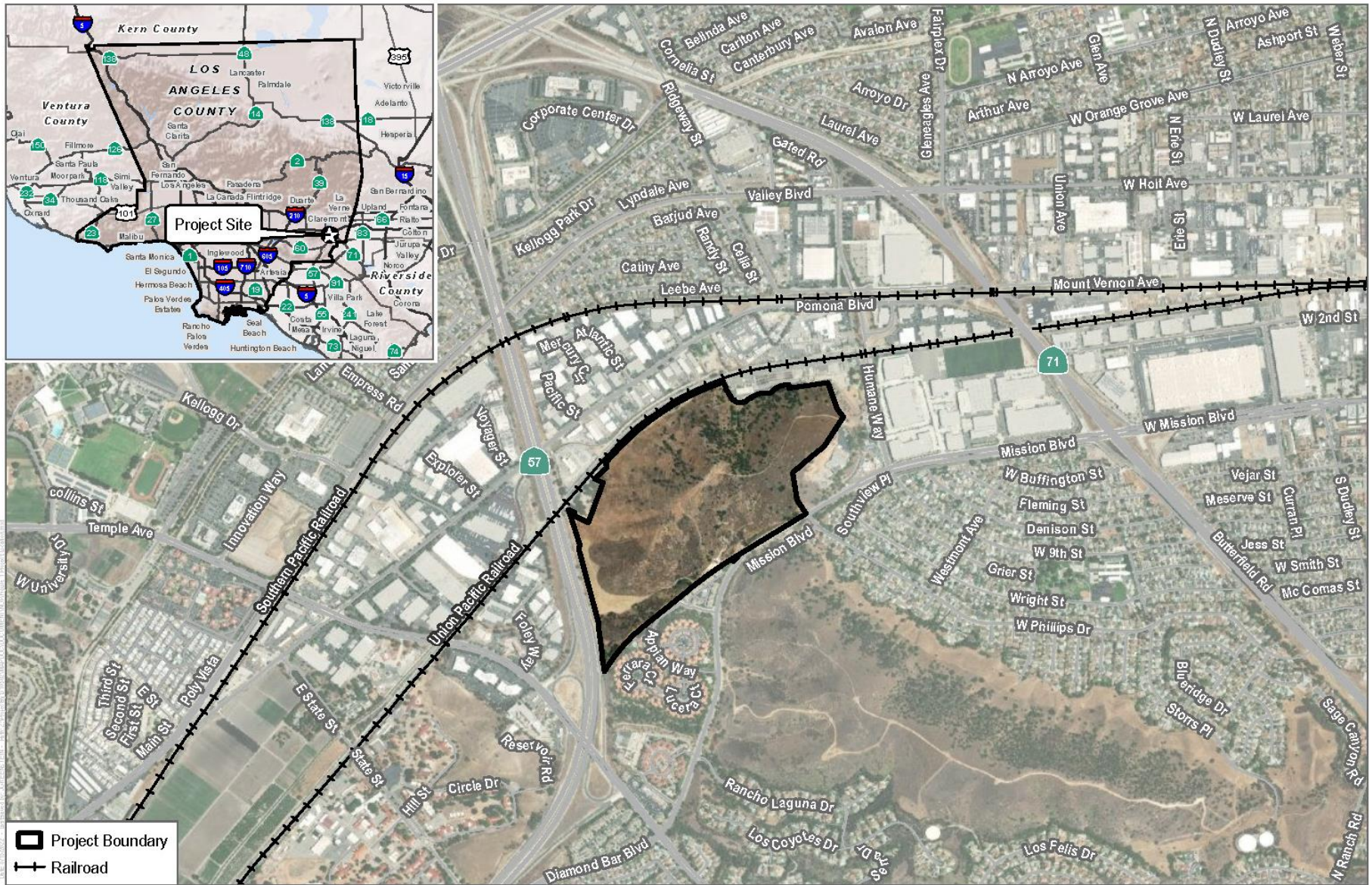
The CEQA process encourages environmentally related comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a Public Scoping Meeting will be held to solicit environmentally related public comments on the scope and content of the EIR.

<b>Time &amp; Date</b>	Scoping Meeting for the Elephant Hill Project, Thursday, October 27, 2022, 6:00 p.m.
<b>Location</b>	City Council Chambers, 505 S. Garey, Pomona, CA 91766 (in-person meeting)
<b>Questions</b>	Alex Jimenez, Associate Planner Available to contact at (909) 620-2441 or at <a href="mailto:alex.jimenez@pomonaca.gov">alex.jimenez@pomonaca.gov</a>

**Para Información en Español, llame (909) 620-2441.**



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SOURCE: Open Street Map, County of Los Angeles; Bing Maps



FIGURE 1

Project Location

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SOURCE: Open Street Map, County of Los Angeles; Bing Maps

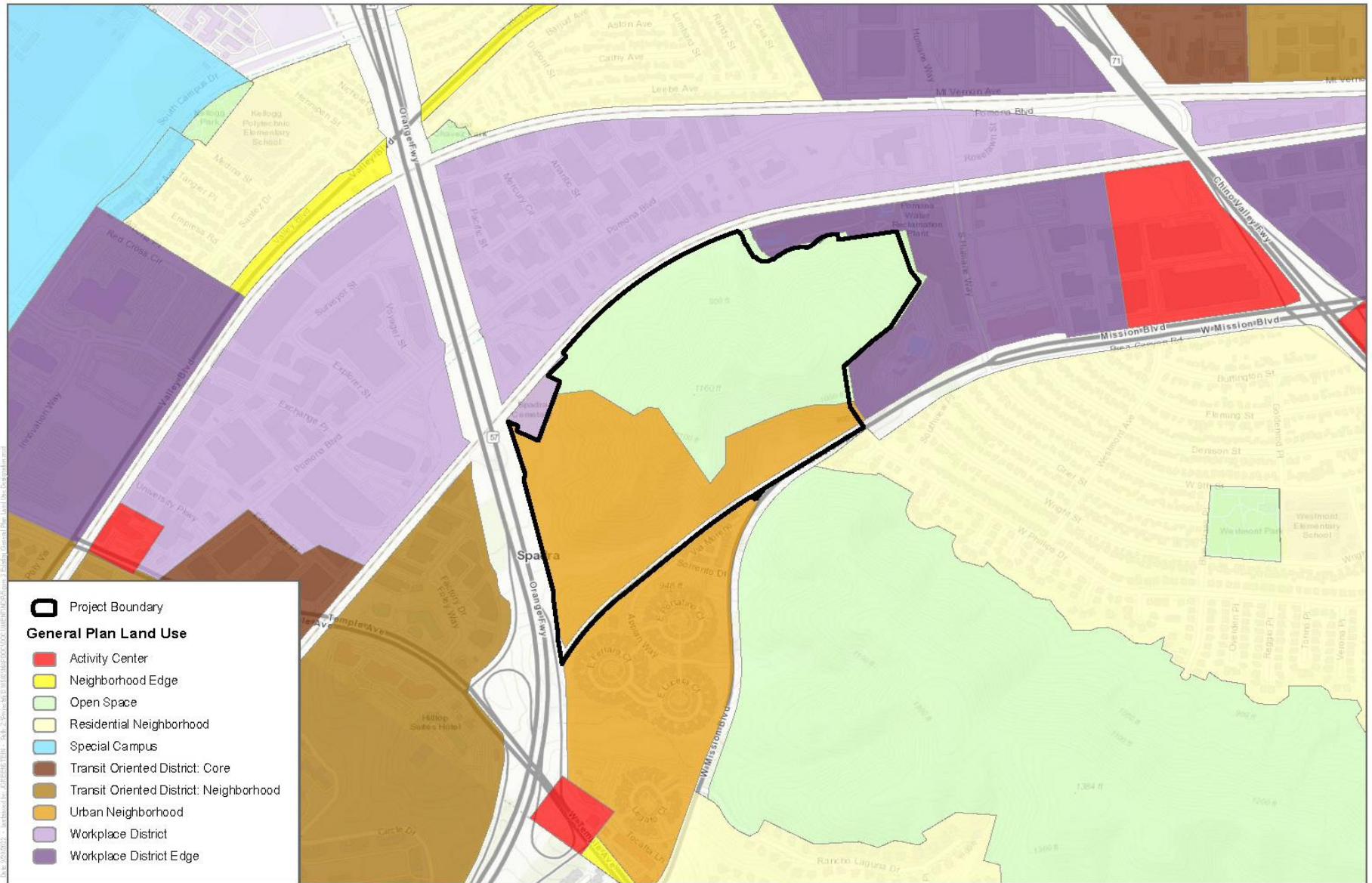


**FIGURE 2**  
Aerial View

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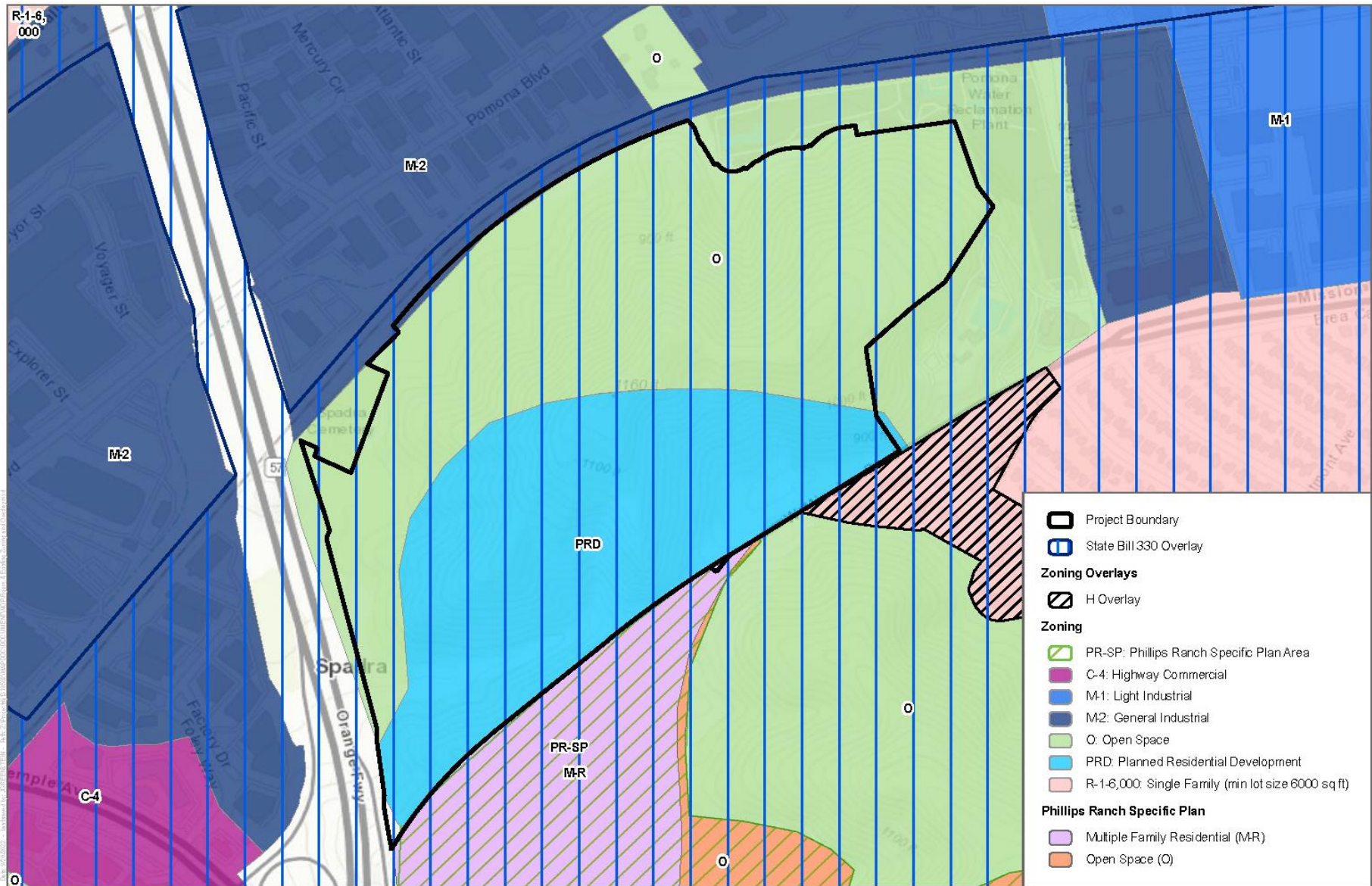
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SOURCE: DigitalGlobe 2017; City of Pomona 2022

**FIGURE 3**  
Existing General Plan Land Use Designation  
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SOURCE: DigitalGlobe 2017; City of Pomona 2022



**FIGURE 4**

**Existing Zoning and Overlay**

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SOURCE: DigitalGlobe 2017

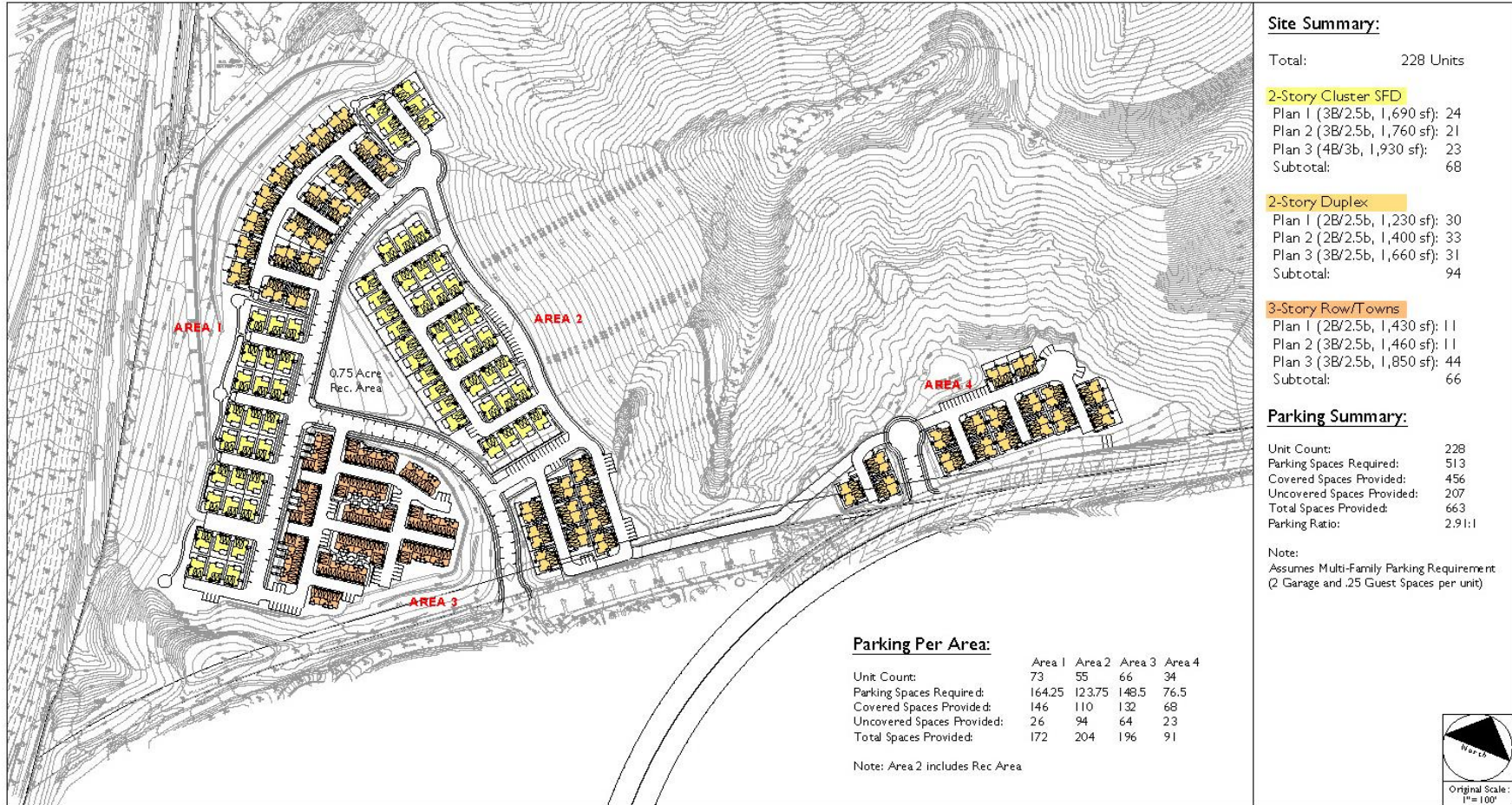


FIGURE 5

Conceptual Site Plan

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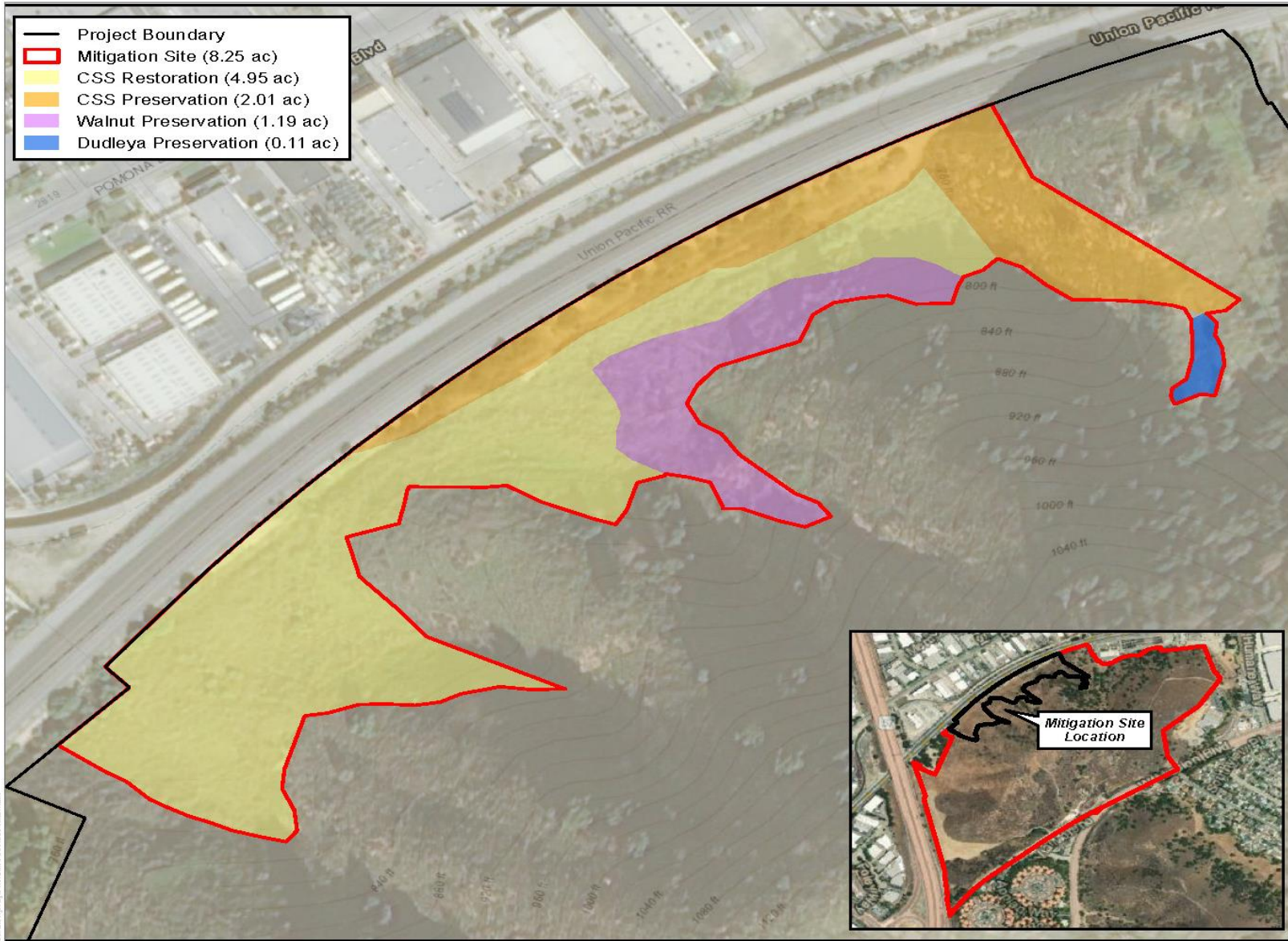




SOURCE: Bassenian Lagoni 2022

**FIGURE 6**  
 Development Area Site Plan  
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SOURCE: VCS Environmental, 2022



**FIGURE 7**  
On-Site Mitigation Area  
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