

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 #

Project Title: Walker Ranch Specific Plan (File Nos. PSP-24-001 & PMTT24-004)

Lead Agency: City of Ontario Contact Person: Robert Morales
 Mailing Address: 303 East B Street Phone: 909-395-2432
 City: Ontario Zip: 91764 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Ontario
 Cross Streets: Edison Avenue, Walker Avenue, Schaefer Avenue Zip Code: 91762

Longitude/Latitude (degrees, minutes and seconds): 34 ° 0 ' 04.9 " N / 117 ° 37 ' 18.3 " W Total Acres: 79.2

Assessor's Parcel No.: 0216-312-02, -03, -04, -05, -06, -07, -08, -09, and -10 Section: 15 Twp.: 2S Range: 7W Base: _____

Within 2 Miles: State Hwy #: 83 Waterways: N/A
 Airports: Chino Airport Railways: N/A Schools: Dickey ES, Liberly ES, Woodcrest Junior HS

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: TTM, Williamson Act

Development Type:

Residential: Units 1557 Acres 71.6
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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:

Zoning: Specific Plan with Agricultural (AG), Chino Airport (CNO), and Affordable Housing (AH) Overlays; General Plan: Low Density Residential (LDR), Medium Density Residential (MDR), and Open Space – Non-Rec (OS-NR)

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

The Project includes the Walker Ranch Specific Plan (Specific Plan), which proposes residential development within 71.6 net acres of the 79.2-gross-acre site. The Specific Plan would provide a potential maximum buildout of 1,557 units and a potential target buildout of 940 units within Planning Areas (PA) 1, 2, 3, 4, 5, 6, and 7A-C. Consistent with the maximum and target buildout of the Specific Plan, an Implementing Project consisting of 920 units on 67.2 net acres of the Project site is proposed. The Project also includes a Tentative Tract Map (TTM No. 20670), a Development Agreement, and cancellation of the Williamson Act Contract on approximately 19 acres of the 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 and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 20, 2025 Ending Date June 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Inland Harbor LLC</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>12223 Highland Avenue, Suite 106 Box 539</u>
City/State/Zip: <u>Irvine, CA 92612</u>	City/State/Zip: <u>Rancho Cucamonga, CA 91739</u>
Contact: <u>Terrance Smalls</u>	Phone: <u>949-547-1097</u>
Phone: <u>619-650-1733</u>	

Signature of Lead Agency Representative:  Date: 5/15/25

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