



# Notice of Preparation and Scoping Meeting

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303 East B Street, Ontario, California 91764 Phone: 909.395.2036 /Email: [Planningdirector@ontarioca.gov](mailto:Planningdirector@ontarioca.gov)

**Date:** May 20, 2025

**Subject:** Notice of Preparation and Scoping Meeting - Draft Environmental Impact Report for the Walker Ranch Specific Plan

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Property Owners, and Interested Parties

**Lead Agency:** City of Ontario, Planning Department, 303 East "B" Street, Ontario, CA 91764

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

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NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Walker Ranch Specific Plan Project (Project). The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the Project, and (3) to notice the public scoping meeting.

**Notice of Preparation:** We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project. The City of Ontario, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with CEQA Guidelines Section 15082(b) and Public Resources Code (PRC) Section 21080.4. Responsible and trustee agencies must submit any comments in response to this notice during the 30-day public review period. The public review period will commence on Tuesday, May 20, 2025, and will close on Thursday, June 19, 2025. A copy of the NOP can be viewed electronically on the City's web page at: <https://www.ontarioca.gov/government/community-development/planning/environmental-documents/draft-environmental-impact>.

**Written Comments:** Comments in response to this notice can be emailed to Robert Morales, Associate Planner, at [Rmorales@ontarioca.gov](mailto:Rmorales@ontarioca.gov) or can be mailed to the address below by 5:00 p.m. on the close of the 30-day NOP review period (Thursday, June 19, 2025).

City of Ontario Planning Department  
303 East B Street  
Ontario, CA 91764

**Scoping Meeting:** The proposed Project is considered a project of statewide, regional, or areawide significance. Pursuant to Section 21083.9(b)(2) of the California Environmental Quality Act (CEQA), scoping meetings are required for projects that may result in significant environmental effects on a broader scale. The City of Ontario will hold a virtual public scoping meeting to receive input on the scope and content of the Draft Environmental Impact Report

(DEIR). The scoping meeting will be held via Zoom on the evening of Wednesday, June 4, 2025. To participate, please email your full name and physical address to Robert Morales at [Rmorales@ontarioca.gov](mailto:Rmorales@ontarioca.gov) by 5:00 p.m. on the day of the meeting to receive the Zoom link. The meeting will begin with a presentation at 6:00 p.m., followed by an opportunity for the public to provide comments. The meeting will conclude no earlier than 7:00 p.m.

**Review Period:** The 30-day review period for this NOP begins on May 20, 2025. Comments will be received until the close of business day on June 19, 2025, at 5:00 p.m. Please send your response to the contact person identified below. Please be sure to include the name of a contact person for your agency.

**Contact Person:** Robert Morales, Associate Planner, City of Ontario Planning Department; 303 East B Street, Ontario, CA 91764, Phone: (909) 395-2432, Email: [Rmorales@ontarioca.gov](mailto:Rmorales@ontarioca.gov)

**Project Title/File No.:** Walker Ranch Specific Plan (PSP-24-001 & PMTT24-004)

**Project Applicant:** Inland Harbor LLC; 12223 Highland Avenue, Suite 106 Box 539, Rancho Cucamonga, CA 91739

**Project Location:** The Project site is located at the northwest corner of the intersection of Edison Avenue (also known as Ontario Ranch Road) and Walker Avenue, in the City of Ontario, within the County of San Bernardino. The Project site is bounded by Schaefer Avenue to the north, Edison Avenue to the south, Walker Avenue to the east, and agricultural land to the west. The Project site consists of nine parcels encompassing 79.2 gross acres. The site is identified by Assessor's Parcel Numbers (APN) 0216-312-02, -03, -04, -05, -06, -07, -08, -09, and -10. The Project site is illustrated in Figures 1, 2, and 3.

**Project Description:** The Project includes the Walker Ranch Specific Plan (Specific Plan), a Tentative Tract Map, a Development Agreement, and Williamson Act Contract cancellation. The Specific Plan proposes residential development within 71.6 net acres of the site. The remaining 7.6 acres of the 79.2-gross-acre site would be dedicated to the City as part of the right-of-way. The Specific Plan would provide a potential maximum buildout of 1,557 units based on the maximum density for each Planning Area (PA) and a potential target buildout of 940 units based on the target density for each PA. Additional improvements include roadway improvements, bicycle and pedestrian facilities, parking, landscaping, parks and recreation facilities, and utility infrastructure (on-site and off-site). The development summary for the Specific Plan is provided in Table 1 below. Consistent with the Specific Plan, an "Implementing Project" consisting of 920 units on 67.2 net acres of the Project site is proposed. The Implementing Project includes the target units from the proposed Specific Plan (excluding PA7B units) plus a 10 percent buffer to provide a conservative estimate. The Implementing Project would be consistent with the development standards and design guidelines outlined in the proposed Specific Plan. Figure 4 illustrates the proposed units within the Implementing Project. The residential development summary for the Implementing Project is provided in Table 2, below. The proposed Tentative Tract Map (TTM) No. 20670 would subdivide the 38-net-acre portion of the Project site north of the Southern California Edison (SCE) easement into 86 numbered lots (Lot 1-86), 21 lettered lots (Lot A-X), and three street/alley lots. Figure 5 presents the proposed subdivision north of the SCE easement. Additionally, the proposed Project includes a development agreement pursuant to California Government Code §65864 et seq. The proposed Development Agreement would include, but would not be limited to, development rights, methods for financing, acquisition, and construction of necessary infrastructure. Furthermore, the Project includes cancellation of the active Williamson Act

Contract (Contract #69-153) on two parcels (APNs 0216-312-06 and 0216-312-08), located in the southeast quadrant of the site and totaling approximately 19 acres.

**Table 1: Specific Plan Development Summary**

<b>Planning Area (PA)</b>	<b>Proposed General Plan Land Use<sup>1</sup></b>	<b>Acreage</b>	<b>Density Range (du/ac)</b>	<b>Maximum Units<sup>2</sup></b>	<b>Target Density (du/ac)</b>	<b>Target Units<sup>2</sup></b>
<b>Residential</b>						
PA1 – 2-story Duplex	MDR	5.4	11.1-25	135	11.3	61
PA2 – 2-story Townhomes	MDR	6.2	11.1-25	155	14.4	90
PA3A – 2-story Single Family Homes	LMDR	1.7	5.1-11	19	9.4	16
PA3B – 2-story Single Family Homes	LMDR	2.0	5.1-11	22	9.5	19
PA3C – 2-story Single Family Homes	LMDR	5.0	5.1-11	55	9.2	46
PA4 – 2-story Single Family Detached Cluster	MDR	7.9	11.1-25	198	11.5	91
PA5 – 3-story Single Family Detached	MDR	6.3	11.1-25	158	14.0	90
PA6 – 3-story Townhomes	MDR	6.9	11.1-25	173	19.4	134
PA7A – 3-story Apartments	HDR	3.4	25.1-45	153	27.5	94
PA7B – 3-story Apartments	HDR	3.8	25.1-45	171	27.5	105
PA7C – 3-story Apartments	HDR	7.1	25.1-45	320	27.5	195
<b>Residential Total</b>		<b>55.7</b>	<b>-</b>	<b>1,557</b>	<b>-</b>	<b>940</b>
<b>Non-Residential</b>						
SCE Easement	OS-NR	5.14	-	-	-	-
Central Parks (North of SCE Easement)	LMDR	2.7	-	-	-	-
South Park (North of SCE Easement)	MDR	0.8	-	-	-	-
Parks and Open (South of SCE Easement)	HDR	2.2	-	-	-	-
<b>Non-Residential Total</b>		<b>10.84</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Planning Area (PA)	Proposed General Plan Land Use <sup>1</sup>	Acreeage	Density Range (du/ac)	Maximum Units <sup>2</sup>	Target Density (du/ac)	Target Units <sup>2</sup>
<b>Streets</b>						
Internal Streets	-	5.06	-	-	-	-
<b>Streets Total</b>		<b>5.06</b>	-	-	-	-
<b>Overall Total</b>		<b>71.6</b>	-	<b>1,557</b>	-	<b>940</b>

Notes: MDR = medium density residential; LMDR = low medium density residential; HDR = high density residential; OS-NR = open space – non recreation; du/ac = dwelling units per acre; SCE = Southern California Edison.

<sup>1</sup> The City is currently undergoing a General Plan Amendment that includes changing the land use designations of the Project site from Low Density Residential and Medium Density Residential to Low Medium Density Residential, Medium Density Residential, and High Density Residential. The General Plan Amendment is not a part of the proposed Project; however, approval of the proposed Project is contingent on the General Plan Amendment effort being approved first.

<sup>2</sup> Numbers may vary slightly due to rounding.

**Table 2: Implementing Project Residential Development Summary**

Planning Area (PA)	Type	Acreeage	Specific Plan Target Units
PA1 – 2-story Duplex	For Sale	5.4	61
PA2 – 2-story Townhomes	For Sale	6.2	90
PA3 – 2-story Single Family Homes	For Sale	8.7	81
PA4 – 2-story Single Family Detached Cluster	For Sale	7.9	91
PA5 – 3-story Single Family Detached	For Sale	6.3	90
PA6 – 3-story Townhomes	For Sale	6.9	134
PA7A – 3-story Apartments	Rental	3.4	94
PA7C – 3-story Apartments	Rental	7.1	195
Total		51.9	835
<b>Total with 10 percent buffer</b>		<b>51.9</b>	<b>920</b>

Notes: PA7B is included in the proposed Specific Plan; however, it is not a part of the Implementing Project as proposed.

**Environmental Issues:** An Initial Study has not been prepared for the Project as the City has determined that an EIR will be required for the Project, which is in the discretion of the Lead Agency as set forth in State CEQA Guidelines Section 15063(a). The following environmental topics will be analyzed within the forthcoming Draft EIR:

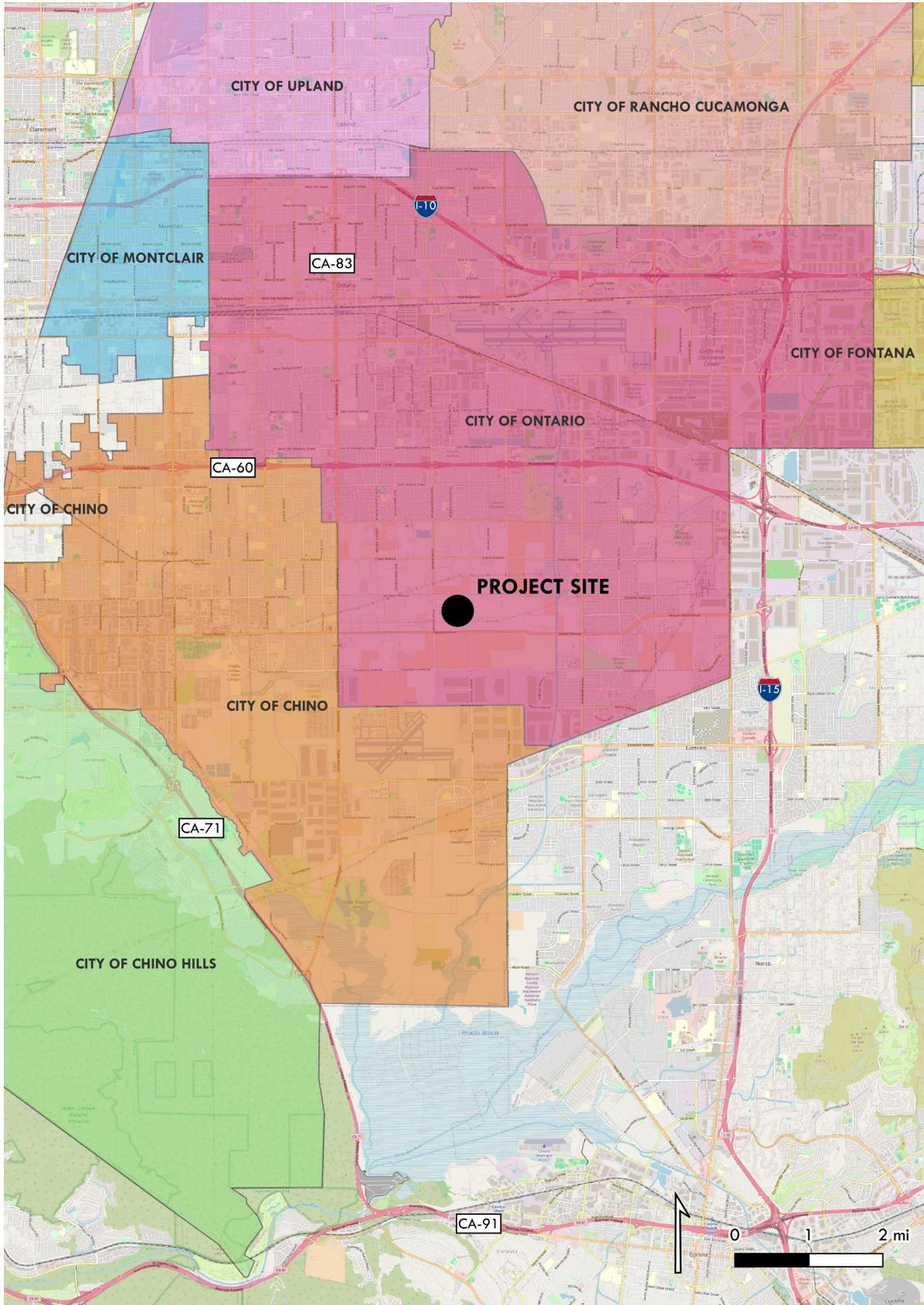
- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing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

**Consulting firm retained to prepare Draft EIR:** EPD Solutions, Inc.; 3333 Michelson Drive, Suite 500, Irvine, CA 92612

<b>Signature:</b> 	<b>Date:</b> Click to enter date. 5/19/25
<b>Name:</b> Robert Morales	<b>Title:</b> Associate Planner

**Reference:** California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, and 15375.

# Regional Location Map



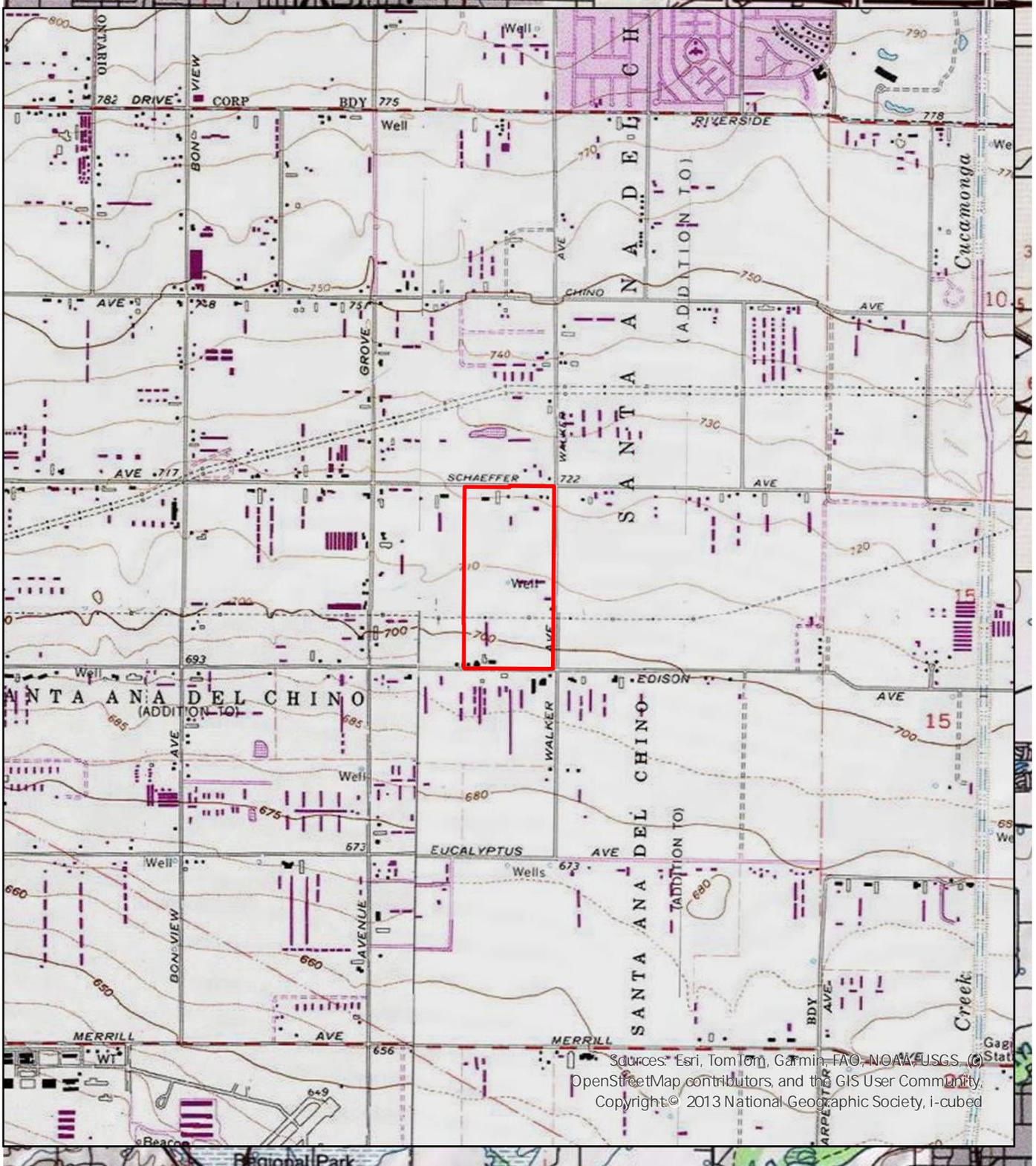
Walker Ranch Specific Plan  
City of Ontario

Figure 1

# Aerial Photograph



# USGS Topographic Map

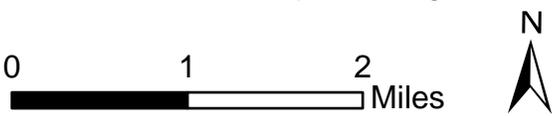


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed

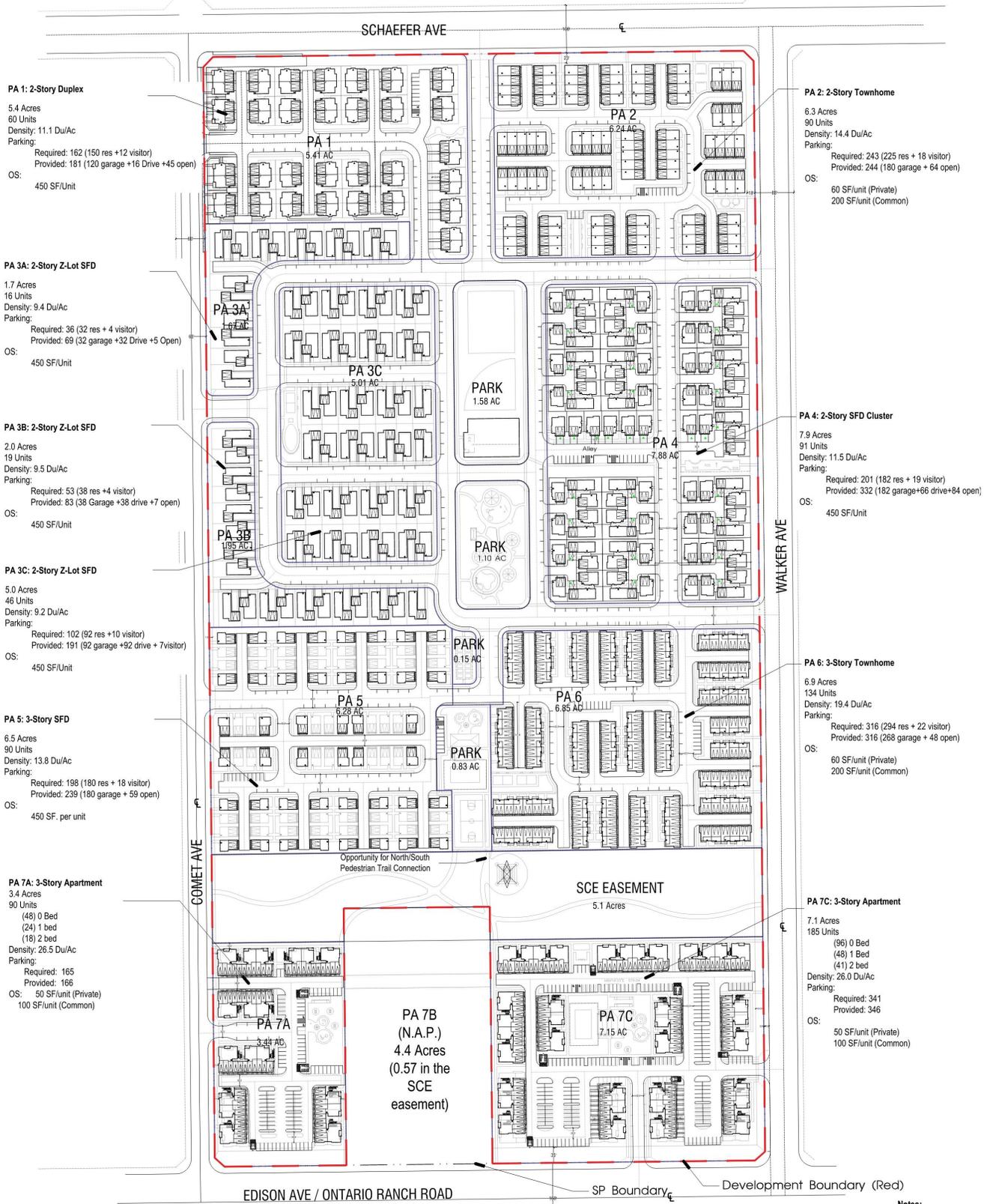
## Legend

 Project Site

USGS Quads Gvasti, Corona North; Township: 2S; Range: 7W



# Conceptual Site Plan



- Notes:**
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.

# Proposed Tentative Tract Map

