Date:	August 1, 2025
To:	Mike Gerken, Fire Chief, Ontario Fire Department
From:	Tanya Kalaskar, Associate Planner, EPD Solutions, Inc.
Subject:	**Walker Ranch Specific Plan Project – Request for Fire Services Information**

EPD Solutions is excited to be collaborating with the City of Ontario (City) on the proposed Walker Ranch Specific Plan Project (Project). On behalf of the City of Ontario, EPD Solutions is preparing the environmental documentation for the proposed Project in accordance with the California Environmental Quality Act (CEQA).

We are requesting service information from your agency to assist in the preparation of the environmental documentation for this Project.

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. The Project site is bounded by Schaefer Avenue to the north, Edison Avenue to the south, and Walker Avenue to the east, and agricultural land to the west. The Project site is located within the Ontario Ranch, an agricultural area in the southern portion of the City. 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. A 200-foot- wide Southern California Edison (SCE) easement bisects the Project site from east to west, through parcels APNs 0216-312-02, -06, -08, -09, and -10. See Figure 1, *Project Aerial*.

Project Description:

The proposed Project includes the Walker Ranch Specific Plan (Specific Plan), a Tentative Tract Map, a Development Agreement, and cancellation of the Williamson Act.

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 proposes 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 maximum and target buildout of the Specific Plan, an "Implementing Project" consisting of 920 units on 67.2 net acres of the 79.2-acre Project site is proposed. The Implementing Project would be consistent with the development standards and design guidelines outlined in the proposed Specific Plan. Figure 2, *Conceptual Site Plan*, illustrates the conceptual site plan for the Implementing Project. The residential development summary for the Implementing Project is provided in Table 2 below.

The proposed 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. Additionally, the proposed Project includes a development agreement pursuant to

California Government Code §65864 et seq. The proposed Development Agreement would include, but 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

Planning Area (PA)	Proposed General Plan Land Use[1]	Acreage	Density Range (du/ac)	Maximum Units[2]	Target Density (du/ac)	Target Units[2]
Residential						
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
Residential Total		***55.7***	**-**	***1,557***	**-**	***940***
Non-Residential						
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	-	-	-	-
Non-Residential Total		***10.84***	**-**	**-**	**-**	**-**
Streets						

Planning Area (PA)	Proposed General Plan Land Use[1]	Acreage	Density Range (du/ac)	Maximum Units[2]	Target Density (du/ac)	Target Units[2]
Internal Streets	-	5.06	-	-	-	-
Streets Total		***5.06***	**-**	**-**	**-**	**-**
Overall Total		**71.6**	**-**	**1,557**	**-**	**940**

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.

[1] 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.

[2] Numbers may vary slightly due to rounding.

Table 2: Implementing Project Residential Development Summary

Planning Area (PA)	Acreage	Specific Plan Target Units
PA1 – 2-story Duplex	5.4	61
PA2 – 2-story Townhomes	6.2	90
PA3A – 2-story Single Family Homes	8.7	81
PA4 – 2-story Single Family Detached Cluster	7.9	91
PA5 – 3-story Single Family Detached	6.3	90
PA6 – 3-story Townhomes	6.9	134
PA7A – 3-story Apartments	3.4	94
PA7C – 3-story Apartments	7.1	195
Total	51.9	835
Total with 10 percent buffer	**51.9**	**920**

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

Service Questions:

We are requesting your assistance to provide an up-to-date description of existing Fire Services in the Project area, so that it can be accurately reflected in the environmental documentation for the proposed Project that is being prepared for the City.

1. **Please review and update the following Fire Station information as provided. Please provide the approximate estimated response time to the Project site from each station, equipment list, and staffing count for each station.**

Fire Station	Location	Distance from Site	Estimated Response Time to Site	Equipment	Staffing
Station 9	2661 E Grand Pk St, Ontario, CA 91762	1.9 miles	3	Medic Engine Truck Hazmat	2 Captains, 2 Engineers, 4 Firefighters
Station 3	1408 E Francis St, Ontario, CA 91761	3.6 miles	5	Medic Engine Water Tender	1 Captain, 1 Engineer, 2 Firefighters

Fire Station	Location	Distance from Site	Estimated Response Time to Site	Equipment	Staffing
Station 6	2931 E Philadelphia St, Ontario, CA 91761	4.7 miles	6	Medic Engine Brush Engine	1 Captain, 1 Engineer, 2 Firefighters
Temporary Station 11	7721 Eucalyptus Ave, Ontario, CA 91762	1.3 miles	1.5	Medic Engine Truck	2 Captains, 2 Engineers, 4 Firefighters

2. Please provide the Number and Types of Service Calls for the last recorded year for each station in the table below.

Fire Station	Total Number of Calls for Service	Emergency Medical Calls for Service	Fire Calls for Service	Other Calls for Service
Station 9	1,768	1,235	423	104
Station 3	2,632	1,997	520	109
Station 6	3,566	3,025	445	96
Temp Station 11	559	332	202	25

3. Please provide the Number of Incidents and On-Scene Response Times for the last recorded year for each station in the table below?

Fire Station	Total Number Incidents	Average On-Scene Response Times
Station 9	1,589	10:52
Station 3	2,618	9:57
Station 6	3,437	10:16
Temp Station 11	506	11:39

4. What is considered an adequate level of service for the Ontario Fire Department?

In order to meet the NFPA standard's recommended response time, an agency's total response time should be 6 minutes, 39 seconds for the arrival of the first fire suppression unit at a fire incident 90% of the time. When measuring an agency's performance for medical calls, the total response time should be 6 minutes, 19 seconds, 90% of the time for the arrival of the first unit with a minimum of basic life support capabilities.

5. Do the current and projected response times meet the desired performance standards of the Ontario Fire Department?

The current response and projected response times do not meet the desired performance standard of the Ontario Fire Department.

6. Would the Project result in the need for expansion of existing or construction of new fire stations? If so, please clarify.

With an anticipated increase of service demands based on the projected population increase, we anticipate the construction of a new fire station to provide adequate service to the greater area.

7. **Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the Project.**

With Edison Ave./Ontario Ranch Rd. being a primary thoroughfare connecting Station 9 and Temporary Station 11, the Ontario Fire Department requests minimal disruption to this transportation corridor?

Please provide responses to the questions above to the best of your ability no later than **July 16, 2025**.

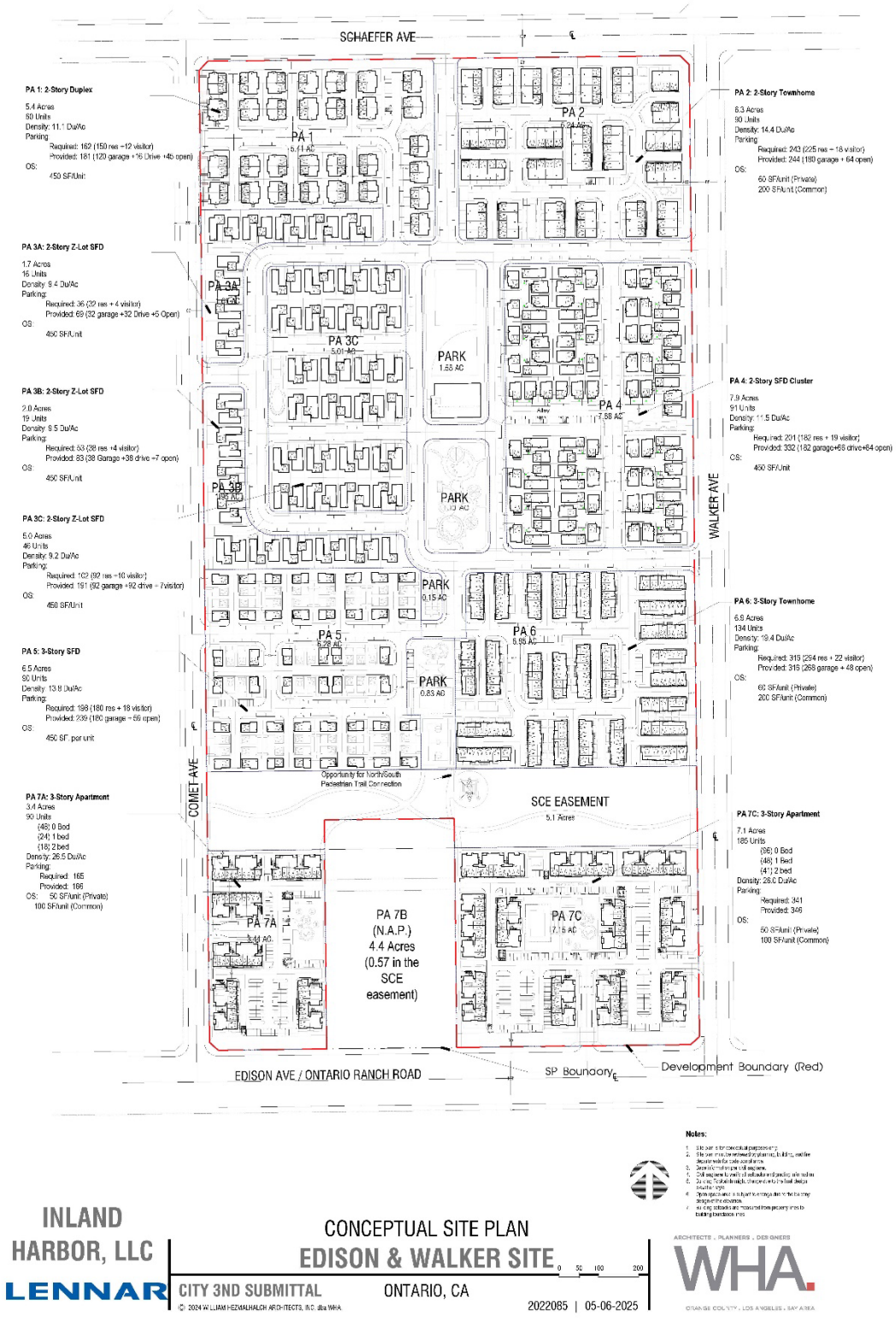
Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. If you have any questions, please call me at (213) 477-3824. You may also reach me by email at tkalaskar@epdsolutions.com.

Sincerely,

Tanya Kalaskar
Associate Environmental Planner
EPD Solutions, Inc.

Figure 1. Project Aerial

Figure 2. Conceptual Site Plan



We are requesting your assistance to provide an up-to-date description of existing Police Services in the Project area, so that it can be accurately reflected in the environmental documentation for the proposed Project that is being prepared for the City.

1. **Please review and update the following Police Station information as provided. Please provide the approximate estimated response time to the Project site.**

Police Station	Location	Distance from Site	Estimated Response Time to Site
Ontario Police Department Station	2500 S Archibald Avenue, Ontario, CA 91761	4 miles	

2. **What staffing levels by type (e.g., Captains, Lieutenants, officers, and unsworn personnel) are currently maintained for the Ontario Police Department station included in your response to question one?** *1-Chief, 1-Deputy Chief, 4-Captains, 13-Lieutenants, 39-Sergeant, 51-Corporals, 31-Detectives, 174-Officers. 96 Non-sworn personnel*

3. **What is the current officer-to-citizen ratio in the City of Ontario?** *1.67 officer-to-citizen*

4. **What, if any, is the department-desired officer-to-citizen ratio? Does the current officer-to-citizen ratio meet the desired service ratio standard of the Ontario Police Department?** *Currently meets desired levels.*

5. **Is the Project located within a specific reporting district or patrol route? If applicable, what is the reporting district's or patrol route's boundaries? Please provide crime statistics for the year 2024 and 2025, as available, for any applicable reporting district or patrol route as well as Citywide crime statistics.** *Reporting District 630, 640, 730, and 740*

6. **What is the average response time (for emergency and non-emergency calls) in the Project's reporting district/patrol route and Citywide? Does each response time meet the desired performance standards?** *Average response time for emergency call response is 1.16 min.*

7. **Would the Project result in the need for expansion of existing police facilities or construction of new police facilities? If so, please clarify.** *No*

8. **Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to police services associated with the Project.** *None*

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June 26, 2025

EPD Solutions, Inc.
3333 Michelson Drive, Suite 500
Irvine, CA 92612
Attn: Tanya Kalaskar

Subject: Walker Ranch Specific Plan Project – Request for School Services Information

Ms. Kalaskar,

Per your email request dated June 26, 2025, below is the information requested.

1. The following schools are identified as the home schools for residents of the proposed development referenced above. At this time, based on current classroom loading standards, these schools have the capacity to house students generated by and residing in the development. However, school capacities are subject to change based on other residential developments within the school's boundaries, class size adjustments, boundary changes, and or any other unforeseen circumstances.

Levi Dickey Elementary School – Grades TK-6
2840 S. Parco Ave.
Ontario, CA 91761
(909) 947-6693

Woodcrest Junior High School - Grades 7-8
2725 S. Campus Ave.
Ontario, CA 91761
(909) 923-3455

Chino High School – Grades 9-12
5431 Jefferson Ave.
Chino, CA 91710
(909) 627-7351

Per Board Policy 3541, busing is provided when the distance between the residence and the school is beyond the minimum distances listed below:

Kindergarten 1 ½ miles from school
Grades 1-6, 2 miles from school
Grades 7-8, 3 miles from school
Grades 9-12, 4 miles from school

2. The current enrollment and capacities are indicated below. Please note, the data provided in your request erroneously listed the enrollment of Chino Hills High School (not Chino High School). As indicated, your data was acquired from the 2024 Fee Justification Study.

School	Current 2024/2025 Enrollment	Current Estimated Capacity	Current Remaining Capacity
Levi Dickey ES	406	788	382
Woodcrest JHS	317	972	655
Chino HS	1,874	2,400	526

3. Other than the data listed above, there is no other data available at this time.

4. The data you acquired from CVUSD's 2024 Fee Justification Study is the most accurate at this time.

5. Beyond normal maintenance items such as HVAC replacement, roofing, flooring, painting, etc., there are no other improvements or additions planned at any of the schools serving the project at this time.

6. There are no plans for additional schools or facilities that would serve this proposed project.

If you have any questions about this information or need any additional information, please contact me.

Sincerely,

Gregory Stachura
Assistant Superintendent
Facilities, Planning and Operations