Notice of Availability of a Draft Environmental Impact Report

CITY OF ONTARIO PLANNING DEPARTMENT
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TO: Property Owners, Responsible Agencies, and Interested Parties

FROM: City of Ontario, 303 East "B" Street, Ontario, CA 91764

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
Walker Ranch Specific Plan (File Nos. PSP-24-001, PMTT24-004, PDA25-002 & PWIL25-001)
State Clearinghouse No. 2025050798

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report ("DEIR") has been prepared for the project identified below. Copies of the DEIR and all documents referenced in the DEIR are available for public review at the locations identified below, as-well-as on the City's website: https://www.ontarioca.gov/government/community-development/planning/environmental-documents/draft-environmental-impact

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

Lewis Family Branch
3850 East Riverside Drive
Ontario, CA 91761

Ovitt Family Community Library
215 East C Street
Ontario, CA 91764

The 45-day public review period beings on Thursday, October 8, 2026. Comments will be received until 5:30 p.m. on Monday, November 23, 2026. Any property owner, responsible agency, or interested party wishing to comment on the DEIR must submit such comments, in writing, to the following contact person:

Robert Morales, Associate Planner
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303 East B Street
Ontario, CA 91764
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Project Title/File No.: Walker Ranch Specific Plan (PSP-24-001, PMTT24-004, PDA25-002 & PWIL25-001)

Project Location: The Project site is located at the northwest corner of the intersection of Ontario Ranch Road (formerly known as Edison Avenue) 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, Ontario Ranch Road to the south, Walker Avenue to the east, and unpaved Parco Avenue 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. 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. Regional access to the

Project Site is provided by State Route (SR) 83 (approximately 1.8 miles to the west of the Project site), SR 60 (approximately 3.7 miles to the north of the Project site), and Interstate 15 (I-15) (approximately 4 miles to the east of the Project site). Local access to the Project site is provided by Schaefer Avenue, Ontario Ranch Road, and Walker Avenue.

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 1, 2, 3, 4, 5, 6, and 7A-C.) and a potential target buildout of 940 units based on the target density, which refers to the specific number of dwelling units per acre or the intensity of development that the Specific Plan proposes within 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). 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. 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 to allow for development consistent with the Specific Plan. 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.

The project site [☐ is/☒ is not] on a list of hazardous materials sites as defined by California Government Code Section 65962.5.

Discretionary actions associated with the Project:

- Certification of the Walker Ranch Specific Plan EIR.
- Adoption of the Mitigation Monitoring and Reporting Program.
- Approval of the Walker Ranch Specific Plan (PSP-24-001)
- Cancellation of Williamson Act Contract #69-153. (PWIL-25-001)
- Approval of the Development Agreement (PDA25-002)
- Approval of the Tentative Tract Map No. 20670 (PMTT24-004).

Potential environmental impacts examined by the DEIR:

- 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

Potentially significant impacts identified by the DEIR:

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Tribal Cultural Resources

Public Hearing: Noticing for public hearings for this Project will be scheduled at a later time. Future public hearings for this Project will be held at the City of Ontario City Council Chambers at 303 East B Street, Ontario, CA 91764

Notice Mailing Date: Monday, October 5, 2026