# 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 #** 2025050798

**Project Title:** Walker Ranch Specific Plan (File Nos. PSP-24-001, PDA25-002, PWIL25-001& 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: Ontario Ranch Road, 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.: 216-312-02, -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, Liberty ES, Woodcrest Junior HS

**Document Type:**

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

**Local Action Type:**

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Dev Agreement, TTM, Williamson Act

**Development Type:**

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

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

**Present Land Use/Zoning/General Plan Designation:**

Zoning: Specific Plan with an Agricultural (AG) Overlay; General Plan: Low Medium Density Residential (LMDR), Medium Density Residential (MDR), High Density Residential (HDR), and Open Space - Non-Rec (OS-NR)

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

The Project includes the Walker Ranch Specific Plan, which proposes residential development within 71.6 net acres of the 79.2-gross-acre site. The Specific Plan would allow a maximum buildout of 1,557 units. 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 Project also includes a Tentative Tract Map (TTM No. 20670), a Development Agreement, and cancellation of the active Williamson Act Contract (Contract #69-153) 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".

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

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

Starting Date October 8, 2026 Ending Date November 30, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: EPD Solutions
Address: 3333 Michelson Drive, Suite 500
City/State/Zip: Irvine, CA 92612
Contact: Tanya Kalaskar
Phone: 213-477-3824

Applicant: Inland Harbor LLC
Address: 12223 Highland Avenue, Suite 106 Box 539
City/State/Zip: Rancho Cucamonga, CA 91739
Phone: 949-547-1097

**Signature of Lead Agency Representative:** _____ **Date:** 10/13/26

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