

2025 MAY 20 PM 4: 29

NOTICE OF PREPARATION AND SCOPING MEETING

SAN BERNABA COUNTY PROJECT DESCRIPTION

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 consists of nine parcels encompassing 79.2 gross acres.

The Walker Ranch Specific Plan ("Specific Plan" or "proposed Project") provides a conceptual land use plan, regulations, guidelines, and programs for development of the 79.2 gross acre site into a residential community in a manner consistent with The Ontario Plan's (TOP) Policy Plan. The Specific Plan would provide a potential maximum buildout of 1,557 residential 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). Consistent with the Specific Plan, an "Implementing Project" consisting of 920 residential units on 67.2 net acres of the Project site is also proposed. The Implementing Project would be consistent with the development standards and design guidelines outlined in the Specific Plan.

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 to (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, (2) solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the Project, and (3) to provide notice of the public scoping meeting. You are receiving this notice as a property you own is located within 500 feet of the Project site.

All necessary plans, environmental documentation, and supporting information for the project are available for review on the City of Ontario website at: <https://www.ontario.ca/government/community-development/planning/environmental-documents/draft-environmental-impact>.

Anyone who wishes to comment on the project may attend the scoping meeting or may submit their concerns in writing to the City Contact no later than **5:00 PM on Thursday, June 19, 2025**.

MEETING SCOPING MEETING TIME AND LOCATION:

Wednesday, June 4, 2025, from 6:00 PM to 7:00 PM, via Zoom. To participate in the scoping meeting, please email your full name and physical address to Robert Morales, Associate Planner at Rmorales@ontario.ca by 5:00 p.m. on June 4, 2025, to obtain the Zoom meeting invite.

CITY CONTACT: Robert Morales, Associate Planner; **Phone:** (909) 395-2036; **E-mail:** Rmorales@ontario.ca

LOCATION WHERE DOCUMENTS MAY BE VIEWED OR COMMENTS SENT: Planning Department, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764; or <https://www.ontario.ca/gov/Planning/Reports/EnvironmentalImpact>.

CLERK OF THE BOARD

Received on: 5.20.25

Remove on: 6.20.25



**PLANNING DEPARTMENT
ONTARIO CITY HALL
303 EAST B STREET
ONTARIO, CA 91764**

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2025 MAY 20 PM 4:29
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