

CLERK OF THE BOARD

NOV 9 2 2005

COUNTY OF SAN BERNARDINO

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



Receipt # 263946

California Environmental Quality Act
Notice of Determination

To: Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, California 92415

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

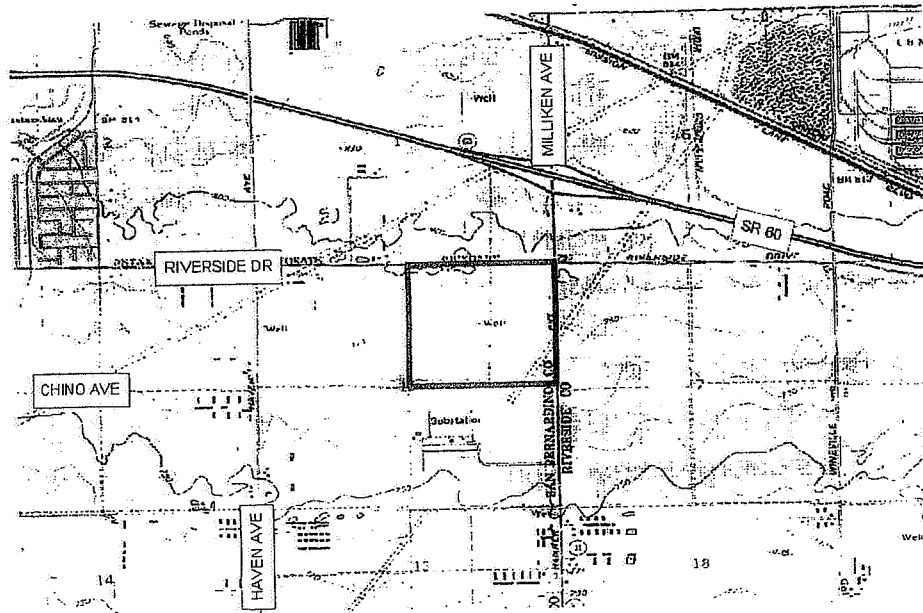
**SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES
CODE SECTION 21108 or 21152**

Project Title/File No.: PSP 03-005 (Edenglen Specific Plan), PGPA03-005 (General Plan Amendment), PMTT05-008 (Tentative Tract Maps), and Development Agreement

State Clearinghouse Number: # 2004051108

Lead Agency/Contact Person: City of Ontario, Planning Department, Attn: Scott Murphy, Principal Planner, 303 East "B" Street, Ontario, California 91764, (909) 395-2419, smurphy@ci.ontario.ca.us.

Project Location: The project is located north of the future extension of Chino Avenue, south of Riverside Drive, east of Mill Creek Avenue, and west of Milliken Avenue, in the City of Ontario, County of San Bernardino. (APNs: 218-171-12, 14, 15, 16, 19, 20, 21, and 23)



Project Description: The Edenglen Specific Plan proposes the development of 160 acres generally located at the southeast corner of Riverside Drive and Mill Creek Avenue with residential, commercial, and business park uses and recreation and open space amenities. The westerly 80 acres of the site is proposed for residential development containing up to 585 units. Five residential product types are proposed consisting of single family detached units, alley-loaded single family detached units, cottage units, triplex units, and condominiums. The specific plan also proposes a 2.4-acre village green park in the center of the residential development, containing a small "country store" within the recreation center. Infrastructure (sewer, water, storm drain, streets) necessary to serve the site will be constructed as part of the project. Commercial development proposed for the southwest corner of Riverside Drive and Milliken Avenue will consist of up to 217,520 square feet of space. Business Park development is proposed for the northwest corner of Milliken Avenue and the future extension of Chino Avenue and will provide up to 550,000 square feet of building space. A Southern California Edison easement bisects the site in a north-south direction, separating the residential component from the commercial and business park areas.

DATE FILED & POSTED


In conjunction with the specific plan, the applicant is proposing a General Plan Amendment to relocate the Medium and High Density Residential designations from the north portion to the southern portion of the residential component. The Low Density Residential designation would be relocated to the northern portion of the residential component. The total number of residential units proposed within the specific plan remains unchanged from that identified in the existing General Plan.

The Project also includes tentative map applications to subdivide the residential component into single family residential lots and a Development Agreement between the applicant (Brookfield Homes) and the City of Ontario.

This is to advise that the City of Ontario City Council has approved the above-described project on November 1, 2005, has made findings based on the provisions in CEQA, and has made the following determination(s) regarding the above described project:

1. The project will have a significant effect on the environment.
 The project will NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.
3. Mitigation measures were made a condition of approval of the project.
 Mitigation measures were NOT made a condition of approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
 A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
 A Statement of Overriding Considerations was NOT adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.
 Findings were NOT made pursuant to the provisions of CEQA.
7. The location and custodian of the documents, which comprise the record of proceedings for the final EIR (with comments and responses) or Negative Declaration are specified as follows:

City of Ontario Planning Department
303 East "B" Street
Ontario, California, 91764.
(909) 395-2036


Signature

Principal Planner
Title

11/02/05
Date

Date received for filing: _____



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME

ENVIRONMENTAL FILING FEE CASH RECEIPT

DFG 753.5a (8/93)

263946

Lead Agency: City of Ontario - Planning Date: 11-2-05
 County / State Agency of Filing: San Bernardino County Document No.: _____
 Project Title: PSF 03-005 P6PA03-005 PA 705-008
 Project Applicant Name: Woodward Homes Phone Number: 909 385 2036
 Project Applicant Address: 3070 Bristol St Suite #200 Costa Mesa, CA 92626
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00 \$ 850.00
- Negative Declaration \$1,250.00 \$ _____
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ _____
- Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- County Administrative Fee ~~\$25.00~~ 35.00
- Project that is exempt from fees _____

TOTAL RECEIVED \$ 885.00

Signature and title of person receiving payment:

Steve Russell - Dept. Clerk

WHITE-PROJECT APPLICANT

YELLOW-DFG/FASB

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING