

RESOLUTION NO. 2023-020-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BERNARDINO, CALIFORNIA, MAKING FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21166 AND STATE CEQA GUIDELINES SECTION 15162, AND APPROVING DEVELOPMENT PERMIT TYPE-P 22-06 ALLOWING THE DEVELOPMENT OF TWENTY (20) SINGLE-FAMILY RESIDENCES EACH CONTAINING APPROXIMATELY 3,219 SQUARE FEET WITH ATTACHED THREE-CAR GARAGES CONTAINING APPROXIMATELY 675 SQUARE FEET ON A PROJECT SITE CONTAINING APPROXIMATELY 24.68 ACRES WITHIN PREVIOUSLY APPROVED TENTATIVE TRACT MAP 17329 LOCATED ON THE NORTHWEST CORNER OF W. OHIO AVENUE AND N. LITTLE LEAGUE DRIVE (APN: 0348-111-51) WITHIN THE RESIDENTIAL ESTATE (RE) ZONE.

WHEREAS, on November 18, 2022, pursuant to the requirements of Chapter 19.44 (Development Permits) of the City of San Bernardino Development Code, an application for Development Permit Type-P 22-06 was duly submitted by:

Property Owner: Verdemont Ranch 20, LLC
434 N. 2nd Avenue
Upland, CA 917865

Project Applicant: JEC Enterprises, Inc.
434 N. 2nd Avenue
Upland, CA 91786

APN: 0348-111-51
Lot Area: 24.68 acres

WHEREAS, on February 22, 2006, the Planning Commission adopted a Mitigated Negative Declaration for the approval of Subdivision 05-40 (Tentative Tract Map 17329) allowing the subdivision a parcel containing approximately 55.76 acres into 94 single family lots; and

WHEREAS, on September 22, 2020, the Planning Commission approved Development Permit Type-P 20-05, allowing the development of 74 single-family residences on a project site containing approximately 31.08 acres within previously approved Tentative Tract Map 17329; and

WHEREAS, Development Permit Type-P 22-06 is a request to allow the development of the twenty (20) single family residences each containing approximately 3,219 square feet with attached three-car garages containing approximately 675 square feet on a project site containing approximately 24.68 acres within previously approved Tentative Tract Map 17329; and

WHEREAS, the Planning Division of the Community and Economic Development Department has reviewed Development Permit Type-P 22-06 for consistency with the City of San Bernardino General Plan and compliance with the City of San Bernardino Development Code; and

WHEREAS, the Mitigated Negative Declaration (“MND”) adopted on February 22, 2006 in conjunction with the approval of Subdivision 05-40 (Tentative Tract Map 17329) was not challenged within the statutory period prescribed by the Public Resources Code and thus, the MND is presumed valid in accordance with Public Resources Code section 21167.2; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified or an MND/ND adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, staff evaluated Development Permit Type-P 22-06 in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, finding no further changes to the environmental conditions of the subject site, the approved subdivision, or the proposed development have occurred; and

WHEREAS, based on that evaluation, staff concluded that the MND fully analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the Project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, MND is incorporated herein by this reference, and is available for inspection at City Hall and on the City’s website; and

WHEREAS, on April 1, 2023, pursuant to the requirements Section 19.52.020 (Application Processing) of the City of San Bernardino Development Code, the City gave public notice by advertising in the San Bernardino Sun, a newspaper of general circulation within the City of San Bernardino, and by mailing notices to the owners of property and tenants located within 1,000 feet of the subject property of the holding of a public hearing at which Conditional Use Permit 20-17 would be considered; and

WHEREAS, on April 11, 2023, pursuant to the requirements of Section 19.52.040 (Hearing Procedure) of the City of San Bernardino Development Code, the Planning Commission held the duly noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to Development Permit Type-P 22-06 and at which meeting, the Planning Commission considered Development Permit Type-P 22-06; and

WHEREAS, on April 11, 2023, the Planning Commission made a motion to continue the item to the next regularly scheduled Planning Commission meeting of May 9, 2023, to obtain further information from Public Works as it relates to off-site and on-site improvements; and

WHEREAS, on May 9, 2023, pursuant to the requirements of Section 19.52.040 (Hearing Procedure) of the City of San Bernardino Development Code, the Planning Commission held the duly noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to Development Permit Type-P 22-06 and at which meeting, the Planning Commission considered Development Permit Type-P 22-06.

NOW THEREFORE, the Planning Commission of the City of San Bernardino does hereby resolve, determine, find, and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION:

As the decision-making body for the project, the Planning Commission has reviewed and considered the information contained in the administrative record for Development Permit Type-P 22-06 and the Mitigated Negative Declaration adopted on February 22, 2006, in conjunction with the approval of Subdivision 05-40 (Tentative Tract Map 17329). Based upon the facts and information contained in the administrative record and the previously adopted Mitigated Negative Declaration, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

- (1) The environmental impacts of this project were previously analyzed in the Mitigated Negative Declaration adopted; and
- (2) The previous Mitigated Negative Declaration contains a complete and accurate reporting of the environmental impacts associated with the project; and
- (3) The previous Mitigated Negative Declaration was completed in compliance with CEQA and the Guidelines promulgated thereunder; and
- (4) The previous Mitigated Negative Declaration reflects the independent judgment of the Planning Commission; and
- (5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Mitigated Negative Declaration, and all mitigation measures previously adopted with the Mitigated Negative Declaration are incorporated herein (EXHIBIT "B").

SECTION 1.A. FINDINGS REGARDING ENVIRONMENTAL IMPACTS:

Based on the substantial evidence set forth in the administrative record, the Planning Commission finds that none of the conditions under State CEQA Guidelines Section 15162 requiring subsequent environmental review have occurred because the Project:

- (1) Does not constitute substantial changes that would require major revisions of the Environmental Public Record due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- (2) Does not constitute substantial changes with respect to the circumstances under which the Project was developed that would require major revisions of the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- (3) Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the MND was adopted, showing any of the following: (i) that the Project would have one or more significant

effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those previously analyzed would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

SECTION 2. FINDINGS FOR DEVELOPMENT PERMIT TYPE-P 22-06:

Section 19.44.040 (Findings) of the City of San Bernardino Development Code requires that Development Permit applications meet certain findings prior to the approval by the Planning Commission. Accordingly, the following findings are provided in support of the approval of Development Permit Type-P 22-06.

Finding No. 1: The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Development Code, including prescribed development/site standards and any/all applicable design guidelines.

Finding of Fact: The proposed development to construct twenty (20) residences on approximately 24.68-acre site is permitted in the Residential Estate (RE) zone, subject to the approval of Development Permit Type-P 22-06 with appropriate Conditions of Approval and CEQA determination. Additionally, the proposed development meets all applicable development standards and design guideline provisions of the Development Code.

Finding No. 2: The proposed use is consistent with the General Plan.

Finding of Fact: The proposed project is consistent with General Plan goals and policies including the following:

- *Land Use Element Policy 2.2.1: Ensure compatibility between uses and quality design through adherence to the standards and regulations in the Development Code and policies and guidelines in the Community Design Element.*
- *Housing Element Goal 3.2: Conserve and improve the existing affordable housing stock and revitalize deteriorating neighborhoods.*
- *Housing Element Policy 3.5.4: Encourage and facilitate the construction, maintenance, and preservation of a variety of housing types adequate to meet a range of household needs.*
- *Community Design Element Policy 5.5.1: Require new and in-fill development to be of compatible scale and massing as existing development yet allow the flexibility to accommodate unique architecture, colors, and materials in individual projects.*

The proposed 20 single-family residences will provide additional housing opportunities within the City, consistent with these General Plan goals and policies. Additionally, the proposed project is permitted within the Residential Estate (RE) zone, subject to the approval of a Development Permit with the appropriate Conditions of Approval and CEQA determination and is consistent with the Residential land use designation set forth by the General Plan Land Use Map.

Finding No. 3: The proposed development is harmonious and compatible with existing and future developments within the land use district and general area, as well as the land uses presently on the subject property.

Finding of Fact: The proposed construction of 20 single-family residences is harmonious and compatible with existing and future residential developments within the Residential Estate (RE) land use districts and general area, in that it provides for single family homes that are compatible in terms of layout, design and scale to existing adjacent single-family homes.

Finding No. 4: The proposed development is in compliance with the requirements of the California Environmental Quality Act (CEQA) and §19.20.030 of the Development Code.

Finding of Fact: On July 16, 2002, a Negative Declaration was adopted in conjunction with the approval of Subdivision 00-01 (Tentative Tract Map 14881). No further changes to the environmental conditions of the subject site, approved subdivision or the proposed development have occurred. Therefore, the previous environmental determination adopted for Subdivision 00-01 (Tentative Tract Map 14881) remains valid, pursuant to §15162(c) (Subsequent Mitigated Negative Declarations) of the California Environmental Quality Act.

Finding No. 5: There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.

Finding of Fact: On February 22, 2006, a Mitigated Negative Declaration was adopted for the approval of Subdivision 05-40 (Tentative Tract Map 17329) allowing the subdivision a parcel containing approximately 55.76 acres into 94 single family lots. No further changes to the environmental conditions of the subject site, approved subdivision or the proposed development have occurred. Additionally, it has been determined that it will not create any negative impact upon the environmental quality or natural resources within the project site or its vicinity. Therefore, no significant negative impacts on the environment and natural resources are anticipated to result from the proposed development.

Finding No. 6: The subject site is physically suitable for the type and density/intensity of use being proposed.

Finding of Fact: The subject site is physically suitable for the type and density/intensity of use being proposed, as conditioned, in that the proposed construction of 20 single-family residences provides for a density that is less than the density permitted in the Residential Estate (RE) zone. Further, the proposal meets all development standards, as well as and the intent of the residential design standards established by the City Code.

Finding No. 7: There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

Finding of Fact: There are adequate provisions for public access, water, sanitation, public utilities, and public services for the proposed 20 single-family residences. The existing site is located adjacent to and already served by existing public streets and a full range of public utilities and services. In addition, all applicable Codes will apply to the proposed development. Therefore, subject to the Conditions of Approval, the proposed development will not be detrimental to public services or public health and safety.

Finding No. 8 The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses within the general area in which the proposed use is to be located and will not create potentially significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

Finding of Fact: The proposed 20 single-family residences conform to all applicable development standards and land use regulations of the Residential Estate (RE) zones. Therefore, the design of the project, in conjunction with the recommended Conditions of Approval, will ensure that the proposal will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity of the site, nor will it be adverse to the public interest, health, safety, convenience or welfare of the City. The location, size, design and character of the proposed development will enhance the neighborhood to the benefit of the public interest and general welfare of the City.

SECTION 4. CONDITIONS OF APPROVAL:

The approval of Development Permit Type-P 22-06 shall be subject to the following Conditions of Approval:

1. This approval for Development Permit Type-P 22-06 allowing the development of twenty (20) single-family residences each containing approximately 3,219 square feet with attached three-car garages containing approximately 675 square feet on a project site containing approximately 24.68 acres within the previously approved Tentative Tract Map 17329 located on the northwest corner of Ohio Avenue and N. Little League Drive (APN: 0348-111-51).

2. The project site shall be developed and maintained in accordance with the plans, shown in EXHIBIT "A," which includes previously approved Tentative Tract Map 17329, floor plans, exterior elevations, and front yard typical plans, on file in the Planning Division; the Conditions of Approval contained herein; and the City's Municipal Code regulations.
3. Within two (2) years of Development Permit approval, commencement of construction shall have occurred, or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one (1) year, the permit/approval shall become null and void. However, approval of the Development Permit does not authorize commencement of construction. All necessary permits must be obtained prior to commencement of specified construction activities included in the Conditions of Approval.

EXPIRATION DATE: May 9, 2025

4. The review authority may grant a time extension, for good cause, not to exceed twelve (12) months. The applicant must file an application, the processing fees, and all required submittal items, thirty (30) days prior to the expiration date. The review authority shall ensure that the project complies with all Development Code provisions in effect at the time of the requested extension.
5. In the event this approval is legally challenged, the City will promptly notify the applicant of any claim, action or proceeding and will cooperate fully in the defense of this matter. Once notified, the applicant agrees to defend, indemnify and hold harmless the City of San Bernardino (City), any departments, agencies, divisions, boards or commission of the City as well as predecessors, successors, assigns, agents, directors, elected officials, officers, employees, representatives and attorneys of the City from any claim, action or proceeding against any of the foregoing persons or entities. The applicant further agrees to reimburse the City for any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
6. The costs, salaries, and expenses of the City Attorney and employees of his office shall be considered as "Attorney's fees" for the purpose of this condition. As part of the consideration for issuing this Development Permit, this condition shall remain in effect if the Development Permit is rescinded or revoked, whether or not at the request of applicant.
7. Construction-related activities may not occur between the hours of 8:00 pm and 7:00 am. No construction vehicles, equipment, or employees may be delivered to, or arrive at the construction site before 7:00 am or leave the site after 8:00 pm. Construction activities may only occur Monday through Friday.
8. If the colors of the buildings or other exterior finish materials are to be modified beyond the current proposal and improvement requirements, the revised color scheme and/or finish materials shall be reviewed and approved by the Planning Division prior to commencement of work.
9. The project landscape plans shall be prepared in accordance with the Development Code Section 19.28.120, Water Efficient Landscaping Standards, and submitted for review and approval by the Planning Division prior to the issuance of a building permit.

10. Minor modification to the plans shall be subject to approval by the Director through the Minor Modification Permit process. Any modification that exceeds 10% of the allowable measurable design/site considerations shall require the refilling of the original application.
11. The project shall comply with all applicable requirements of the Building and Safety Division, Fire Department, Police Department, Municipal Water Department, Public Works Department and the City Clerk's Office/Business Registration Division.
12. Submittal requirements for permit applications (e.g., site improvements, landscaping) to the Building Plan Check and/or Land Development must include all conditions or approval issued with this approval printed on the plan sheets.
13. The facility operator and property owner shall be responsible for regular maintenance of the project site. The site shall be maintained in a clean condition and free of litter and any other undesirable material(s). Vandalism, graffiti, trash and other debris shall be removed and cleaned up within 24 hours of being reported.
14. Signs are not approved as part of this permit. Prior to establishing any new signs or replacing existing signs, the applicant shall submit an application and receive approval for a Sign Permit from the Planning Division. Signs painted on the building are prohibited. Banners, flags, pennant, and similar signs are prohibited unless a Temporary Sign Permit is obtained.
15. All Conditions of Approval and Standard Requirements shall be implemented and/or completed prior to final inspection and/or issuance of a Certificate of Occupancy.
16. The project fencing plans shall be prepared and submitted for review and approval by the Planning Division prior to the issuance of a building permit.

Building and Safety Division Conditions

17. Section 105 Permits, Please refer to this section for all required permits of the California Building Code 2019.
18. Please address the requirements of the California Green Code 2022 for all debris. Please check the VOC forms per code.
19. Please check Chapter 3 of the California Building Code 2022 for the Occupancy Requirements and Chapter 4 for the Special Use Requirements.
20. Please remember this is a formal submittal to the Building Division and shall include all required documents. This includes a required Soil Report per Chapter 18 of the California Building Code 2022.
21. As a reminder the Building Department submittal is separate from the Fire Department. Please show location of all existing hydrants.
22. Refer to Chapter 11A of the California Building Code 2022 for ADA Requirements.
23. Pursuant to the 2022 California Building Code, the Building Division will be requiring the Design Information set forth by Section 1603.A.1.5, Earthquake Design Data and Sections 1603A.1.6, Geotechnical Information/1803 Geotechnical Investigations.

24. Pursuant to the 2022 California Building Code, This project shall follow the provisions set forth in Chapter 7 of the California Building Code Fire and Smoke Protection Features, the other related codes are the following; Section 703, Fire Resistance Ratings and Fire Tests and Section 704, Fire Resistance Rating of Structural Member.

SECTION 5. PLANNING COMMISSION ACTION:

The Planning Commission hereby takes the following action:

1. Adoption of Planning Commission Resolution No. 2023-020:
 - a. **Directing** the Planning Commission Secretary to prepare and file with the Clerk of the Board of the County of San Bernardino a Notice of Determination as provided under Public Resources Code Section 21152(a) and CEQA Guidelines Section 15075; and
 - b. **Approving** Development Permit Type-P 22-06 based on the Findings of Fact and subject to the recommended Conditions of Approval.

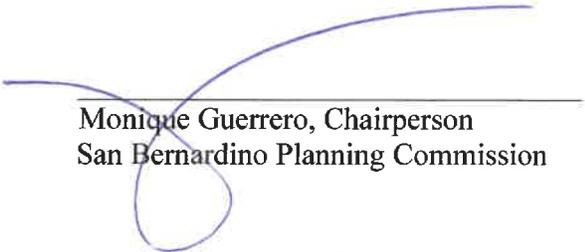
SECTION 6. SEVERABILITY:

If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

SECTION 7. CUSTODIAN OF RECORDS.

The location and custodian of the documents and any other material, which constitute the record of proceedings upon which the Planning Commission based its decision, is as follows: Genoveva Rocha, City Clerk, 201 North E Street (Building A), 909-384-5002.

PASSED, APPROVED AND ADOPTED this 9th day of May 2023.



Monique Guerrero, Chairperson
San Bernardino Planning Commission

ATTEST:



Travis Martin, Planning Commission Secretary
City of San Bernardino, California

CERTIFICATION:

I, Jessica Nametz, Recording Secretary of the Planning Commission of the City of San Bernardino, California, do hereby certify that the foregoing Resolution No. 2023-020 was duly adopted by the Planning Commission of the City of San Bernardino, California, at a regular meeting thereof held on the 9th day of May 2023, by the following vote, to wit:

AYES: Guerrero, Lopez, I.Garcia, Quiel, Flores, Armstead, Lewis, Sherrick, and O. Garcia

NOES: None

ABSENT: None

ABSTAIN: None



Jessica Nametz, Recording Secretary
City of San Bernardino, California

EXHIBIT “A”
APPROVED PLANS



ACTIVITY# E2200214
 SHEET 0 OF 0 SHEETS

CITY OF SAN BERNARDINO
 Public Works Department

TRACT 17329-4
 FULL SITE PLAN EXHIBIT

APPROVED: _____ 2022
 CITY ENGINEER
 REGISTERED CIVIL ENGINEER NO. _____
 DRAWN BY: _____
 CHECKED BY: _____
 RECORDED BY: _____

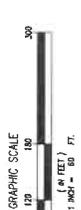
MARK REVISIONS BY DATE
 BENCH MARK OF SAN BERNARDINO, BERNARDINO, CALIF., THE
 LEAGUE DRIVE ON TOP OF CURB END OF THE 5' WALK CURB RETURN
 END 3' N.E. OF THE INTERSECTION STAMPED CITY OF SA BM 1891.
 END 15329-4 (2022) (20) (20) (20) (20) (20) (20) (20) (20) (20) (20)

VERDEMAN TEL: (951) 343-3333
 10000 VERDEMAN DRIVE
 SUITE 100
 IRVINE, CA 92618
 JAMES T. STAMPA R.C.E. C-70844, EXP. 8-30-23, DATE: 2.14.22

ENGINEER'S SEAL
 (Seal of James T. Stampa, R.C.E. C-70844, State of California)

NOTE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ISSUANCE OF A PERMIT AND/OR A CHANGING PERMIT HAS BEEN ISSUED.
 THE ENGINEER'S SEAL, NAME, DATE, AND SIGNATURE ARE NECESSARY FOR THE PLAN TO BE VALID FOR CONSTRUCTION.
 THE ENGINEER'S SEAL, NAME, DATE, AND SIGNATURE ARE NECESSARY FOR THE PLAN TO BE VALID FOR CONSTRUCTION.
 THE ENGINEER'S SEAL, NAME, DATE, AND SIGNATURE ARE NECESSARY FOR THE PLAN TO BE VALID FOR CONSTRUCTION.

DIGITAL
 PRINTED
 BEFORE
 YOU DIE
 THIS SITE
 IS A PUBLIC SERVICE BY UNDERSTANDING SERVICE ALERT





FLOOR PLAN

PLAN NUMBER: 201101
 DATE: 01/11/11
 DRAWN BY: JADU
 CHECKED BY: JADU
 SCALE: 1/8" = 1'-0"
 SHEET NO.: A1.1.1
 DATE: 2/20/12

JUNIOR ACCESSORY DWELLING UNIT

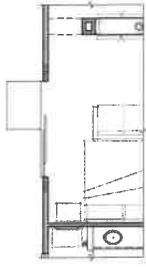
JOB NO.	GFR-22-01
SHEET NO.	A1.1.1
DATE	2/20/12

PROJECT: VERMONT ESTATES
 SAN BERNARDINO, CALIFORNIA TRACT 17329-4

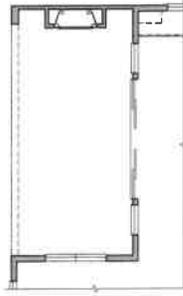
ARCHITECT: ARCHITECTURE
 2022 DAVOTA DRIVE
 VALENCIA, CALIFORNIA 91354
 949 991 1210
 www.architeky.com

VERMONT ESTATES
 SAN BERNARDINO, CALIFORNIA TRACT 17329-4

PROJECT: VERMONT ESTATES
 SAN BERNARDINO, CALIFORNIA TRACT 17329-4



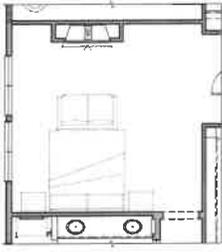
MASTER BEDROOM
SLIDING GLASS DOOR



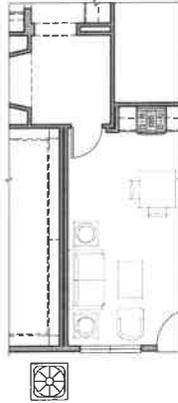
OUTDOOR LIVING FIREPLACE



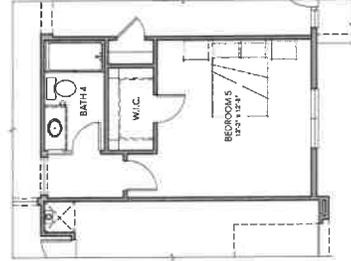
BEDROOM 4
ILO OFFICE



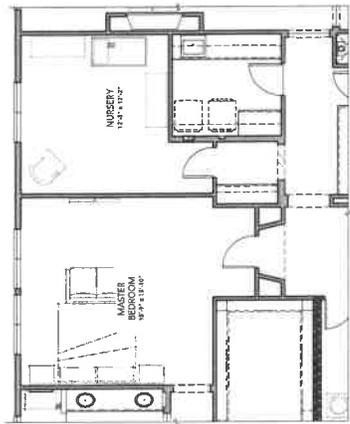
MASTER BEDROOM FIREPLACE



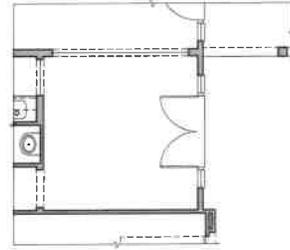
PRIMARY D.U. ACCESS AT JADU



BEDROOM 5 / BATH 4
ILO PARLOR / POWDER / BUTLER'S PANTRY



NURSERY
ILO MBR RETREAT



PARLOR DOOR SYSTEM
AT ELEVATION 'A'
(CONTEMPORARY FARM-HOUSE) ONLY

1 2 3 4 5 6 7 8

JOB NO.	GFR-22-01
SHEET NO.	A1.1.2
DATE	2/30/25

PRIMARY DU / JADU
FLOOR PLAN OPTIONS

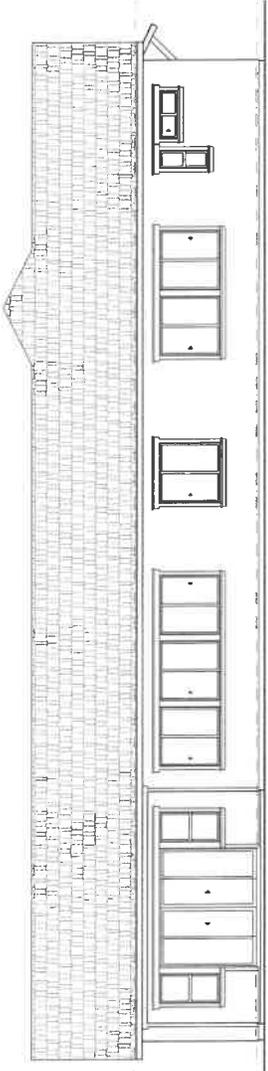
VERDEMONT ESTATES
SAN BERNARDINO, CALIFORNIA TRACT 17329-4



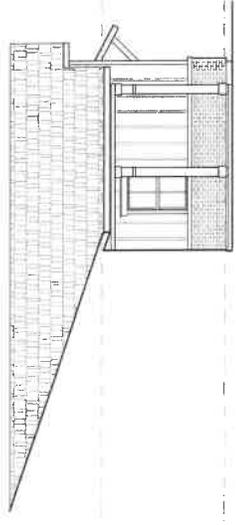
VERDEMONT RANCH 20 LLC
434 N. 2ND AVENUE
UPLAND, CALIFORNIA 91786
909.990.1400



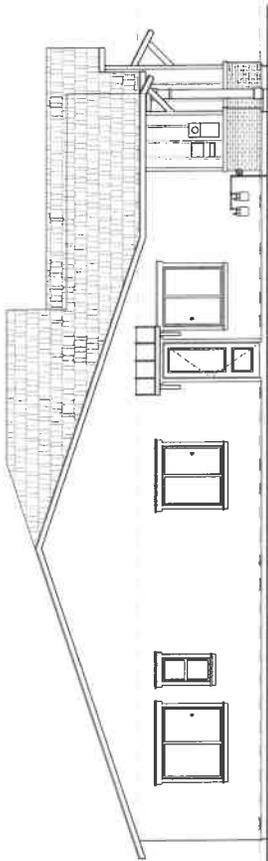
ARCHITEX
10000 DAKOTA DRIVE
PALMDALE, CALIFORNIA 91354
818.898.1316
www.architex.com



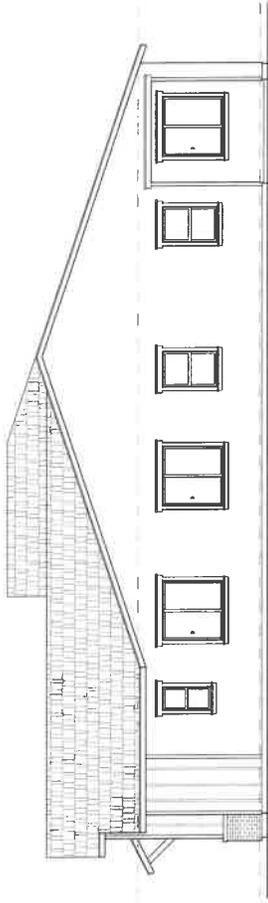
REAR



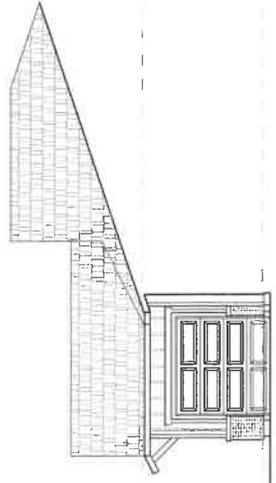
PARTIAL LEFT AT ENTRY



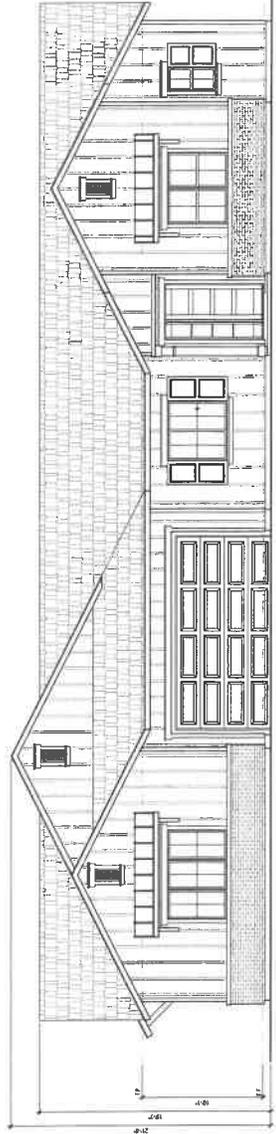
LEFT



RIGHT



PARTIAL RIGHT AT GARAGE



FRONT

JOB NO.	GFR-22-01
SHEET NO.	A1.2.2
DATE	2/20/25

PRIMARY DU / JADU
 CONTEMPORARY FARMHOUSE
 EXTERIOR ELEVATIONS

VERDEMONT ESTATES
 SAN BERNARDINO, CALIFORNIA TRACT 17329-4

ARCHITECT
VERDEMONT RANCH 20 LLC
 133 N. 2ND AVENUE
 UPLAND, CALIFORNIA 91786
 909.989.1800

ARCHITECT
2722 DAWG A DRIVE
 VALINCIA, CALIFORNIA 91354
 949.756.1300
 www.verdemont.com





REAR



LEFT



RIGHT



FRONT

ARCHITETK

2822 DANFORTH DR
VALLEJO, CALIFORNIA 94594
925-938-1118
www.architetk.com



VERDEMONT RANCH 20 LLC
124 N. 2ND AVENUE
UPLAND, CALIFORNIA 91786
951-591-1400

5/28/2021

VERDEMONT ESTATES
SAN BERNARDINO, CALIFORNIA TRACT 17329-4

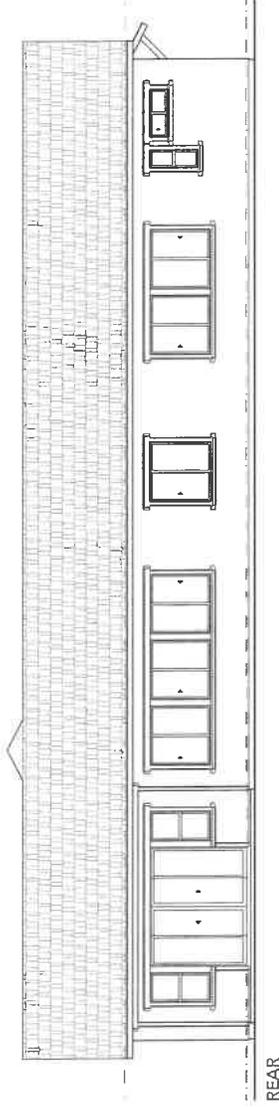
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PRIMARY DU / JADU
CONTEMPORARY FARMHOUSE
EXTERIOR ELEVATIONS RENDERINGS

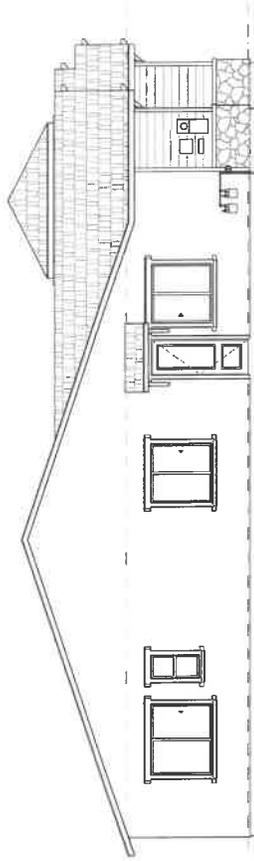
JOB NO.	020-22-01
MEETING	A1.2.3
DATE	2/20/21



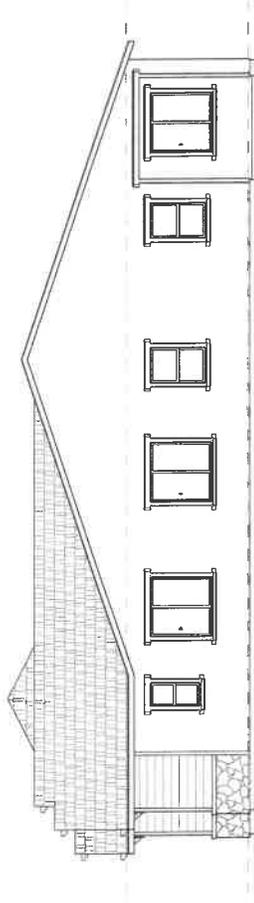
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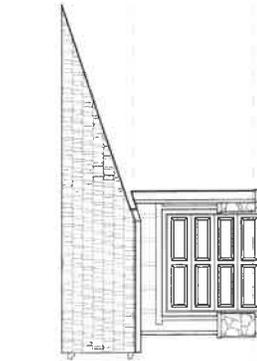
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LEFT



RIGHT



PARTIAL RIGHT AT GARAGE



FRONT

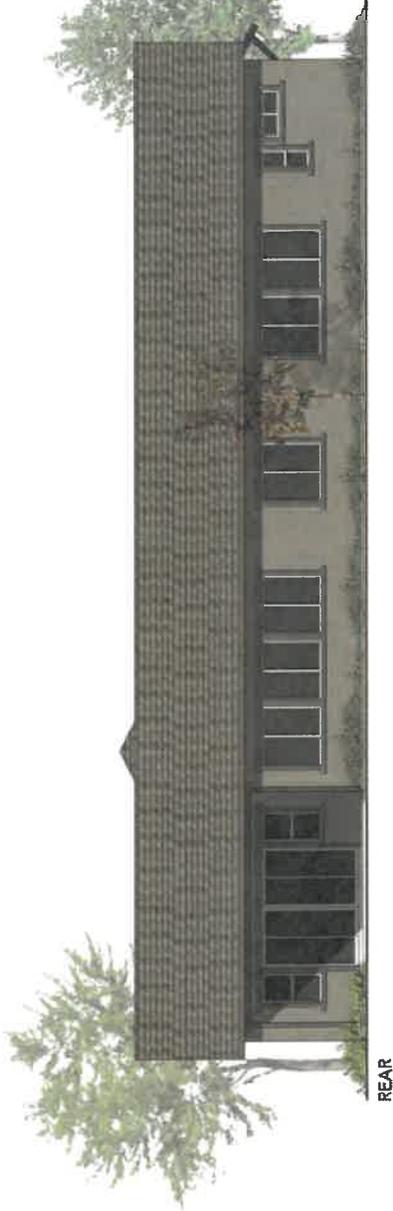


ARCHITEXK ARCHITECTS
 2022 BANCROFT DRIVE
 VALLEJO, CALIFORNIA 94584
 949.931.1315
 www.architexk.com

PROJECT
VERDEMONT ESTATES
 SAN BERNARDINO, CALIFORNIA TRACT 17329-4

DATE: 08-14-2022
PRIMARY DU / JADU
 MOUNTAIN
 EXTERIOR ELEVATIONS

JOB NO.	GFR-22-01
SHEET NO.	A1.2.4
DATE	23/01/25



REAR



LEFT

RIGHT



FRONT



ARCHITECTURE
 2000 SANDY LANE
 VALHALLA, CALIFORNIA 91784
 949 939 1212
 www.architect.com



VERDEMONTE ARCHITECTURE, INC.
 24 N. 2ND AVENUE
 UPLAND, CALIFORNIA 91786
 909 949 1400

PROJECT

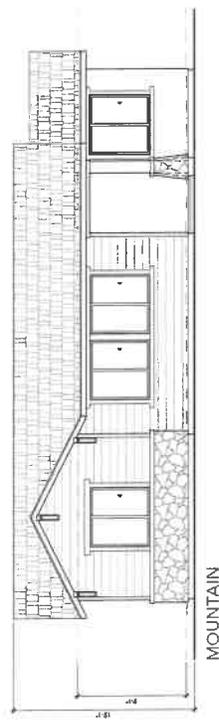
VERDEMONTE ESTATES

SAN BERNARDINO, CALIFORNIA TRACT 17329-4

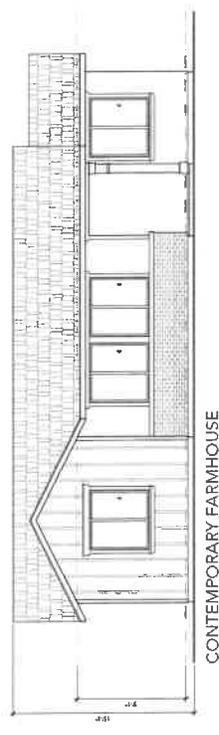
PRIMARY DU / JADU
 MOUNTAIN
 EXTERIOR ELEVATIONS RENDERINGS

JOB NO.	GR-22-01
SHEET NO.	A1.2.5
DATE	2/20/23

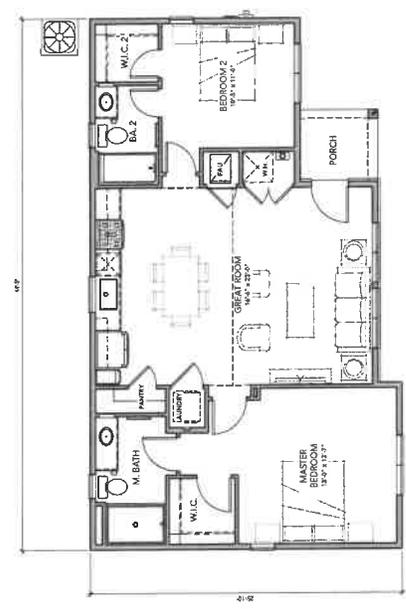




MOUNTAIN



CONTEMPORARY FARMHOUSE



FLOOR PLAN

FRAME	DATE
ARCHITECT	DATE
ENGINEER	DATE
PLUMBER	DATE
ELECTRICIAN	DATE
MECHANICAL	DATE
LANDSCAPE	DATE
PAINT	DATE
FINISH	DATE

0 1 2 3 4 5 6 7 8 9 10 11 12

ARCHITECT

VERDEMONTE RANCH 20 LLC
 451 N. 2ND AVENUE
 UPLAND, CALIFORNIA 91786
 951-942-1400

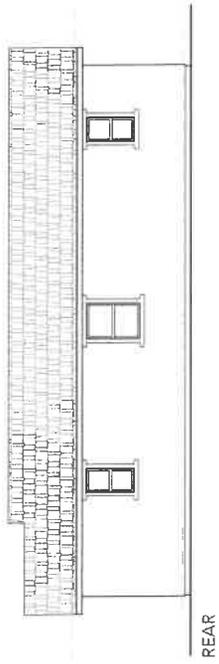
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 SAN BERNARDINO, CALIFORNIA TRACT 17329-4

07-14-1102

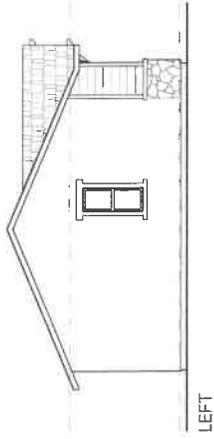
ACCESSORY DWELLING UNIT
 FLOOR PLAN & FRONT ELEVATIONS

JOB NO.	GFR-22-01
SHEET NO.	A2.1.1
DATE	2/20/25

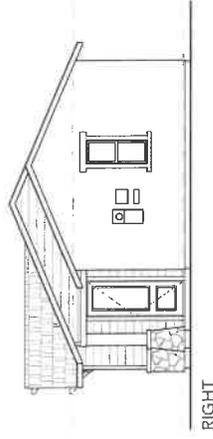




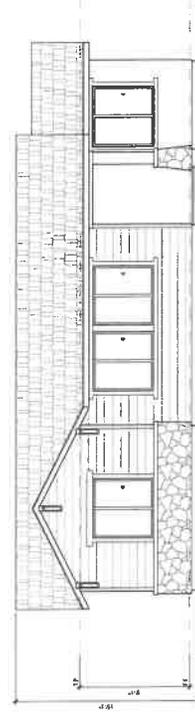
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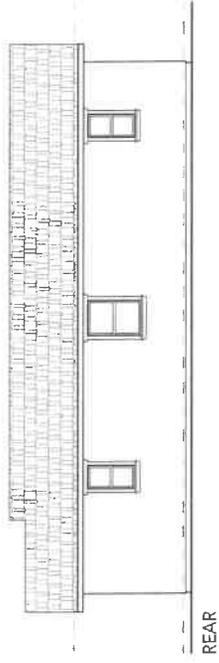
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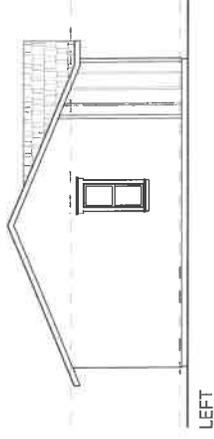
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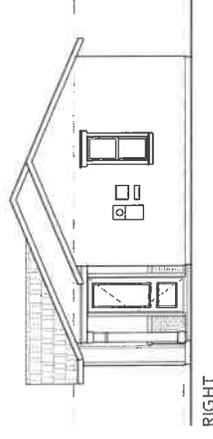
FRONT
MOUNTAIN



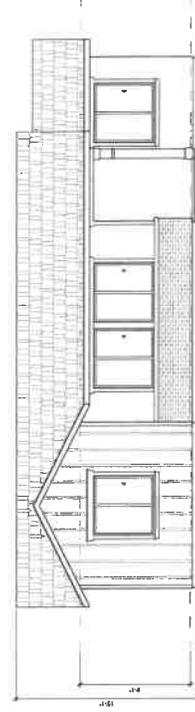
REAR



LEFT



RIGHT



FRONT
CONTEMPORARY FARMHOUSE

ARCHITECTURE
 3000 BROADWAY
 ALBANY, CALIFORNIA 91784
 (951) 839-1310
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 4541 N. 2ND AVENUE
 UPLAND, CALIFORNIA 91786
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VERDEMONTE ESTATES
 SAN BERNARDINO, CALIFORNIA TRACT 17329-4

ACCESSORY DWELLING UNIT
 EXTERIOR ELEVATIONS

JOB NO.	GFR-22-01
SHEET NO.	A2.2.1
DATE	2/30/25



REAR



LEFT



RIGHT



FRONT
MOUNTAIN



REAR



LEFT



RIGHT



FRONT
CONTEMPORARY FARMHOUSE



VERMONT RANCH DE LLC
130 N. 2ND AVENUE
JUPITER, CALIFORNIA 91766
951.467.1800



VERDEMONTE ESTATES
SAN BERNARDINO, CALIFORNIA TRACT 17329-4

ACCESSORY DWELLING UNIT
EXTERIOR ELEVATIONS

JOB NO.	GR-22-01
SHEET NO.	A2.2.2
DATE	2/20/20

1 2 3 4 5 6

Landscape Palette

All plants are low water-use

Trees



Tree Type
 - **Almond**: Almond Blossom, Almond Tree
 - **Cherry**: Cherry Blossom, Cherry Tree
 - **Orange**: Orange Blossom, Orange Tree
 - **Walnut**: Walnut Blossom, Walnut Tree
 - **Yucca**: Yucca Blossom, Yucca Tree

Shrubs



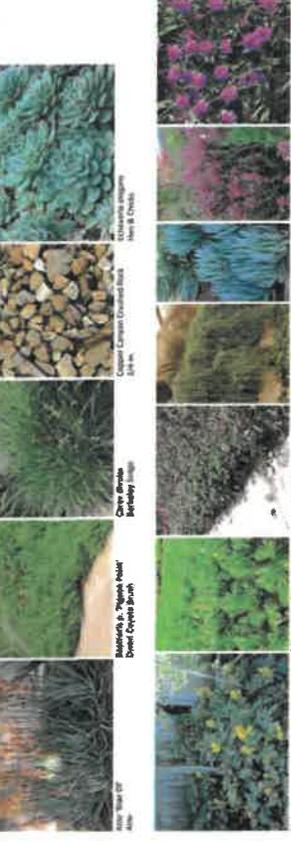
Shrub Type
 - **Agave**: Agave Blossom, Agave Plant
 - **Yucca**: Yucca Blossom, Yucca Plant
 - **Other**: Other Blossom, Other Plant

Perennial and Succulent Accents



Perennial and Succulent Type
 - **Agave**: Agave Blossom, Agave Plant
 - **Yucca**: Yucca Blossom, Yucca Plant
 - **Other**: Other Blossom, Other Plant

Ground Cover



Ground Cover Type
 - **Agave**: Agave Blossom, Agave Plant
 - **Yucca**: Yucca Blossom, Yucca Plant
 - **Other**: Other Blossom, Other Plant

Water-use Classifications were obtained from UC Davis California Center for Urban Horticulture WUCOLS DB, found at: <https://cuh.ucdavis.edu/wucols-db>



Typical Front Yard Planting Concept Plan
 Scale: 1/8" = 1'-0"

Planting Legend

- Almond Blossom (Almond Blossom, Almond Blossom, Almond Blossom, Almond Blossom)
- Cherry Blossom (Cherry Blossom, Cherry Blossom, Cherry Blossom, Cherry Blossom)
- Orange Blossom (Orange Blossom, Orange Blossom, Orange Blossom, Orange Blossom)
- Walnut Blossom (Walnut Blossom, Walnut Blossom, Walnut Blossom, Walnut Blossom)
- Yucca Blossom (Yucca Blossom, Yucca Blossom, Yucca Blossom, Yucca Blossom)
- Agave Blossom (Agave Blossom, Agave Blossom, Agave Blossom, Agave Blossom)
- Other Blossom (Other Blossom, Other Blossom, Other Blossom, Other Blossom)
- Agave Plant (Agave Plant, Agave Plant, Agave Plant, Agave Plant)
- Yucca Plant (Yucca Plant, Yucca Plant, Yucca Plant, Yucca Plant)
- Other Plant (Other Plant, Other Plant, Other Plant, Other Plant)
- Agave Blossom (Agave Blossom, Agave Blossom, Agave Blossom, Agave Blossom)
- Yucca Blossom (Yucca Blossom, Yucca Blossom, Yucca Blossom, Yucca Blossom)
- Other Blossom (Other Blossom, Other Blossom, Other Blossom, Other Blossom)
- Agave Plant (Agave Plant, Agave Plant, Agave Plant, Agave Plant)
- Yucca Plant (Yucca Plant, Yucca Plant, Yucca Plant, Yucca Plant)
- Other Plant (Other Plant, Other Plant, Other Plant, Other Plant)

Tree Legend

- Almond Blossom (Almond Blossom, Almond Blossom, Almond Blossom, Almond Blossom)
- Cherry Blossom (Cherry Blossom, Cherry Blossom, Cherry Blossom, Cherry Blossom)
- Orange Blossom (Orange Blossom, Orange Blossom, Orange Blossom, Orange Blossom)
- Walnut Blossom (Walnut Blossom, Walnut Blossom, Walnut Blossom, Walnut Blossom)
- Yucca Blossom (Yucca Blossom, Yucca Blossom, Yucca Blossom, Yucca Blossom)
- Agave Blossom (Agave Blossom, Agave Blossom, Agave Blossom, Agave Blossom)
- Other Blossom (Other Blossom, Other Blossom, Other Blossom, Other Blossom)
- Agave Plant (Agave Plant, Agave Plant, Agave Plant, Agave Plant)
- Yucca Plant (Yucca Plant, Yucca Plant, Yucca Plant, Yucca Plant)
- Other Plant (Other Plant, Other Plant, Other Plant, Other Plant)

EXHIBIT “B”
MITIGATION MONITORING AND REPORTING PROGRAM

TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program has been prepared to implement the mitigation measures outlined in the Initial Study for TTM 17329. This program has been prepared in compliance with the California Environmental Quality Act (CEQA) and the State and City of San Bernardino CEQA Guidelines.

CEQA Section 21081.6 requires adoption of a monitoring and/or reporting program for those measures or conditions imposed on a project to mitigate or avoid adverse effects on the environment. The law states that the monitoring or reporting program shall be designed to ensure compliance during project implementation.

The Mitigation Monitoring and Reporting Program contains the following elements:

1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. The program lists the mitigation measures contained within the Initial Study.
2. A procedure for compliance and verification has been outlined for each mandatory mitigation action. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The program contains a separate Mitigation Monitoring and Compliance Record for each action. On each of these record sheets, the pertinent actions and dates will be logged, and copies of permits, correspondence or other data relevant will be retained by the City of San Bernardino.
4. The program is designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. If changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

The individual measures and accompanying monitoring/reporting actions follow. They are numbered in the same sequence as presented in the Program EIR.

TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM

MITIGATION MEASURES

III. AIR QUALITY

AQ-1: The project shall comply with the requirements of the SCAQMD Rules 402 and 403, fugitive dust, which requires the implementation of Best Available Control Measures (BACM) for all fugitive dust sources, and the Air Quality Management Plan (AMCP), which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include, but not be limited to the following:

1. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation.
 - (a) The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The project proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The project proponent shall ensure that SCAQMD Rule 403 is adhered to, ensuring the clean up of construction-related dirt on approach routes to the site.
 - (e) The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

AQ-2: Use of Aqueous Diesel Fuel in all diesel construction equipment.

AQ-3: To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.

AQ-4: The contractor shall utilize (as much as possible) pre-coated building materials, water based or low VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, dauber, rag, or sponge.

TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM

Page 3

- AQ-5** The project proponent shall, prior to the issuance of grading permit, receive approval of an erosion control plan and PM₁₀ plan from the Public Works Division of the City Development Services Department.
- AQ-6** The project proponent shall ensure that any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
- AQ-7** The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
- AQ-8** Prevent vehicle idling in excess of ten minutes.
- AQ-9** All trucks leaving the site shall be washed off to reduce fugitive dust being tracked onto local roadways.
- AQ-10** Any area which remains undeveloped for a period of more than 30 days after certification of the slope shall be stabilized using either chemical stabilizers or hydroseed on the affected portion of the site.

IMPLEMENTATION AND VERIFICATION

Public Works and Planning staff shall review this development project.

COMPLIANCE RECORD

When Required: The verification shall be completed prior to project approval.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

**TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM**

IV. BIOLOGICAL RESOURCES

- BS-1** Contact the ACOE regarding jurisdiction and potential mitigation prior to formal permit application. If a Section 404 Permit is required, the project proponent will also be required to obtain a Section 401 Certification from the Regional Water Quality Control Board (RWQCB).
- BS-2** The project proponent will acquire the appropriate 404 Permit, 1602 Streambed Agreement and 401 Certification and the ACOE will initiate consultation with the U.S.F.W.S regarding the SBKR.
- BS-3** Conduct a breeding bird survey prior to project construction to determine if birds are nesting in the trees or scrub habitats affected by the project. If birds are present, construction should avoid disturbance either by designated setback distances from active nests, or by rescheduling construction to avoid working during the breeding season (February 1 through August 31).
- BS-4** As a Best Management Practice (BMP's) measure, landscape palettes be specified to prohibit the use of invasive or non-native plants, to minimize the degradation of native habitats.

IMPLEMENTATION AND VERIFICATION_

Public Works and Planning staff shall review this development project.

COMPLIANCE RECORD

When Required: The verification shall be completed prior to project approval.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

**TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM**

VI. GEOLOGY AND SOILS

GS-1 After the mandatory remedial removals have been observed and approved, the surfaces of all areas to receive fill should be scarified to a depth of approximately 12 inches. The scarified soils should be brought to between optimum moisture content and 3 percent above and recomputed to a relative compaction of at least 90 percent in accordance with ASTM D 1557-00.

GS-2 The project proponent shall, prior to issuance of grading permit, receive approval of an erosion control plan and PM₁₀ plan from the Public Works Division of the City Development Services Department. This erosion control plan shall include the following measures at a minimum.

1. Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California.
11. An inspection and maintenance program shall be included to ensure that any erosion, which does occur either on-site as a result of this property, will be corrected through a remediation or restoration program within a specified time frame.
- m. Filing of a Notice of Intent and obtaining a project permit will be required through the Water Quality Control Board relating to National Pollution Discharge Elimination System (NPDES) standards prior to beginning of grading work.

IMPLEMENTATION AND VERIFICATION

Public Works and Planning staff shall review this development project.

COMPLIANCE RECORD

When Required: The verification shall be completed prior to project approval.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

**TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM**

VII. HAZARDS

Although the site is not on the State Hazardous Waste and Substances Sites List and is not proposing a land use that involves the use, manufacturing, storage or transport of hazardous or potentially hazardous materials and no impacts are anticipated, the following mitigation measures are to be implemented in order to ensure that there will continue to be no impacts throughout the course of development.

- H-1** If discolored soils, buried debris, or soils with an unusual odor are encountered during future development of the site, a qualified firm should be contacted and work discontinued until an evaluation of the soils can be made.
- H-2** If during construction of the project, soil and/or groundwater contamination is suspected, construction in the area shall cease and appropriate Health and Safety procedures shall be implemented. If it is determined that contaminated soil and/or remediation will be necessary, such activities will conform to the California Hazardous Waste Control law and the contractor will contact the government agencies to provide appropriate regulatory oversight.
- H-3** The project proponent shall, prior to the issuance of grading permit, receive approval of a Fuel Modification Plan from the City of San Bernardino Fire Department.
- H-4** The builder shall consult with the Building Official to determine the optimum building materials and construction techniques to minimize wind damage to property as set forth in Division III, Chapter 16 of the Uniform Building Code.
- H-5** The home builder/sales agent shall disclose to potential buyers, that the project is in a High Wind and Fire Hazard Area. This disclosure shall also be included in escrow papers or other mechanism for future buyers.
- H-6** The City will require the builder to use building materials and construction methods for structures contained within a Fire Zone to conform to City Municipal Code Standards (Section 15.10).

IMPLEMENTATION AND VERIFICATION

Public Works and Planning staff shall review this development project.

COMPLIANCE RECORD

When Required: The verification shall be completed prior to project approval.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM

VIII. HYDROLOGY AND WATER QUALITY

- W-1** A temporary Debris Basin is to be constructed on the property north of the site.
- W-2** A long-term maintenance program for the temporary Debris Basin must be approved by the City of San Bernardino and shall be in place before construction work can begin.
- W-3** The project shall be conditioned to establish a storm system that would intercept run-off and trap sediments. The applicant shall prepare a Water Quality Management Plan for the project that includes a description of the proposed drainage system and the various components that would be in place such as containment systems around storage areas, to contain any spills or leaks; and grease separators that would filter the stormwater before it enters the storm drain system.
- W-4** Prior to the issuance of a grading permit, a site-specific drainage study, which meets the standards of the City of San Bernardino Public Works Division will be prepared by a Civil Engineer who is registered in the State of California. All recommendations from this analysis, including facilities necessary to mitigate drainage impacts, maximize percolation and groundwater recharge to the extent feasible shall be incorporated into all grading and site improvement plans.
- W-5** The applicant shall mitigate on-site storm water discharge sufficiently to maintain compliance with the City's NPDES Storm Water Discharge Permit Requirements. A "Notice of Intent (NOI)" shall be filed with the State Water Quality Control Board for construction disturbing one acre or more of land. Prior to the issuance of a grading permit, the applicant shall submit a SWPPP specifically identifying BMP's that will be used on-site to reduce the pollutants into the storm drain system to the maximum extent practical.
- W-6** An erosion control plan shall be prepared and implemented for the proposed project that identifies specific erosion control measures to control on-site and off-site erosion from the time of ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum.
- a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California.
 - b) An inspection and maintenance program shall be included to ensure that any erosion that does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.
 - c) Filing a Notice of Intent and obtaining a project permit will be required

TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM

through the Water Quality Control Board relating to a National Pollution Discharge Elimination System (NPDES) standard prior to beginning of grading work.

W-7 Prior to the issuance of a grading permit a geotechnical study of the east bank of Meyers Creek adjacent the project shall be prepared to determine if erosion of the bank constitutes a hazard to lots adjoining the Creek. If so, the report should include recommended protective measures that can be accomplished within the boundary of this tract.

IMPLEMENTATION AND VERIFICATION

Public Works and Planning staff shall review this development project.

COMPLIANCE RECORD

When Required: The verification shall be completed prior to project approval.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

**TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM**

XI. NOISE

N-1 All construction activities shall be limited to the hours of 7:00 am to 7:00 pm, Monday through Saturday. Additionally the following requirements shall be imposed in order to further mitigate the impacts of noise.

- All construction vehicles shall have mufflers and be maintained in good operating order at all times.
- All trucks waiting to be loaded or unloaded with construction material and or/during operation of the facility shall not be left to idle for more than 10 minutes.

IMPLEMENTATION AND VERIFICATION

Public Works and Planning staff shall review this development project.

COMPLIANCE RECORD

When Required: The verification shall be completed prior to project approval.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED:

TENTATIVE TRACT 17329
MITIGATION MONITORING/REPORTING PROGRAM

XV. TRANSPORTATION/TRAFFIC

- T-1** I-215 Southbound Ramps at Palm Avenue, which is presently a 4-way stop intersection, is expected to operate at LOS F during the AM Peak hour. With signalization, the intersection will operate at LOS C and B for AM and PM peak periods, respectively. This intersection met peak hour warrants for signalization without and with project traffic under 2006 conditions. The project's contribution to the impacts at this intersection is 7.5-percent during the highest peak hour (PM). The applicant fair share contribution is \$11,250.00.
- T-2** I-215 Northbound Ramps at Palm Avenue, which is stop controlled, will operate at LOS E and F, during AM and PM peak periods, respectively. With signalization and coordinated phasing with the intersection at Kendall Drive and Palm Avenue, the intersection will operate at LOS Band C for AM and PM peak periods, respectively. This intersection met peak hour warrants for signalization without and with project traffic under 2006 conditions. The project's contribution to the impacts at this intersection is 5.5-percent during the highest peak hour (PM). The applicant fair share contribution is \$8,250.00.
- T-3** I-215 ramps at Palm Avenue Traffic Signals (Near Term): The applicant fair share contribution is \$19,500.00.
- T-4** I-215 at Palm Avenue Interchange Improvements (Future): The applicant fair share contribution is \$92,950.00.
- T-5** Irvington Avenue at Palm Avenue Signal: The applicant fair share contribution is \$15,000.00.
- T-6** Belmont Avenue at Palm Avenue Signal: The applicant fair share contribution is \$15,000.00.

IMPLEMENTATION AND VERIFICATION

Public Works and Planning staff shall review this development project.

COMPLIANCE RECORD

When Required: The verification shall be completed prior to project approval.

WRITTEN VERIFICATION PREPARED BY:

DATE PREPARED: