

**RESOLUTION NO. 2024-110**

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN BERNARDINO, CALIFORNIA, APPROVING FINAL MAP FOR TRACT NO. 17329-4 (SUBDIVISION 05-40) INVOLVING THE SUBDIVISION OF A PROJECT SITE CONTAINING APPROXIMATELY 24.68 ACRES INTO 20 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED ON THE NORTHWEST CORNER OF N. LITTLE LEAGUE DRIVE AND W. OHIO AVENUE; ACCEPTING THE PUBLIC DEDICATIONS AS SET FORTH ON SAID MAP; AND AUTHORIZING EXECUTION OF THE STANDARD FORM OF THE SUBDIVISION IMPROVEMENTS.**

**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**, On November 18, 2022, the Planning Commission approved Development Permit Type-P 22-06, allowing the development of 20 single-family residences on a project site containing approximately 24.68 acres within previously approved Tentative Tract Map 17329, and

**WHEREAS**, the City Engineer has reviewed the approved Tentative Tract Map 17329 with conditions of approval, and has analyzed the Final Map for Tract No. 17329-4 in order to ensure consistency between the approved Tentative Tract Map 17329 with adopted conditions of approval and the final map requirements, and has determined that the Final Map for Tract No. 17329-4 has been found to be in substantial conformance with the approved Tentative Tract Map 17329, and

**WHEREAS**, the Mayor and City Council find that proposed Tract Map 17329-4, located on the northwest corner of N. Little League Drive and W. Ohio Avenue within the Residential Medium (RM) zone together with the provisions of their design and improvement is consistent with the General Plan of the City of San Bernardino.

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN BERNARDINO AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and are incorporated herein by this reference.

**SECTION 2.** The City Manager of the City of San Bernardino is authorized to execute the standard form Subdivision Improvement Agreement with Verdemont Ranch 20, LLC. attached and incorporated herein as Attachment 3, for the improvements in said Tract Map as required by Title 19 of the San Bernardino Municipal Code and the California Subdivision Map Act. The time for performance is as specified in the Agreement. Said improvements are specifically described and shown on Drawings approved and on file in the office of the Public Works Department of the City of San Bernardino.

**SECTION 3.** A Mitigated Negative Declaration was adopted with the approval of Subdivision 05-40 (Tentative Tract Map 17329) on February 22, 2006. No further changes to the environmental conditions of the subject site or the proposed subdivision have occurred. Therefore, the previous environmental determination adopted for Subdivision 05-40 (Tentative Tract map 17329) remains valid, pursuant to Section 15162 (c) (Subsequent Negative Declarations) of the California environmental Quality Act.

**SECTION 4.** The Final Map of said Tract Map is hereby approved and the City of San Bernardino hereby accepts as public property all dedications within the subdivision as shown on said Tract Map for streets, alleys (including access rights), drainage and other public easements. As a condition precedent to approval of Tract Map, the Subdivider shall first execute the Agreement referenced in Section 2 hereof for the improvements within said Tract Map limits.

**SECTION 5.** 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 6.** Effective Date. This Resolution shall become effective immediately.

**APPROVED** and **ADOPTED** by the City Council and signed by the Mayor and attested by the City Clerk this 15<sup>th</sup> day of May 2024.

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Helen Tran, Mayor  
City of San Bernardino

Attest:

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Genoveva Rocha, CMC, City Clerk

Approved as to form:

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Sonia Carvalho, City Attorney

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO) ss  
CITY OF SAN BERNARDINO )

I, Genoveva Rocha, CMC, City Clerk, hereby certify that the attached is a true copy of Resolution No. 2024-110, adopted at a regular meeting held on the 15<sup>th</sup> day of May 2024 by the following vote:

<u>Council Members:</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
SANCHEZ	_____	_____	_____	_____
IBARRA	_____	_____	_____	_____
FIGUEROA	_____	_____	_____	_____
SHORETT	_____	_____	_____	_____
REYNOSO	_____	_____	_____	_____
CALVIN	_____	_____	_____	_____
ALEXANDER	_____	_____	_____	_____

WITNESS my hand and official seal of the City of San Bernardino this 16<sup>th</sup> day of May 2024.

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Genoveva Rocha, CMC, City Clerk