

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
VERDEMONT HEIGHTS SUBDIVISION PROJECT**

TO: Responsible and Interested
Parties – Distribution List

FROM: City of San Bernardino
Planning Division
290 North D Street
San Bernardino, CA 92401

March 11, 2026

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, a Draft Mitigated Negative Declaration (Draft MND) has been prepared to evaluate the environmental effects associated with the proposed Verdemont Heights Subdivision Project (Subdivision 25-01 [Tentative Tract Map 20707]) located north of Verdemont Drive, between Antique Street to the east and Henderson Road to the west, in the City of San Bernardino, California. In accordance with Section 15072 of the CEQA Guidelines, the City of San Bernardino (City) (as lead agency) has prepared this Notice of Intent to provide responsible and interested parties with information about the project details regarding the public comment period, document availability, and public meetings.

Project Title: Verdemont Heights
Project Applicant: JEC Enterprises Inc.

Project Description

Subdivision 25-01 (Tentative Tract Map No. 20707) a request to allow the subdivision of a project site comprised of six (6) parcels containing a total of approximately 107.7 acres into one hundred and five (105) single-family lots ranging in size from 10,000 to 24,891 square feet.

The following assessor's parcel numbers (APNs) are a part of the Project:

0348-121-14, -27, and -28; and 0261-011-02, -03, and -10

California Government Code section 65962.5

The Project site is not part of a Cortese List and is not located on a California Department of Toxic Substances list.

Project Location:

The site is located north of Verdemont Drive, between Antique Street to the east and Henderson Road to the west in the Residential Low (RL) zone. The project site is identified as Assessor Parcel Number(s) 0348-121-14, -27, -28; and 0261-011-02, -03, -10. Regional access to the project site is generally via Interstate 215 at the Palm Avenue exit approximately 0.9 miles to the south.

Public Comment Period:

The 30-day public comment period for the Mitigated Negative Declaration begins on March 16, 2026 and closes on April 15, 2026. Please submit comments ***no later than*** 5:00 p.m. on April 15, 2026 to Chantel Choice, Senior Planner, at 290 North D Street, San Bernardino, CA 92401 or by email at choice_ch@sbccity.org.

Document Availability:

Copies of the Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Bernardino Website:**
<https://www.sanbernardino.gov/376/CEQA-Notices-Environmental-Documents>
- **City of San Bernardino Planning Division**
201 North E Street, 3rd Floor
San Bernardino, CA 92401

(909) 998-2300

- **City Clerk's Office**
201 North E Street, Building A
San Bernardino, CA 92401
(909) 384-5002

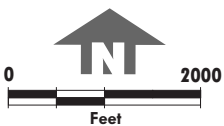
Attachments:

Vicinity Map

Tentative Tract Map No. 20707



PROJECT SITE



LILBURN
CORPORATION

VICINITY MAP
VERDEMONT HEIGHTS TTM 20707
City of San Bernardino, California

