APPENDIX H
PUBLIC SERVICE LETTERS



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October 13, 2025

Gary Jager
Assistant Chief
San Bernardino County Fire District
gjager@sbcfire.org

Subject: Request for Service Provider Information for the San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan

Dear Gary Jager:

On behalf of the City of San Bernardino (City), PlaceWorks is preparing a Draft Environmental Impact Report (Draft EIR), pursuant to the California Environmental Quality Act (CEQA) for the San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan (proposed project). This letter is to request your assistance in updating information regarding existing fire-related services in San Bernardino and assessing potential impacts of the proposed project. Please respond to the enclosed questionnaire, using additional sheets if necessary. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the Draft EIR.

Project Location

The location of the proposed project consists of both the entirety of the City of San Bernardino and its sphere of influence (SOI), which forms the geographic scope of the General Plan and Development Code Updates, and a 621-acre portion of the downtown, which encompasses the Downtown Specific Plan Area. The location of the citywide planning area and Downtown Specific Plan Area are discussed separately below:

- Citywide Area: The City of San Berardino encompasses approximately 62 square miles in the center of the urbanized Valley Region of San Bernardino County, as shown on Figure 1, *Citywide Project Area*. It is approximately 60 miles east of the City of Los Angeles in the upper Santa Ana River Valley. The city is framed by several major geographical features, including the San Bernardino Mountains to the northeast and east, the Blue Mountains and the Box Springs Mountains to the south, the Cajon Wash to the west, and the San Gabriel Mountains and the Jurupa Hills to the northwest and southwest, respectively. San Bernardino borders the Cities of Rialto to the west, Colton to the southwest, Loma Linda to the south, Redlands to the southeast, Highland to the east, and the San Bernardino National Forest to the north.
- Downtown Area: The Downtown Specific Plan Area consists of approximately 621 acres in Downtown San Bernardino that stretches from east of I-215 until Sierra Way, and from 8th Street to the railroad tracks south of Rialto Avenue. It encompasses several city landmarks, including City Hall, the 43-acre City-owned former Carousel Mall Site, the County Government Center, Meadowbrook Park, and the City Transit Center.

Project Description

The following provides a summary of the proposed changes under the General Plan Update and Development Code Update and the major components of the Downtown Specific Plan.

General Plan Update: Updates to the City's existing 2005 General Plan would consist of changes to comply with State housing mandates; conform with new State laws related to community health, environmental

justice, climate adaptation, resiliency, and mobility; and bring long-term growth and fiscal projections into alignment with current economic conditions and State mandates.

- Land Use: designates the general distribution and intensity of land uses in the city and provides general development guidelines and policy direction for the use and development of land within the city. The Land Use Element will also incorporate design guidelines and other urban design measures previously housed in the city's Community Design Element.
- Economic Development: addresses the economic outlook of San Bernardino, provides opportunities to strengthen the economy, promotes education and workforce development, and presents strategies to enhance the city's financial health.
- Circulation and Mobility: identifies the location and extent of existing and proposed major transportation facilities, including roads, rail, transit systems, and airports. Also addresses opportunities to expand bicycling and pedestrian routes as part of complete streets.
- Public Facilities and Services: addresses police and fire protection, libraries and educational facilities, health and medical facilities, and other public services that serve the city.
- Parks, Recreation, and Trails: sets the framework for identifying, preserving, and enhancing open space resources, parks, and recreational assets.
- Utilities and Infrastructure: provides guidance for the provision of clean water, sanitation services, energy, waste collection, and communication services in the city.
- Public Safety: addresses geologic and seismic hazards, hazardous materials, emergency preparedness and response, wind hazards, wildfire hazards, flooding hazards, and climate change-related hazards in the city.
- Cultural Resources: addresses the enhancement and preservation of the city's historic, paleontological, archaeological, and creative art resources.
- Open Space and Conservation: provides guidance for the preservation, use, and enhancement of the city's natural resources, biological resources, water resources, mineral resources, and air quality.
- Noise: identifies and appraises stationary and mobile noise sources in the community, identifies and assesses noise-impacted areas, and includes policies to protect the city from excessive noise.
- Health and Environmental Justice: addresses environmental justice issues related to adequate housing, public facilities and services, workforce opportunities, pollution burden, public safety, food, active living, and other issues affecting public health.
- Housing: The 2021-2029 San Bernardino Housing Element was certified by the Department of Housing and Community Development and adopted by the City on February 21, 2024, and will not be amended as part of the proposed project.

The City's Land Use Plan is a key component of the General Plan Update that will drive growth in San Bernardino over the next 25 years. The proposed Land Use Plan intends to focus growth and development inward through infill and intensification of vacant and underutilized properties within San Bernardino's existing urbanized areas, while preserving the uses and densities of its established residential neighborhoods and open spaces. Changes to the City's existing Land Use Plan include new designations, including several new mixed-use categories, in addition to changes to the densities/intensities allowed under existing designations.

Table 1, *General Plan Buildout Statistical Summary*, provides a statistical summary of the buildout potential associated with the General Plan Update compared to existing conditions. Primary growth under the General Plan Update is anticipated to occur in the downtown area, where the Specific Plan (discussed below) concentrates new retail, office, government, and housing use in a pedestrian-oriented environment.

TABLE 1 GENERAL PLAN BUILDOUT STATISTICAL SUMMARY

Scenario	Housing Units	Population	Nonresidential Square Feet	Employment
Existing Conditions (2025)	77,051	267,267	101,575,944	111,690
Proposed General Plan (2050)	112,991	330,982	142,744,306	172,190
Potential Growth	35,940	63,624	41,168,362	60,500

Downtown San Berardino Specific Plan. The Specific Plan defines the City's vision for the downtown, defines and describes nine downtown Land Use Districts, establishes a land use plan for future development of the nine districts, provides development standards for each district, and discusses circulation and infrastructure plans for the Specific Plan Area. The nine proposed Land Use Districts would become the new land use designations and zoning districts for all development within the Downtown Specific Plan Area. These districts consist of the Downtown Neighborhoods, North Gateway, Freeway Commercial, Transit Neighborhood, Downtown Core, County Center, Parkview Campus, Railside, and Transit Center, as shown in Figure 5, Proposed Downtown Specific Plan Land Use Districts.

Table 2, *Total Development in the Specific Plan Area*, shows the extent of existing development and the proposed new development resulting from full development of the Specific Plan. The Downtown Specific Plan would result in the net addition of up to 14,152 new residential units and 11,732,858 square feet of nonresidential space.

TABLE 2 TOTAL DEVELOPMENT IN THE SPECIFIC PLAN AREA

District Area	Existing Residential Units	New Residential Units	TOTAL	Existing Non-Residential (square feet)	New Non-Residential (square feet)	TOTAL (square feet)
Downtown Neighborhood	776	971	1,747	1,146,787	63,630	1,210,417
North Gateway	173	1,505	1,678	392,335	409,812	802,147
Freeway Commercial	24	0	24	89,279	191,649	280,928
Transit Neighborhood	342	5,872	6,214	310,781	3,288,686	3,599,467
Downtown Core	0	3,768	3,768	1,219,479	4,689,452	5,908,931
County Center	0	0	0	551,547	1,057,332	1,608,879
Parkview Campus	0	1,184	1,184	25,983	662,978	688,961
Railside	0	262	262	71,595	854,961	926,556
Transit Center	0	590	590	32,663	514,357	547,020
TOTAL	1,315	14,152	15,467	3,840,449	11,732,857	15,573,306

Development Code Update: Title 19 (Land Use/ Subdivision Regulations) of the San Bernardino Municipal Code is the primary tool for implementing the goals, objectives, and policies of the Land Use Element, pursuant to the mandated provisions of the State Planning and Zoning Law (Government Code Section 65000 et seq.), CEQA (Public Resources Code Section 21000 et seq.), and other applicable State and local requirements. The zoning regulations, including development standards, permits and procedures, zones, and zone descriptions, that are contained in Title 19 would be revised to be consistent with the exhibits and text of the General Plan Update.

Please respond to PlaceWorks no later than **October 27, 2025**. If you need additional time to respond, please let me know as soon as possible. You can email your responses to me at jkelley@placeworks.com. If you prefer, mail the completed questionnaire to my attention at 700 S. Flower St., Suite 600, Los Angeles, California, 90017. Feel free to contact me at 213.623.1443 ext. 2135 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

PLACEWORKS

Jennifer Kelley

Senior Associate

700 S. Flower Street, Suite 600 | Los Angeles, CA 90017

213.623.1443 x2135

jkelley@placeworks.com | placeworks.com

Enclosures:

Questionnaire

Figure 1: Citywide Project Area

Figure 2: Downtown Specific Plan Area

Figure 3: Existing General Plan Land Use Map

Figure 4: Proposed General Plan Land Use Map

Figure 5: Proposed Downtown Specific Plan Land Use Districts

1. Is there a Fire Master Plan or Long-Range Plan that the San Bernardino Fire Department utilizes to prepare for growth in the City? If so, please provide or share general information that can be referenced in the Draft EIR.

Currently a finalized Master Plan does not exist. The San Bernardino County Fire Protection District (District) is developing a Standards of Cover study that will analyze service levels, resource deployment, and future needs for facilities and apparatus. The study is scheduled to be completed during the first part of 2026.

2. Please **confirm or update** the following information for the City of San Bernardino Fire Department:

Stations, Staff, and Apparatus

a. Please confirm/provide the equipment and staffing information for each of the stations in the following table.

Station No.	Location	Apparatus (Number and Type of Emergency Vehicles)
San Bernardino Station #221	200 E 3rd St San Bernardino, CA 92410	(2) Paramedic Engines (1) Paramedic Truck (1) Battalion Chief
San Bernardino Station #222	1201 W 9th St San Bernardino, CA 92411	(1) Paramedic Engine (1) Paramedic Squad
San Bernardino Sation #224	2641 N. E St San Bernardino, CA 92405	(1) Paramedic Engine (1) Paramedic Truck (1) Battalion Chief
San Bernardino Sation #226	1920 N Del Rosa Ave San Bernardino, CA 92404	(1) Paramedic Engine (1) Paramedic Squad (1) Water Tender
San Bernardino Sation #227	282 W 40th St San Bernardino, CA 92407	(1) Paramedic Engine (1) Brush Engine
San Bernardino Sation #228	3398 E Highland Ave San Bernardino, CA 92346	(1) Paramedic Engine (1) Brush Engine
San Bernardino Station #229	202 N Meridian Ave San Bernardino, CA 92410	(1) Paramedic Engine (1) Brush Patrol
San Bernardino Sation #231	450 E Vanderbilt Way San Bernardino, CA 92408	(1) Paramedic Engine (1) Brush Engine (1) OES Type I Engine
San Bernardino Sation #232	6065 N Palm Ave San Bernardino, CA 92407	(1) Paramedic Engine (1) Brush Engine

San Bernardino Station #233	165 S Leland Northon Way, BLDG. 680 San Bernardino, CA 92408	(2) ARFF units

Performance Standard

b. Please provide San Bernardino Fire Department's response time goals in the following table. Please feel free to revises the activity/incident types as necessary.

San Bernardino Fire Department Performance Standards

Activity / Incident Type	Overall Time in Minutes/Seconds (from receipt of call to arrival onsite)
First-in Response Unit	N/A
First-in Engine Truck	The District does not currently have a formal performance standard. NFPA 1710 contains a benchmark performance standard of 5 min. 20 seconds to fires and 5 min to medical calls, however this has not been officially adopted by the District.
First-in Basic Life Support Response Unit	N/A
First-in Advanced Life Support Response Unit	N/A
First-in Paramedic Assessment	N/A

c. What was the average response time (if available) for the first-in response unit for the latest year for which data is available?

Average Response time was 03:59 for the first in response unit.

d. Are there any service agreements with other local or regional fire agencies (other than San Bernardino Fire Department) for additional support?

California Master Mutual Aid agreement. This agreement includes Colton Fire Department, Highland Fire Department (Cal Fire) Redlands Fire Department and Rialto Fire Department.

e. Does San Bernardino Fire Department use the National Fire Protection Association recommended standard of one firefighter for every 1,000 population? If so, does San Bernardino Fire Department meet the National Standard? If not, what standard is used?

The District does not currently have a standard for firefighter/population ratio nor do we use this to determine adequate resources.

Funding

f. Please describe the funding sources/mechanisms (e.g., City development impacts fees, secured fire protection agreements, City general funds) that are used to provide fire protection services to the City?

The District has a special tax (FP-5) as well as a property tax increment that funds services within the City.

3. Are there any existing deficiencies (personnel, equipment) in the fire protection service currently provided to the City of San Bernardino?

There are currently deficiencies in both personnel and equipment that will be outlined and defined in our Standards of Cover once completed.

4. Please summarize any plans for fire service improvements plans or expanded capacity (personnel, equipment), if any, that would serve the City of San Bernardino.

Currently a Standards of Cover study is being conducted throughout the District, including the City, that will provide quantitative analysis and identify needs for additional personnel and equipment.

a. What are the funding sources for the planned improvements?

This has not been identified yet .

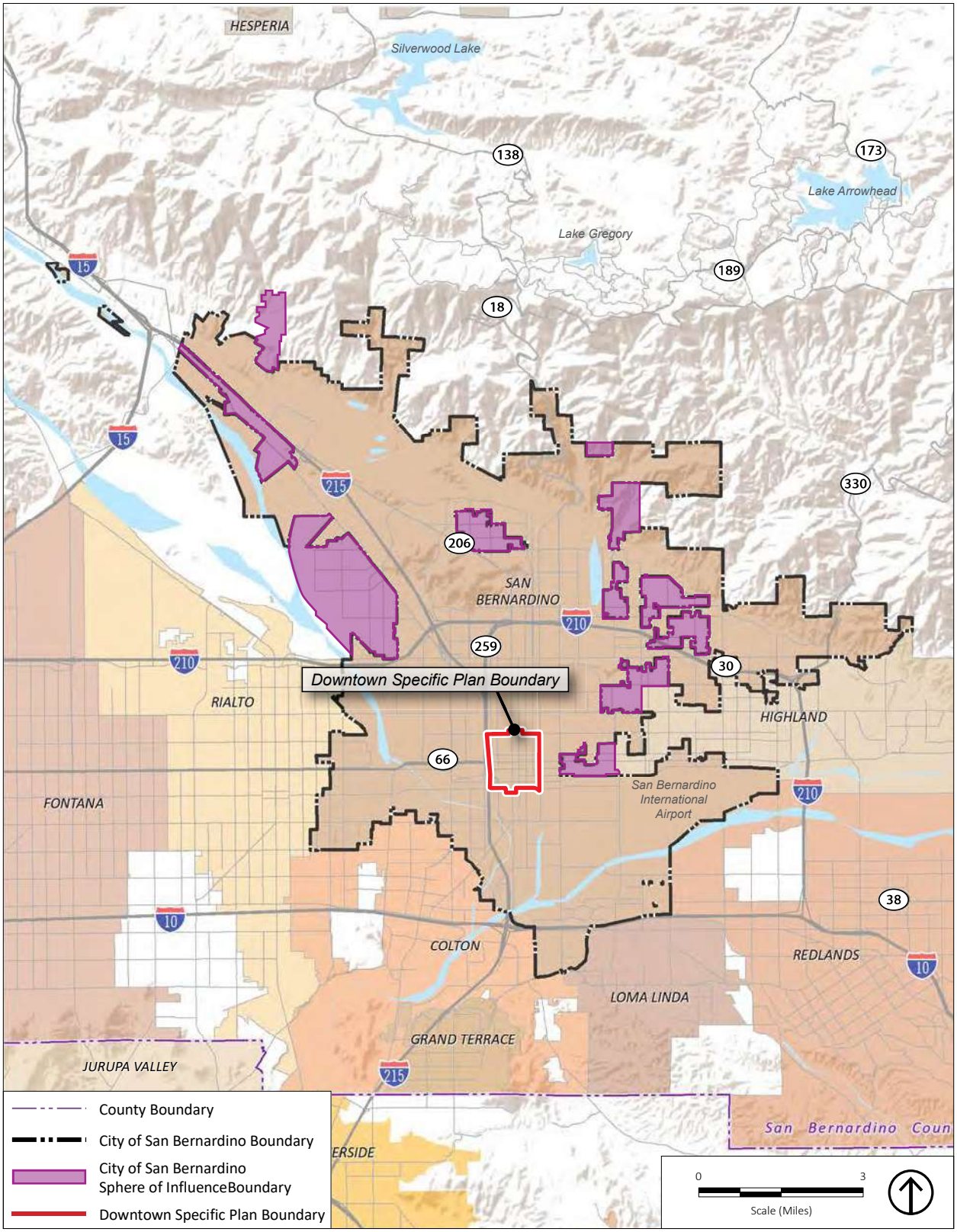
5. Would the General Plan Update, specifically the proposed buildout projections, affect San Bernardino Fire Department's ability to provide services? Please comment on any area of specific concern.

   Yes. The proposed update will add nearly 15,000 dwelling units and nearly 12M sq. ft. of non residential which will increase call volume to the area. Although the response times to the Downtown Specific Plan area from existing fire stations are good currently, the call load is already high. [add data] A significant increase in call volume will reduce the availability of resources that are not already committed to other incidents. The additional development will also result in a significant impact to fire prevention and inspection services.

6. Please provide any additional comments and/or information regarding fire service provision in the City of San Bernardino related to the General Plan Update, Development Code Update and Downtown Specific Plan.

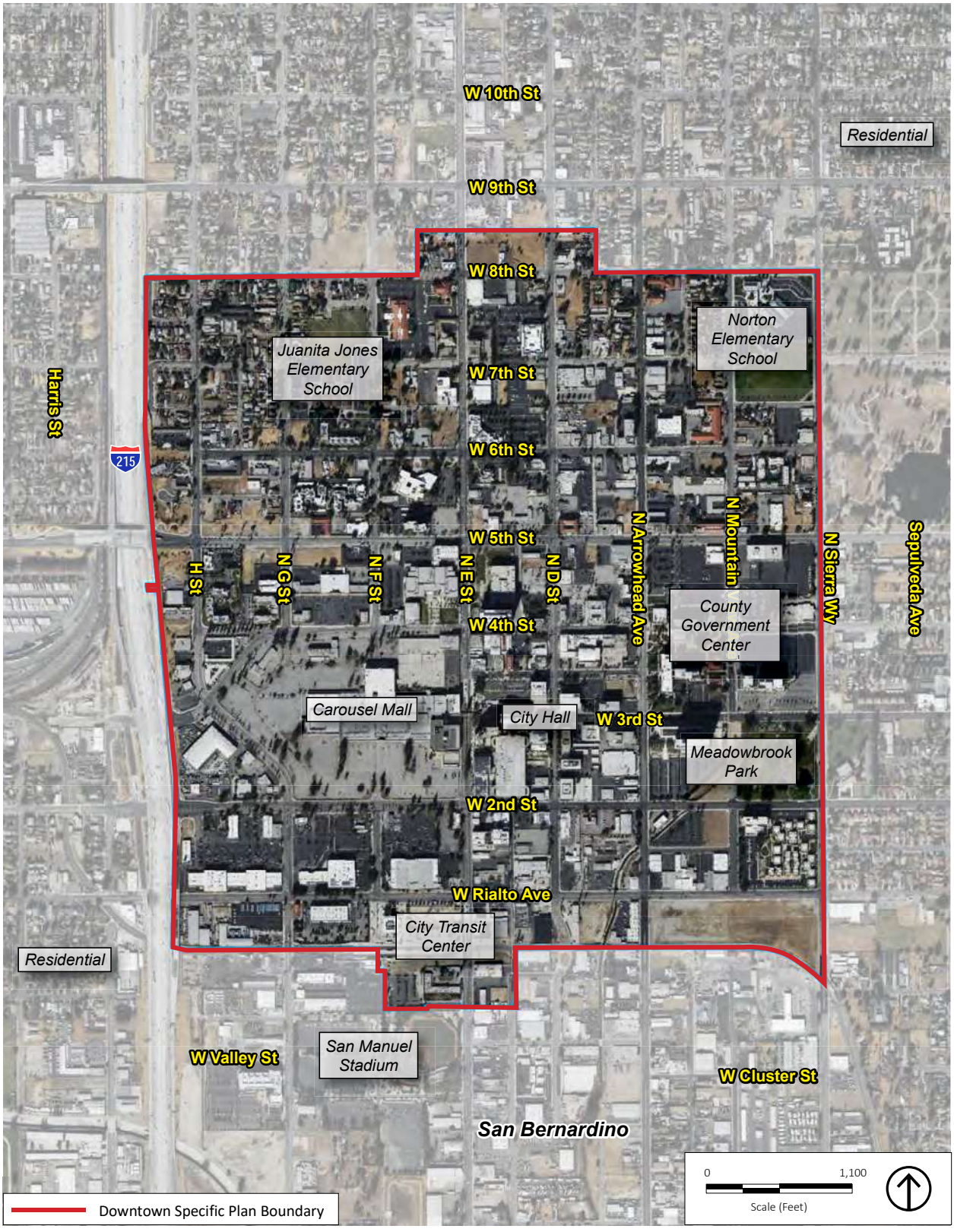
Response Prepared By:

Gary Jager	**Assistant Chief**
Name	**Title**
San Bernardino County Fire Protection District	**10/22/25**
Agency	**Date**



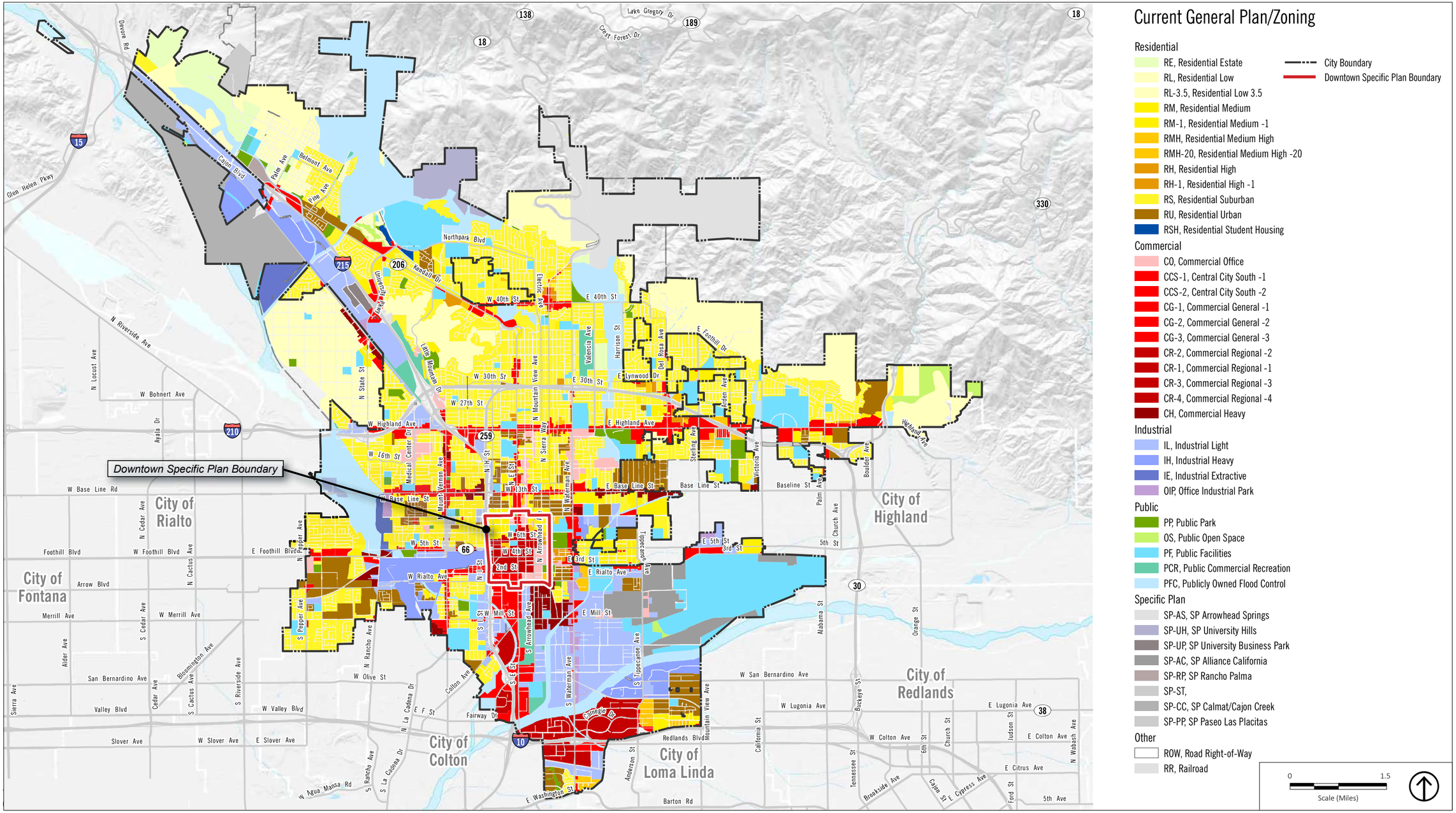
Source: Generated using ArcMap 2022.

Figure 1
Citywide Project Area



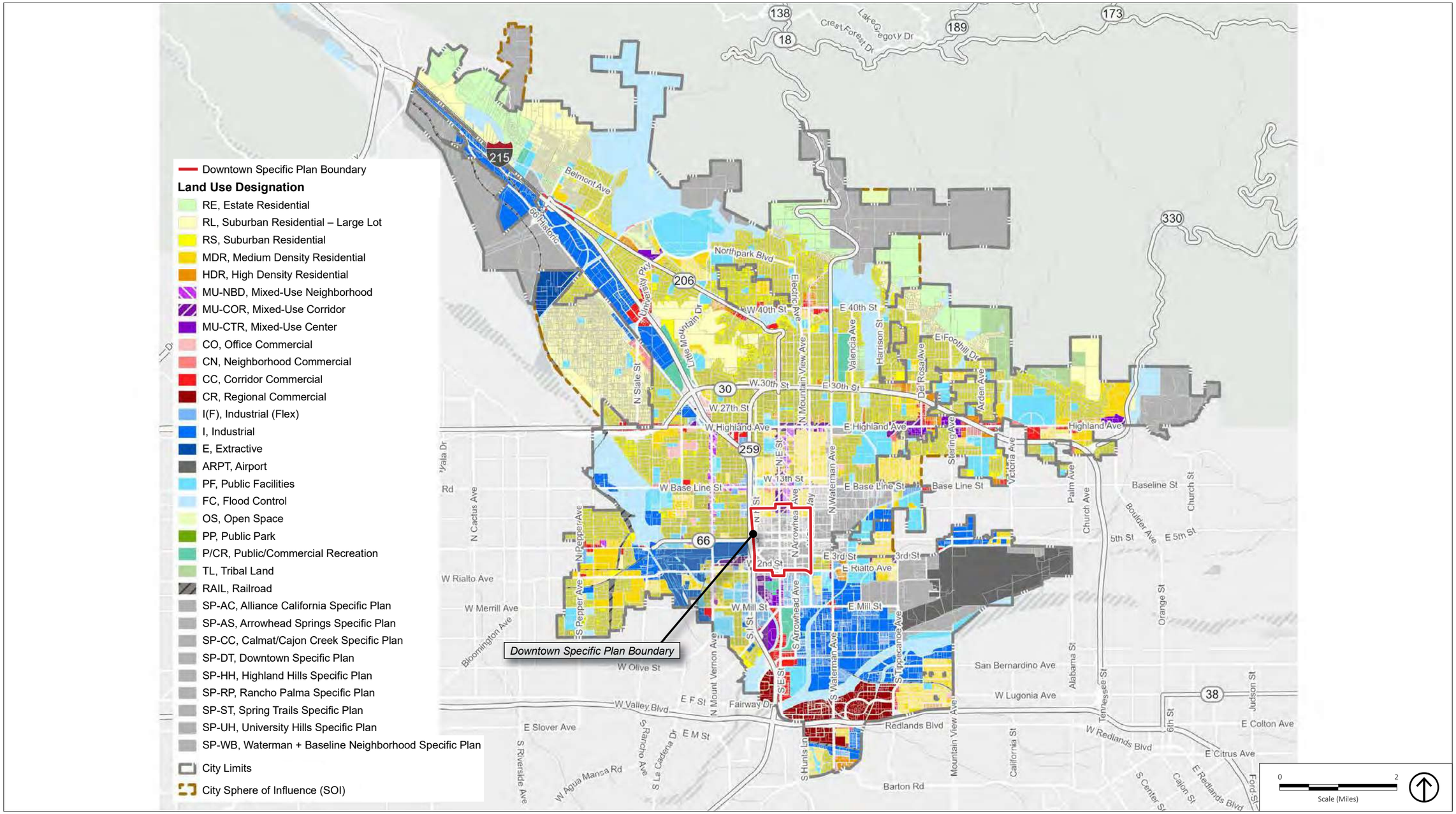
Source: Generated using ArcMap 2025.

Figure 2
Downtown Specific Plan Project Area



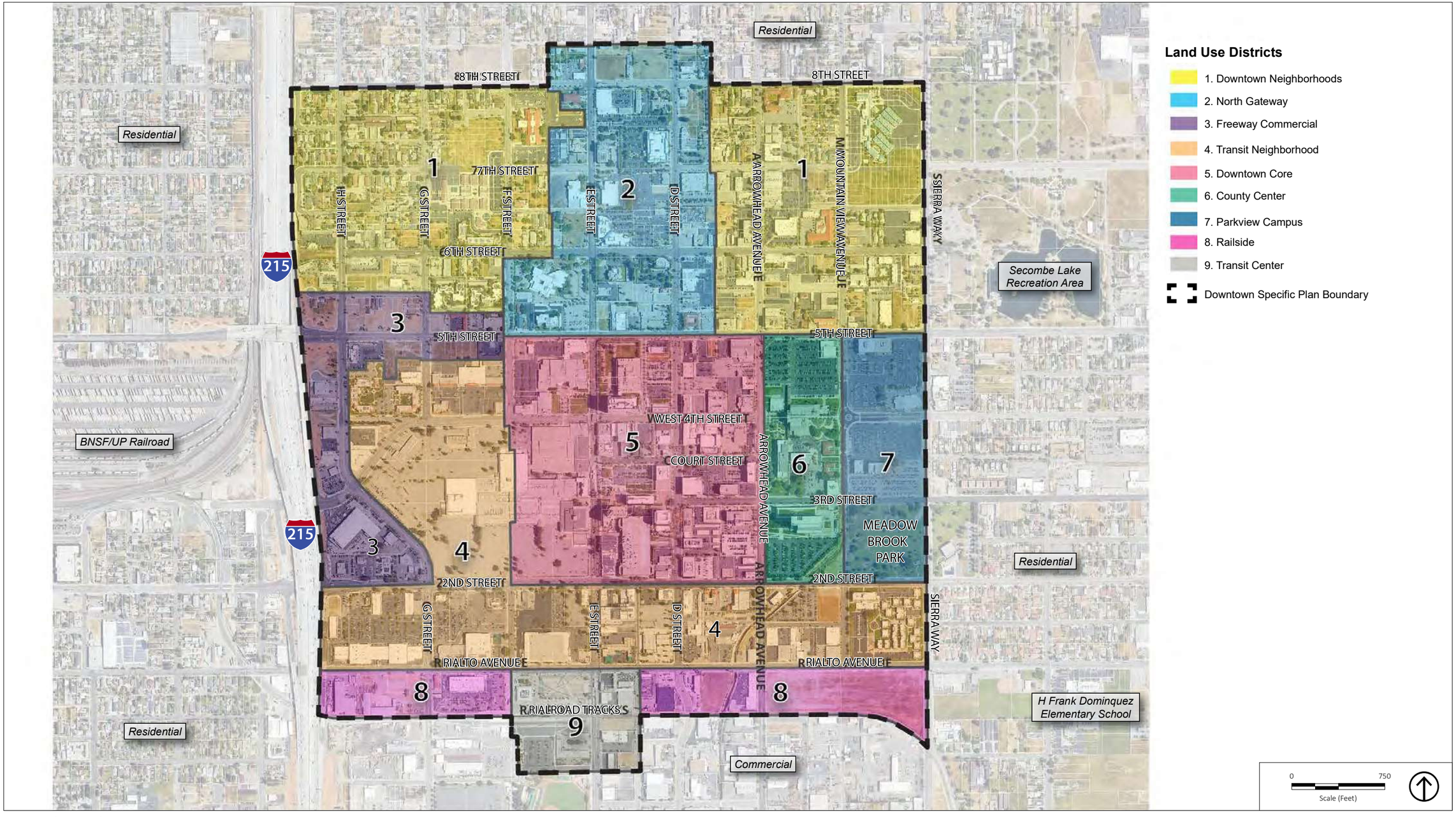
Source: PlaceWorks 2021.

Figure 3
Existing General Plan Land Use Map



Source: PlaceWorks 2025.

Figure 4
Proposed General Plan Land Use Map



Source: PlaceWorks 2023.

Figure 5
Proposed Downtown Specific Plan Land Use Districts

October 13, 2025

Darren Goodman
Chief of Police
San Berardino Police Department
goodman_darren@sbcity.org

Subject: Request for Service Provider Information for the San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan

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TABLE 2 TOTAL DEVELOPMENT IN THE SPECIFIC PLAN AREA

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Sincerely,

PLACEWORKS

Jennifer Kelley

Senior Associate

700 S. Flower Street, Suite 600 | Los Angeles, CA 90017

213.623.1443 x2135

jkelley@placeworks.com | placeworks.com

Enclosures:

Questionnaire

Figure 1: Citywide Project Area

Figure 2: Downtown Specific Plan Area

Figure 3: Existing General Plan Land Use Map

Figure 4: Proposed General Plan Land Use Map

Figure 5: Proposed Downtown Specific Plan Land Use Districts

1. Please **confirm or update** the following information for the San Bernardino Police Department:

Stations and Staff

a. Please provide the equipment and staffing information for the station in the following table.

San Bernardino Police Department Stations

Station/Substation	Location	Equipment (Number of Police Vehicles)	Daily Staffing (Number and Type of Personnel)
San Bernardino Police Department	710 North D Street San Bernardino, CA 92401	100 marked police cars 12 marked CSO cars 10 marked police motorcycles 70 unmarked investigations/civilian cars 35 undercover cars 20 misc. specialty vehicles	70-100 uniformed patrol officers 20 detectives 15 dispatchers 15 CSOs 6 Forensic techs 19 Records techs 50 misc. professional staff members

Performance Standards

b. Please provide the Department's response time goals in the following table. Please feel free to revises the activity/incident types as necessary.

San Bernardino Police Department Performance Standards

Call Type	Overall Time in Minutes/Seconds (from receipt of call to arrival onsite)
Priority One Calls	
Priority Two Calls	
Other call types?	

c. What was the average response time (if available) for the latest year for which data is available for each call type?

The priority of the police department is public safety. In that regard, Priority E calls for service (those with an "immediate, life-threatening emergency") take precedence over all other calls for service. These calls require the immediate dispatch of the closest available unit and often result in officers preempting themselves from lower priority calls to respond. Due to their nature, the on-scene investigations are usually extended and may create call backlogs directly affecting the response times of lower priority calls. The Department's goal is to reduce Priority E response time to 6 minutes or faster, by 2027.

d. What is the goal for ratio of police to population for City of San Bernardino? Do you currently meet that goal?

The existing General Plan indicates a ratio of 1 officer for every 820 residents. We are close to meeting that ratio with a total authorized number of 320 officers (325 would be ideal). A more appropriate ratio would be 1 officer for every 785 residents, as this would allow for additional officers to account for population swells that frequently occur in our City. In recent years San Bernardino has become a destination location with a thriving entertainment complex, concert venue and casino (Yaamava), Cal-State San Bernardino, music festivals, trade shows, and off-track betting at the National Orange Show etc., all of which attract tens of thousands of attendees on any given day. The size of the police force should be commensurate to the largest possible population size, not the minimum.

e. Does the San Bernardino Police Department have any design guidelines or programs pertaining to reducing and/or preventing crimes through environmental design? If yes, please provide the guidelines and/or program procedure.

The City of San Bernardino does have a Crime Prevention Through Environmental Design (CPTED) program in place. It was introduced in 2011, when City Council approved Ordinance MC-1351, which requires all multi-family rental properties with four or more units to follow the Crime Free Multi-Housing rules. The program has three parts: an eight-hour training class, a property inspection to confirm CPTED features are in place, and ongoing upkeep of those CPTED standards. Property owners and managers must also stay involved in the Neighborhood Watch Program. The program is managed by the City's Code Enforcement Division.

Funding

f. Please describe the funding sources/mechanisms (e.g., city development impacts fees, city general funds) that are used to provide police protection services to the City of San Bernardino and County?

The police department is primarily funded through general funds in the amount of approximately $132 million per year. The department also manages approximately $10 million in grant funding, the majority of which is used to purchase non-budgeted items that have been deemed necessary to provide appropriate policing services. The department also maintains agreements with several outside agencies (the Yaamava tribe, Dignity Health, San Bernardino International Airport, San Bernardino County, etc.) for dedicated police staffing at mutually beneficial locations. These agreements account for approximately $5.7 million in yearly funding.

2. Are there any existing deficiencies (staff, equipment) in the police protection currently provided to the City of San Bernardino?

The organization has made it a goal to increase total sworn staffing from the currently authorized 320 officers, to 350 officers. The largest expense for this increase would be salaries, and benefits, expected overtime during training phases. Hiring and training costs would increase due to additional background checks, medical and psychological exams, academy tuition, and field training time. Each officer would also require individual equipment such as firearms, body armor, radios, body-worn cameras, and computers. Vehicle needs for the department would grow as well. This included patrol cars, upfitting, radios, and ongoing fuel and maintenance. Technology systems like CAD, RMS, evidence storage, and software licensing will require additional user licenses. We may also need more facility space, including lockers, parking, and workstations. Finally, the larger workforce could require more supervision, adding costs for sergeants or corporals and increasing workload for support units throughout the station.

3. Please summarize any plans for police service improvements plans or expanded capacity (personnel, equipment), if any, that would serve the City of San Bernardino.

The Department recently created a Real Time Information Center (RTIC) which will help officers serve the community in a safer more efficient manner. Through Fusus, a camera-aggregating system, officers get instant access to cameras, maps, and alerts, giving them accurate information before they arrive on scene. This leads to better decisions, faster responses, and fewer risks for both officers and the public. The department also added Peregrine, a data-aggregating tool that pulls all internal police databases into one screen, allowing investigators to search quickly and avoid time-consuming manual work. It saves time and provides clearer intelligence to help solve cases and keep the community safe. In addition, a downtown camera grid is being installed to give RTIC staff and dispatchers a bird's-eye view of businesses, streets, and intersections, helping them spot suspects and identify potential criminal activity without sending an officer. The Drone as a First Responder (DFR) program adds another layer of support by allowing a drone to reach a call within minutes, often before patrol units. The drone can show what is happening in real time, helping officers know what they are walking into and reducing unnecessary use of force. It also helps locate missing persons, track suspects, and assess dangerous situations without putting anyone at risk. Finally, the Department has partnered with several allied agencies to host a regional intelligence office. The Safety and Tribal Regional Analysis Center (STRAC) will serve as a hub for sharing high-level intelligence. Because major incidents often involve activity that spans multiple jurisdictions, this type of fusion center strengthens our ability to detect threats early and prevent large-scale criminal acts. These tools improve safety, increase transparency, and strengthen trust by making sure we respond quickly and with the best information possible.

   a. What are the funding sources for the planned improvements?

The software for the RTIC and initial infrastructure was purchased using various grant programs to include ARPA, COPS Technology, and JAG funding. The DFR program will be procured through COPS (Citizens' Option for Public Safety) funds and an endowment from the San Bernardino County Board of Supervisors.

4. Would the General Plan Update affect the San Bernardino Police Department´s Office's ability to provide services? Please comment on any area of specific concern.

It does not appear that the General Plan update would affect the Police Department's ability to provide service. There are no areas of concern at this time.

5. Please provide any additional comments and/or information regarding police service provision in the City of San Bernardino related to the General Plan Update, Development Code Update and Downtown Specific Plan.

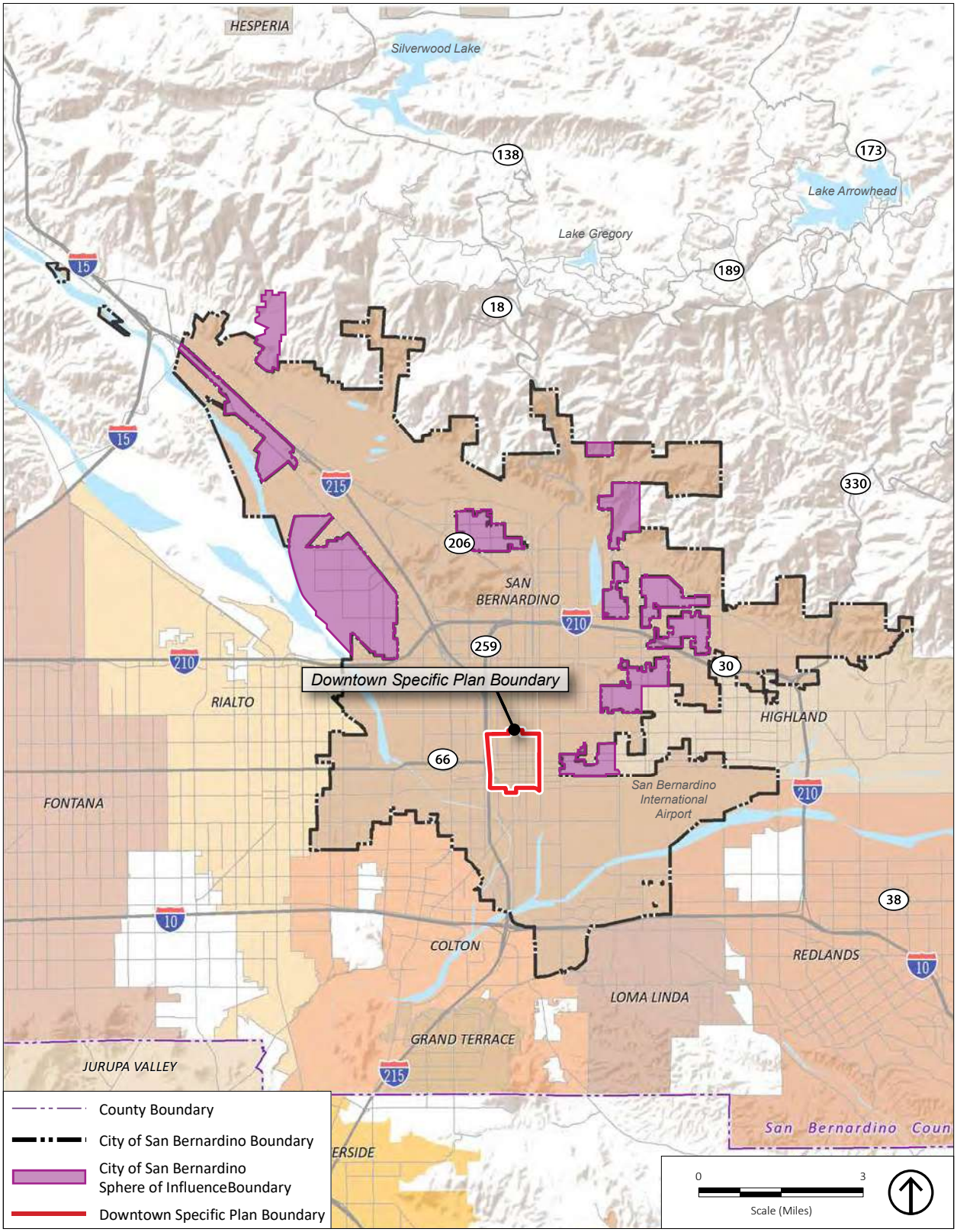
One of the main tools used by the Real Time Information Center is Fusus, a system that connects privately owned cameras to the RTIC through a small hardware device known as a "core." The department currently provides these cores to local businesses, but the supply is limited and will eventually be exhausted. To ensure the continued expansion of this camera network, the municipal code should be updated to require new businesses to purchase and install a core as part of their initial construction or opening process. This approach guarantees steady system growth, enhances real-time monitoring capabilities, and strengthens the overall safety of the community.

In addition, CPTED principles should be formally incorporated into the city's architectural and landscape design standards. New developments should not only maintain well-lit building exteriors but also include power and network wiring in areas where future camera installation is likely. This is especially important for common areas and parking lots, which are frequent gathering points for criminal activity and benefit greatly from improved visibility and surveillance.

Lastly, rooftop designs should be encouraged to support emergency drone landings and safe access for department personnel. This will help maintain continuous drone coverage, reduce downtime, and improve operational efficiency for the drone program.

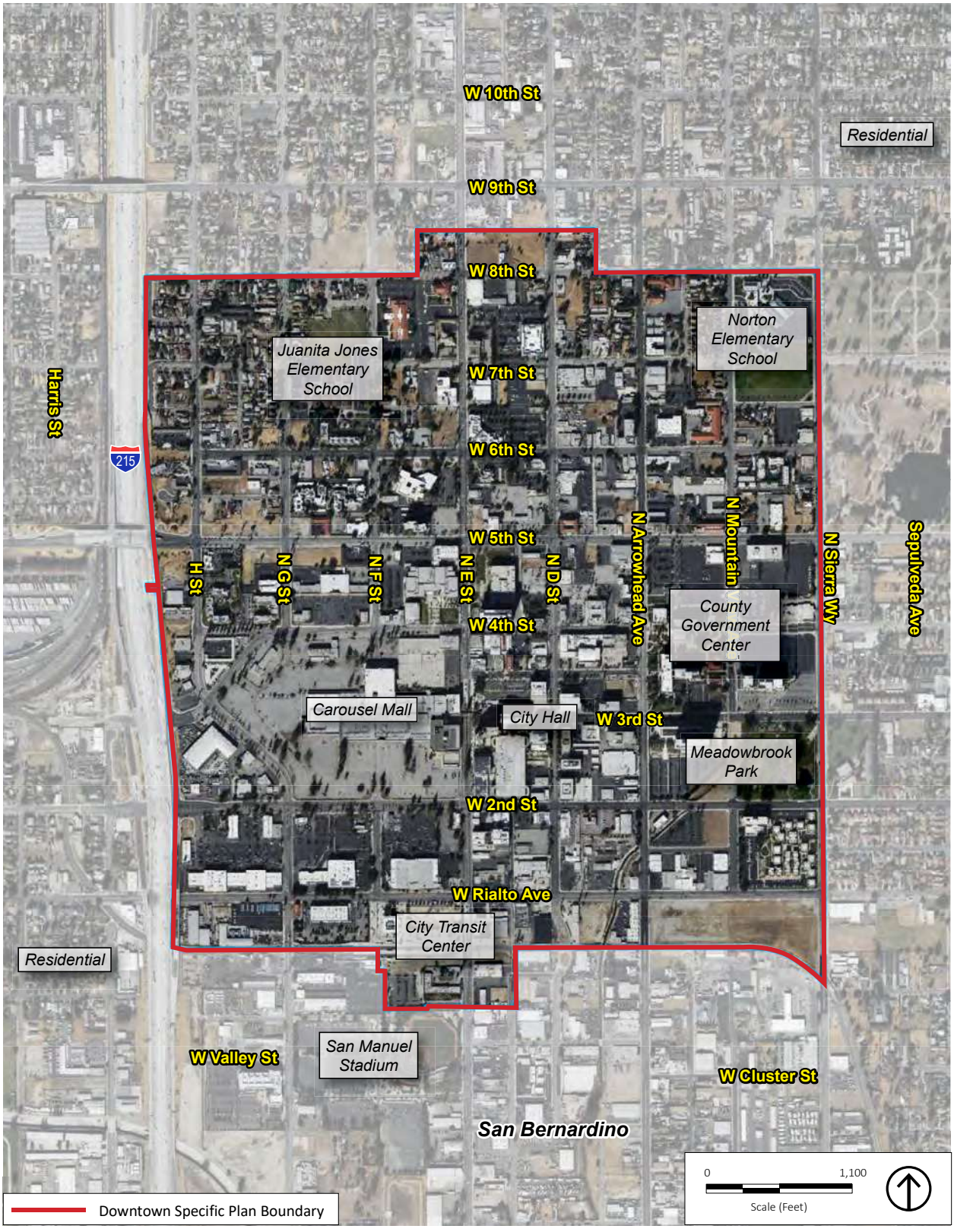
Response Prepared By:

Darren L. Goodman	Chief of Police
Name	**Title**
City of San Bernardino	December 10, 2025
Agency	**Date**



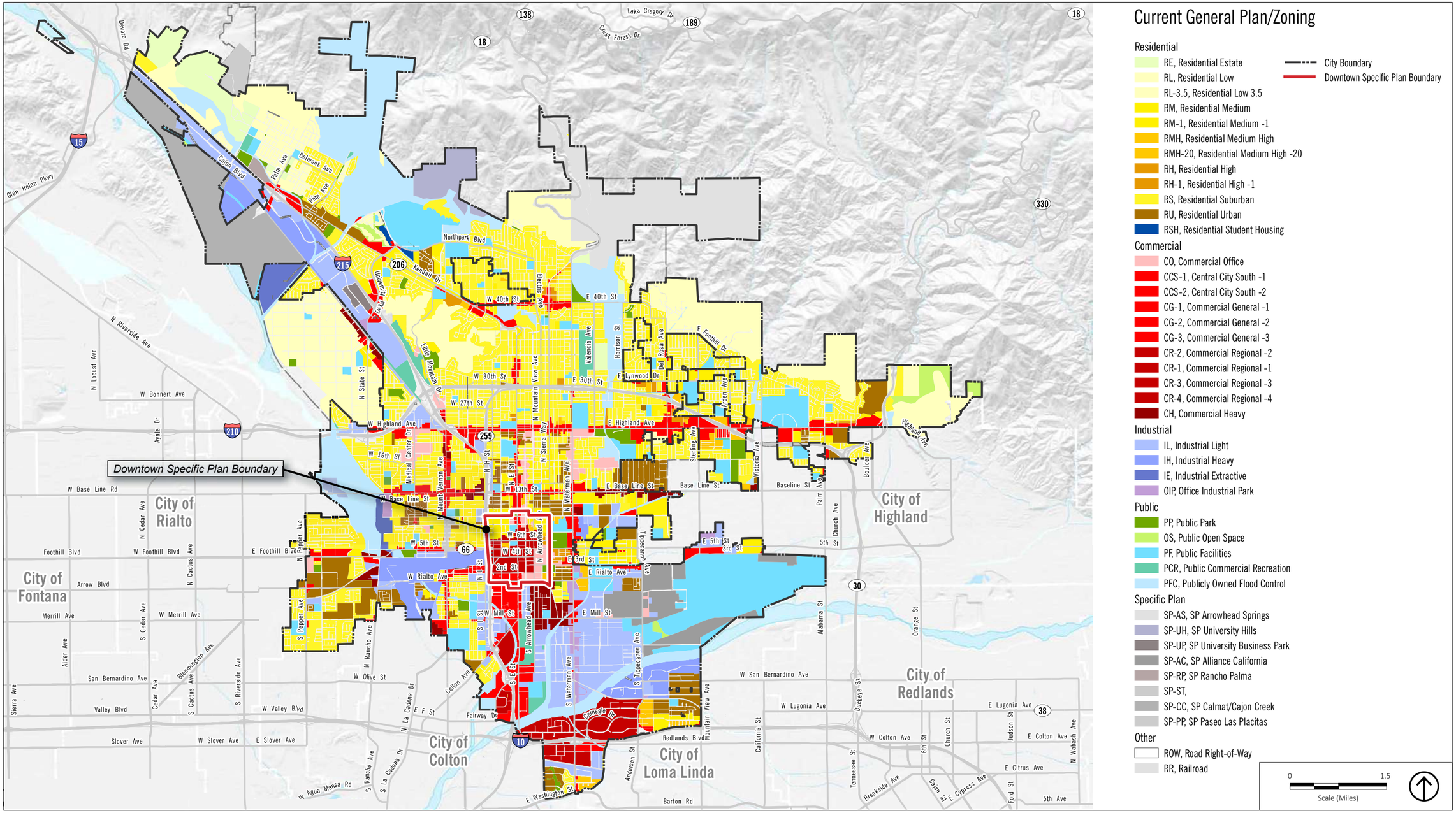
Source: Generated using ArcMap 2022.

Figure 1
Citywide Project Area



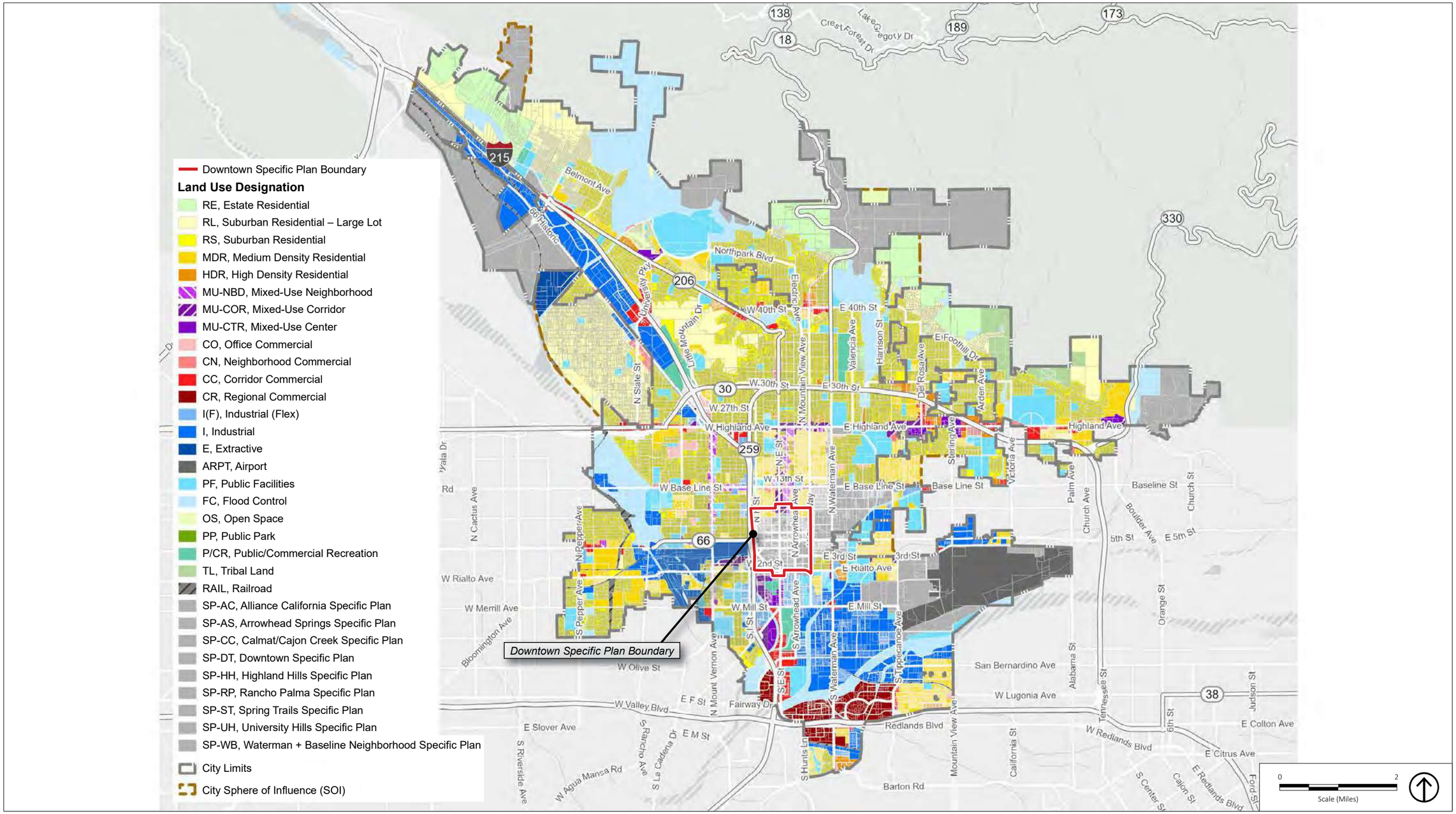
Source: Generated using ArcMap 2025.

Figure 2
Downtown Specific Plan Project Area



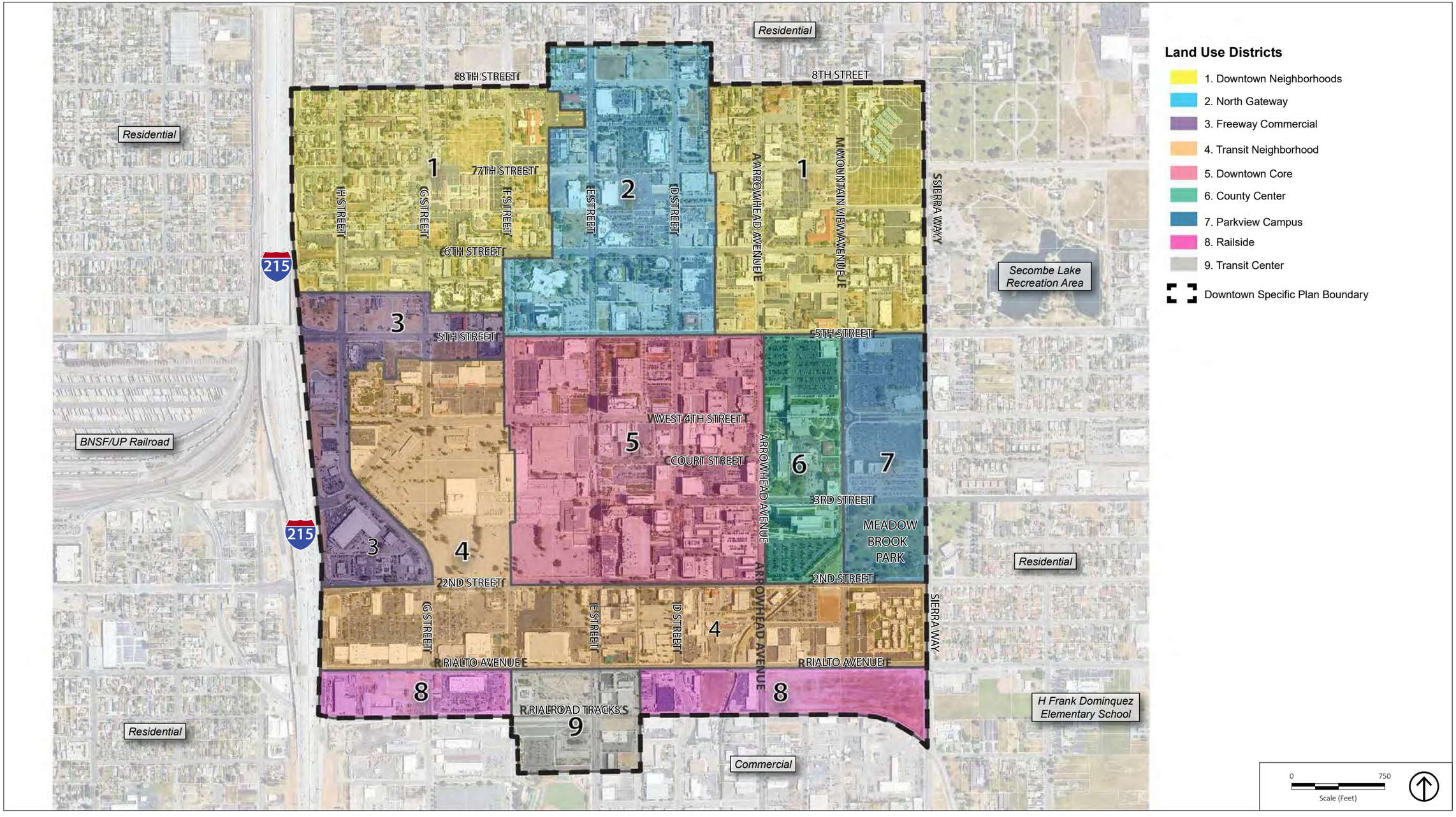
Source: PlaceWorks 2021.

Figure 3
Existing General Plan Land Use Map



Source: PlaceWorks 2025.

Figure 4
Proposed General Plan Land Use Map



Source: PlaceWorks 2023.

Figure 5
Proposed Downtown Specific Plan Land Use Districts

October 13, 2025

Sean MacDowell
Facilities Analyst
San Bernardino City Unified School District
sean.macdowell@sbcusd.k12.ca.us

Subject: Request for Service Provider Information for the San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan

Dear Sean MacDowell:

On behalf of the City of San Bernardino (City), PlaceWorks is preparing a Draft Environmental Impact Report (Draft EIR), pursuant to the California Environmental Quality Act (CEQA) for the San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan (proposed project). This letter is to request your assistance in updating information regarding existing school-related services in San Bernardino and assessing potential impacts of the proposed project. Please respond to the enclosed questionnaire, using additional sheets if necessary. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the Draft EIR.

Project Location

The location of the proposed project consists of both the entirety of the City of San Bernardino and its sphere of influence (SOI), which forms the geographic scope of the General Plan and Development Code Updates, and a 621-acre portion of the downtown, which encompasses the Downtown Specific Plan Area. The location of the citywide planning area and Downtown Specific Plan Area are discussed separately below:

- **Citywide Area:** The City of San Berardino encompasses approximately 62 square miles in the center of the urbanized Valley Region of San Bernardino County, as shown on Figure 1, *Citywide Project Area*. It is approximately 60 miles east of the City of Los Angeles in the upper Santa Ana River Valley. The city is framed by several major geographical features, including the San Bernardino Mountains to the northeast and east, the Blue Mountains and the Box Springs Mountains to the south, the Cajon Wash to the west, and the San Gabriel Mountains and the Jurupa Hills to the northwest and southwest, respectively. San Bernardino borders the Cities of Rialto to the west, Colton to the southwest, Loma Linda to the south, Redlands to the southeast, Highland to the east, and the San Bernardino National Forest to the north.
- **Downtown Area:** The Downtown Specific Plan Area consists of approximately 621 acres in Downtown San Bernardino that stretches from east of I-215 until Sierra Way, and from 8th Street to the railroad tracks south of Rialto Avenue. It encompasses several city landmarks, including City Hall, the 43-acre City-owned former Carousel Mall Site, the County Government Center, Meadowbrook Park, and the City Transit Center.

Project Description

The following provides a summary of the proposed changes under the General Plan Update and Development Code Update and the major components of the Downtown Specific Plan.

General Plan Update: Updates to the City's existing 2005 General Plan would consist of changes to comply with State housing mandates; conform with new State laws related to community health, environmental

justice, climate adaptation, resiliency, and mobility; and bring long-term growth and fiscal projections into alignment with current economic conditions and State mandates.

- **Land Use:** designates the general distribution and intensity of land uses in the city and provides general development guidelines and policy direction for the use and development of land within the city. The Land Use Element will also incorporate design guidelines and other urban design measures previously housed in the city's Community Design Element.
- **Economic Development:** addresses the economic outlook of San Bernardino, provides opportunities to strengthen the economy, promotes education and workforce development, and presents strategies to enhance the city's financial health.
- **Circulation and Mobility:** identifies the location and extent of existing and proposed major transportation facilities, including roads, rail, transit systems, and airports. Also addresses opportunities to expand bicycling and pedestrian routes as part of complete streets.
- **Public Facilities and Services:** addresses police and fire protection, libraries and educational facilities, health and medical facilities, and other public services that serve the city.
- **Parks, Recreation, and Trails:** sets the framework for identifying, preserving, and enhancing open space resources, parks, and recreational assets.
- **Utilities and Infrastructure:** provides guidance for the provision of clean water, sanitation services, energy, waste collection, and communication services in the city.
- **Public Safety:** addresses geologic and seismic hazards, hazardous materials, emergency preparedness and response, wind hazards, wildfire hazards, flooding hazards, and climate change-related hazards in the city.
- **Cultural Resources:** addresses the enhancement and preservation of the city's historic, paleontological, archaeological, and creative art resources.
- **Open Space and Conservation:** provides guidance for the preservation, use, and enhancement of the city's natural resources, biological resources, water resources, mineral resources, and air quality.
- **Noise:** identifies and appraises stationary and mobile noise sources in the community, identifies and assesses noise-impacted areas, and includes policies to protect the city from excessive noise.
- **Health and Environmental Justice:** addresses environmental justice issues related to adequate housing, public facilities and services, workforce opportunities, pollution burden, public safety, food, active living, and other issues affecting public health.
- **Housing:** The 2021-2029 San Bernardino Housing Element was certified by the Department of Housing and Community Development and adopted by the City on February 21, 2024, and will not be amended as part of the proposed project.

The City's Land Use Plan is a key component of the General Plan Update that will drive growth in San Bernardino over the next 25 years. The proposed Land Use Plan intends to focus growth and development inward through infill and intensification of vacant and underutilized properties within San Bernardino's existing urbanized areas, while preserving the uses and densities of its established residential neighborhoods and open spaces. Changes to the City's existing Land Use Plan include new designations, including several new mixed-use categories, in addition to changes to the densities/intensities allowed under existing designations.

Table 1, *General Plan Buildout Statistical Summary*, provides a statistical summary of the buildout potential associated with the General Plan Update compared to existing conditions. Primary growth under the General Plan Update is anticipated to occur in the downtown area, where the Specific Plan (discussed below) concentrates new retail, office, government, and housing use in a pedestrian-oriented environment.

TABLE 1 GENERAL PLAN BUILDOUT STATISTICAL SUMMARY

Scenario	Housing Units	Population	Nonresidential Square Feet	Employment
Existing Conditions (2025)	77,051	267,267	101,575,944	111,690
Proposed General Plan (2050)	112,991	330,982	142,744,306	172,190
Potential Growth	**35,940**	**63,624**	**41,168,362**	**60,500**

Downtown San Berardino Specific Plan. The Specific Plan defines the City's vision for the downtown, defines and describes nine downtown Land Use Districts, establishes a land use plan for future development of the nine districts, provides development standards for each district, and discusses circulation and infrastructure plans for the Specific Plan Area. The nine proposed Land Use Districts would become the new land use designations and zoning districts for all development within the Downtown Specific Plan Area. These districts consist of the Downtown Neighborhoods, North Gateway, Freeway Commercial, Transit Neighborhood, Downtown Core, County Center, Parkview Campus, Railside, and Transit Center, as shown in Figure 5, Proposed Downtown Specific Plan Land Use Districts.

Table 2, *Total Development in the Specific Plan Area*, shows the extent of existing development and the proposed new development resulting from full development of the Specific Plan. The Downtown Specific Plan would result in the net addition of up to 14,152 new residential units and 11,732,858 square feet of nonresidential space.

TABLE 2 TOTAL DEVELOPMENT IN THE SPECIFIC PLAN AREA

District Area	Existing Residential Units	New Residential Units	TOTAL	Existing Non-Residential (square feet)	New Non-Residential (square feet)	TOTAL (square feet)
Downtown Neighborhood	776	971	1,747	1,146,787	63,630	1,210,417
North Gateway	173	1,505	1,678	392,335	409,812	802,147
Freeway Commercial	24	0	24	89,279	191,649	280,928
Transit Neighborhood	342	5,872	6,214	310,781	3,288,686	3,599,467
Downtown Core	0	3,768	3,768	1,219,479	4,689,452	5,908,931
County Center	0	0	0	551,547	1,057,332	1,608,879
Parkview Campus	0	1,184	1,184	25,983	662,978	688,961
Railside	0	262	262	71,595	854,961	926,556
Transit Center	0	590	590	32,663	514,357	547,020
TOTAL	**1,315**	**14,152**	**15,467**	**3,840,449**	**11,732,857**	**15,573,306**

Development Code Update: Title 19 (Land Use/ Subdivision Regulations) of the San Bernardino Municipal Code is the primary tool for implementing the goals, objectives, and policies of the Land Use Element, pursuant to the mandated provisions of the State Planning and Zoning Law (Government Code Section 65000 et seq.), CEQA (Public Resources Code Section 21000 et seq.), and other applicable State and local requirements. The zoning regulations, including development standards, permits and procedures, zones, and zone descriptions, that are contained in Title 19 would be revised to be consistent with the exhibits and text of the General Plan Update.

Please respond to PlaceWorks no later than **October 27, 2025.** If you need additional time to respond, please let me know as soon as possible. You can email your responses to me at jkelley@placeworks.com. If you prefer, mail the completed questionnaire to my attention at 700 S. Flower St., Suite 600, Los Angeles, California, 90017. Feel free to contact me at 213.623.1443 ext. 2135 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

PLACEWORKS

Jennifer Kelley

Senior Associate

700 S. Flower Street, Suite 600 | Los Angeles, CA 90017

213.623.1443 x2135

jkelley@placeworks.com | placeworks.com

Enclosures:

Questionnaire

Figure 1: Citywide Project Area

Figure 2: Downtown Specific Plan Area

Figure 3: Existing General Plan Land Use Map

Figure 4: Proposed General Plan Land Use Map

Figure 5: Proposed Downtown Specific Plan Land Use Districts

1. Please provide SBCUSD current student generation rates and development impact fees? If possible, please provide the Developer Fee Justification Study for SBCUSD?

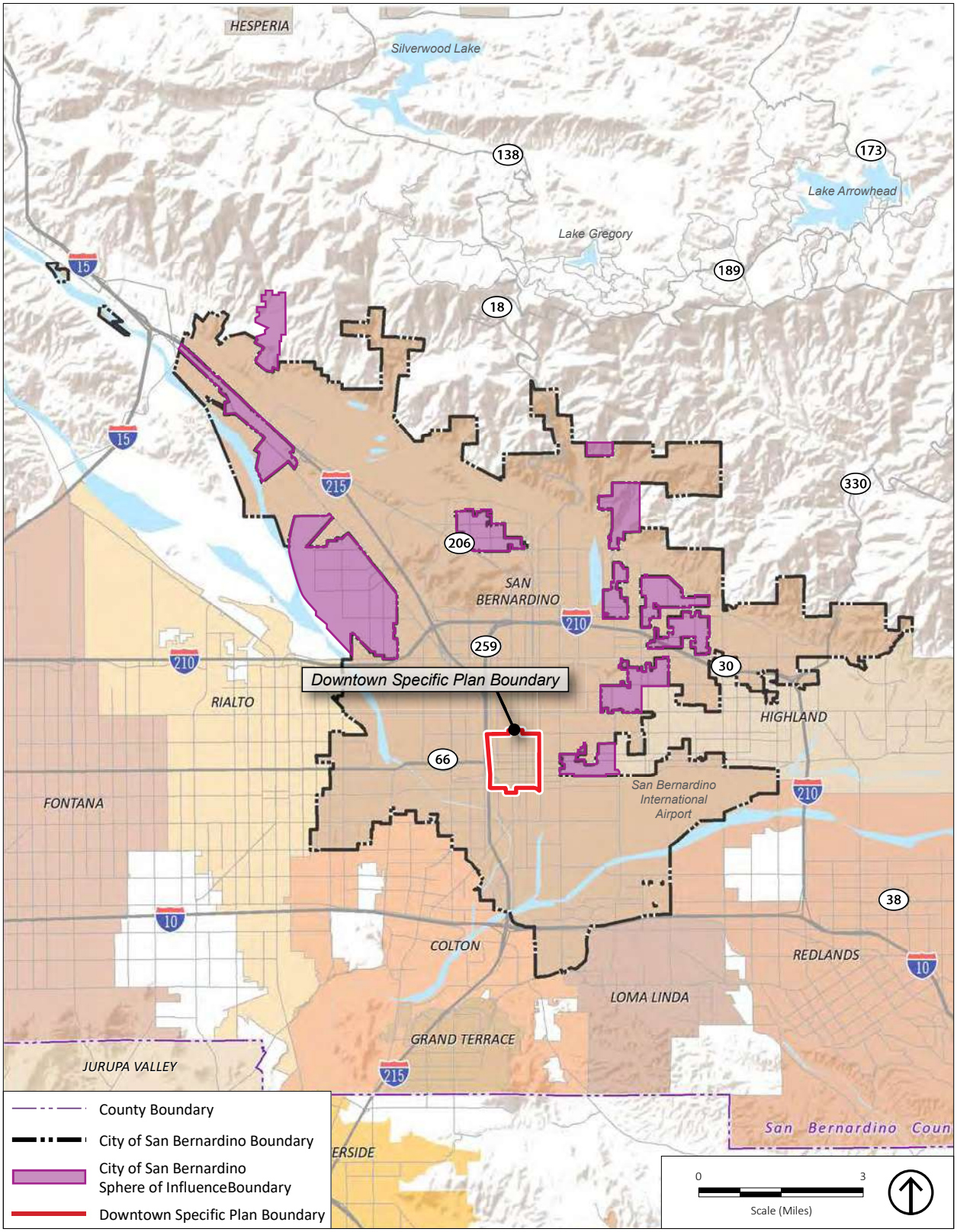
2. Are there any existing plans to expand school facilities with SBCUSD? If so, please describe these planned expansions.

3. Is there any existing Safe Routes to School program in place? If yes, please indicate how or where we can obtain a copy.

4. Please provide any additional comments you wish to make regarding the proposed project.

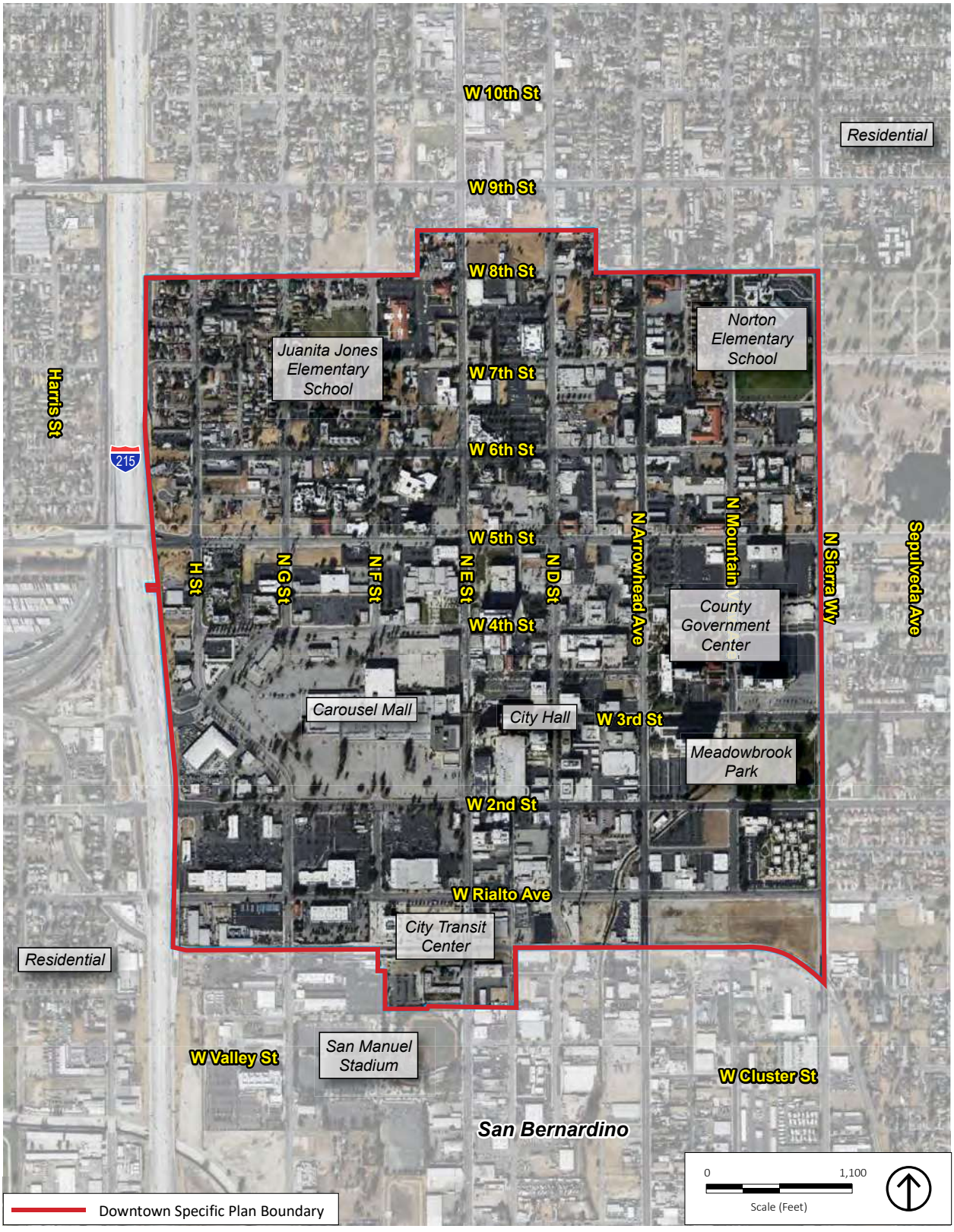
Response Prepared By:

Name	**Title**
Agency	**Date**



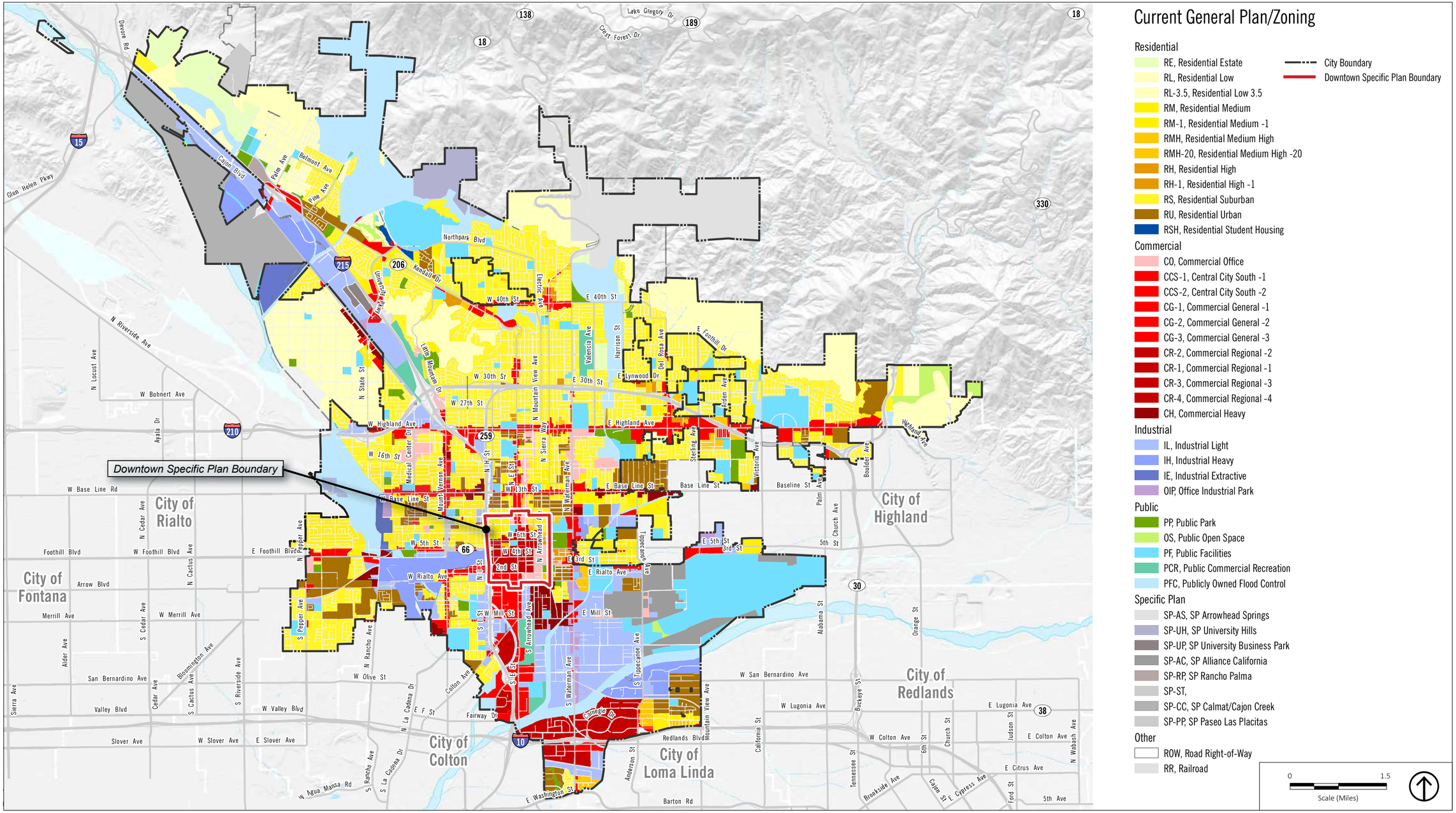
Source: Generated using ArcMap 2022.

Figure 1
Citywide Project Area



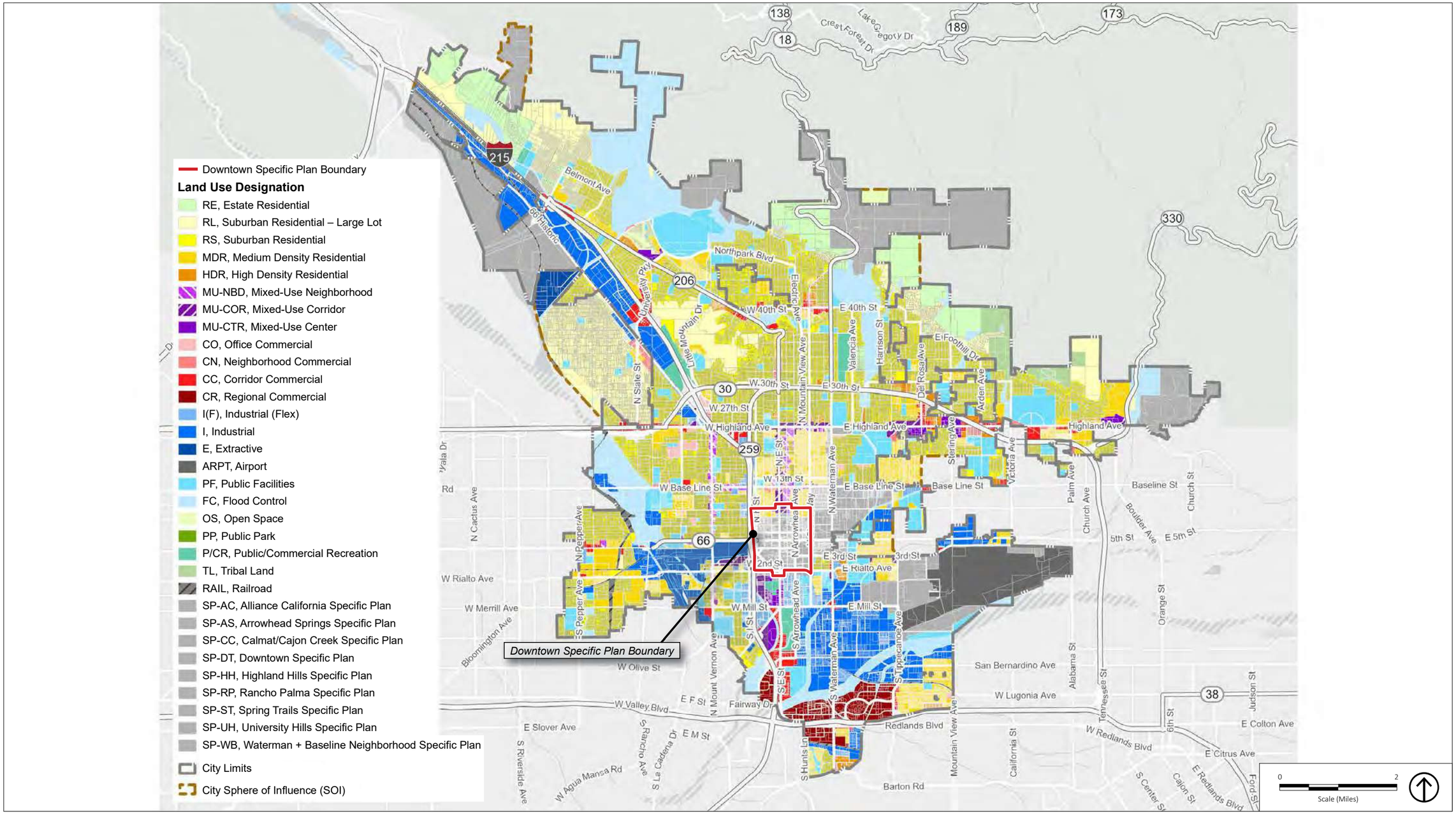
Source: Generated using ArcMap 2025.

Figure 2
Downtown Specific Plan Project Area



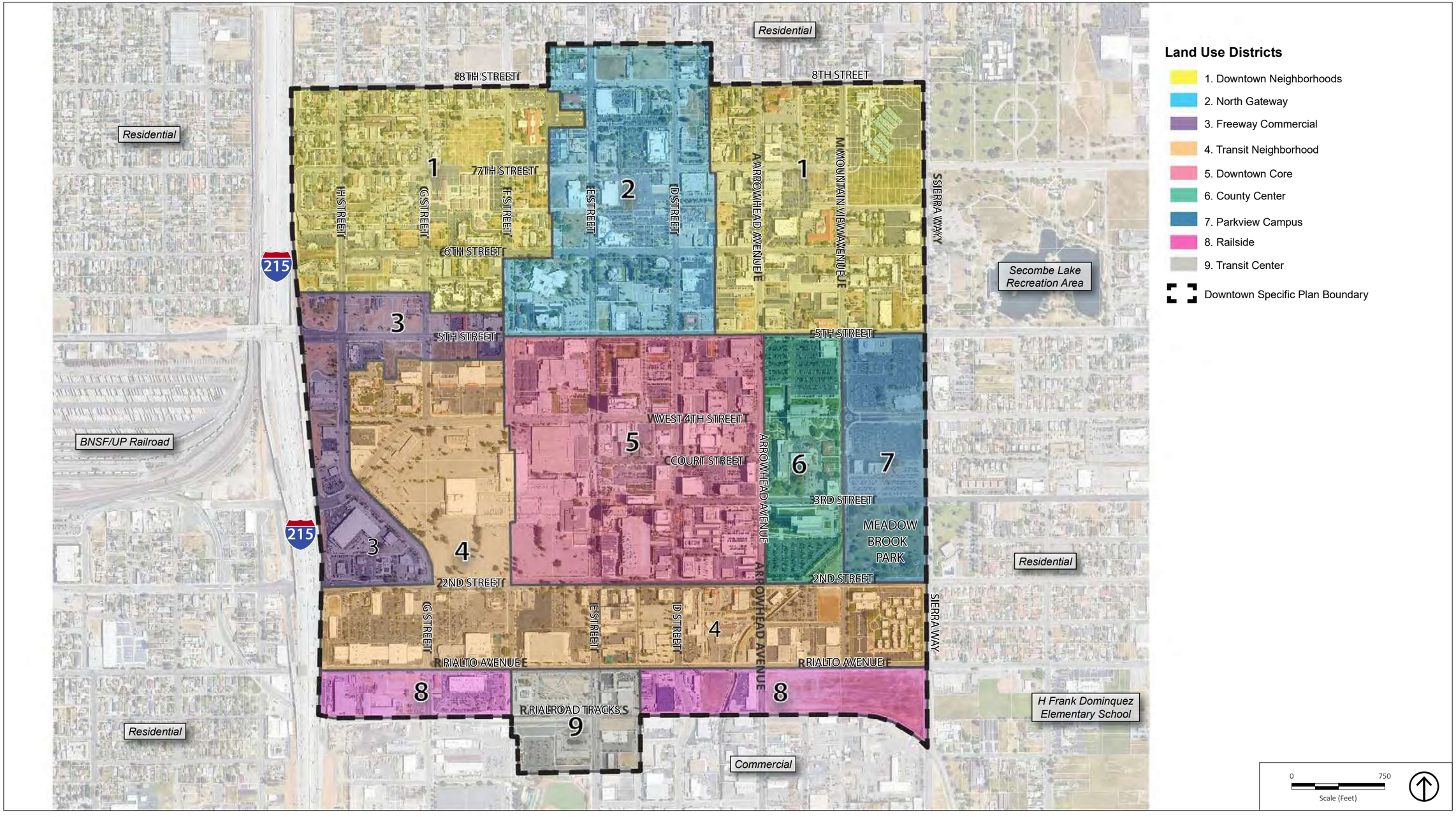
Source: PlaceWorks 2021.

Figure 3
Existing General Plan Land Use Map



Source: PlaceWorks 2025.

Figure 4
Proposed General Plan Land Use Map



Source: PlaceWorks 2023.

Figure 5
Proposed Downtown Specific Plan Land Use Districts

1. Please provide SBCUSD current student generation rates and development impact fees? If possible, please provide the Developer Fee Justification Study for SBCUSD?

SBCUSD currently collects the maximum fee on residential development authorized by Government Code Section 65995 of $5.17 per square foot and adjusts biennially with State Allocation Board approved increases:

https://www.dgs.ca.gov/OPSC/Resources/Page-Content/Office-of-Public-School-Construction-Resources-List-Folder/Annual-Adjustment-to-SFP-Grants-and-Developer-Fee-History

See provided Developer Fee Justification Study for details on student generation rate.

2. Are there any existing plans to expand school facilities with SBCUSD? If so, please describe these planned expansions.

SBCUSD is currently conducting a capacity analysis to determine how best to address future development, whether that be grade span adjustments, boundary changes, or capital improvements (expansions).

The north-end of the school district likely will require additional classroom additions at facilities such as North Verdemont Elementary, Palm Avenue Elementary, Bob Holcomb Elementary, Kendall Elementary, North Park Elementary, Cesar Chavez Middle, Shandin Hills Middle, and Cajon High Schools to address 10 year forecasted residential development.

3. Is there any existing Safe Routes to School program in place? If yes, please indicate how or where we can obtain a copy.

Please see below link to the information provided by Environmental Compliance & Safety:
https://www.sbcusd.com/departments/business-services-division/safety/safe-routes-2-school

SBCUSD requests that any trucking routes stemming from commercial development are evaluated against existing safe routes to schools.

4. Please provide any additional comments you wish to make regarding the proposed project.

SBCUSD does not have any specific comments at this time, but requests additional information be shared regarding any relocation or change of use of existing residential into commercial use, or vice versa. Coordination and early sharing of information will be key factors in ensuring that SBCUSD is able to address increased or shifting student enrollment.

Attn: Education Desk and Community Events
March 15, 2022

SBCUSD PROMOTES SAFE ROUTES TO SCHOOL WITH KICKOFF EVENT

The San Bernardino City Unified School District (SBCUSD) is hosting a Walk To School Day/Safe Routes to School Kickoff event on Thursday, March 17 at **Hillside Elementary Demonstration School.**

The City of San Bernardino, which was awarded this most recent Safe Routes to School grant, has partnered with SBCUSD to create safer routes to and from school for the following campuses:

- **Anton Elementary School**
- **Pacific High School**
- **Hillside Elementary School**
- **Holcomb Elementary School**
- **Newmark Elementary School**
- **North Park Elementary School**
- **Shandin Hills Middle School**
- **Cajon High School**

The Safe Routes to School grant promotes three Es related to safe travel to and from school—Engineering, Education, and Engagement.

Engineering refers to the physical improvements made along students' routes to school. This includes improvements to sidewalks, gutters, and crosswalks so students have a clear, safe path to walk or roll to school. It might also include improved street lighting in case students are heading to school early in the morning or returning home late after club meetings or sporting events.

Education is about making students and families aware of safer routes to school, the importance of following traffic rules, and the many benefits of walking or rolling to school instead of driving. Walking or rolling (i.e. using a wheelchair or bicycle) to school provides students with the following benefits that can last throughout the school day and beyond:

- Increased metabolism, which can help maintain or lower weight/BMI
- Reduced stress during the school day
- Improved lung capacity, which could benefit children with asthma
- Increased self-confidence
- Improved emotional bonds with peers/siblings (when walking/rolling with other students)
- Improved attention/alertness, which can last up to four hours after walking/rolling

Engagement is about involving community members in creating safe routes to school by reminding them to be mindful of pedestrians and bicyclists, follow traffic safety laws, especially speed limits, and keep their sidewalks clear of debris.

The kickoff event for the education and engagement portions of this round of grant funding begins at 8 a.m. on March 17 in front of Hillside Elementary, 4975 N. Mayfield Avenue, San Bernardino. Participants are welcome to gather together at Hillside or join any of the designated routes for the Walk to School Day portion of the event. At about 8:45 a.m., the official kickoff press conference will be held in front of Hillside.

Over the next several months, SBCUSD staff will take the routes many students currently walk or roll to school to identify any issues or conditions that can be improved to make it safer and more appealing for more students and families to want to skip the car and opt for a healthier way to get to school.

“Our goal is to empower students and families by promoting health, wellness and safe paths to school,” said **Marlene Bicondova**, director of Positive Youth Development. “By walking the routes our students take, we can catalog the obstacles they face, such as broken sidewalks or unsafe intersections. Once we know, we can work to do something about it.”

For more information about the Safe Routes to School grant, please contact Kristin Haukom, Senior Planning Associate with Alta Planning + Design, at kristinhaukom@altago.com.

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A service of the Communications Department of San Bernardino City Unified School District

October 13, 2025

Ed Erjavek
Library Director
San Bernardino Public Library
erjavek.ed@sbpl.org

Subject: Request for Service Provider Information for the San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan

Dear Ed Erjavek:

On behalf of the City of San Bernardino (City), PlaceWorks is preparing a Draft Environmental Impact Report (Draft EIR), pursuant to the California Environmental Quality Act (CEQA) for the San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan (proposed project). This letter is to request your assistance in updating information regarding existing library-related services in San Bernardino and assessing potential impacts of the proposed project. Please respond to the enclosed questionnaire, using additional sheets if necessary. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the Draft EIR.

Project Location

The location of the proposed project consists of both the entirety of the City of San Bernardino and its sphere of influence (SOI), which forms the geographic scope of the General Plan and Development Code Updates, and a 621-acre portion of the downtown, which encompasses the Downtown Specific Plan Area. The location of the citywide planning area and Downtown Specific Plan Area are discussed separately below:

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The following provides a summary of the proposed changes under the General Plan Update and Development Code Update and the major components of the Downtown Specific Plan.

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Table 1, *General Plan Buildout Statistical Summary*, provides a statistical summary of the buildout potential associated with the General Plan Update compared to existing conditions. Primary growth under the General Plan Update is anticipated to occur in the downtown area, where the Specific Plan (discussed below) concentrates new retail, office, government, and housing use in a pedestrian-oriented environment.

TABLE 1 GENERAL PLAN BUILDOUT STATISTICAL SUMMARY

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TABLE 2 TOTAL DEVELOPMENT IN THE SPECIFIC PLAN AREA

District Area	Existing Residential Units	New Residential Units	TOTAL	Existing Non-Residential (square feet)	New Non-Residential (square feet)	TOTAL (square feet)
Downtown Neighborhood	776	971	1,747	1,146,787	63,630	1,210,417
North Gateway	173	1,505	1,678	392,335	409,812	802,147
Freeway Commercial	24	0	24	89,279	191,649	280,928
Transit Neighborhood	342	5,872	6,214	310,781	3,288,686	3,599,467
Downtown Core	0	3,768	3,768	1,219,479	4,689,452	5,908,931
County Center	0	0	0	551,547	1,057,332	1,608,879
Parkview Campus	0	1,184	1,184	25,983	662,978	688,961
Railside	0	262	262	71,595	854,961	926,556
Transit Center	0	590	590	32,663	514,357	547,020
TOTAL	1,315	14,152	15,467	3,840,449	11,732,857	15,573,306

Development Code Update: Title 19 (Land Use/ Subdivision Regulations) of the San Bernardino Municipal Code is the primary tool for implementing the goals, objectives, and policies of the Land Use Element, pursuant to the mandated provisions of the State Planning and Zoning Law (Government Code Section 65000 et seq.), CEQA (Public Resources Code Section 21000 et seq.), and other applicable State and local requirements. The zoning regulations, including development standards, permits and procedures, zones, and zone descriptions, that are contained in Title 19 would be revised to be consistent with the exhibits and text of the General Plan Update.

Please respond to PlaceWorks no later than **October 27, 2025**. If you need additional time to respond, please let me know as soon as possible. You can email your responses to me at jkelley@placeworks.com. If you prefer, mail the completed questionnaire to my attention at 700 S. Flower St., Suite 600, Los Angeles, California, 90017. Feel free to contact me at 213.623.1443 ext. 2135 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

PLACEWORKS

Jennifer Kelley

Senior Associate

700 S. Flower Street, Suite 600 | Los Angeles, CA 90017

213.623.1443 x2135

jkelley@placeworks.com | placeworks.com

Enclosures:

Questionnaire

Figure 1: Citywide Project Area

Figure 2: Downtown Specific Plan Area

Figure 3: Existing General Plan Land Use Map

Figure 4: Proposed General Plan Land Use Map

Figure 5: Proposed Downtown Specific Plan Land Use Districts

1. There are four libraries that serve the City of San Bernardino. Please confirm or correct the following information:

Library	Location	Square Footage and Number of Books
Feldheym Central Library	555 West 6th Street San Bernardino , CA 92410	64,000 Sq Ft. 119,268 Books
Inghram Branch Library	1505 W Highland Avenue San Bernardino , CA 92411	We lease this library space. 2,700 Sq Ft. 11,247 Books
Rowe Branch Library	108 E Marshall Boulevard San Bernardino , CA 92404	5,500 Sq Ft. 25,501 Books
Villasenor Branch Library	525 N Mt. Vernon Avenue San Bernardino , CA 92411	7,500 Sq Ft. 20,376 Books

a. Are the existing library space and number of books considered adequate for the existing population within the libraries' service area?

The Feldheym Central Library space is adequate but the 3 branches aren't. However, there isn't enough space on the 2 city properties to be enlarged and as stated, Inghram is leased space.

Regarding number of books – it isn't so much a number of books but does the collection current titles since that's what patrons are seeking. We've been fortunate to have about $150,000 annually for books this FY and the previous FY but a city of 225,000 should ideally have at least $200,000 annually for library books and our relative peer cities like Ontario, Riverside and Rancho Cucamonga have more than that given their tax bases. Print ibrary books in areas like health, technology, science and health can become quite dated quickly and we're dealing with old collections from the really lean budget years we faced before budget for books and other materials increased in the last five years – especially the last two.

b. If not, what are the estimated deficits of:

i. Building area in square feet?

Branches would ideally be about 20,000 square feet.

ii. Volumes or collection size?

The three branches are already holding all the books they can but as stated it is more currency of materials to meet community interest and need rather than just number of books. We also offer Overdrive eBooks and eAudiobooks that are very popular so funding is needed for those and other electronic resources that patrons can use in-library or remotely.

iii. Other resources (computers, etc.)?

We're in the replacing 30 public computers as part of about 100 computers that we have, we replaced server hardware and we've also received a new Wi-Fi system in the last year. But technology hardware usually only lasts about five years before it needs to be replaced for so trying to stay current with technology is an ongoing challenge.

2. What demand factors or standards are used to determine the amount of library space and number of volumes, or collection size, needed to serve a given population?

There aren't really definite factors or standards used to determine:

Riverside has had several new branch libraries in the last several years and those are in the area of 20,000 square feet per branch. A general knowledge of other peer library systems in the area such as Riverside, Ontario and Ranch Cucamonga

3. Are there any plans for future library expansion or new libraries that would potentially serve the proposed project? If so, how would these facilities be funded?

   There aren't plans for library expansion or new libraries given there aren't funds for capital construction or more staffing that would be required for larger facilities. The city received a $6.4 million building grant from the CA State Library for Feldheym Central Library for critical maintenance including a new AC system, new windows for energy efficiency and other critical maintenance but even that isn't enough to do everything that we need.

4. What measures, if any, would you recommend to reduce project impacts to library facilities and/or collections?

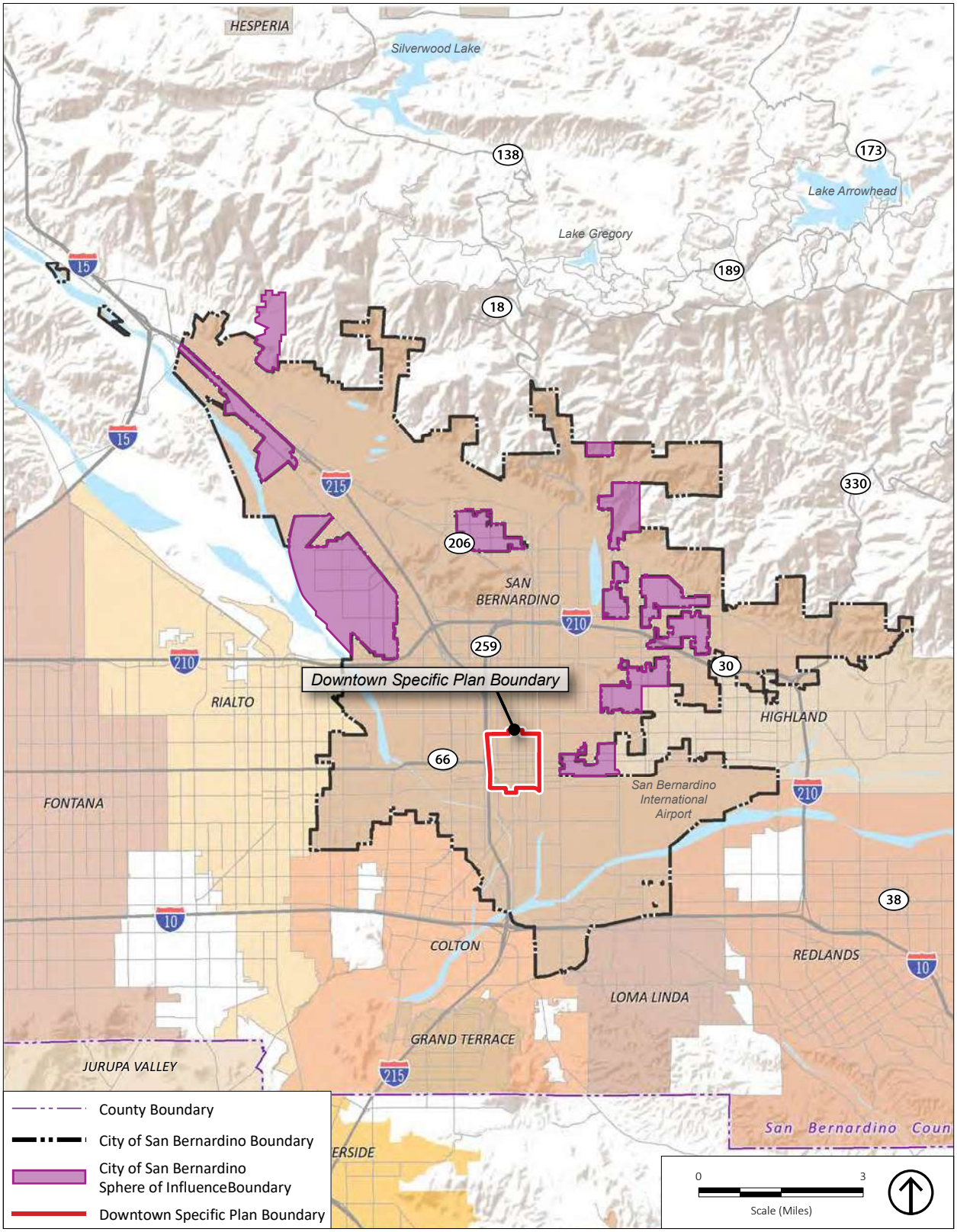
   Even without planning for new libraries – a new library in the Verdemont area to serve the north end would be ideal – there isn't even sufficient funding for adequate maintenance of existing facilities.

5. Please add any other comments you may wish to make regarding this project.

   Given that Measure S sales tax increase passed in the last five years – I doubt more can be done with higher taxes. While the library's annual budget share of the general fund has increased significantly in the last five years – an approximately $5,000,000 annual budget for four library for a city of 225,000 people is still about $22 per person a year – which is still one of the lowest public library amounts of annual funding per person in the state. Are development impact fees current for the city?

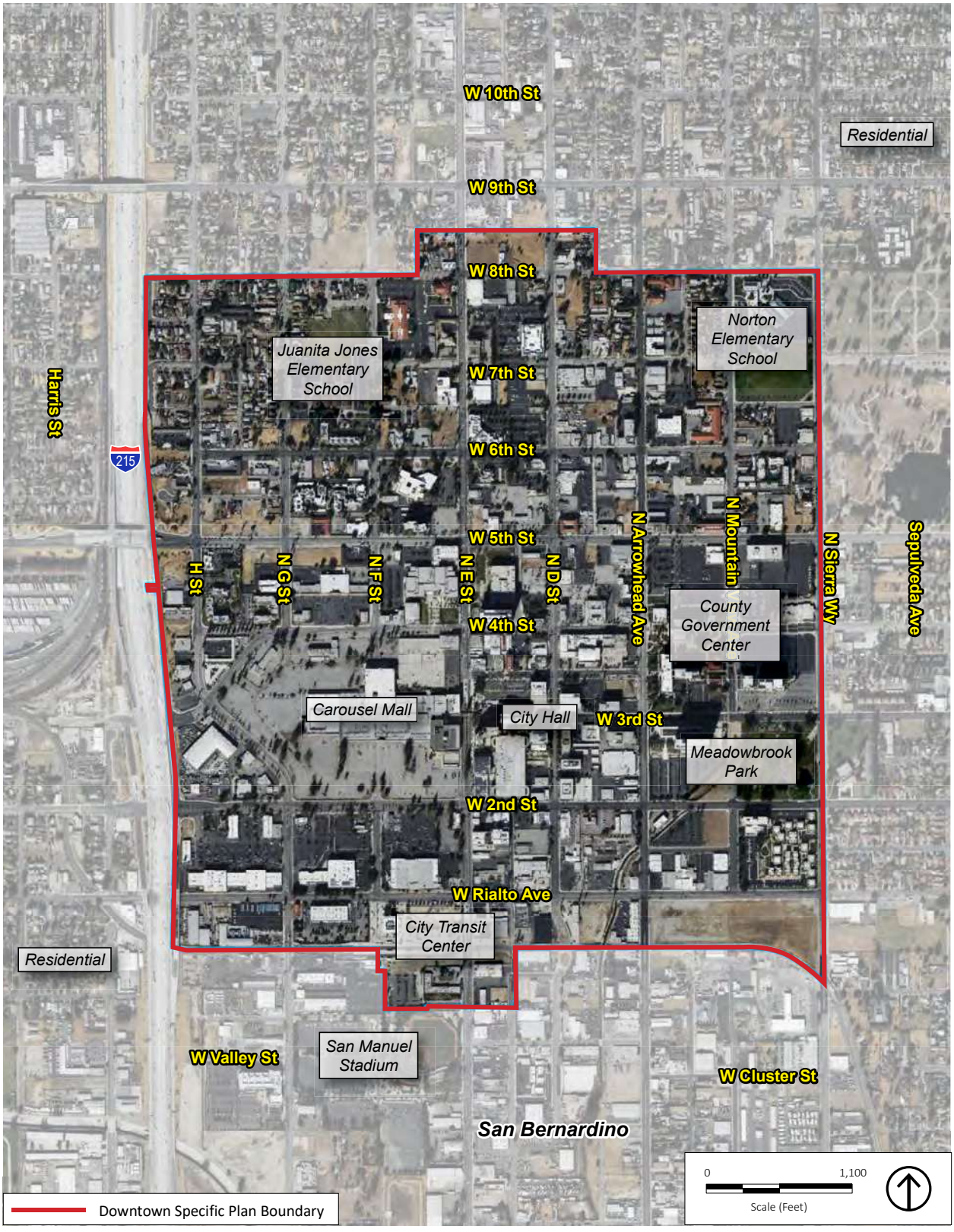
Response Prepared By:

Ed Erjavek	**Library Director**
Name	**Title**
City of SB Public Library	**10/25/25**
Agency	**Date**



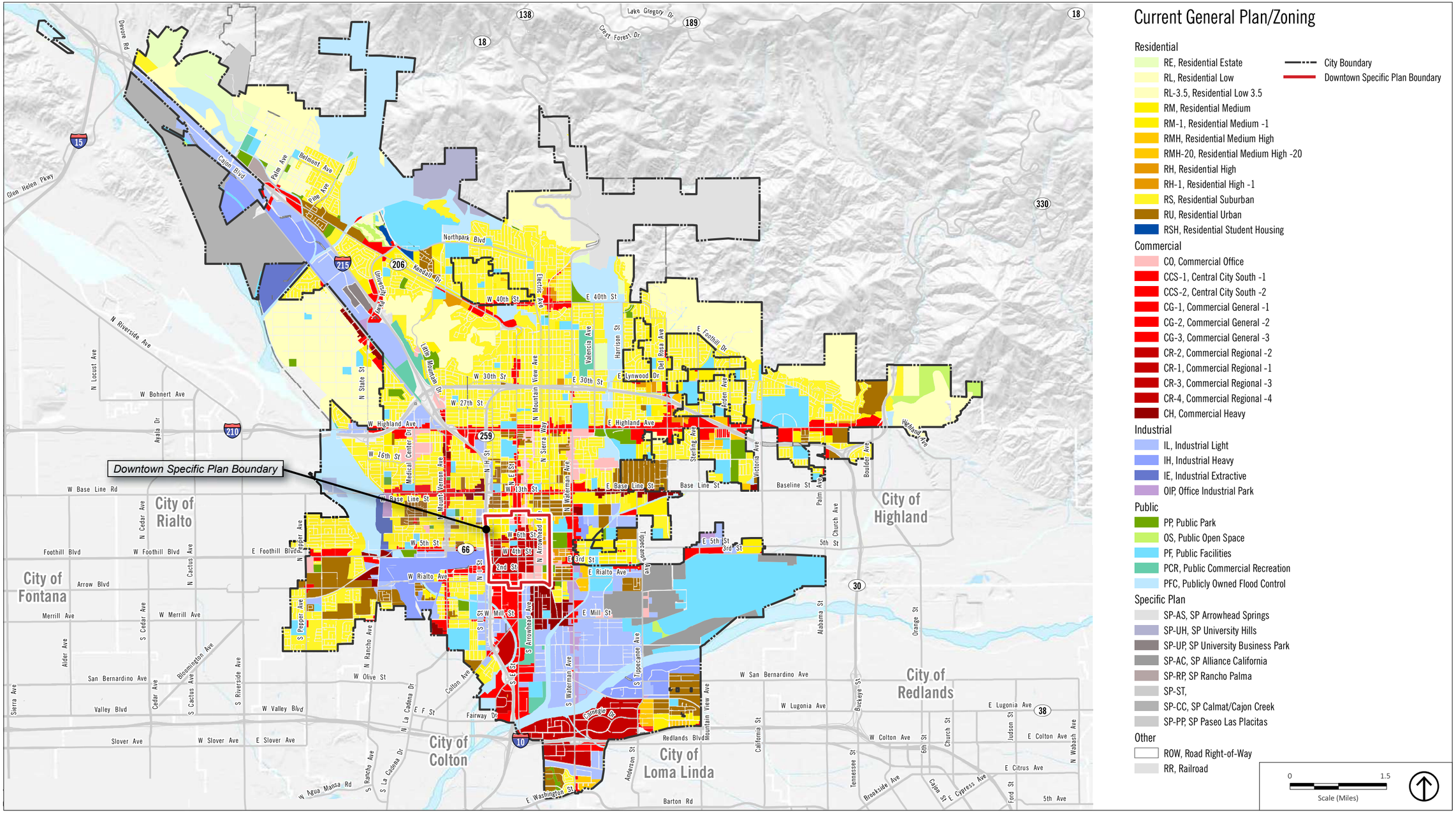
Source: Generated using ArcMap 2022.

Figure 1
Citywide Project Area



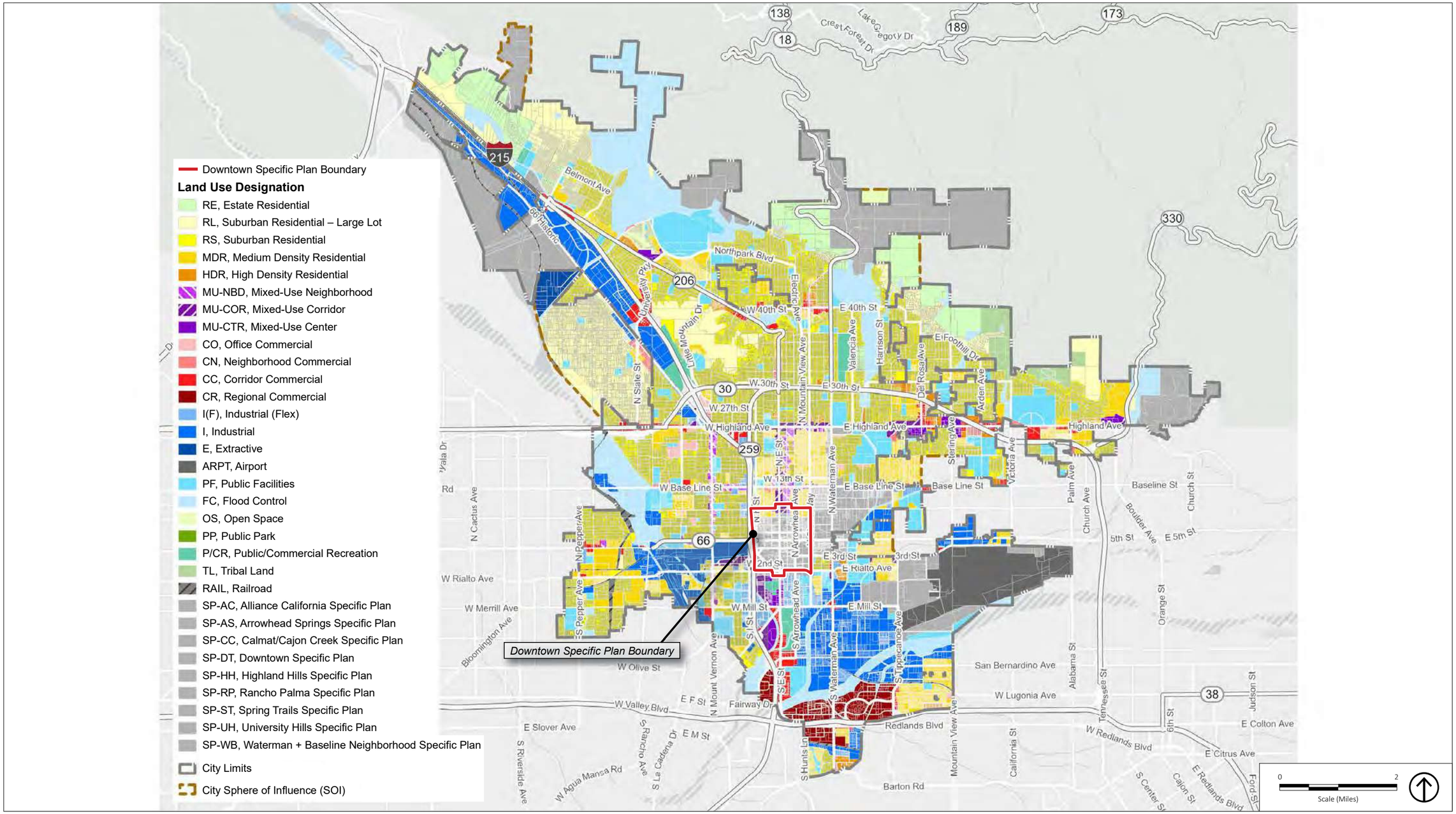
Source: Generated using ArcMap 2025.

Figure 2
Downtown Specific Plan Project Area



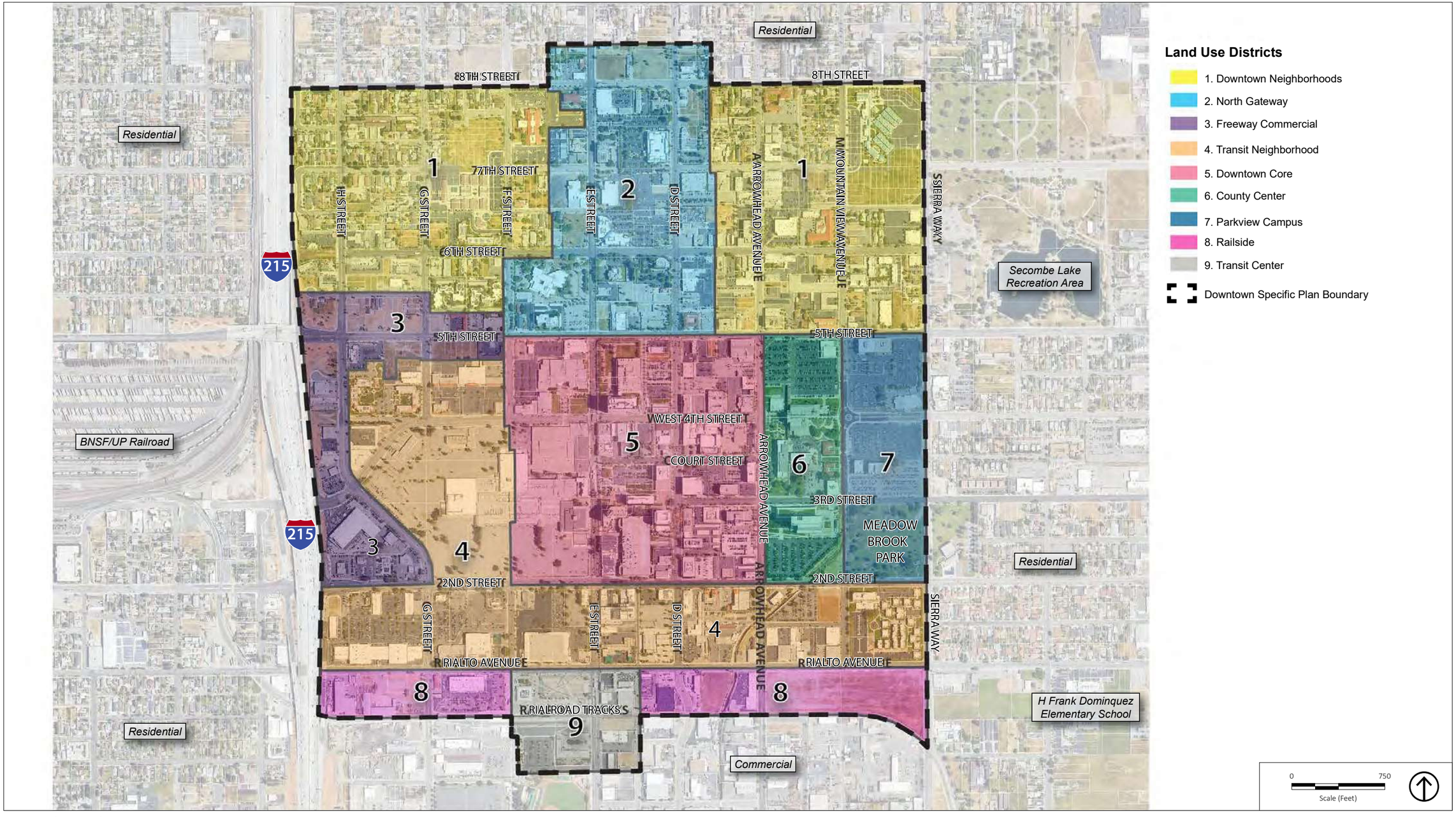
Source: PlaceWorks 2021.

Figure 3
Existing General Plan Land Use Map



Source: PlaceWorks 2025.

Figure 4
Proposed General Plan Land Use Map



Source: PlaceWorks 2023.

Figure 5
Proposed Downtown Specific Plan Land Use Districts