



City of San Bernardino

Community Development & Housing Department | Planning Division

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

City of San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan | SCH# 2025070856

Date: June 16, 2026

To: State Clearinghouse, State Responsible/Trustee Agencies, Other Public Agencies, Organizations, and Interested Parties

From: City of San Bernardino

Project: City of San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan

Comment Period: **June 16 to July 31, 2026**

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Spanish Notice: Una versión en español del Aviso de Disponibilidad está disponible en el siguiente enlace: sanbernardino.gov/376/CEQA-Notices-Environmental-Documents

As lead agency, the City of San Bernardino is providing this Notice of Availability of a draft environmental impact report for the proposed project.

PROJECT SUMMARY: The proposed project encompasses three planning efforts: (1) General Plan Update – a comprehensive long-term plan per Govt. Code Section 65300 with a 2050 horizon; (2) Development Code Update – revisions to SBMC Title 19 including zoning, development standards, and a new zoning map; and (3) Downtown Specific Plan – defining the City's vision for the 621-acre downtown through nine Land Use Districts with tailored development standards.

PROJECT LOCATION: The project area includes all of San Bernardino (~62 sq. mi./39,680 acres) plus its ~8 sq. mi. Sphere of Influence for the General Plan and Code Updates. The Downtown Specific Plan area covers 621 acres from east of I-215 to Sierra Way, and from 8th Street to railroad tracks south of Rialto Avenue, encompassing City Hall, the former Carousel Mall Site, the county government center, Meadowbrook Park, and the city transit center.

PROJECT DESCRIPTION

GENERAL PLAN UPDATE: The 2005 General Plan will be updated to realize the vision of the community and to comply with new state laws on health, environmental justice, climate adaptation, and mobility. Updated elements: Land Use & Urban Form; Economic Development; Circulation & Mobility; Public Facilities & Services; Parks, Recreation & Trails; Utilities & Infrastructure; Public Safety; Cultural Resources; Open Space & Conservation; Noise; and Health & Environmental Justice. (The 2021–2029 Housing Element, is not amended.)

DEVELOPMENT CODE UPDATE: SBMC Title 19 will be revised to implement the General Plan as updated. Updates cover development processing, zoning standards, permits and procedures, zone descriptions, and a new zoning map.

DOWNTOWN SPECIFIC PLAN: The Specific Plan establishes nine Land Use Districts—Downtown Neighborhoods, North Gateway, Freeway Commercial, Transit Neighborhood, Downtown Core, County Center, Parkview Campus, Railside, and Transit Center—with land use plans, development standards, and circulation/infrastructure plans.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identified potentially significant impacts in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils; Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Transportation, Tribal Cultural Resources, and Wildfire.

HAZARDOUS SITES: According to the EnviroStor and GeoTracker database, 143 hazardous materials sites are within the City of San Bernardino. 25 of these sites are designated as active or open. These sites are further discussed in Section 3.9, *Hazards and Hazardous Materials*, of the Draft EIR and in Appendix E to the Draft EIR.

PUBLIC REVIEW PERIOD / RESPONSES AND COMMENTS: The Review period is from **June 16 – July 31, 2026**. Send written comments to:

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DOCUMENT AVAILABILITY: Electronic copies available at: (sanbernardino.gov/376/CEQA-Notices-Environmental-Documents); General Plan website (futuresb2050.com); CEQAnet Web Portal (ceqanet.opr.ca.gov). Hard copies available at: City of San Bernardino Community Development & Housing Dept., 201 N E St., 3rd Floor; Feldheym Central Library, 555 W 6th St.; Inghram Branch Library, 1505 W Highland Ave.; Muscoy Baker Family Learning Center, 2818 Macy St.