City of San Bernardino

GENERAL PLAN UPDATE, DEVELOPMENT CODE UPDATE, AND DOWNTOWN SPECIFIC PLAN

November 2026 | Final Environmental Impact Report

State Clearinghouse No. 2025070856



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GENERAL PLAN UPDATE, DEVELOPMENT CODE UPDATE, AND DOWNTOWN SPECIFIC PLAN

for the City of San Bernardino

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TABLE OF CONTENTS

1. Introduction 1-1
1.1 Final EIR Organization 1-1
1.2 Environmental Review Process 1-2
1.3 CEQA Requirements Regarding Comments and Responses 1-4

2. Response to Comments 2-1
2.1 List of Commenters 2-1
2.2 Comments and Responses 2-2

3. Revisions to the Draft EIR 3-1
3.1 Introduction 3-1
3.2 Draft EIR Revisions 3-1

APPENDICES

Appendix A Comment Letters

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1. INTRODUCTION

This Final Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended (Public Resources Code Sections 21000 et seq.), and the CEQA Guidelines (California Code of Regulations Sections 15000 et seq.).

According to the CEQA Guidelines, Section 15132, the Final EIR shall consist of:

(a) The draft EIR or a revision of the draft.

(b) Comments and recommendations received on the draft EIR either verbatim or in summary.

(c) A list of persons, organizations, and public agencies comments on the draft EIR.

(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.

(e) Any other information added by the Lead Agency.

This document contains responses to comments received on the Draft EIR for the City of San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan (proposed project) during the public review period, which began June 16, 2026, and closed July 31,2026. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the circulated Draft EIR comprise the Final EIR, in accordance with CEQA Guidelines, Section 15132.

1.1 FINAL EIR ORGANIZATION

This document is organized as follows:

Chapter 1, Introduction. This chapter describes CEQA requirements and the content of this Final EIR.

Chapter 2, Response to Comments. This chapter provides a list of agencies, organizations, and individuals commenting on the Draft EIR; comments received during the public review period; and responses to comments.

Chapter 3, Revisions to the Draft EIR. This chapter contains revisions to the Draft EIR as a result of the comments received by agencies and interested persons, as described in Chapter 2, and/or errors and omissions discovered subsequent to release of the Draft EIR for public review.

The document contains material and revisions that will be added to the text of the Draft EIR. The City of San Bernardino staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the Draft EIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Draft EIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in CEQA Guidelines Section 15088.5.

1.2 ENVIRONMENTAL REVIEW PROCESS

1.2.1 Notice of Preparation

Pursuant to CEQA Guidelines Sections 15084, the City of San Bernardino determined that an EIR would be appropriate for the project and circulated a Notice of Preparation (NOP). The public review period for the NOP was from July 21, 2025, to August 19, 2025, pursuant to CEQA Guidelines Section 15082. Additionally, a public scoping meeting was held at City of San Bernardino City Hall, 201 North E Street, 3rd Floor, San Bernardino, CA 92401 at 6:00 p.m. on July 30, 2025, to present the proposed project, describe the EIR process, and to receive public comments. Public notification of the Draft EIR was satisfied by sending the NOP to the following recipients:

- NOP sent to state and local agencies.
- NOP posted in local newspaper.

Additionally, copies of the NOP were made available for review at the following locations:

- City of San Bernardino City Hall, 201 North E Street, 3rd Floor, San Bernardino, CA 92401.
- City of San Bernardino website: sanbernardino.gov/376/CEQA-Notices-Environmental-Documents
- City of San Bernardino General Plan website: futuresb2050.com
- CEQAnet Web Portal: https://ceqanet.lci.ca.gov/2025070856

1.2.2 Draft Environmental Impact Report

Following the NOP, a Draft EIR was prepared in accordance with CEQA Guidelines Section 15084 and the CCR, Title 14, Division 6, Chapter 3, Article 9. As the Lead Agency under CEQA Guidelines Section 21067, the City is required to evaluate and consider environmental

consequences of a proposed project before approving projects within its discretionary authority. In compliance with CEQA Guidelines Sections 15126.2 and 15126.4, the Draft EIR identified potentially significant adverse impacts to biological resources, geology and soils, and noise, and proposed mitigation measures to reduce those impacts to less-than-significant levels.

Potentially significant adverse impacts to air quality, biological resources, cultural resources, greenhouse gas emissions, noise, population and housing, recreation, transportation, tribal cultural resources and wildfire were found to be significant and unavoidable. All other topics analyzed in the Draft EIR would result in impacts that are considered less than significant under CEQA or would result in no environmental impact. Furthermore, consistent with CEQA Guidelines Section 15126.6(a), the City analyzed a range of reasonable project alternatives that could feasibly achieve the project's basic objectives while avoiding or substantially lessening significant environmental effects and evaluated the comparative merits of those alternatives.

1.2.3 Notice of Availability

Following the completion of the Draft EIR, the City issued a Notice of Availability (NOA) on June 16, 2026, in compliance with PRC Section 21165 and CEQA Guidelines Section 15087, to notify the public and federal, State, and local agencies that the Draft EIR is available for public comment for 45 days, between June 16, 2026 to July 31, 2026. Public notification of the Draft EIR was satisfied by sending the NOA to the following recipients:

- NOA sent to state and local agencies.
- NOA sent via email to interested persons.
- NOA posted in local newspaper.

The Draft EIR and NOA for the proposed project were available for public review at the following locations:

- City of San Bernardino City Hall, 201 North E Street, 3rd Floor, San Bernardino, CA 92401.
- City of San Bernardino website: sanbernardino.gov/376/CEQA-Notices-Environmental-Documents
- City of San Bernardino General Plan website: futuresb2050.com
- CEQAnet Web Portal: https://ceqanet.lci.ca.gov/2025070856/2
- Feldheym Central Library, 555 W 6th St.
- Inghram Branch Library, 1505 W Highland Ave.
- Muscoy Baker Family Learning Center, 2818 Macy St.

Se publicó una versión en español de la NOA para su revisión pública, disponible en la siguiente:

- City of San Bernardino webpage: sanbernardino.gov/376/CEQA-Notices-Environmental-Documents

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines section 15204(a) outlines parameters for submitting comments and reminds persons and public agencies that the focus of review and comment of Draft EIRs should be

> ... on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.

CEQA Guidelines section 15204(c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to section 15064, an effect shall not be considered significant in the absence of substantial evidence.” Section 15204(d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” Section 15204(e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

In accordance with CEQA, Public Resources Code section 21092.5, copies of the written responses to public agencies have been forwarded to those agencies at least 10 days prior to certifying the EIR. The responses have been forwarded with copies of this Final EIR, as permitted by CEQA, and will conform to the legal standards established for response to comments on Draft EIRs.

2. RESPONSE TO COMMENTS

Section 15088 of the California Environmental Quality Act (CEQA) Guidelines requires the lead agency to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the Draft Environmental Impact Report (EIR) and to prepare written responses.

This chapter provides all comments received on the Draft EIR and the lead agency's responses to each comment. Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the Draft EIR are excerpted in this document, the sections are shown indented. Changes to the Draft EIR text are shown in double underlined text for additions and ~~strikeout~~ for deletions.

2.1 LIST OF COMMENTERS

Table 2-1, *Commenters*, lists the agencies, organizations, and individuals that provided comments on the Draft EIR during the public review period.

Table 2-1 Commenters

Number Reference	Commenter	Date of Comment
Agencies		
A1	Omnitrans	7/1/26
Organizations		
O1	Launchpad Collective	7/31/26
O2	Yuhaaviatam of San Manuel Nation	8/31/26

2.2 COMMENTS AND RESPONSES

This section includes a reproduction of and response to each comment received during the public review period for the Draft EIR. Comments are presented in their original form in Appendix A, *Comment Letters Received on the Draft EIR*, and annotated to identify each comment number.

Responses to individual comments are provided in this chapter following the text of each corresponding comment. Comments are arranged by category, date received, and name. Categories and their corresponding abbreviations are:

- Agencies (A)
- Organizations (O)

2.2.1 Comments from Agencies

A1. Omnitrans, 7/1/26

Comment A1-1

We received a notice of a draft EIR from your team. Thank you for sending that. We would like to offer the following comments on the General Plan Update and the Downtown Specific Plan Update:

Response A1-1

This comment confirms receipt of the notice of the Draft EIR. This comment serves as an introduction to the comment letter. This comment is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific environmental issue; therefore, no further response is required.

Comment A1-2

Omnitrans is supportive of the vision for transit-oriented development as outlined in the City's General Plan Update and Downtown Specific Plan's Transit Overlay District. Omnitrans is also committed to serving as a community partner in supporting the City's economic development goals, particularly as it relates to Downtown redevelopment and attracting demand via infrastructure investments such as Bus Rapid Transit (BRT) investments. Omnitrans welcomes any dialogue the City may wish to have in this regard.

Response A1-2

The comment expresses general support for the proposed plans and indicates Omnitrans' interest in continued coordination regarding future transit planning and implementation. Implementation of the General Plan Update and Downtown Specific Plan will involve continued coordination with regional and local transportation agencies, including Omnitrans, as future development proposals and transportation improvements are evaluated. The comment does not identify any specific concern in the analysis contained in the Draft EIR. Therefore, no further response is required. This comment has been provided to the City for its consideration as part of the project review and approval process.

Comment A1-3

Our main comment would be to have the General Plan highlight some planning we have undergone that align with these goals that we feel warrant inclusion in your General Plan, as several other cities within our service area have done. In 2024, SBCTA and Omnitrans jointly developed the Long Range Multimodal Transportation Plan (LRMTP). This plan identifies long-term "transit-priority corridors" where transit investments such BRT and potential associated features (transit signal priority, enhanced service, queue jumps, dedicated lanes, etc.) are ideal. The Circulation Element and other Elements do not make mention of this plan, and we would encourage its inclusion to strengthen the potential coordination on transit investments for the City.

Response A1-3

This comment pertains to the content of the proposed General Plan, specifically the Circulation Element and other policy sections, rather than the adequacy of the environmental analysis contained in the Draft EIR. The Draft EIR evaluates the environmental impacts associated with implementation of the proposed General Plan and Downtown Specific Plan.

The Draft EIR Section 3.17, *Transportation*, page 3.17-4, includes a description of the Long Range Multimodal Transportation Plan (LRMTP), recognizing the Plan's role as a policy document that informs transit-related decisions in the City. As shown in Chapter 3, *Revisions to the Draft EIR*, additional information regarding the LRMTP's "transit-priority corridors" has been added to this description to address this comment and provide additional informational context. A similar description of the LRMTP has also been incorporated into the revised version of the General Plan's Circulation and Mobility Element. As this comment does not identify a deficiency in the Draft EIR's environmental analysis, no further response is required.

Comment A1-4

The following corridors in the LRMTP traverse the City of San Bernardino, all three of which are currently being evaluated by SBCTA as candidates for its next major Bus Rapid Transit investment. SBCTA, in partnership with Omnitrans, is currently engaging with local jurisdictions along each route to identify the final candidate corridor to advance:

- Foothill Corridor (from SBTC to Victoria Gardens)
- San Bernardino Ave Corridor (from SBTC to Ontario Mills)
- Baseline-Highland Corridor (from SBTC to eastern Highland)

Response A1-4

This comment provides additional information regarding ongoing regional transportation planning efforts and potential future transit investments. As discussed in Response A1-3 above, the Draft EIR references the LRMTP and additional context regarding the "transit-priority corridors" has been added to this description, as shown in Chapter 3. This comment is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific environmental issue; therefore, no further response is required. This comment has been provided to the City for its consideration as part of the project review and approval process.

Comment A1-5

For more information on the next BRT corridors being studied, please refer to Omnitrans Board Agenda items: Staff Report and PowerPoint.

Again, thank you for the opportunity to comment on the General Plan Update. We welcome any dialogue on how Omnitrans can support the City of San Bernardino's goals. Please reach out if you have any additional questions.

Response A1-5

This comment serves as a conclusionary sentence and provides additional background information regarding ongoing regional transit planning efforts. This comment has been provided to the City for its consideration as part of the project review and approval process. However, this comment is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific environmental issue; therefore, no further response is required.

2.2.2 Comments from Organizations

O1. Launchpad Collective, 07/31/2026

Comment O1-1

LaunchPad Collective, Inc. is a San Bernardino-based 501(c)(3) nonprofit real estate developer founded in 2024. Our mission is to develop communities that combine attainable housing, entrepreneurship, workforce development, and economic mobility in one place.

We appreciate the opportunity to comment on the draft San Bernardino 2050 General Plan, the City's first comprehensive update since 2005. The General Plan will shape how San Bernardino accommodates housing, economic development, mobility, neighborhood investment, and growth for decades to come. These policies also directly affect LaunchPad's current development pipeline of approximately 10.6 acres across three City sites — Baseline, Del Rosa, and E Street — including LaunchPad Baseline, a 48-unit mixed-use development at 125 W. Baseline Street now moving toward construction.

Overall, we strongly support the General Plan's direction toward mixed-use development, corridor revitalization, housing diversity, transit-oriented development, and complete neighborhoods. Our comments focus on how these goals can translate into implementation that makes housing and community-serving development more predictable and feasible, expands economic opportunity, and ensures that San Bernardino residents participate in the value created as their neighborhoods grow.

Response O1-1

The commenter expresses supports the proposed General Plan and its goals related to mixed-use development, housing diversity, corridor revitalization, transit-oriented development, and complete neighborhoods. The commenter also provides recommendations regarding implementation of General Plan policies to facilitate housing, economic opportunity, and community investment. These comments address policy and implementation considerations rather than the adequacy or accuracy of the Draft EIR's environmental analysis. Therefore, no further response is required. This comment has been provided to the City for its consideration as part of the project review and approval process.

Comment O1-2

1. Mixed-Use Development and Predictable Implementation

We strongly support the mixed-use designations described in Table LU-1, General Plan Land Designations, and mapped in Figure LU-1, General Plan Land Use Designations, particularly MX-

NBD, MX-COR, and MX-CTR. These designations provide an important framework for integrating housing with neighborhood-serving commercial, employment, and community uses.

LaunchPad's model places mixed-income housing alongside a ground-floor economic and community platform that can include a commercial kitchen, hydroponic farm, early childhood development center, Entrepreneur Resource Center, and micro-retail space. This type of vertically integrated development reflects the intent of the Plan's mixed-use designations, particularly when paired with the Transit Overlay District.

We also support Goal LU-10, Vibrant Commercial Areas, and particularly Policy LU-10.10, Mixed-use development, which enables housing and commercial or office uses to be integrated vertically, horizontally, or in separate buildings. This flexibility is important for developments that combine housing with economic and community-serving uses.

For these policies to translate into development, however, they must be supported by Development Code standards and review processes that are timely, objective, and predictable.

In that regard, we support Policy LU-5.1, Development review and entitlement, and the City's commitment to consistent application of adopted development standards. Predictability should operate in both directions: applicants should be expected to comply with applicable standards, and developments that satisfy those standards should be able to rely on an entitlement and permitting process that is objective, timely, and consistent.

This is particularly important for housing eligible for streamlined, ministerial, or by-right approval under California law, including the State Density Bonus Law and AB 2011, the Affordable Housing and High Road Jobs Act. Implementation of the General Plan and Development Code should preserve those statutory pathways and avoid unnecessary discretionary requirements that increase costs, create uncertainty, or delay housing delivery.

Predictable and efficient review need not come at the expense of design quality, public safety, environmental responsibility, or meaningful community outcomes. Clear standards allow those objectives to be established upfront and applied consistently.

Response O1-2

The commenter expresses support for the General Plan's mixed-use land use designations, as well as policies supporting mixed-use development and consistent development review procedures. The commenter also recommends that implementation of the General Plan and Development Code provide objective, timely, and predictable review processes and preserve statutory housing approval pathways established under State law. These comments pertain to General Plan policy implementation and development review procedures and is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific

environmental issue; therefore, no further response is required. This comment has been provided to the City for its consideration as part of the project review and approval process.

Comment O1-3

1. Corridor Revitalization, Economic Mobility, and Local Value Creation

We support Figure LU-4, Enhanced Corridor Plan, together with Goal LU-8, Growth Management, particularly Policy LU-8.4, Focused development, and Policy LU-8.5, Transit-oriented development. Concentrating new housing and economic activity along commercial corridors, near transit, and around major community anchors creates an opportunity to put underutilized land and infrastructure to more productive use.

We similarly support Policy ED-3.1, Commercial corridor infill, which calls for reducing excess commercial building space along major roadway corridors by facilitating housing and mixed-use development. This approach can help transform underutilized commercial parcels into housing while introducing new residents, customers, entrepreneurs, services, and investment into existing corridors.

We encourage the City to pair these policies with predictable, streamlined entitlement pathways and Development Code standards that make corridor infill feasible for nonprofit, mission-driven, and private developers alike.

We further support Policy LU-8.6, Balanced land uses, and its commitment to maintaining sufficient land for the full range of housing, commerce, services, and institutional needs. Developments that integrate attainable or supportive housing with childcare, workforce development, entrepreneurship, neighborhood-serving commerce, and community services demonstrate why that balance is important.

We encourage the City to ensure that the Land Use Plan and implementing Development Code provide sufficient flexibility for these complementary uses to be co-located rather than unnecessarily separated across conventional land-use categories. Housing, employment, childcare, entrepreneurship, and community services can reinforce one another when they are intentionally planned together. We also encourage the City to view housing production and economic development as mutually reinforcing strategies. New housing can create demand for neighborhood-serving businesses, while entrepreneurship, workforce development, childcare, and employment opportunities can strengthen the economic stability of residents. Implementation of the General Plan should encourage developments that intentionally connect these functions rather than treating housing and economic development as separate policy objectives.

As San Bernardino directs growth toward commercial corridors and historically underinvested areas, revitalization should also create opportunities for existing residents and local businesses

to participate in and benefit from that investment. Implementation strategies should encourage local entrepreneurship, workforce pathways, community-serving businesses, and opportunities for residents to build assets and ownership as neighborhoods grow.

Economic development should create value within communities, not simply attract investment into them.

Response O1-3

The commenter expresses support for the General Plan's policies promoting corridor infill, transit-oriented development, mixed-use development, and balanced land uses, and encourages the City to implement these policies through streamlined development review processes, flexible Development Code standards, and strategies that integrate housing, economic development, entrepreneurship, and community-serving uses. The commenter also recommends that implementation of the General Plan promote equitable economic opportunities and neighborhood revitalization that benefits existing residents and businesses. These comments relate to General Plan policy implementation and land use planning and is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific environmental issue; therefore, no further response is required. This comment has been provided to the City for its consideration as part of the project review and approval process.

Comment O1-4

2. Housing Diversity, Complete Neighborhoods, and Pathways to Ownership

We strongly support Goal LU-9, Residential Neighborhoods, including the goal of creating diverse and desirable neighborhoods offering a wide variety of housing types and prices. Policy LU-9.1, Housing development capacity, appropriately recognizes the need to continuously provide capacity for a range of housing types that are affordable. We encourage the City to interpret that range broadly — including rental housing at varying affordability levels as well as attainable ownership models such as condominiums, cooperatives, and other forms of entry-level homeownership.

Housing affordability should not be measured only by whether households can remain renters. A complete housing strategy should also create opportunities for households to build equity and assets over time.

San Bernardino's housing strategy should support a continuum that allows residents to obtain stable, attainable rental housing, move into equity-building ownership opportunities, and, for those who choose it, progress toward traditional single-family homeownership. Increasing housing production, maintaining affordability, and rebuilding attainable pathways into ownership should be complementary goals.

We also strongly support Policy LU-9.2, Complete neighborhoods, which calls for neighborhoods containing the uses residents need in their daily lives, including housing, parks, schools, childcare, and community centers. This reflects a core principle of our approach: housing can serve as the foundation for a broader ecosystem of opportunity when childcare, employment, entrepreneurship, education, and services are accessible within or near the community.

We further support Policy LU-9.7, Multi-unit housing, and its recognition that multi-unit housing should respond to the needs of its residents, including families with children, seniors, and residents with special needs. Implementation should emphasize objective design standards that enable appropriate unit mixes, common areas, childcare, supportive services, and other resident-serving spaces without imposing additional discretionary review based on the population a development is intended to serve.

Clear and predictable standards can allow housing providers to design for residents' needs while maintaining certainty during entitlement and financing.

Response O1-4

The commenter expresses support for the General Plan's goals and policies related to providing a diverse range of housing types, complete neighborhoods, and multi-unit housing, and encourages implementation measures that support a variety of housing opportunities, including attainable homeownership, objective development standards, and resident-serving amenities. The commenter also recommends that implementation of the General Plan facilitate housing that integrates childcare, supportive services, and other community-serving uses while maintaining predictable entitlement processes. These comments pertain to General Plan policy implementation and housing strategies and is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific environmental issue; therefore, no further response is required. This comment has been provided to the City for its consideration as part of the project review and approval process.

Comment O1-5

3. Transit-Oriented Development, Parking, and Multimodal Access

We support the pedestrian- and transit-oriented direction of Policy LU-10.7, Pedestrian-oriented development, Policy LU-10.9, Parking location and design, and Policy CM-6.3, Parking at transit hubs, including reducing or eliminating parking minimums for new development near transit hubs and stations and along the TOD Overlay.

We also support the bicycle and trail network reflected in Figure CM-4, San Bernardino Bicycle Route Network, Figure PRT-5, San Bernardino Bikeway Plan, and Table CM-4, San Bernardino Bicycle Plan.

Together, these policies can help connect residents to jobs, education, workforce training, services, and commercial activity without requiring every trip to be made by automobile.

We encourage the City to implement these policies through reduced or eliminated parking requirements in transit-rich locations, safe bicycle and pedestrian infrastructure, secure bicycle storage, pedestrian-oriented frontage, and stronger connections among housing, employment centers, education, services, and transit.

This is also a housing affordability and land-use issue. Excess parking requirements can increase development costs and consume land that could otherwise support additional housing, commercial activity, open space, or community-serving uses. Parking requirements should reflect actual transportation conditions and access to transit rather than impose unnecessary costs on housing development.

Response O1-5

The commenter expresses support for the General Plan's policies promoting pedestrian-oriented and transit-oriented development, reduced parking requirements near transit, and expanded bicycle and pedestrian infrastructure. The commenter also recommends implementing these policies through Development Code standards that reduce parking requirements in transit-rich areas, improve multimodal connectivity, and facilitate housing and community-serving uses. These comments pertain to General Plan policy implementation and transportation planning and is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific environmental issue; therefore, no further response is required. This comment has been provided to the City for its consideration as part of the project review and approval process.

Comment O1-6

Conclusion

LaunchPad Collective supports the overall direction of the San Bernardino 2050 General Plan and its emphasis on mixed-use development, housing diversity, corridor revitalization , complete neighborhoods, and multimodal connectivity. As the City moves from General Plan adoption to implementation, we encourage particular attention to four priorities: objective, predictable, and timely entitlement and permitting processes; flexible mixed-use standards that allow housing, economic development, and community-serving uses to coexist; transit-oriented development supported by appropriate parking standards an d multimodal infrastructure; and housing policies that support affordability, economic mobility, and pathways into ownership. The success of the 2050 General Plan will ultimately depend not only on the vision expressed in its goals and policies, but on whether that vision is carried through into the Development Code, entitlement process, infrastructure investments, and day-to-day implementation. Predictable

development standards, housing production, economic development, mobility, and neighborhood investment should work together toward a larger objective: creating communities in which San Bernardino residents can afford to live, access opportunity, build businesses, build equity, and participate in the value created as their neighborhoods grow.

Response O1-6

This comment serves as a conclusionary statement. This comment has been provided to the City for its consideration as part of the project review and approval process. However, this comment is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific environmental issue; therefore, no further response is required.

O2. Yuhaaviatam of San Manuel Nation, 07/31/2026

Comment O2-1

The Yuhaaviatam of San Manuel Nation ("Nation") is writing regarding the obligation of the City of San Bernardino ("City") to consult with the Nation under AB52 (California Public Resources Code §§21080.3.1, et seq.) and SB18 (California Government Code §65352.3) regarding the General Plan Update, Development Code Update, and Downtown Specific Plan ("Project") and the environmental review required under the California Environmental Quality Act for such Project. The Environmental Impact Report incorrectly states on pages 752 and 754 that no tribes requested consultation within the allotted consultation period under AB52 and SB18. The Nation requested to consult under both AB52 and SB18 prior to receiving notice from the City regarding the Project and within the allotted time to respond after such notice was received. As shown in the attachments, both the SB18 and AB52 notice for this Project, dated August 7, 2025, were received by the Nation on August 12, 2025, and the Nation responded on September 5, 2025. Such consultation is ongoing and pursuant to AB52 and SB18 does not end until a mutual agreement between the City and the Nation is reached.

Response O2-1

The City has reviewed the Yuhaaviatam of San Manuel Nation's consultation request and related materials forwarded by the Nation. The City scheduled and attended a consultation meeting with representatives from the Nation on September 30, 2026, to gather additional information and feedback on the project. Based on the Nation's requests, the City has incorporated standard conditions for projects regarding the discovery and treatment of tribal cultural resources. These conditions are included as Policy CR-3.8 in the Cultural Resources Element of the General Plan Update. The full text of this policy and additional revisions made to the Draft EIR to address the Nation's comments and requests are incorporated in Chapter 3 of this Final EIR.

Consultation proceedings with the Yuhaaviatam of San Manuel Nation will conclude prior to the formal adoption of the proposed project. Therefore, prior to action taken on the proposed project the City will have completed its obligation for tribal consultation under SB 18 and AB 52. Revisions to the proposed project and the Draft EIR have been incorporated pursuant to the consultation proceedings; however, these revisions do not result in new significant environmental impacts, a substantial increase in the severity of an identified impact, or a fundamentally different impact analysis. Therefore, recirculation of the Draft EIR is not required.

Comment O2-2

In our September 5, 2025 letter, we informed the City of culturally sensitive areas to the Nation and a recorded Native American Heritage Commission Sacred Land File. In the notice, we were provided with a link to the futuresb2050.com website; however, the documents were not available for review at that time on the website. Hence, the Nation requested the draft copy of the General Plan Update, Development Code Update, and Downtown Specific Plan EIR for review. The Nation also asked if the General Plan Update would trigger any 'by-right-development' that would preclude the Nation from consulting on any future development pursuant to AB52 and SB18. Follow-up emails were sent to the point of contact included on the notices on November 21, 2025, and on May 12, 2026, but no response was received. In addition, the Nation did not receive a notice from the City that the General Plan Update, Development Code Update, and Downtown Specific Plan EIR was open for public comment, which we normally receive from lead agencies. Despite lack of notice, the Nation called the point of contact for this Project on July 20, 2026 to again consult on this important Project. To date, the City has not addressed the concerns raised in the September 5, 2025 letter. In addition, the Nation has been working with the City and PlaceWorks to correctly identify the Nation's jurisdiction over its lands on General Plan maps and cannot consult on such material until it is received. Currently, the Nation is waiting to receive the current maps proposed for the General Plan. The Nation has reviewed the pre-contact background section for the Project in the EIR and the General Plan and has provided the attached revisions. In addition, the Nation would like to discuss the inclusion of interpretative projects that provide educational information on the Serrano cultural and history in the General Plan.

Response O2-2

During consultation proceedings, the City provided the Nation all relevant materials for the Nation's review of the proposed project and has incorporated the Nation's edits to the existing conditions sections of the Draft EIR (see Chapter 3) and the background sections of the Cultural Resources Element of the General Plan Update. Additional requests from the Nation regarding tribal cultural resource discovery and treatment procedures have been incorporated as Policy CR-3.8 of the General Plan Update. These revisions to the proposed project and Draft EIR reflect tribal input received during the consultation process but do not represent new significant environmental impacts, a substantial increase in the severity of an identified impact, or

fundamentally change the impact analysis. Therefore, recirculation of the Draft EIR is not required.

Comment O2-3

The Nation looks forward to the continuing consultation on the Project pursuant to AB52 and SB18. Pursuant to Public Resources Code section 21080.3.2, the City and the Nation must participate in good-faith consultation that continues until the City and the Nation reach a mutual agreement.

Thank you for the opportunity to provide comments. Please feel free to contact me at dan.little@sanmanuel-nsn.gov if you wish to discuss further.

Response O2-3

This comment serves as a conclusionary statement. This comment has been provided to the City for its consideration as part of the project review and approval process. However, this comment is not a direct comment on the content or adequacy of the Draft EIR and does not raise a specific environmental issue; therefore, no further response is required.

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3. REVISIONS TO THE DRAFT EIR

3.1 INTRODUCTION

This section contains revisions to the Draft Environmental Impact Report (EIR) in response to comments from agencies, organizations, and the public, as well as staff-directed changes. These text revisions include typographical corrections, insignificant modifications, and amplifications and clarifications of the Draft EIR. For each revision, the Draft EIR page and location on the page are identified, followed by the textual, tabular, or graphical revision.

Double underlined text represents language that has been added to the EIR; text with ~~strikethrough~~ represents language that has been deleted from the Draft EIR. None of the revisions to the Draft EIR constitute significant new information, as defined in California Environmental Quality Act (CEQA) Guidelines Section 15088.5; therefore, the Draft EIR does not need to be recirculated.

3.2 DRAFT EIR REVISIONS

Revisions to Other Text in the Draft EIR

SECTION 3.17, TRANSPORTATION

Page 3.17-4

San Bernardino County Long Range Multimodal Transportation Plan (2025)

The San Bernardino County Transportation Authority's (SBCTA) Long Range Multimodal Transportation Plan (LRMTP) was developed to ensure the safe and efficient management, operation, and development of the regional multimodal transportation system. The LRMTP includes a discussion on active transportation with the goals of promoting sustainability, advancing equity, and access. It includes priority active transportation projects such as 9th Street, Baseline Road, and Waterman Avenue bicycle and pedestrian improvements. The LRMTP also identifies future regional "transit-priority corridors," where investments such as (bus rapid transit) BRT service and associated features (transit signal priority, enhanced service, queue jumps, dedicated lanes, etc.) are ideal. The Foothill Corridor, San Bernardino Avenue Corridor, and Baseline-Highland Corridor are candidates for BRT.

SECTION 3.18, TRIBAL CULTURAL RESOURCES

Page 3.18-5

NATIVE AMERICAN SETTLEMENTS

Since time immemorial, Native people have lived and gathered in the mountains, valleys, passes and foothills of the San Bernardino Mountains. This area provided plentiful resources to the Native communities whose ancestral lands encompass the City of San Bernardino, such as the Maara'yam (Serrano) people.

The San Bernardino Valley's first inhabitants were Native Americans who settled along the Santa Ana River as early as 8000 BC. Natives living in the valley when the Spanish arrived were Uto-Aztecan, Takic speakers, possibly from the Serrano, also known as the Maara'yam. ~~Luiseño, and Gabrieleño tribes~~. Later, a Mountain Cahuilla group, the Luiseño, and native people identifying as the Gabrieleño, were ~~was~~ brought to the valley by the local Spanish family and the missions to work their rancho. The precontact ~~Prehistoric~~ sites in the planning area represent at least three periods of Native American occupation—the Milling Stone, Late Prehistoric, and Protohistoric periods—dating from around 3000 BC to the mid-19th century AD. These precontact~~prehistoric~~ sites include food procurement sites, specialized lithic technology sites, and seasonal habitation sites.

The only local Native American community in residence today is the Yuhaaviatam of the San Manuel Nation from the Serrano group. In 1866, a conflict came to the area, and militia forces from San Bernardino killed Serrano men, women, and children in a 32-day campaign. Their Yuhaviatam tribal leader, Santos Manuel, safely led the remaining Yuhaviatam, numbering only 20-30 individuals, from their homelands to the valley floor, settling in what is now known as the National Orange Show Event Center, before being forcibly removed again to the Meadowbrook Park area and again to the Harlem Springs area, before being completely removed from the landscape and placed on the San Manuel Reservation in 1891. In 1891, the federal government recognized the reservation as a sovereign nation through Presidential Executive Order (San Bernardino 2025).

Page 3.18-6

AB 52 CONSULTATION

The City requested a local government tribal consultation list from the NAHC in July 2025. On August 7, 2025, the City sent 42 letters to notify 21 tribes, pursuant to AB 52, that have requested to be notified of all projects within the tribe's area of traditional and cultural affiliation including:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Indians
- Cabazon Band of Cahuilla Indians
- Cahuilla Band of Indians
- Gabrieleno Band of Mission Indians - Kizh Nation
- Gabrieleno-Tongva San Gabriel Band of Mission Indians
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino-Tongva Nation
- Gabrielino-Tongva Tribe
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Morongo Band of Mission Indians
- Pala Band of Mission Indians
- Pechanga Band of Indians
- Quechan Indian Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseno Indians
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseno Indians
- Torres-Martinez Desert Cahuilla Indians.

~~No requests for consultation were received by the City from notified tribes within the allotted consultation period.~~ The City received a request for consultation from the Yuhaaviatam of San Manuel Nation on September 5, 2025.

SB 18 CONSULTATION

The City requested a local government tribal consultation list from the NAHC in July 2025. On August 7, 2025, the City sent 42 letters to notify 21 tribes, as listed above, pursuant to SB 18, that have requested to be notified of all projects within the tribe's area of traditional and cultural affiliation. ~~No requests for consultation were received by the City from notified tribes.~~ The City received a request for consultation from the Yuhaaviatam of San Manuel Nation on September 5, 2025.

Page 3.18-8

AB 52 and SB 18

In accordance with AB 52 and SB 18 requirements, the City sent invitation letters on August 7, 2025 to the Native American contacts provided by the NAHC and tribes who had previously requested consultation, formally inviting tribes to consult with the City on the proposed project. The intent of consultations is to provide an opportunity for interested Native American contacts to work with the City during the project planning process to identify and protect Tribal Cultural Resources. ~~To date, no Tribes have requested consultation on the proposed project.~~

The City received a request for consultation from the Yuhaaviatam of San Manuel Nation tribe on September 5, 2025. The City consulted with the tribe on September 30, 2026, wherein the City provided the tribe with the materials requested to aid in the tribe's review of the proposed project. The tribe also provided edits to the text of the Draft EIR and Cultural Resources Element of the General Plan Update. The City has incorporated these edits into the appropriate documents in addition to incorporating new policy (Policy CR-3.8) that requires the implementation of procedures aimed at protecting tribal cultural resources discovered at project sites.

Page 3.18-9

Table 3.18-1 Tribal Cultural Resources: Proposed General Plan Update Policies

Cultural Resources Element	
CR-3.5	**Native American Consultation.** Ensure opportunities for meaningful consultation with Native American groups in the identification and documentation of structures, sites, landscapes, artifacts, and documents.
CR-3.6	**Tribal Resource Protection.** Develop policy and administrative procedure for the proactive protection of San Bernardino's tribal cultural resources, working with local Native American groups.
CR-3.8	**Cultural resources finds and preservation.** Upon discovery of any tribal cultural or archaeological resources, the following shall occur: a. Cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of consultation with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing

Table 3.18-1 Tribal Cultural Resources: Proposed General Plan Update Policies

	and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, is such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe, local school or historical society in the area for educational purposes.
c.	Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California., The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Revisions to Draft EIR Figures

Figure 2-5, *General Plan Update Land Use Plan*, is hereby revised to reflect the following updates:

- APNs 0135-302-23, -24, -25 and -45, currently shown as designated "Residential Suburban" in Figure 2-5, are revised to be shown as designated "Corridor Commercial".
- The boundaries of the San Manuel Reservation have been updated in Figure 2-5 to reflect input provided by the tribe during consultation with the City.

Revisions to Figure 2-5 are reflected in Figure LU-1, *General Plan Land Use Designations,* in the Land Use and Urban Form Element of the updated General Plan.

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APPENDIX A:
Comment Letters



Comment Letter A1

Mail: 290 North "D" Street
San Bernardino, California 92401
Main: (909) 998-2201
Elliott_ga@sbcity.org | www.sbcity.org

From: Youssef Kaddeche <Youssef.Kaddeche@omnitrans.org>
Sent: Wednesday, July 1, 2026 8:47 AM
To: Gabriel Elliott <Elliott_Ga@sbcity.org>
Cc: Alexander Shippau <Alexander.shippau@omnitrans.org>
Subject: Omnitrans General Plan and DTSP Comments

Caution - This email originated from outside the City - Verify that the Email display name and Email address are consistent. - Use caution when opening attachments.

Hi Gabriel,

We received a notice of a draft EIR from your team. Thank you for sending that. We would like to offer the following comments on the General Plan Update and the Downtown Specific Plan Update: A1-1

Omnitrans is supportive of the vision for transit-oriented development as outlined in the City's General Plan Update and Downtown Specific Plan's Transit Overlay District. Omnitrans is also committed to serving as a community partner in supporting the City's economic development goals, particularly as it relates to Downtown redevelopment and attracting demand via infrastructure investments such as Bus Rapid Transit (BRT) investments. Omnitrans welcomes any dialogue the City may wish to have in this regard. A1-2

Our main comment would be to have the General Plan highlight some planning we have undergone that align with these goals that we feel warrant inclusion in your General Plan, as several other cities within our service area have done. In 2024, SBCTA and Omnitrans jointly developed the Long Range Multimodal Transportation Plan (LRMTP). This plan identifies long-term "transit-priority corridors" where transit investments such BRT and potential associated features (transit signal priority, enhanced service, queue jumps, dedicated lanes, etc.) are ideal. The Circulation Element and other Elements do not make mention of this plan, and we would encourage its inclusion to strengthen the potential coordination on transit investments for the City. A1-3

The following corridors in the LRMTP traverse the City of San Bernardino, all three of which are currently being evaluated by SBCTA as candidates for its next major Bus Rapid Transit investment. SBCTA, in partnership with Omnitrans, is currently engaging with local jurisdictions along each route to identify the final candidate corridor to advance: A1-4

- Foothill Corridor (from SBTC to Victoria Gardens)
- San Bernardino Ave Corridor (from SBTC to Ontario Mills)
- Baseline-Highland Corridor (from SBTC to eastern Highland)

For more information on the next BRT corridors being studied, please refer to Omnitrans Board Agenda items: Staff Report and PowerPoint. A1-5

Again, thank you for the opportunity to comment on the General Plan Update. We welcome any dialogue on how Omnitrans can support the City of San Bernardino's goals. Please reach out if you have any additional questions.

Thank you!
Best,

Youssef Kaddeche
Planner I

OmniTrans

1700 West Fifth Street
San Bernardino, CA 92411
www.omnitrans.org
Work: 909.379.7256
Email: youssef.kaddeche@omnitrans.org

Follow @Omnitrans:



LAUNCHPAD
COLLECTIVE

07/31/2026

City of San Bernardino
Community Development & Housing Department

Comment Letter O1

Re: Public Comment on the Draft San Bernardino 2050 General Plan

LaunchPad Collective, Inc. is a San Bernardino-based 501(c)(3) nonprofit real estate developer founded in 2024. Our mission is to develop communities that combine attainable housing, entrepreneurship, workforce development, and economic mobility in one place.

We appreciate the opportunity to comment on the draft San Bernardino 2050 General Plan, the City's first comprehensive update since 2005. The General Plan will shape how San Bernardino accommodates housing, economic development, mobility, neighborhood investment, and growth for decades to come. These policies also directly affect LaunchPad's current development pipeline of approximately 10.6 acres across three City sites — Baseline, Del Rosa, and E Street — including LaunchPad Baseline, a 48-unit mixed-use development at 125 W. Baseline Street now moving toward construction. O1-1

Overall, we strongly support the General Plan's direction toward mixed-use development, corridor revitalization, housing diversity, transit-oriented development, and complete neighborhoods. Our comments focus on how these goals can translate into implementation that makes housing and community-serving development more predictable and feasible, expands economic opportunity, and ensures that San Bernardino residents participate in the value created as their neighborhoods grow.

1. Mixed-Use Development and Predictable Implementation

We strongly support the mixed-use designations described in Table LU-1, General Plan Land Designations, and mapped in Figure LU-1, General Plan Land Use Designations, particularly MX-NBD, MX-COR, and MX-CTR. These designations provide an important framework for integrating housing with neighborhood-serving commercial, employment, and community uses.

LaunchPad's model places mixed-income housing alongside a ground-floor economic and community platform that can include a commercial kitchen, hydroponic farm, early childhood development center, Entrepreneur Resource Center, and micro-retail space. This type of vertically integrated development reflects the intent of the Plan's mixed-use designations, particularly when paired with the Transit Overlay District. O1-2

We also support Goal LU-10, Vibrant Commercial Areas, and particularly Policy LU-10.10, Mixed-use development, which enables housing and commercial or office uses to be integrated vertically, horizontally, or in separate buildings. This flexibility is important for developments that combine housing with economic and community-serving uses.

For these policies to translate into development, however, they must be supported by Development Code standards and review processes that are timely, objective, and predictable.

In that regard, we support Policy LU-5.1, Development review and entitlement, and the City's commitment to consistent application of adopted development standards. Predictability should operate in both directions: applicants should be expected to comply with applicable standards, and developments that satisfy those standards should be able to rely on an entitlement and permitting process that is objective, timely, and consistent.

This is particularly important for housing eligible for streamlined, ministerial, or by-right approval under California law, including the State Density Bonus Law and AB 2011, the Affordable Housing and High Road Jobs Act. Implementation of the General Plan and Development Code should preserve those statutory pathways and avoid unnecessary discretionary requirements that increase costs, create uncertainty, or delay housing delivery.

Predictable and efficient review need not come at the expense of design quality, public safety, environmental responsibility, or meaningful community outcomes. Clear standards allow those objectives to be established upfront and applied consistently.

O1-2 cont'

2. Corridor Revitalization, Economic Mobility, and Local Value Creation

We support Figure LU-4, Enhanced Corridor Plan, together with Goal LU-8, Growth Management, particularly Policy LU-8.4, Focused development, and Policy LU-8.5, Transit-oriented development. Concentrating new housing and economic activity along commercial corridors, near transit, and around major community anchors creates an opportunity to put underutilized land and infrastructure to more productive use.

We similarly support Policy ED-3.1, Commercial corridor infill, which calls for reducing excess commercial building space along major roadway corridors by facilitating housing and mixed-use development. This approach can help transform underutilized commercial parcels into housing while introducing new residents, customers, entrepreneurs, services, and investment into existing corridors.

O1-3

We encourage the City to pair these policies with predictable, streamlined entitlement pathways and Development Code standards that make corridor infill feasible for nonprofit, mission-driven, and private developers alike.

We further support Policy LU-8.6, Balanced land uses, and its commitment to maintaining sufficient land for the full range of housing, commerce, services, and institutional needs. Developments that integrate attainable or supportive housing with childcare, workforce development, entrepreneurship, neighborhood-serving commerce, and community services demonstrate why that balance is important.

LAUNCHPAD
COLLECTIVE

We encourage the City to ensure that the Land Use Plan and implementing Development Code provide sufficient flexibility for these complementary uses to be co-located rather than unnecessarily separated across conventional land-use categories. Housing, employment, childcare, entrepreneurship, and community services can reinforce one another when they are intentionally planned together.
We also encourage the City to view housing production and economic development as mutually reinforcing strategies. New housing can create demand for neighborhood-serving businesses, while entrepreneurship, workforce development, childcare, and employment opportunities can strengthen the economic stability of residents. Implementation of the General Plan should encourage developments that intentionally connect these functions rather than treating housing and economic development as separate policy objectives.

As San Bernardino directs growth toward commercial corridors and historically underinvested areas, revitalization should also create opportunities for existing residents and local businesses to participate in and benefit from that investment. Implementation strategies should encourage local entrepreneurship, workforce pathways, community-serving businesses, and opportunities for residents to build assets and ownership as neighborhoods grow.

Economic development should create value within communities, not simply attract investment into them.

O1-3 cont'

3. Housing Diversity, Complete Neighborhoods, and Pathways to Ownership
We strongly support Goal LU-9, Residential Neighborhoods, including the goal of creating diverse and desirable neighborhoods offering a wide variety of housing types and prices.

Policy LU-9.1, Housing development capacity, appropriately recognizes the need to continuously provide capacity for a range of housing types that are affordable. We encourage the City to interpret that range broadly — including rental housing at varying affordability levels as well as attainable ownership models such as condominiums, cooperatives, and other forms of entry-level homeownership.

Housing affordability should not be measured only by whether households can remain renters. A complete housing strategy should also create opportunities for households to build equity and assets over time.

San Bernardino's housing strategy should support a continuum that allows residents to obtain stable, attainable rental housing, move into equity-building ownership opportunities, and, for those who choose it, progress toward traditional single-family homeownership. Increasing housing production, maintaining affordability, and rebuilding attainable pathways into ownership should be complementary goals.

O1-4

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We also strongly support Policy LU-9.2, Complete neighborhoods, which calls for neighborhoods containing the uses residents need in their daily lives, including housing, parks, schools, childcare, and community centers. This reflects a core principle of our approach: housing can serve as the foundation for a broader ecosystem of opportunity when childcare, employment, entrepreneurship, education, and services are accessible within or near the community.

We further support Policy LU-9.7, Multi-unit housing, and its recognition that multi-unit housing should respond to the needs of its residents, including families with children, seniors, and residents with special needs. Implementation should emphasize objective design standards that enable appropriate unit mixes, common areas, childcare, supportive services, and other resident-serving spaces without imposing additional discretionary review based on the population a development is intended to serve. O1-4 cont'

Clear and predictable standards can allow housing providers to design for residents' needs while maintaining certainty during entitlement and financing.

4. Transit-Oriented Development, Parking, and Multimodal Access

We support the pedestrian- and transit-oriented direction of Policy LU-10.7, Pedestrian-oriented development, Policy LU-10.9, Parking location and design, and Policy CM-6.3, Parking at transit hubs, including reducing or eliminating parking minimums for new development near transit hubs and stations and along the TOD Overlay.

We also support the bicycle and trail network reflected in Figure CM-4, San Bernardino Bicycle Route Network, Figure PRT-5, San Bernardino Bikeway Plan, and Table CM-4, San Bernardino Bicycle Plan.

Together, these policies can help connect residents to jobs, education, workforce training, services, and commercial activity without requiring every trip to be made by automobile. O1-5

We encourage the City to implement these policies through reduced or eliminated parking requirements in transit-rich locations, safe bicycle and pedestrian infrastructure, secure bicycle storage, pedestrian-oriented frontage, and stronger connections among housing, employment centers, education, services, and transit.

This is also a housing affordability and land-use issue. Excess parking requirements can increase development costs and consume land that could otherwise support additional housing, commercial activity, open space, or community-serving uses. Parking requirements should reflect actual transportation conditions and access to transit rather than impose unnecessary costs on housing development.

Conclusion
LaunchPad Collective supports the overall direction of the San Bernardino 2050 General Plan and its emphasis on mixed-use development, housing diversity, corridor revitalization, complete neighborhoods, and multimodal connectivity.

As the City moves from General Plan adoption to implementation, we encourage particular attention to four priorities: objective, predictable, and timely entitlement and permitting processes; flexible mixed-use standards that allow housing, economic development, and community-serving uses to coexist; transit-oriented development supported by appropriate parking standards and multimodal infrastructure; and housing policies that support affordability, economic mobility, and pathways into ownership.

O1-6

The success of the 2050 General Plan will ultimately depend not only on the vision expressed in its goals and policies, but on whether that vision is carried through into the Development Code, entitlement process, infrastructure investments, and day-to-day implementation.

Predictable development standards, housing production, economic development, mobility, and neighborhood investment should work together toward a larger objective: creating communities in which San Bernardino residents can afford to live, access opportunity, build businesses, build equity, and participate in the value created as their neighborhoods grow.

LaunchPad Collective looks forward to continuing to invest in San Bernardino and partnering with the City to translate these policies into attainable housing, economic opportunity, local ownership, and complete communities.

Respectfully submitted,

Robert Carrillo | Founder & President
Yvette Romero | Director of Operations
Ruben Mendoza | Housing & Economic Analyst

YUHAAVIATAM
OF SAN MANUEL NATION

26569 Community Center Drive, Highland, CA 92346
www.sanmanuel-nsn.gov

August 31, 2026
Via email and Federal Express

Gabriel Elliott, Director, Community Development & Housing Department
City of San Bernardino
290 North D Street
San Bernardino, CA 92401

Re: General Plan Update, Development Code Update, and Downtown Specific Plan Comments and Tribal Consultation

Dear Mr. Elliott:

The Yuhaaviatam of San Manuel Nation ("Nation") is writing regarding the obligation of the City of San Bernardino ("City") to consult with the Nation under AB52 (California Public Resources Code §§21080.3.1, et seq.) and SB18 (California Government Code §65352.3) regarding the General Plan Update, Development Code Update, and Downtown Specific Plan ("Project") and the environmental review required under the California Environmental Quality Act for such Project. The Environmental Impact Report incorrectly states on pages 752 and 754 that no tribes requested consultation within the allotted consultation period under AB52 and SB18. The Nation requested to consult under both AB52 and SB18 prior to receiving notice from the City regarding the Project and within the allotted time to respond after such notice was received. As shown in the attachments, both the SB18 and AB52 notice for this Project, dated August 7, 2025, were received by the Nation on August 12, 2025, and the Nation responded on September 5, 2025. Such consultation is ongoing and pursuant to AB52 and SB18 does not end until a mutual agreement between the City and the Nation is reached. O2-1

In our September 5, 2025 letter, we informed the City of culturally sensitive areas to the Nation and a recorded Native American Heritage Commission Sacred Land File. In the notice, we were provided with a link to the futuresb2050.com website; however, the documents were not available for review at that time on the website. Hence, the Nation requested the draft copy of the General Plan Update, Development Code Update, and Downtown Specific Plan EIR for review. The Nation also asked if the General Plan Update would trigger any 'by-right-development' that would preclude the Nation from consulting on any future development pursuant to O2-2

AB52 and SB18. Follow-up emails were sent to the point of contact included on the notices on November 21, 2025, and on May 12, 2026, but no response was received. In addition, the Nation did not receive a notice from the City that the General Plan Update, Development Code Update, and Downtown Specific Plan EIR was open for public comment, which we normally receive from lead agencies. Despite lack of notice, the Nation called the point of contact for this Project on July 20, 2026 to again consult on this important Project. To date, the City has not addressed the concerns raised in the September 5, 2025 letter. In addition, the Nation has been working with the City and Placeworks to correctly identify the Nation's jurisdiction over its lands on General Plan maps and cannot consult on such material until it is received. Currently, the Nation is waiting to receive the current maps proposed for the General Plan. The Nation has reviewed the pre-contact background section for the Project in the EIR and the General Plan and has provided the attached revisions. In addition, the Nation would like to discuss the inclusion of interpretative projects that provide educational information on the Serrano cultural and history in the General Plan.

O2-2 cont'

The Nation looks forward to the continuing consultation on the Project pursuant to AB52 and SB18. Pursuant to Public Resources Code section 21080.3.2, the City and the Nation must participate in good-faith consultation that continues until the City and the Nation reach a mutual agreement.

Thank you for the opportunity to provide comments. Please feel free to contact me at dan.little@sanmanuel-nsn.gov if you wish to discuss further.

O2-3

Sincerely,



Daniel J Little
Chief Intergovernmental Affairs Officer

cc: Eric Levitt, City Manager, San Bernardino
Mark Hoffman, Associate Principal, Placeworks

The edits to the Pre-contact Background section on page 304 for the Draft Environmental Impact Report (EIR) and page 10-4 in the General Plan:

Since time immemorial, Native people have lived and gathered in the mountains, valleys, passes and foothills of the San Bernardino Mountains. This area provided plentiful resources to the Native communities whose ancestral lands encompass the City of San Bernardino, such as the Maara'yam (Serrano) people.

The Maara'yam occupied an area in and around the San Bernardino Mountains and into the Mojave Desert. Their territory extended west to the foothill of the Tehachapi Mountains, southwest through the San Gabriel ~~Mountains~~ and San Fernadno Valleys, east to Twentynine Palms, north to the area above Barstow, northeast to the Sink of the Mojave, and south to the Yucaipa Valley and San Jacinto Valley and parts of the San Jacinto Mountains.

Archaeological evidence of the Maara'yam people has been found in and around the City of San Bernardino. Grinding holes provide proof of resource processing and communal living; non-local shells and obsidian tools reflect a healthy trade and well-traveled culture. The Maara'yam people were renowned for their sophisticated basketry made of grasses and fibers that illustrate practical yet artistic designs.

Settlement locations were determined by the availability of water, which influenced the availability of other natural resources, such as plants and animals. As a result, most Maara'yam lived in villages near water sources. Houses, called a kiič, were round and constructed of poles covered with brush and yucca fiber (Kroeber 1925). Most Serrano villages also had a ceremonial house that served as a religious center. Other structures included ramadas, granaries, and sweathouses (Bean and Smith 1978).

Partly due to their mountainous and desert territory, contact between Serrano and European Americans was minimal prior to the early 1800s. In 1819, an asistencia (mission outpost) was established near present-day Redlands. It relocated many Maara'yam to Mission San Gabriel, who were subjected to the devastating hardships associated with the Mission system. However, small groups of remained in the area northeast of the San Gorgonio Pass and preserved their native culture.

From the Mission Era onward, Native people have been forcibly removed from their traditional homelands. In 1866, a skirmish between settlers and non-Serrano Natives in the San Bernardino Mountains triggered a month-long killing spree of indigenous people across the Big Bear area by a San Bernardino militia. The Yuhaaviatam clan of Maara'yam people—locally known as the Yuhaaviatam of San Manuel Nation today—fled into the San Bernardino Valley to escape the persecution. Led by their leader, Santos Manuel, the Yuhaaviatam clan, who numbered only 20-30 people in number, ventured through the valley along Warm

Creek before settling near the confluence of Warm Creek and the Santa Ana River, near the borders of the City of San Bernardino and the City of Colton. The Yuhaaviatam clan settled in this area for a time before being forcibly removed to the area now known as Meadowbrook Park, then to Harlem Springs area before being completely removed from the landscape and placed on the San Manuel Reservation in 1891.

Despite these hardships, the Maara'yam people were able to maintain their identity as sovereign nations, including the Yuhaaviatam of San Manuel Nation. The Tribe maintain a connection to their ancestral lands by stewarding cultural and natural resources. Today, most Maara'yam live on the Morongo and San Manuel reservations (Bean and Smith 1978).

Pre-contact background on page 751 of the Draft EIR, is essentially the same information as what was provided on page 304 and the above edits can be used there, with the addition of Native American settlements section:

Pre-contact background

Since time immemorial, Native people have lived and gathered in the mountains, valleys, passes and foothills of the San Bernardino Mountains. This area provided plentiful resources to the Native communities whose ancestral lands encompass the City of San Bernardino, such as the Maara'yam (Serrano) people.

The Maara'yam occupied an area in and around the San Bernardino Mountains and into the Mojave Desert. Their territory extended west to the foothill of the Tehachapi Mountains, southwest through the San Gabriel ~~Mountains~~ and San Fernadno Valleys, east to Twentynine Palms, north to the area above Barstow, northeast to the Sink of the Mojave, and south to the Yucaipa Valley and San Jacinto Valley and parts of the San Jacinto Mountains.

Archaeological evidence of the Maara'yam people has been found in and around the City of San Bernardino. Grinding holes provide proof of resource processing and communal living; non-local shells and obsidian tools reflect a healthy trade and well-traveled culture. The Maara'yam people were renowned for their sophisticated basketry made of grasses and fibers that illustrate practical yet artistic designs.

Settlement locations were determined by the availability of water, which influenced the availability of other natural resources, such as plants and animals. As a result, most Maara'yam lived in villages near water sources. Houses, called a kiič, were round and constructed of poles covered with brush and yucca fiber (Kroeber 1925). Most Serrano villages also had a ceremonial house that served as a religious center. Other structures within the village might include ramadas, granaries, and sweathouses (Bean and Smith 1978).

Partly due to their mountainous and desert territory, contact between Serrano and European Americans was minimal prior to the early 1800s. In 1819, an asistencia (mission outpost) was established near present-day Redlands. It relocated many Maara'yam to Mission San Gabriel, who were subjected to the devastating hardships associated with the Mission system. However, small groups of remained in the area northeast of the San Gorgonio Pass and preserved their native culture.

Native American Settlement

The San Bernardino Valley's first inhabitants were Native Americans who settled along the Santa Ana River as early as 8000 BC. Natives living in the valley when the Spanish arrived were Uto-Aztecan, Takic speakers, ~~possibly~~ from the Serrano Tribe, also known as the Maara'yam.-Later, Mountain Cahuila , the Luiseño, and native people identifying as the Gabrieleño were brought to the valley by the missions and by the local Spanish family to work their ranchos. The precontact sites in the planning area represent at least three periods of Native American occupation—the Milling Stone, Late Prehistoric, and Protohistoric periods—dating from around 3000 BC to the mid-19th century AD. These precontact sites include food procurement sites, specialized lithic technology sites, and seasonal habitation sites.

The only local Native American community in residence today is the Yuhaaviatam of the San Manuel Nation from the Serrano group. In 1866, a conflict came to the area, and militia forces from San Bernardino killed Serrano men, women, and children in a 32-day campaign. Their tribal leader, Santos Manuel, safely led the remaining Yuhaaviatam, numbering only 20-30 individuals, from their homelands to the valley floor settling in what is now known as the National Orange Show Event Center, before being forcibly removed again to the Meadowbrook Park area and again to the Harlem Springs area, before being completely removed from the landscape and placed on the San Manuel Reservation in 1891. In 1891, the federal government recognized the reservation as a sovereign nation through Presidential Executive Order (San Bernardino 2025).

On page 10-5 of the General Plan of the Mission-Rancho Period (1770-1820) we request the following edits:

The Mission-Rancho historic period was the first organized attempt on the part of Europeans to colonize the western part of North America. The mission/pueblo/presidio triad, a settlement strategy representing the clerical, civilian, and military authority of the Spanish Crown, was implemented over the decades that followed the overland exploratory expeditions of Alta California conducted by Gasper de Portolá from 1769 to 1770. Although the missions are the

most tangible surviving evidence of this period of history, other artifacts related to this period are known to remain in some areas.

In 1810, the Rancho de San Bernardino of Mission San Gabriel was established near the confluence of Lytle Creek, Warm Creek, and the Santa Ana River. Though the original site was destroyed, a second rancho was established at the Guachama rancheria, a Maara'yam (Serrano) village, in Loma Linda. In 1821, the San Bernardino Asistencia was established in Redlands. The San Bernardino Asistencia held many Maara'yam people as well as other indigenous people from nearby regions, using them as labor for mission support. From this branch mission, agriculture began to develop in the valley. Water was transported via a ten-mile ditch from Mill Creek, known as the Zanja, to irrigate olive trees and vineyards. This irrigation system supported agriculture across the region and is listed on the National Register of Historic Places with the notation that it was built by Serrano men.

On page 10-6 of the General Plan in the Early California Settlements section we request the following edits:

In 1866, militia forces in the mountains attempted to wipe out the Maara'yam (Serrano) Indians in a 32-day massacre. The tribal leader, Santos Manuel, led the remaining Yuhaaviatam, numbering only 20-30 individuals, from their homelands in mountains to the valley floor. The remaining Yuhaaviatam people settled in the area now known as the National Orange Show Event Center, before being forcibly removed again to the Meadowbrook Park area and again to the Harlem Springs area, before being completely removed from the landscape and placed on the San Manuel Reservation in 1891.

City of San Bernardino

Community Development & Housing Department | Planning Division

RECEIVED

AUG 12 2025

BY: TJ

August 7, 2025

Alexandra McCleary, Senior Manager of Cultural Resources Management
San Manuel Band of Mission Indians
26569 Community Center Drive
Highland, CA, 92346

SUBJECT: **Invitation to Consult Under Assembly Bill 52 and Senate Bill 18: City of San Bernardino General Plan Update, Development Code Update and Downtown Specific Plan Environmental Impact Report**

Dear Senior Manager of Cultural Resources Management Alexandra McCleary:

In accordance with Assembly Bill 52 (AB 52; per Public Resources Code 21080.3.1, subs. (b), (d), (e) and 21080.3.2) and Senate Bill 18 (SB 18; Government Code Section 65352.3), the City of San Bernardino (City) herby notifies the San Manuel Band of Mission Indians of the San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan Environmental Impact Report (EIR). The City is within the geographic area that the tribe is traditionally and culturally affiliated. As shown in the attached Notice of Preparation (NOP), the City is preparing an EIR to evaluate the potential environmental impacts as required by the California Environmental Quality Act (CEQA) that could occur with adoption of the project. As the project includes a General Plan and Development Code Update and a Specific Plan, it is subject to the requirements of both AB 52 and SB 18.

PROJECT SUMMARY: The proposed project encompasses three related planning efforts that will be analyzed under this EIR: the City's General Plan Update, Development Code Update, and a Downtown Specific Plan for Downtown San Bernardino.

- **General Plan Update:** The City's General Plan is a planning document that represents the community's vision for its future. It meets the requirements of California State law for each city to adopt a comprehensive, long-term general plan (Govt. Code Section 65300). The City will use the goals and policies of the General Plan as a basis from which to make their land use, housing, mobility, infrastructure, and open space and parks decisions. The City has selected the year 2050 as its planning horizon.

- **Downtown Specific Plan:** The Specific Plan proposes a set of focused strategies to transform Downtown San Bernardino into a vibrant and livable center of community identity and activity. The Specific Plan would include a vision statement, objectives, and planning principles; land

use, mobility, and infrastructure plans; development standards; design guidelines; an implementation plan; and an economic development strategy.

- **Development Code Update:** The Development Code Update proposes changes to the City's existing Development Code (SBMC Title 19). This update consists of a review and update of administrative procedures, land use zone and district designations, development and design standards, and an updated zoning map that implements the proposed Land Use Plan under the General Plan Update.

Additional information about the proposed project is available at the following City webpage: https://futuresb2050.com

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. 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.

ENVIRONMENTAL IMPACT REPORT: The City will prepare an EIR to evaluate the associated environmental impacts associated with the proposed project. The City of San Bernardino as lead agency for the project, is responsible for preparing environmental documentation, in accordance with CEQA, to determine if approval of the proposed General Plan and Development Code Update and Downtown Specific Plan, and subsequent future development, could have a significant impact on the environment.

CONSULTATION: A request for consultation for this project must be made within 90 days of the date of this letter. If your Tribe would like to consult under AB 52 or SB 18 on this project, please contact me in writing at the address or email below by **November 5, 2025.**

In accordance with the Code of Public Resources, Section 21082.3(c), information that is submitted by a California Native American tribe during the environmental review process will not be included in the environmental document or otherwise disclosed by the lead agency without the prior consent of the tribe that provided the information.

If you require any additional information or have any questions, please contact me. Thank you for your assistance.

Sincerely,

Travis Martin, Principal Planner
City of San Bernardino
Community Development & Housing Department – Planning Division
290 North D Street
San Bernardino, CA 92401

Phone: (909) 998-2302
martin_tr@sbcity.org

ATTACHMENTS:
Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting

City of San Bernardino

Community Development & Housing Department | Planning Division

Date:	July 21, 2025
To:	State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Organizations, and Interested Parties
From:	City of San Bernardino
Subject:	Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting
Project:	City of San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan
Lead Agency:	City of San Bernardino
Scoping Meeting:	The Scoping Meeting will be held on July 30, 2025, beginning at 6:00 p.m., at City of San Bernardino City Hall, 201 North E Street, 3rd Floor, San Bernardino, CA 92401
Contact:	Travis Martin; Principal Planner
Address:	Community Development & Housing Department – Planning Division 201 North E Street, 3rd Floor San Bernardino, CA 92401
Phone:	(909) 384-5313
Email:	martin_tr@sbcity.org

NOTICE OF PREPARATION: Pursuant to the California Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of San Bernardino (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the City of San Bernardino General Plan Update, Development Code Update, and Downtown Specific Plan Project (proposed project), described below. In compliance with Section 15082 of the CEQA Guidelines, the City of San Bernardino is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and trustee agencies that may be affected by the project.

PROJECT SUMMARY: The proposed project encompasses three related planning efforts that will be analyzed under this EIR: the City's General Plan Update, Development Code Update, and a Downtown Specific Plan for Downtown San Bernardino.

- **General Plan Update:** The City's General Plan is a planning document that represents the community's vision for its future. It meets the requirements of California State law for each city to adopt a comprehensive, long-term general plan (Govt. Code Section 65300). The City will use the goals and policies of the General Plan as a basis from which to make their land use, housing, mobility, infrastructure, and open space and parks decisions. The City has selected the year 2050 as its planning horizon.

- **Downtown Specific Plan:** The Specific Plan proposes a set of focused strategies to transform Downtown San Bernardino into a vibrant and livable center of community identity and activity. The Specific Plan would include a vision statement, objectives, and planning principles; land use, mobility, and infrastructure plans; development standards; design guidelines; an implementation plan; and an economic development strategy.

- **Development Code Update:** The Development Code Update proposes changes to the City's existing Development Code (SBMC Title 19). This update consists of a review and update of administrative procedures, land use zone and district designations, development and design standards, and an updated zoning map that implements the proposed Land Use Plan under the General Plan Update.

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. The boundaries of the Specific Plan Area are depicted in Figure 2, Downtown Specific Plan Project Area.

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.

Figure 3, *Existing General Plan Land Use Map*, and Figure 4, *Proposed General Plan Land Use Map*, illustrate the City's existing Land Use Plan and the proposed General Plan Land Use Plan, respectively.

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.

POTENTIAL ENVIRONMENTAL EFFECTS: The CEQA Guidelines Section 15128 allows environmental issues, for which there is no likelihood of significant impact, to be "scoped out" and not analyzed further in the EIR. Given the diversity of environmental settings across the city, all environmental topics will be analyzed in this Draft EIR, as shown below.

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Parks and Recreation

- Geology and Soils
- Greenhouse Gas Emissions
- Hazardous Materials
- Hydrology/Water Quality
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

PUBLIC REVIEW PERIOD: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The NOP is available for a 30-day public review period beginning July 21, 2025, and ending August 19, 2025.

RESPONSES AND COMMENTS: The City will accept written comments only during the public review period. Please indicate a contact person for your agency or organization and send your written comments to:

Attn: Travis Martin, Principal Planner
City of San Bernardino
Community Development & Housing Department – Planning Division
201 North E Street, 3rd Floor
San Bernardino, CA 92401
Email: martin_tr@sbcity.org

SCOPING MEETING: As a part of the NOP process, the City will conduct a public Scoping Meeting to present the proposed project and environmental process and to receive public comments and suggestions regarding the proposed project. The Scoping Meeting will be held on July 30, 2025, beginning at 6:00 p.m. at City of San Bernardino City Hall, 201 North E Street, 3rd Floor, San Bernardino, CA 92401.

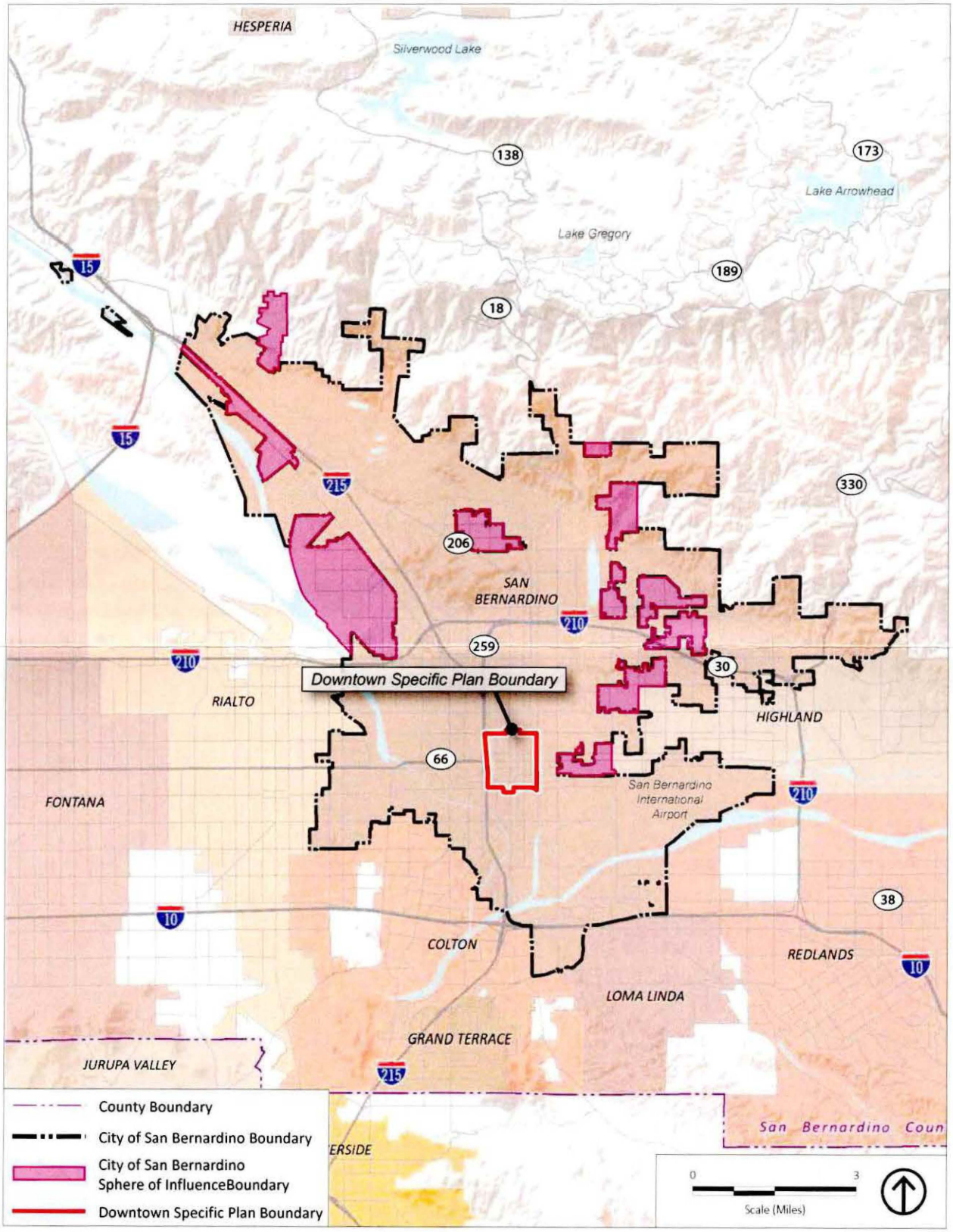
The Scoping Meeting will include a presentation describing the proposed project, followed by an opportunity for members of the public to comment on environmental topics that should be analyzed in the EIR.

Additional information about the proposed project is available at the following City webpage: https://futuresb2050.com

Note to Reviewers: An NOP for the Downtown Specific Plan was previously circulated on July 19, 2022. Following publication of this NOP, the proposed project was revised to include additional components, the City's General Plan and Development Code Updates, that would be adopted simultaneously with the Downtown Specific Plan. This NOP supersedes the previous NOP issued for the Downtown Specific Plan and the City requests that individuals and agencies provide comment letters and/or input on the proposed project as described in this NOP.

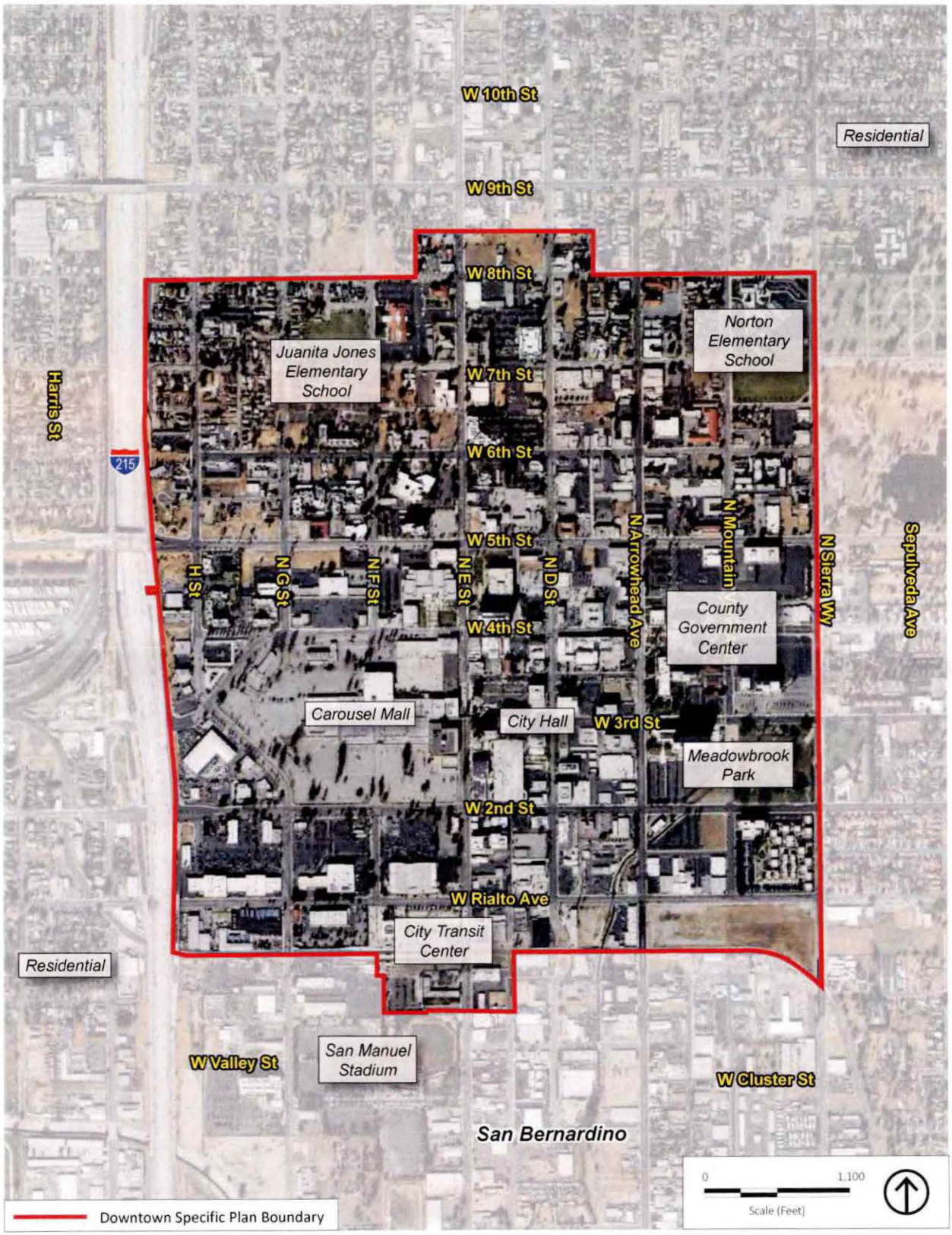
Attachments:

- Figure 1: Citywide Project Area
- Figure 2: Downtown Specific Plan Project 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



Source: Generated using ArcMap 2022.

Figure 1
Citywide Project Area



Source: Generated using ArcMap 2025.

Figure 2
Downtown Specific Plan Project Area

From:	Kristen Tuosto
To:	martin_tr@sbcity.org
Subject:	AB52 & SB18: City of San Bernardino General Plan Update, Development Code Update and Downtown Specific Plan EIR [CIT-SB-2025-7]
Date:	Friday, September 5, 2025 4:09:00 PM

Dear Travis Martin,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (YSMN, also known as the San Manuel Band of Mission Indians) regarding the above referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on August 8, 2025.

This effort is located within Serrano ancestral lands and may impact tribal cultural resources, and therefore, YSMN would like to initiate consultation pursuant to CEQA (AB 52), SB18, and CA PRC 21080.3.1 and is requesting additional information concerning the proposed zoning changes, to include draft text, maps, cultural report, etc.

Districts 7 (Parkview Campus, 6 (County Center), 8 (Railside), and 4 (Transit Neighborhood) are within a cultural sensitive location for the Tribe and is recorded with the NAHC's SLF.

YSMN is also requesting a draft copy of the General Plan Update (GPU), Development Code Update, and Downtown Specific Plan EIR to review the proposed updates.

Furthermore, we want to know if the GPU would trigger any ground-disturbing 'by-right development' that would preclude the YSMN from consulting on any developments pursuant to CEQA/AB52? We want to ensure that the YSMN can provide mitigation measures for ground-disturbing projects as they appear due to the potential to impact tribal cultural resources in the area.

If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

Regards,
Kristen