



## ABOUT SAN MANUEL LANDING

San Manuel Landing, designed by the San Manuel Band of Mission Indians and Trammell Crow, is the reimagined use for a 50+ acre lot on the site of the former Norton Air Force Base. Located at the southeast corner of Victoria Avenue and 3rd Street, San Manuel Landing aligns with the California Alliance Specific Plan and the City of San Bernardino General Plan for a long-term sustainable investment in the community's economic development.

As one of the few "Class A" warehouse facilities to be found in San Bernardino, San Manuel Landing's 1M sq. ft. structure is set amongst extensive, attractive drought-tolerant landscaping highlighted by a linear park, an iconic historical water tower and mural wall highlighting the rich history of the area.



## PROJECT BENEFITS

San Manuel Landing brings the following benefits:

- Jobs, from part-time to full-time, with long-term growth opportunities and versatility in a booming industry defined by innovation and technological breakthroughs
- Over \$1M in property taxes and \$6M in direct financial impact to the city
- Bike trail accommodation
- New bus stop for improved access to public transportation
- Visually appealing design incorporating the city's history with an iconic water tower as focal point in linear park
- Built to meet CALGreen Certification and LEED specifications including solar energy; accommodations for electric truck and vehicle charging and an innovative onsite truck staging area

## MORE THAN A YEAR OF EXTENSIVE EVALUATION

---



- Environmental Impact Report (EIR) was prepared by an independent and highly respected California Environmental Quality Act (CEQA) consulting firm (T&B Planning).
- EIR was also peer reviewed by an independent and highly respected third party CEQA consultant (PlaceWorks).
- EIR was reviewed and approved by the City Attorney.
- The process included extensive public review and comment with a 30-day comment period and hearing on the scope of the Draft EIR, a 45-day comment period on the Draft EIR, a Final EIR, three Development Environmental Review Committee Meetings, a Planning Committee Hearing and two upcoming City Council Hearings.
- All public comments received a timely response.

## ABOUT SAN MANUEL BAND OF MISSION INDIANS

---

In the 1950s and 60s, we recall seeing huge planes flying into Norton Air Force Base from our small hillside Reservation, our homeland not three miles away but worlds apart. From the air, we imagined that pilots took no notice of our underserved community of a few handmade buildings with no modern infrastructure including a complete lack of street lighting or paved roads.

Things have changed. Today, the Tribe has built a thriving community, government and business that provides its citizens a good quality of life and thousands of jobs to our neighbors. Now, we own part of the former Norton Air Force Base. We are working with city, county and private partners to develop this property as a center for commerce called San Manuel Landing.

Our approach to the Landing is as a tribal government seeking sustainable economic developments to meet our government obligation for seven generations to come. A fact recognized by the Federal government in 2005, when the Bureau of Indian Affairs (BIA) completed the transfer of this land as part of the Federal Property Administrative Services Act of 1949, which provided a framework for the return of this portion of Tribe's ancestral land base – home to the Serrano people since time immemorial.

