

Glen Helen Specific Plan

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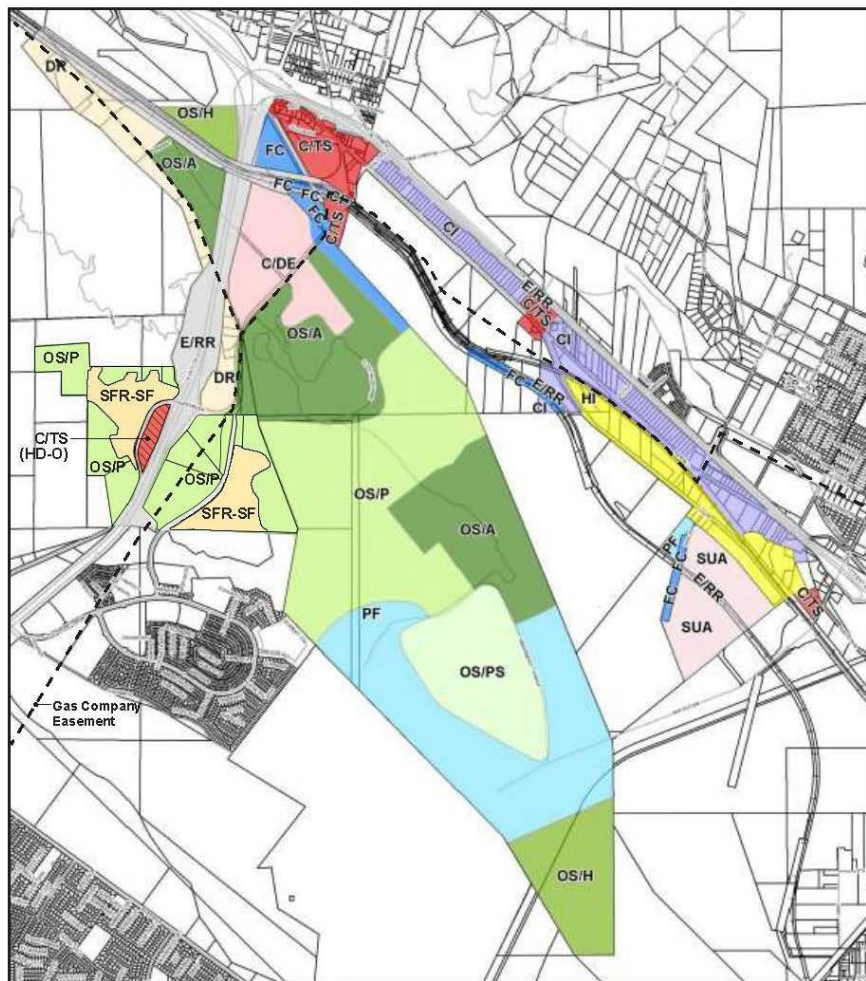
A. Environmental Impact Report (Under Separate Cover)

Chapter 3: Land Use Plan

GH2.0305 General Provisions

The Land Use Plan contains 13 land use zoning designations (Exhibit 2-2). Most of these have some similarity to certain land use zoning districts in the County of San Bernardino Development Code, but each has been customized for the future uses and kind of development envisioned for the Glen Helen Specific Plan Area.

Exhibit 2-2 – Land Use Plan



Land Uses

- | | |
|---|---|
| Commercial/Destination Entertainment (C/DE) | Open Space/Active Recreation (OS/A) |
| Commercial/Traveler Services (C/TS) | Open Space Passive Recreation (OS/P) |
| Corridor Industrial (CI) | Open Space Habitat Preserve (OS/H) |
| Destination Recreation (DR) | Open Space/Public Safety (OS/PS) |
| Existing Road/Railroad (E/RR) | Public Facility (PF) |
| Flood Control (FC) | Single Family Residential-Sycamore Flats (SFR-SF) |
| Heavy Industrial (HI) | High Density Overlay (HD-O) |
| Special Use Area | |



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The Land Use Plan contains two types of commercial designations: Commercial/Traveler Services and Commercial/Destination Entertainment. There is also a Commercial/Traveler Services Floating Zone, but it only differs from the Commercial/Traveler Services designation in terms of its flexibility as to where it is ultimately located along Cajon Boulevard and Kendall Drive. The Commercial/Traveler Services zones are strategically concentrated near freeway interchanges to take advantage of freeway visibility and the demands for goods and services that are generated by both travelers passing through the area and visitors to the various attractions. The Commercial/Destination Entertainment designation is concentrated within and adjacent to the Regional Park and is intended to be the focus of long-term development for a wide range of recreation, entertainment, and support commercial uses. A total of 220 acres is devoted to these commercial designations.

Corridor Industrial is expected to occur over 15 to 20 years, as parcels are consolidated, market niches are discovered, and some existing uses transition over time.

The Land Use Plan also provides for development of a sizeable industrial sector along the Cajon and Kendall corridors, designated as Corridor Industrial. This development is expected to occur over 15 to 20 years, as parcels are consolidated, market niches are discovered, and some existing uses transition over time. Ultimately, this area is expected to provide jobs for several thousand employees. Although this land is in competition with other undeveloped industrial land in the County, this particular area is strategically located at the entrance to the Los Angeles Basin, enjoys exceptional freeway visibility, and offers opportunities for start-up businesses that don't require higher-priced industrial park settings. The Corridor Industrial designation totals approximately 262 acres along Cajon Boulevard and Kendall Drive. Future uses will be complemented and strengthened by the industrial development planned for the Calmat Specific Plan area, adjacent to this designation in the City of San Bernardino.

One recreation-oriented designation is contained in the Plan: Destination Recreation. The Destination Recreation zone is situated between the National Forest and a long stretch of the railroad in the northwestern corner of the planning sub-area. Over time, as year-round activities increase in and around the park, and as additional services are required within the Plan area, this area provides an opportunity for lower-intensity recreation/entertainment, and service retail, hospitality, government/civic uses, residential and commercial uses.

The Land Use Plan provides two residential designations: 1) the Single Family Residential – Sycamore Flats (SFR-SF) Zone and 2) the High-Density Overlay (HD-O) Zone. The 94.7-acre Single Family Residential – Sycamore Flats (SFR-SF) zone is located on both sides of I-15 in the Sycamore Flats sub-area. This designation allows for the development of up to 418 single-family homes with a minimum lot size of 4050 square feet. The Multiple Residential Overlay Zone occurs in the 12-acre Commercial/Traveler Services designation in the Sycamore Flats subarea and allows up to 336 multi-family units as an alternative to the commercial uses permitted within the Commercial/Traveler Services designation.

“Open space categories cover nearly 40% of the Specific Plan area”

Four categories of open space are distinguished on the Land Use Plan: Open Space/Active Recreation, Open Space/Passive Recreation, Open Space/Habitat Preserve, and Open Space/Public Safety. These areas are all on County-owned properties and provide a new level of distinction for the long-range management of open space lands. Open space management is the focus of the standards and recommendations set forth in Division 2, Chapter 6 (Infrastructure and Open Space Management Plans). The Open Space categories cover nearly 40% of the Specific Plan area, totaling some 1,330 acres.

The public facilities that exist within the Specific Plan area are identified in three categories of land use: Public Facility, Special Use Area, and Flood Control. The Public Facility designation encompasses the County Sheriff’s Glen Helen Regional Training Center and Rehabilitation Center. One of the main objectives of the Specific Plan is to provide improvements to circulation, water, and sewer facilities to enable the Sheriff’s complex to expand its facilities and operate more efficiently. The Special Use Area designation contains the Cajon Disposal Site, which ceased accepting waste in December 1980, with the final cap being installed in 1981. The land is viewed as not suitable for any reuse of the property that would propose structures to be built; however, the land may be reused for certain very limited projects that would have to be considered on a case-by-case basis. Such a project would have to be coordinated through and approved by the County Solid Waste Management Division and would also have to comply with the provisions of Section GH2.0435 of this Plan. The Flood Control designation recognizes the lands and flood control facilities owned by the Flood Control District, and other lands in the floodplain. Together, these three public designations represent nearly 20% of the planning sub-area, totaling over 650 acres.

A Statistical Summary of the Land Use Plan is contained in Table 2-1. Both a probable and maximum level of development is provided in order to identify the expected range in which development will occur. Environmental impacts analyzed in the Glen Helen Specific Plan FEIR (Appendix A) assumed a maximum level of development. The maximum number of dwelling units and total square footage of non-residential development provided for in the Specific Plan are prescribed in the Statistical Summary and further defined in the following regulations sections. Calculation of development potential is based on net acreage, which excludes land devoted to arterial and collector roadways, railroad right-of-way, and flood control land as identified in the Circulation Plan.

**Table 2-1
Land Use Plan Statistical Summary**

Code	Land Use Designation	Net Acreage	Maximum Density	Dwelling Units ⁹	Probable FAR	Maximum FAR 1	Square Footage
C/TS	Commercial/Traveler Services	96.2	35DU/AC ⁸	336 ⁸	0.3	0.4	1,257,142 – 1,676,189
C/DE	Commercial/Destination Enter.	123.7			0.2	0.35	1,077,674 – 1,885,930 5
CI	Corridor Industrial	132.9			0.35	0.5	2,026,193 – 2,894,562
HI	Heavy Industrial	129.0					1,966,734 – 2,809,620
GH/SP-SFR-SF	Glen Helen/Specific Plan-Single Family Residential-Sycamore Flats	94.7	7DU/AC	418	NA	NA	
PF	Public Facility	398.8			NA	NA2	
SUA	Special Use Area	119.0			NA	NA3	
DR	Destination Recreation	132.8	1DU/5AC	17	0.2	0.25	1,156,953 – 1,446,192 6
OS/A	Open Space/Active	458.9			NA	NA4	
OS/P	Open Space/Passive	726.6			NA	NA4	
OS/H	Open Space/Habitat Preserve	185.5			NA	NA4	
OS/PS	Open Space/Public Safety	209.0			NA	NA4	
FC	Flood Control	97.5			NA	NA4	
E/RR	Existing Roads/Railroad ROW7	434.7					
	TOTAL	3339.3		771			7,484,696 – 10,712,493

¹ The Maximum intensity shall be used for purposes of the FEIR and traffic analysis to evaluate "most case" – levels of development is the gross floor area of all buildings on a parcel divided by the net acreage of a parcel.

² Intensity standards to be determined in the Master Plan for County Sheriff's Facilities at Glen Helen.

³ Long-term uses are not identified owing to the condition of the disposal site.

⁴ Intensity standards are not useful here. Rather, specification of the limited improvements applicable to each category in the Specific Plan Regulations defines the intent regarding intensity.

⁵ Square footage range reflects a .2 to .35 FAR overall within the private land area and the additional development of up to 20 acres within the Regional Park.

⁶ The table reflects an addendum to the FEIR that transferred 45.47 acres from the C/DE land use zoning district to the DR land use zoning district.

⁷ E/RR is not a land use zoning district, but the area is included in the total acreage.

⁸ Residential units permitted per the HD overlay zone.

⁹ To allow for development flexibility, transfer and adjustment of residential units shall be permitted to occur between land uses provided that the overall total number of units within any land use designation does not exceed to maximum density permitted and that the total number of units within the Specific Plan Area does not exceed 771.

GH2.0440 Destination Recreation (DR)**(a)
Definition**

This designation is intended to accommodate residential land uses, general service retail and low-intensity service commercial, government/civic uses, and recreation entertainment uses that are sensitive to the physical and environmental constraints of the area while providing strategically located services and hospitality uses to the adjacent community and traveler. The DR designation will also allow planned development residential uses that incorporate mixed use or recreational amenities. This designation provides for the continued use of existing single-family residential uses on large parcels. Land uses allowed within this designation include recreation vehicle parks, private campgrounds, residential uses, bed and breakfast establishments, restaurants, and limited retail commercial, as well as a full range of recreation-oriented activities.



View of existing uses within the Destination Recreation Area

**(b)
Permitted
Uses**

The following uses are permitted within the Destination Recreation designation:

Single Residential Uses, such as:

- Single-Family Dwelling Unit
- Residential Care Facility (6 or fewer clients)
- Crop production, horticulture, orchard, vineyard, nurseries.

DR**(c)
Conditional
Uses
(MUP)**

The following uses are permitted within the Destination Recreation designation; subject to approval of Minor Use Permit (MUP):

1. Retail Trade/Personal Services, such as:
 - Antique Shops
 - Apparel Stores
 - Art Galleries
 - Bakeries/Ice Cream Shops
 - Books/Gift/Stationary Stores
 - Coffee Houses/Cafes
 - Hobby Shops
 - Jewelry Stores
 - Restaurants, Family and Specialty w/o Drive-Thru, may include outdoor seating
 - Specialty Retail Stores
 - Sporting Goods, sales/rentals.
2. Lodging Services, such as:
 - Motor Courts
 - Private Campgrounds
 - Recreational Vehicle Parks.
3. Recreation/Entertainment Services, such as:
 - Arcades
 - Bowling Alleys
 - Equestrian Centers (boarding stables, performance, horse rentals)
 - Fairs (non-permanent) including art fairs, craft fairs, farmers markets
 - Fairs (permanent)
 - Family Entertainment Centers
 - "For-Fee" sports such as batting cages, tennis club, fishing
 - Ice Skating Rinks/In-line or roller hockey
 - Meeting Halls
 - Miniature Golf Courses
 - Model Hobby Complex, sales, but with outside display of trains only
 - Private/Non-Profit cultural facilities such as art galleries, music halls, museums
 - Training Centers
 - Virtual-Reality facilities.
4. Additional Uses, such as:
 - Historic monuments and sites
 - Wildlife and nature preserves, lakes, watercourses.

**(d)
Conditional
Uses (CUP)**

The following uses are conditionally permitted within the Destination Recreation designation; subject to approval of a Conditional Use Permit (CUP):

DR

1. Residential, such as:
 - Mobilehome Parks
 - Residential Care Facility (7 or more clients).
2. Retail Trade/Personal Services, such as:
 - Coffee Shops/Quick Serve Restaurants with Drive-Thru.
 - Health Clubs
 - On-Site Alcoholic Beverage Sale Establishments including Bars, Taverns, Cocktail Lounges.
 - Pharmacy/Drug Store with or without Drive-Thru.
 - Small and Large Format Grocery Stores, and
 - Specialty Food Stores.
3. Outdoor Commercial Services, such as:
 - Recreational Vehicle Storage.
4. Lodging Services, such as:
 - Hotels/Motels.
5. Recreation/Entertainment Services, such as:
 - Amusement Park, aquatic park
 - Arenas, amphitheaters, auditoriums, rodeo facilities
 - Convention Centers
 - Live Performance facilities, night clubs
 - ~~Zoo~~
 - Planetariums, aquariums, botanical gardens and arboretums
 - Recreation and community centers, gymnasiums, athletic clubs
 - Sports-oriented recreational uses requiring remote locations including, but not limited to: sky diving jumpsites, off-road and recreational vehicle parks, marinas, golf courses, hunting and fishing clubs, and recreational camps.
 - Zoo
6. Additional Uses, such as: ~~The following uses shall be allowed in this zoning designation subject to a CUP:~~
 - Arenas, field houses, auditoriums, rodeo facilities.
 - Campgrounds not exceeding a density of four (4) sites per acre.
 - Emergency and transitional shelters for the homeless.
 - Government/Civic Facilities
 - Institutional uses including but not limited to schools, colleges and universities, conference centers, hospitals, churches, rehabilitation centers and organizational camps.
 - Museums, art galleries, and libraries.
 - Racetracks or stadiums.
 - Recreation and community centers, gymnasiums, athletic clubs.
 - ~~Campgrounds not exceeding a density of four (4) sites per acre.~~
 - Sports-oriented recreational uses requiring remote locations including but not limited to: rifle, pistol and archery ranges.
 - ~~Arenas, field houses, auditoriums, rodeo facilities.~~

DR

- ~~Recreation and community centers, gymnasiums, athletic clubs.~~
- ~~Emergency and transitional shelters for the homeless.~~

(e)
**Planned
Development
Uses**

The following uses are conditionally permitted within the Destination Recreation designation; subject to approval of a Planned Development (PD) review: Single- and multiple family-dwelling units in conjunction with a recreational/ commercial use and/or recreational amenities, as well as the following uses:

1. Professional Services, such as:
 - Banks, Financial Services, Real Estate Offices
 - Copy and mail centers
 - Medical and Dental offices
2. Retail Trade/Personal Services, such as:
 - Appliance and hardware stores (general merchandise retail)
 - Beauty salons, nail salons, barber shops, dry cleaner, florist and other personal service uses.
 - Convenience stores with offsite consumption alcoholic beverage sales
 - Digital Screen Billboards
 - Freeway signs including all freeway oriented advertising
 - Mini storage, car condos, and indoor/outdoor RV storage (may not be located within 300 feet of Glen Helen Parkway or adjacent to residentially zoned property)
 - Offsite signs (outdoor displays, static or/and dynamic)
 - Outdoor commercial uses including vehicle sales and rentals
 - Service/gas stations, including service/gas stations with convenience stores (or other accessory uses such as a car wash) including offsite consumption alcoholic beverage sales
 - Warehouse retail, (large format warehouse retailers with storage and sales onsite)

(f)
**Prohibited
Uses**

The following uses are prohibited uses within the Destination Recreation designation because of the relatively small area designated for this use and the need to maintain a special environment within this District that provides a natural experience consistent with its location adjacent to the San Bernardino National Forest:

1. Cemeteries, including pet cemeteries.
2. Development of natural resources.
3. Electrical generating stations.
4. Gas production plants.
5. Hazardous waste operations.
6. Industrial uses per the Industry, Manufacturing & Processing, Wholesaling sections of Tables 82-4, 82-7, 82-11 and 82-17 of the County Development Code.

DR

- 7. ~~Radio and television stations and towers.~~
- 8. Sewer plants and sewage disposal sites.
- 9. Solid waste disposal sites, rubbish incinerators, and recycling centers.
- 10. Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.
- 11. Transportation facilities.

(g) Site Development Standards

1. Building Site Requirements

- a) Minimum lot size shall be five acres, calculated per Subsection 83.02.050(e) of the County Development Code.
- b) Existing lots that are less than five acres in size as of the adoption of this Specific Plan are “grandfathered” as legal building sites, and can be built upon according to the standards of this Plan.
- c) Minimum lot width measured at the front property line is 150 feet.
- d) Minimum lot depth: 100 feet.

2. Building Height and Area Limitations (unless otherwise modified per the standards within an approved PDP)

- a) Maximum structure height: 60 feet.
- b) Uninhabited architectural projections such as roof peaks, parapets, and towers may extend up to ten feet above this limit.
- c) Maximum lot coverage is 25%. This includes the surface area of a lot that is paved or covered by a building, in accordance with the County Development Code. This would include parking areas and hardscaped outdoor storage areas.
- d) Maximum floor area ratio (FAR) is .25. FAR is defined as the total gross square footage of a building divided by the net parcel size.

DR

3. Building Setbacks (unless otherwise modified per the standards within an approved PDP)

- a) Minimum front setback, measured from the property line, is 25 feet for major highways and secondary highways and 15 feet for collector and local roads.
- b) Minimum interior side setback is 15 feet. This setback is required on only one side to provide for emergency access.
- c) Minimum rear setback, measured from the property line, is 25 feet, except for properties with a freeway edge the minimum rear yard is 30 feet.
- d) Minimum on-site building separation is 30 feet. Configuration and dimensions between buildings in any case must permit access to all areas of the property by fire equipment, including accessory structures.

4. Landscape Setbacks (unless otherwise modified per the standards within an approved PDP)

- a) From major highways and secondary highways the landscape setback is 15 feet from ultimate right-of-way.
- b) From collector and local roads the landscape setback is ten feet from ultimate right-of-way.
- c) From freeways the landscape setback is 30 feet from ultimate right-of-way.

5. Off-Street Parking (unless otherwise modified per the standards within an approved PDP)

Refer to Division 3, Chapter 2 (Site Planning Guidelines) as applicable.

6. Signage (unless otherwise modified per the standards within an approved PDP)

Refer to Division 3, Chapter 5 (Signage Guidelines) of this Plan as applicable. Accessory sign standards shall be the same as Rural Commercial District Development Standards per Subsection 83.13.050(c)(6) of the County Development Code.

DR

7. Other General Development Regulations

Refer to Division 2, Chapter 7 (General Development Regulations) of this Plan as applicable.

8. Design Guidelines

Refer to Division 3 (Design Guidelines) of this Plan as applicable.

**(h)
Development
Guidelines
and Special
Provisions**

1. Fire Safety Overlay

The provisions of Division 2, Chapter 5, Section GH2.0510 of this Plan shall apply.

2. Geologic Hazard Overlay

The provisions of Division 2, Chapter 5, Section GH2.0520 of this Plan shall apply.

3. Scenic Resources Overlay

The provisions of Division 2, Chapter 5, Section GH2.0525 of this Plan shall apply.

4. Biological Resources Management

Refer to the natural plant community's assessment and mitigation implementation measures of the Glen Helen Resource Management Plan (Appendix A of the FEIR), as applicable. In addition, the provisions of Division 2, Chapter 5, Section GH2.0530 of this Plan shall apply.

**(i)
Special Use
Permit
(SUP)**

The following uses are permitted within the DR designation; subject to approval of a Special Use Permit (SUP)

1. Interim Uses such as support facilities associated with highway construction, infrastructure development and logistic facilities including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers.

a. Interim Uses shall be permitted for a period not to exceed 10 years.

b. A de-commissioning plan detailing the dismantling of the interim facilities shall be included as part of the SUP application and approval process. Additional measures such as security requirements, lighting plans and bonds to guarantee de-commissioning may be required at the discretion of the Director of Land Use Services.

DIVISION 3 DESIGN GUIDELINES

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The Specific Plan area is a site of regional significance, given its location at the entrance to the San Bernardino Valley region from the High Desert and beyond. It is also a site with a wide variety of existing and future planned uses each with their own design and development needs. The challenge of these design guidelines is to focus attention on what can realistically be accomplished from a design standpoint to improve the aesthetic quality of the area and thereby attract visitors and businesses alike. The guidelines apply to all private property within the Specific Plan area, as well as the entertainment and active open space edges of the regional park. They are to be used by both the public and private sector when designing streetscape improvements, deciding on trees and plants, site planning a project, determining architectural style and details, and when designing signage and lighting for a project. Compliance with these guidelines will be determined during the development review process, as indicated in Division 4, Chapter 2 of the Development Processing of this Specific Plan.

Projects with an approved Planned Development Permit (PDP) within the DR Planning Area are not subject to the provisions within Chapter 1: Landscape Architectural Guidelines, Chapter 2: Site Planning Guidelines, Chapter 3: On-Site Landscape Requirements, Chapter 4: Architectural Guidelines, Chapter 5: Signage Guidelines, Chapter 6: Lighting Guidelines and Chapter 7: Hillside Development Requirements, as the Development and Design standards will be established by the approved PDP unless otherwise stated.

Chapter 7: Hillside Development Requirements

GH3.0705 General Provisions

The development standards and design guidelines set forth in this Chapter and Chapter 83.08 of the County Development Code are based on the following policies that are consistent with the Land Use, Conservation, Open Space and Safety Elements of the County’s General Plan and shall apply to all projects within the boundaries of this Specific Plan:

Discourage development on land with slopes greater than 30%.

Minimize the alteration of natural landforms and ridgelines, and encourage sensitive development in hillside areas through a variety of means, including: 1) minimizing the amount of cut and fill within a project site; 2) requiring grading contours to blend with natural contours; and 3) encouraging flexible design and innovative arrangement of building sites and architectural design.

Avoid development that would result in fire, flood, slide, erosion, or other safety hazards.

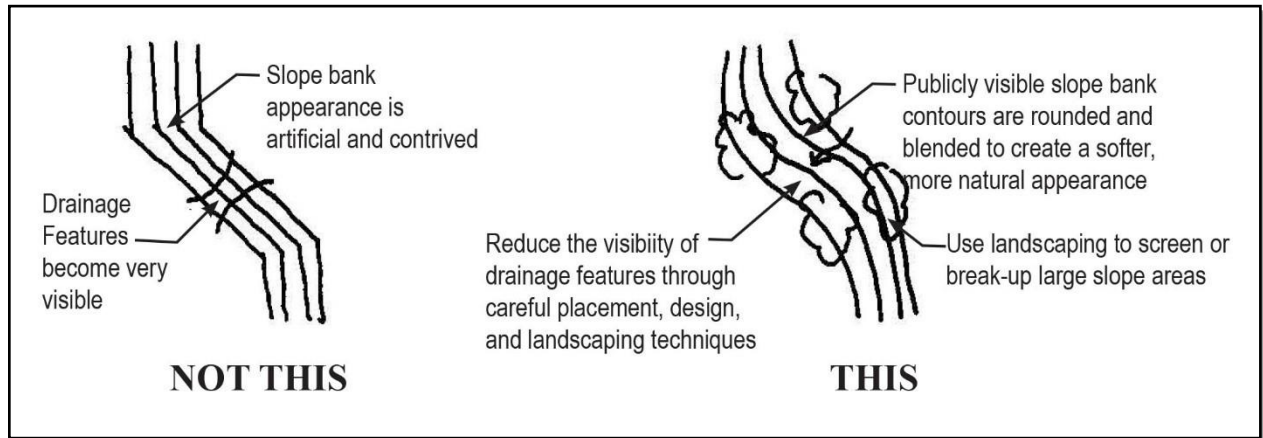
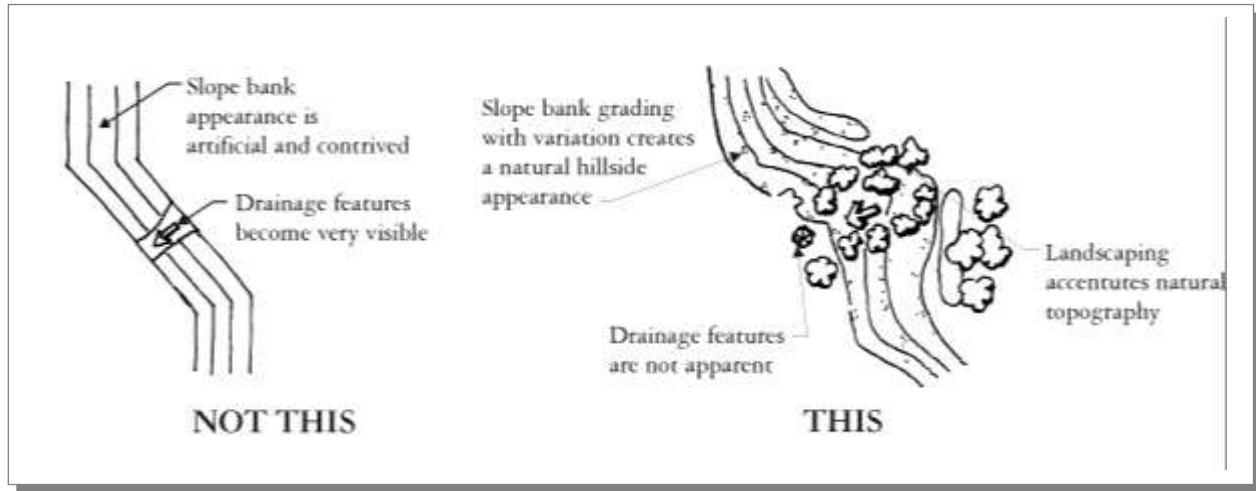
Preserve the most visually significant slope banks and ridgelines in their natural state.

Discourage mass grading of large pads and excessive terracing of hillside areas that are visible from streets and public spaces.

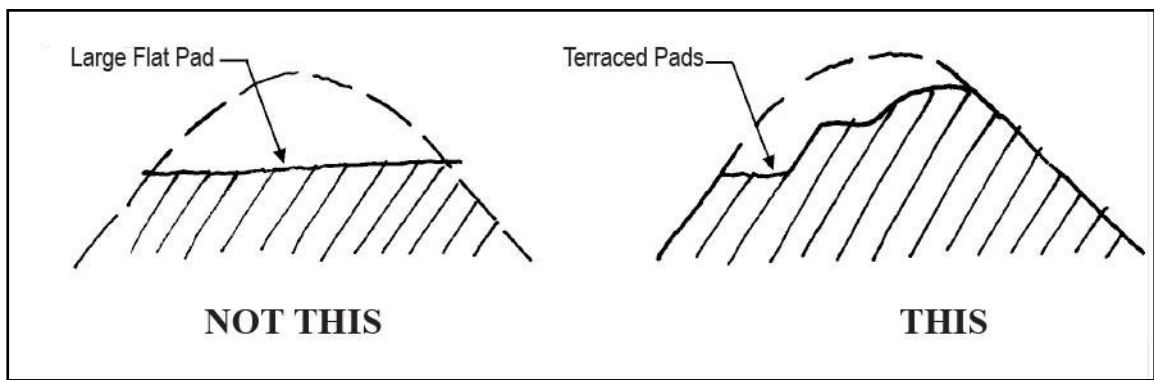
GH3.0710 Hillside Development Guidelines/Requirements

The following guidelines are intended to facilitate the appropriate development of hillside areas. They are not intended to restrict an individual from proposing an innovative or alternative method of design in a hillside area, but to ensure that the goals and policies of the Glen Helen Specific Plan and the General Plan are implemented. All proposed projects within a hillside area with natural slopes greater than 15% shall be subject to the guidelines and procedures of this Chapter unless approved with a Hillside Grading Review and in conformance with an approved PDP.

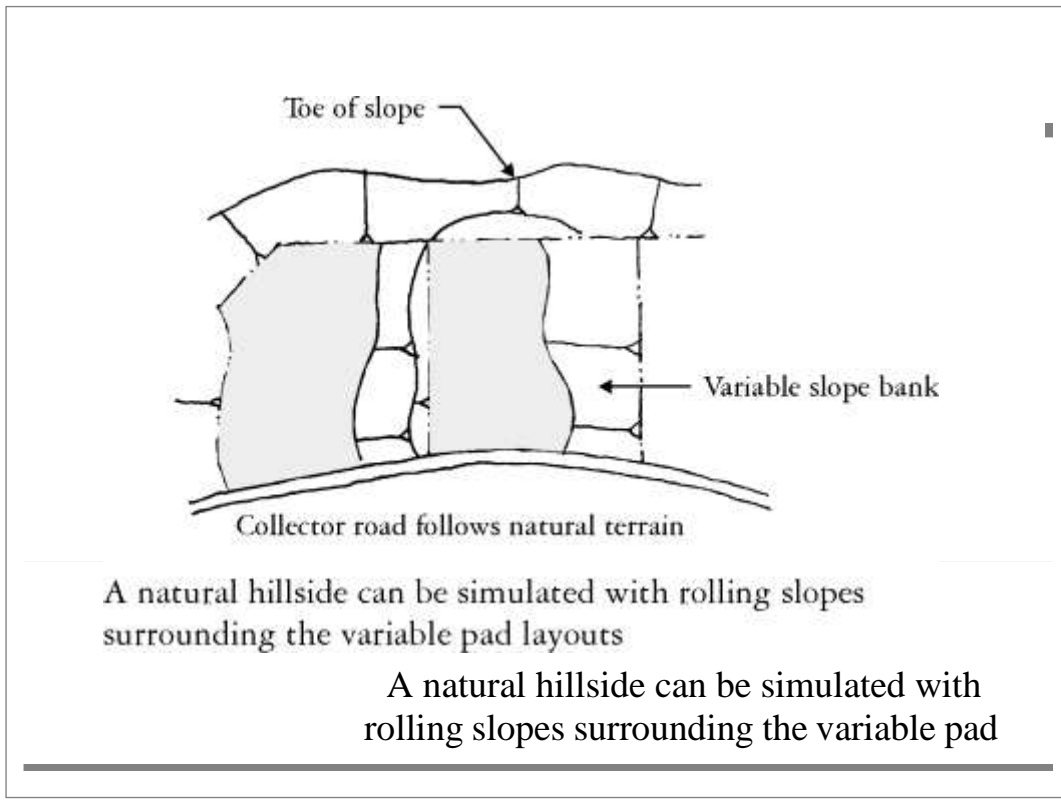
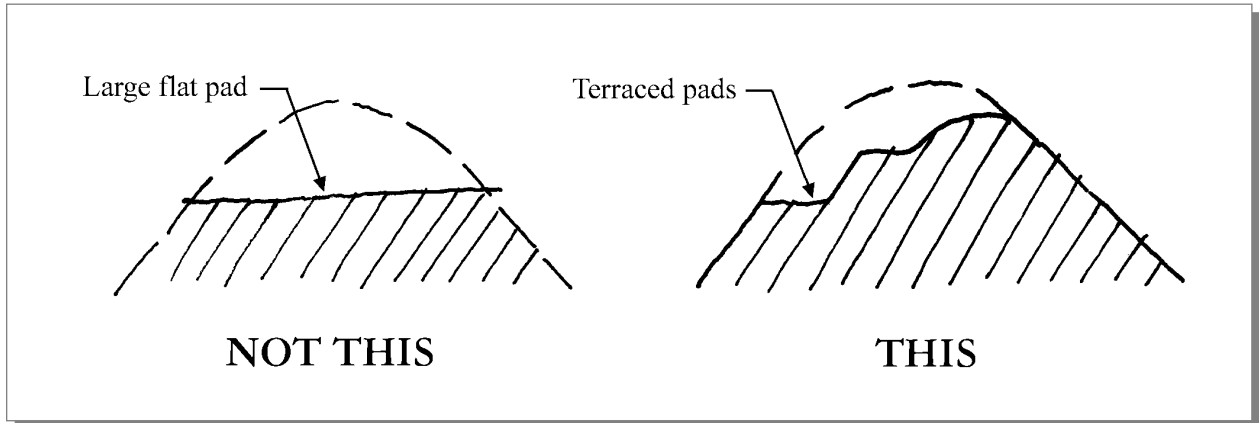
Design of building sites should be sensitive to the natural terrain. Structures should be located in such a way as to minimize necessary grading and to preserve natural features such as prominent knolls or ridgelines.



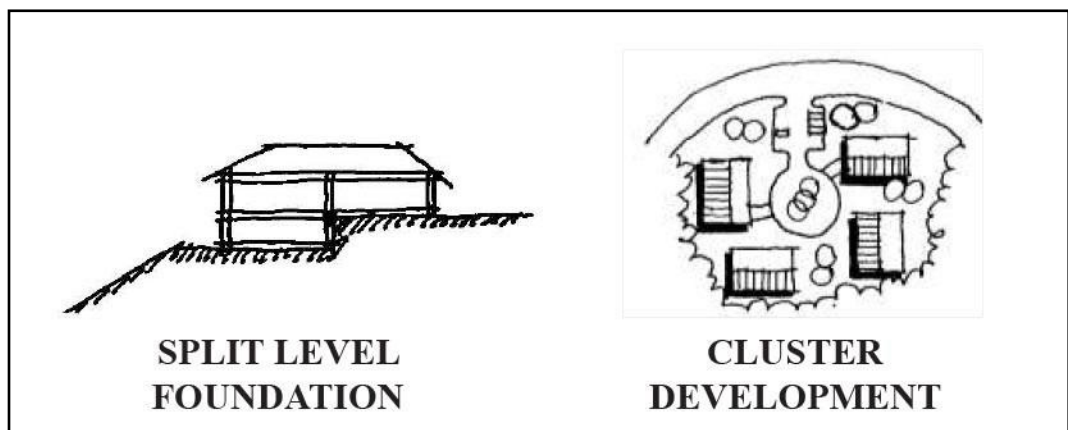
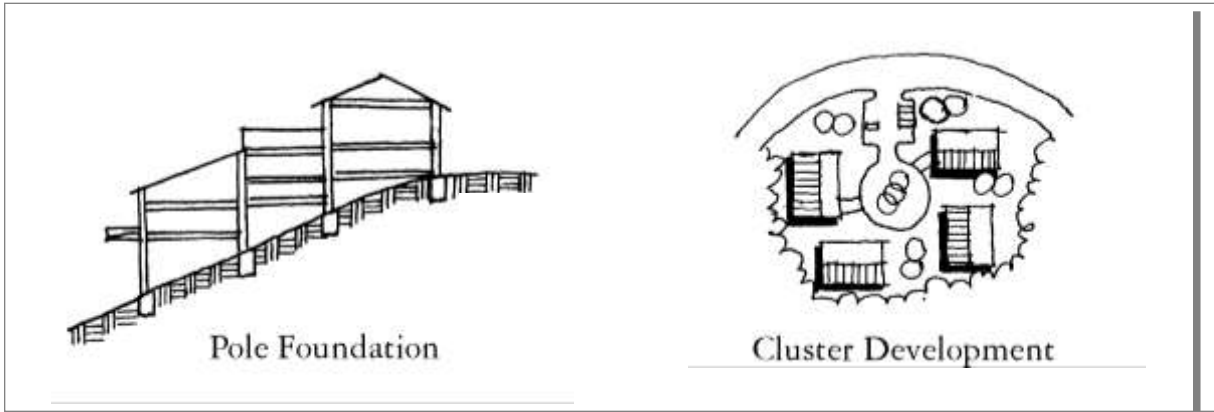
Contour grading techniques should be used to provide variety in the slope bank grading to create a more natural appearance. Hard edges left by cut and fill operations should be given a rounded appearance that resembles the natural contours of the land.



Terraced pads should be used to create development pads in lieu of large flat pads that cut-off the hilltop. Pad configuration should be softened with variable, undulating slopes that simulate the natural terrain.



On slopes over 25% grade, special hillside architectural design techniques are expected in order to conform to the natural landform, including the use of split-level foundations, stepped footings, and clustering of buildings. Front and rear yard setbacks may be reduced in order to minimize grading.



Where a development pad is graded at the foot of the hillside, the back slope shall not exceed a 2:1 ratio. The use of a retaining wall is discouraged; however, should a retaining wall or other support structure be necessary, it should be designed to minimize its visual impact through terracing, crib walls, and appropriate landscaping.

Because of the gateway function of this Specific Plan area, unique landforms shall not be significantly altered. Any proposals to grade a prominent landform shall be subject to a Hillside Grading Review in accordance with Section 83.08.030 [and in conformance with an approved PDP.](#)