LAND USE SERVICES DEPARTMENT
PLANNING COMMISSION STAFF REPORT

HEARING DATE: May 22, 2025 **AGENDA ITEM #3**

Project Description

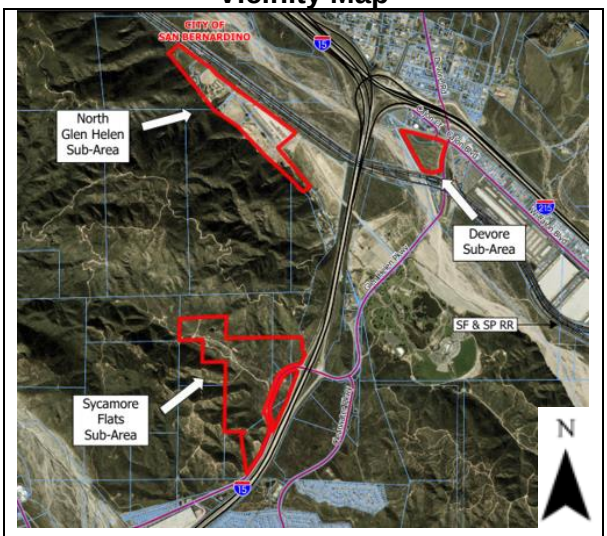
APNs: North Glen Helen Sub-area
0349-201-05, 0349-201-06, 0349-191-21
0349-191-20, 0349-191-24, 0349-201-26
0349-201-29, 0349-191-08, 0349-201-09;
0349-201-04, 0349-201-36

Devore Sub-area:
0349-174-03, 0349-174-01, 0349-174-12

Sycamore Flats Sub-area
0239-021-21, 0239-031-21, 0239-031-35
0239-031-36, 0239-031-19, 0239-031-22
0239-031-18, 0239-031-17, 0239-021-16
0239-021-15, 0239-031-20

Applicant: Pharris Sycamore Flatts LLC
Community: Glen Helen
Location: Glen Helen Specific Plan
Project No: PROJ-2022-00053
Staff: Jon Braginton, Planner
Rep: EPD Solutions, Dane Palanjian
Proposal: An amendment to the Glen Helen Specific Plan to rezone a total of 161.5 acres consisting of 81.5 acres within North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI); 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI); 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential-Sycamore Flats (SFR-SF) to Single-Family Residential-Sycamore Flats (SFR-SF) and Corridor Industrial Overlay (CI-O) and 12.1 acres from Commercial/Traveler Services (C/TS) and High Density Residential Overlay (HDR-O) to Corridor Industrial (CI); and text amendments related to the addition of the Corridor Industrial Overlay (CI-O) zone, accessory uses in the Corridor Industrial (CI) zone, and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan.

Vicinity Map



99 Hearing Notices Sent on: May 9, 2025

Report Prepared By: Jon Braginton, Planner

SITE INFORMATION:

Project Area Size: 161.5 acres
Terrain: Flat, gentle sloping, hillside terrain
Vegetation: Native vegetation, native and introduced trees

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING

AREA	EXISTING LAND USE	LAND USE CATEORY	LAND USE ZONING DISTRICT
North Glen Helen Planning Sub-area	Vacant land, residences, truck container storage lots	Special Development (SD)	Glen Helen Specific Plan / Destination Recreation (GH/SP-DR)
North	BNSF railroad, I-15 Freeway, Cajon Wash	Special Development (SD) / Open Space (OS)	Glen Helen Specific Plan Existing Railroad (GH/SP-E/RR)
South	Vacant, residences, vegetated hillside terrain	Open Space (OS) / Special Development (SD)	Glen Helen Specific Plan Existing Railroad (GH/SP-E/RR) / Glen Helen Specific Plan Destination Recreation (GH/SP-DR)
East	BNSF Railroad, I-15 freeway, Cajon Wash	Special Development (SD)	Glen Helen Specific Plan Existing Railroad (GH/SP-E/RR)
West	Vacant, vegetated hillside terrain	Open Space (OS)	Resource Conservation (RC)
Devore Planning Sub-area	Vacant	Special Development (SD)	Glen Helen Specific Plan Commercial Traveler Services (GH/SP-C/TS)
North	Vacant lots, café (Jerry's Café), residences, Fire Station (Devore Fire Station)	Special Development (SD)	Glen Helen Specific Plan Commercial Traveler Services (GH/SP-C/TS)
South	Vacant lots, BNSF railroad	Special Development (SD)	Glen Helen Specific Plan Corridor Industrial (GH/SP-CI)
East	Vacant lots, truck trailer storage lot	Special Development (SD)	Glen Helen Specific Plan Commercial Traveler Services (GH/SP-C/TS)
West	Vacant (Cajon Wash)	Special Development (SD)	Glen Helen Specific Plan Flood Control (GH/SP-FC)
Sycamore Planning Flats Sub-area	Vacant	Special Development (SD)	Glen Helen Specific Plan Single Family Residential-Sycamore Flats (GH/SP-SFR-SF) and Open Space Passive Recreation (GH/SP-OS/P)
North	Vacant, vegetated hillside terrain	Open Space (OS)	Resource Conservation (RC)
South	I-15 freeway, vacant vegetated open space	Special Development (SD)	Glen Helen Specific Plan Open Space Passive Recreation (GH/SP-OS/P)
East	I-15 freeway, Glen Helen Parkway, Vacant, vegetated hillside terrain	Special Development (SD)	Glen Helen Specific Plan Open Space Passive Recreation (GH/SP-OS/P) and Destination Recreation (GH/SP-DR)
West	Vacant, vegetated hillside terrain	Open Space (OS)	Resource Conservation (RC)

	Agency	Comment
City Sphere of Influence:	N/A	N/A
Water Service:	N/A	Onsite well
Sewer Service:	N/A	OWTS

STAFF RECOMMENDATION: That the Planning Commission recommend[1] the Board of Supervisors: **ADOPT** the Addendum to the Glen Helen Specific Plan EIR; **ADOPT** the Findings to amend the Glen Helen Specific Plan; **ADOPT** an Ordinance to amend the Glen Helen Specific Plan to rezone a total of 161.5 acres consisting of 81.5 acres within North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI); 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS)

[1] This is a recommendation item. A disapproval recommendation by the Planning Commission shall terminate the application unless appealed in compliance with Chapter 86.08.

to Corridor Industrial (CI); 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential-Sycamore Flats (SFR-SF) to Single-Family Residential-Sycamore Flats (SFR-SF) and Corridor Industrial Overlay (CI-O) and 12.1 acres from Commercial/Traveler Services (C/TS) and High Density Residential Overlay (HDR-O) to Corridor Industrial (CI); and text amendments related to the addition of the Corridor Industrial Overlay (CI-O) zone, accessory uses in the Corridor Industrial (CI) zone, and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan; and **DIRECT** the Land Use Services Department staff to file the Notice of Determination in accordance with CEQA.

PROJECT DESCRIPTION

The Applicant proposes an amendment to the Glen Helen Specific Plan (GHSP) to amend the land use zoning designations of approximately 161.5 acres for three Sub-areas within the GHSP to align zoning designations with existing and planned land uses, promote economic development, and support long-term land-use stability (Figures 1 and 2). The rezoning proposal consists of the following:

- Within the North Glen Helen Planning Sub-area, 81.5 acres that would be rezoned from Destination Recreation (DR) to Corridor Industrial (CI) (Figure 3).
- Within the Devore Planning Sub-area, 19.2 acres would be rezoned from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) (Figure 4).
- Within the Sycamore Flats Planning Sub-area, 12. acres would be rezoned from Commercial/Traveler Services and High-Density Overlay (C/TS-HDO) to Corridor Industrial (CI). The High-Density Overlay zone would be deleted in entirety. Additionally, 48.7 acres designated as Single-Family Residential (SFR) would be rezoned to include a new Corridor Industrial Overlay (CI-O) (Figure 5).

The proposed zoning amendments will be part of an updated Land Use Plan as shown in Exhibit 2-2 of the GHSP. The proposed amendment also includes text amendments related to the addition of the Corridor Industrial Overlay (CI-O) zone, container storage as an accessory use in the Corridor Industrial (CI) zone, and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan (collectively referred to as the GHSP Amendment or Project).

FIGURE 1 - AERIAL VICINITY MAP

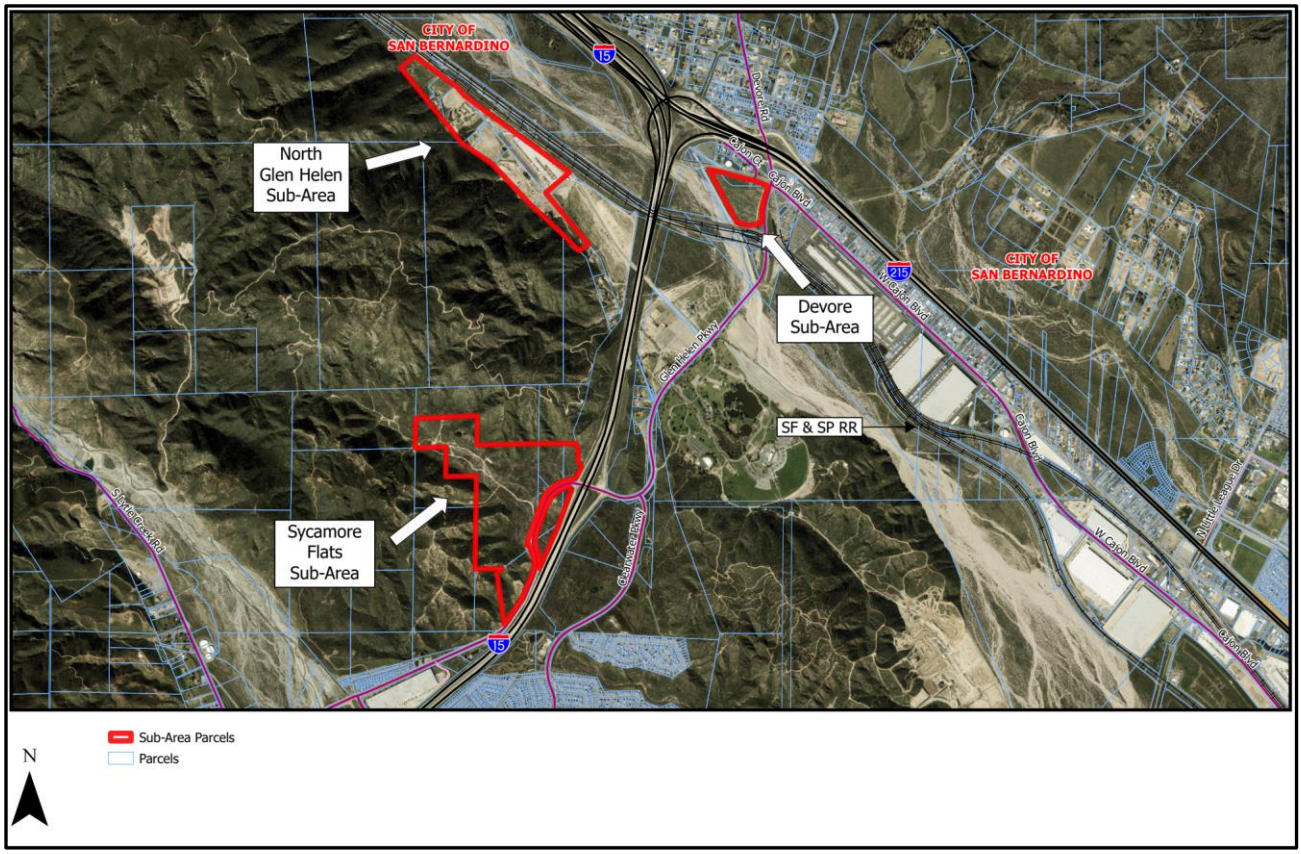


FIGURE 2 – CURRENT LAND USE CATEGORY MAP

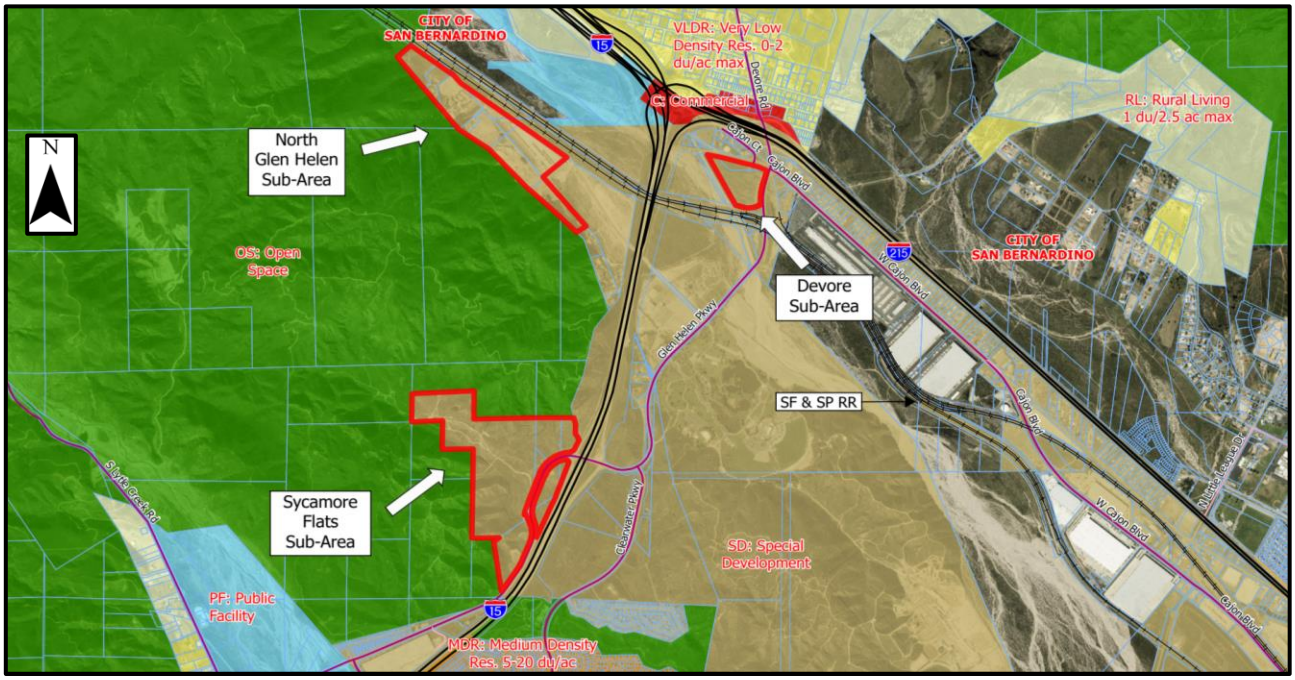


FIGURE 3 - LAND USE CATEGORY MAP - EXISTING/PROPOSED - NORTH GLEN HELEN PLANNING SUB-AREA

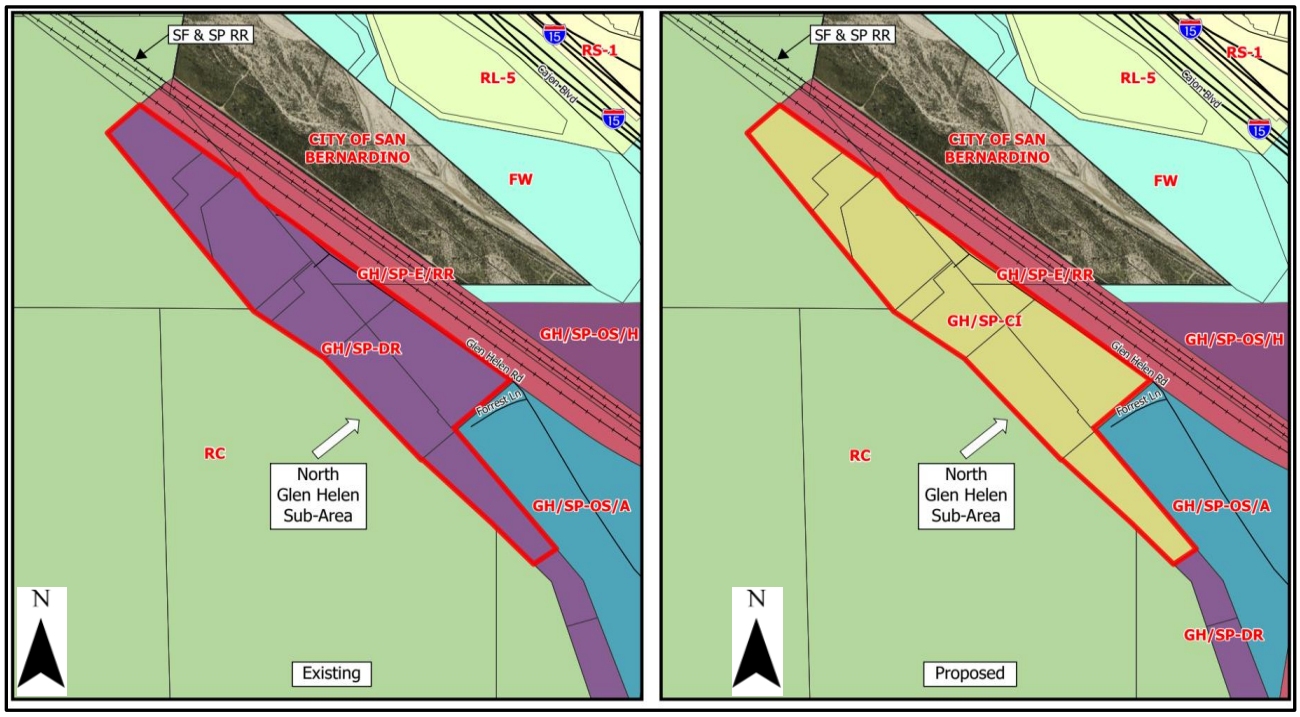


FIGURE 4 - LAND USE CATEGORY MAP – EXISTING/PROPOSED – DEVORE PLANNING SUB-AREA

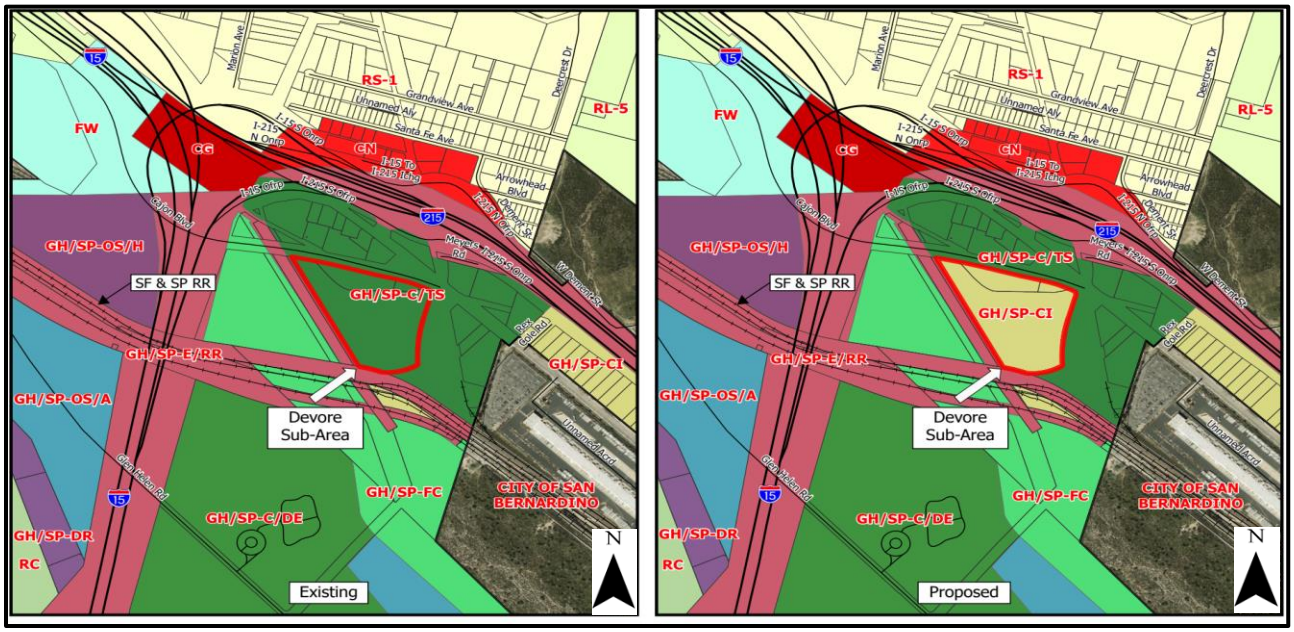


FIGURE 5 - LAND USE CATEGORY MAP - EXISTING/PROPOSED – SYCAMORE FLATS PLANNING SUB-AREA

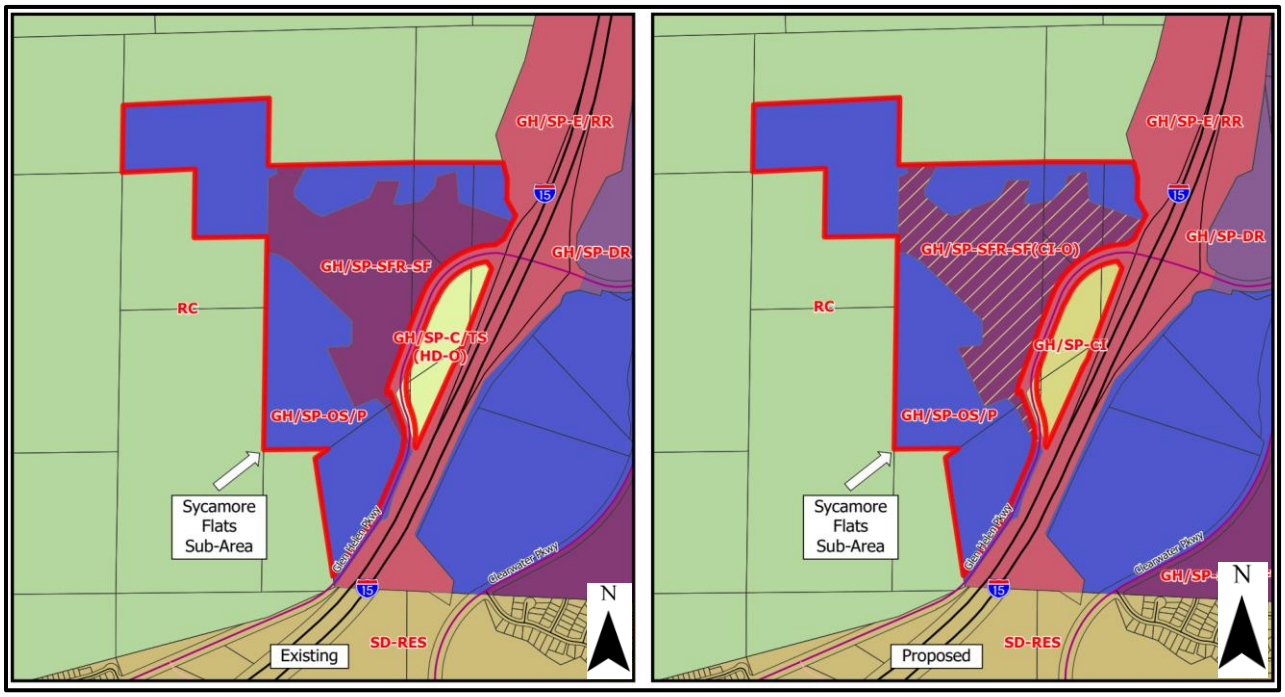


Table 2, *Land Use Plan Statistical Summary,* provides a summary of Sub-area parcel acreage subject to proposed rezone. The total acreage to be rezoned is 161.5 acres.

Table 2 - Land Use Plan Statistical Summary

APN	Existing GHSP Land Use	Acreage	Proposed GHSP Land Use
North Glen Helen Sub-area			
0349-201-04	DR	14.7	CI
0349-201-05	DR	1.9	CI
0349-201-26	DR	8.5	CI
0349-201-29	DR	5.5	CI
0349-191-08	DR	2.8	CI
0349-201-09	DR	9.0	CI
0349-191-24	DR	16.1	CI
0349-191-25	DR	2.6	CI
0349-201-36	DR	12.5	CI
0349-201-37	DR	7.9	CI
	Total Acreage	**81.5. acres**	**-**
Devore Sub-area			
0349-174-03	C/TS	16.1	CI
0349-174-01	C/TS	2.6	CI
0349-174-12	C/TS	0.5	CI
Total Acreage		**19.2 acres**	**-**
Sycamore Flats Sub-area			
0239-021-21[1]	SFR-SF, O S/P	104.1	SFR-SF, CI Overlay, O S/P[1]

APN	Existing GHSP Land Use	Acreage	Proposed GHSP Land Use
0239-031-21[1]	SFR-SF, O S/P	6.2	SFR-SF, CI Overlay, O S/P[1]
0239-031-35[1]	SFR-SF, O S/P	2.6	SFR-SF, CI Overlay, O S/P[1]
0239-031-36[1]	SFR-SF, O S/P	8.8	SFR-SF, CI Overlay, O S/P[1]
0239-031-19[1]	SFR-SF, O S/P	15.7	SFR-SF, CI Overlay, O S/P[1]
	Total Acreage	**137.4[2]/ 48.7[3] acres**	
0239-031-22	C/TS (HDO)	1.4	CI
0239-031-18	C/TS (HDO)	3.7	CI
0239-031-17	C/TS (HDO)	6.7	CI
0239-021-16	C/TS (HDO)	0.1	CI
0239-021-15	C/TS (HDO)	0.1	CI
0239-031-20	C/TS (HDO)	0.1	CI
Total Acreage		**12.1 acres**	**-**
Total Sub-area rezoned		**161.5 acres**	

Notes:

1. Parcels that contain both Single-Family Residential – Sycamore Flats (SFR-SF) and Open Space/Passive (OS/P) were the result of a split zone per the 2016 Specific Plan Amendment and EIR Addendum
2. Total Acreage of all split zoned parcels containing SFR-SF and OS/P zoning designations. SFR-SF proportion totals 48.7 acres and OS/P portion totals 88.3 acres, which would not be modified as part of the Project.
3. Total Acreage to be rezoned CI-O overlay.

BACKGROUND

2005 Glen Helen Specific Plan and Final EIR

The GHSP with the Final Environmental Impact Report (EIR) was adopted and certified in November 2005. The Final EIR analyzed 3,348 acres with up to 9,307,900 square feet of commercial and/or industrial development, 34 dwelling units, open space, parks, a golf course, flood control uses, and a Sheriff's facility. Since its initial adoption the GHSP has been amended by the Board of Supervisors as detailed below. The GHSP is a comprehensive policy and regulatory guidance document for development and management of land within the GHSP area. The GHSP provides guidance specific to each planning area, while ensuring that new development would implement the goals and policies of the Countywide Plan (General Plan).

2016 Glen Helen Specific Plan Amendment and EIR Addendum

In 2016, the Sycamore Flats Sub-area of the GHSP was amended to provide the following:

- 754 additional dwelling units, consisting of:
  - 418 single-family detached homes
  - An overlay to allow replacement of 157,000 square feet of shopping center space with up to 336 multi-family dwelling units
- Removal of golf course uses

- Addition of passive open space

An EIR Addendum was prepared to evaluate the proposed 2016 GHSP Amendment. The Addendum included revised mitigation measures subsequently adopted by the County as part of the Mitigation Monitoring and Reporting Program (MMRP).

2020 Glen Helen Specific Plan Amendment and EIR Addendum (PROJ-2020-00150)

In 2020, the Sycamore Flats Planning Sub-area of the GHSP was amended to:

- Allow for single-family detached condominium dwelling units within the Single Family Residential – Sycamore Flats (SFR-SF) designated area located on the west side of the I-15 Freeway.
- Allow interim uses, including support facilities for highway construction, infrastructure development and logistic facilities; including but not limited to, batch plants, equipment storage yards, and storage for truck trailers and containers, within the Single Family Residential - Sycamore Flats (SFR-SF), Destination Recreation (DR) and Commercial/Traveler Services (C/TS) designations with approval of a Special Use Permit (SUP).

2024 Glen Helen Specific Plan Amendment, Oasis at Glen Helen Parkway Project and Subsequent EIR (PROJ- 2023-00012)

On June 6, 2024, the County approved 202,900 square feet of commercial and retail uses on approximately 32 acres in the southern portion of the GHSP, to include but not limited to, hotel uses, fitness facilities, market and pharmacies, commercial shops, gas station and convenience store, drive-through car wash, restaurants, and a joint Fire and Sheriff Station.

The 2024 GHSP Amendment included minor clarification/text amendments to the existing Destination Recreation (DR) zone to provide greater flexibility by allowing residential, general service retail, government/civic uses, service and hospitality uses. The 2024 GHSP Amendment also included additional uses that could be conditionally permitted within the Destination Recreation (DR) zone. The 2024 GHSP Amendment affected all areas within the GHSP with a “DR” designation and expanded the definition of the types of uses that would be allowable as part of a Planned Development (PD) to include a variety of retail and commercial uses.

PROJECT ANALYSIS

This request does not include an application for a development permit. Analysis is related to potential land use changes in specific areas of the GHSP. Further, this analysis is correlated to a zoning text amendments to the GHSP: Future development proposals would include project specific, detailed analysis related to potential impacts i.e., air quality, traffic (including trails), and noise as required by CEQA.

As shown in Table 3, *Proposed GHSP Amendment Change in Maximum Buildout*, the GHSP Amendment provides the level of change to the maximum buildout that could occur under the proposed amendment. Additionally, changes to Table 3 would result in a reduction of Commercial/Traveler Services development by approximately 554,083 square feet, a reduction of 336 multi-family residential units by deleting the High Density Residential Overlay (HDR-O), a reduction of 96 single-family residences in the event of the

implementation of the Corridor Industrial Overlay (CI-O) for the Sycamore Flats Planning Sub-area, a reduction of 860,310 square feet of Destination Recreation (DR) development, and an increase in Corridor Industrial (CI) development by approximately 1,856,527 square feet. The reduction to residential units does not adversely impact housing needs identified in the Housing Element of the General Plan and complies with no net loss requirements (Refer to Exhibit B).

Table 3

Proposed GHSP Amendment Change in Maximum Buildout (Existing Proposed)

Code	Land Use Designation	Proposed Acreage Change	Maximum Density	Change in Residential Buildout (Units)	Maximum FAR	Change in Non-Residential Buildout (SF)
C/TS (HDR-O)	Commercial/Traveler Services (High Density Residential Overlay) either residential or commercial not both	-31.8	35 DU/AC	-336[1] with HDR Overlay	0.4	-554,083 SF
CI	Corridor Industrial	+110.8			0.03 for the 79 acres in the North Glen Helen Sub-area; 0.5 for the remainder of the GHSP area	+795,841 SF[2]
CI-O	Corridor Industrial Overlay[3]	48.7	110.8		0.5	+1,060,686 SF
SFR-SF (CI-O)	Glen Helen/Specific Plan-Single Family Residential-Sycamore Flats with Corridor Industrial Overlay[3]	-48.7	7 DU/AC	-96 with CI Overlay		
DR	Destination Recreation	-79	1 DU/5AC	-7	0.25	-860,310 SF
Total Buildout Change		**0**	**-**	**-439 with HDR-O[1] and CI-O[3]**	**-**	**+442,134 SF Increase**

Source:
Table 3-3, *County of San Bernardino Addendum to the Glen Helen Specific Plan EIR* (April 22, 2025).
Notes:
1. Residential units permitted in lieu of Commercial Uses per the HDR Overlay.
2. 213.4 acres with a maximum FAR of 0.5 (4,647,852 SF) and 79 acres within the North Glen Helen Sub-area at a maximum FAR of 0.03 (103,237 SF).
3. There are 48.7 acres on the west side of Glen Helen Parkway per the proposed CI overlay that may be developed either as all single-family residential or all commercial that are included within the total of 292 acres of Corridor Industrial (CI).

Corridor Industrial Overlay

The GHSP Amendment includes a new Corridor Industrial Overlay (CI-O) consisting of approximately 48.7 acres located within the Sycamore Flats Planning Sub-area which is currently zoned SFR-SF. The intent of the proposed overlay is to create a type of floating zone tied to a specific location to allow a broader choice of permitted uses that may be developed for the area. The introduction of the Corridor Industrial Overlay (CI-O) would provide future developers with the option to entitle industrial uses should market conditions

support industrial uses, while continuing to preserve the potential for residential development. This overlay would not allow both uses (residential and industrial) to develop on the 48.7 acres but rather all as either a residential use or an industrial use dependent on market conditions (Figure 5).

The change to Corridor Industrial (CI) and the inclusion of a new Corridor Industrial Overlay (CI-O) would allow general industrial uses, including research and development activities, small parts and equipment manufacturing, assembly, processing, repair services for goods and equipment, transportation facilities, truck terminals, parking structures, storage and shipping, and supporting office/administrative uses. Limited outdoor commercial services, including recreational vehicle sales and manufactured home sales, may also be permitted via a Conditional Use Permit (CUP). Special development standards would be included for limited outside storage related to screening, landscaping, and location of uses.

The specific plan contains text that requires the submittal of the following to the County to ensure compliance with the establishment of either residential development or industrial development:

> A request for a permit or approval, whether ministerial or discretionary, for the development of a parcel located within the Corridor Industrial Overlay (CI-O) designation shall require the project applicant to submit a written notice to the Department confirming the applicant's selection to establish a use that is consistent with either the SFR-SF or CI designation and an acknowledgment that the remaining uses within the CI-O designated area shall be consistent with the zone selected. The establishment of a use as either SFR-SF or CI shall be binding on all parcels and future owners within the CI-O designation.

Corridor Industrial – Accessory Uses

Permitted Truck Terminal uses within the specific plan include shipping container storage typically when situated upon tractor trailer chassis. The methods of handling and transporting containers are a characteristic of terminal operations, which typically involve the movement, short-term staging, transfer of cargo and related activities including the types of equipment (i.e., cranes, forklifts, and reach stackers) necessary for these operations. The storage of containers for cargo movement is a growing logistics industry requiring clarification of current codes and related standards due to high demand and a shift in industry conditions. The CI zone permits limited accessory uses. Container storage is added as a listed accessory use to a conditionally approved truck terminal in order to maintain better regulatory authority of a use occurring within this zone. This would allow outdoor storage of freight containers, intermodal containers, or other similar storage-type containers and the associated types of equipment (i.e., cranes, forklifts, and reach stackers) necessary and accessory for truck terminal operations. The number of containers, layout, height restrictions (inclusive of stacking), and other operational standards would be determined by the Review Authority as part of the site plan and visual impact assessment for the conditionally approved truck terminal based on each unique project, site, and surrounding characteristics. The Review Authority would determine whether the outdoor storage areas for container and related equipment would be effectively screened and compatible with the surrounding area.

SUB-AREA ZONE CHANGE PROPOSALS

North Glen Helen Planning Sub-area 81.5 Total Acres

The North Glen Helen Planning Sub-area is zoned Destination Recreation (DR) designated for residential land uses, general service retail and low-intensity service commercial, government/civic uses, and recreation entertainment uses.

The Sub-area currently contains two approved Interim Use - Temporary Use Permit facilities:

1) An 18.31-acre area privately owned and operated truck terminal facility approved through Special Use Permit (SUP) for interim use for 10-year maximum period. The Temporary Use Permit (PTUP-2021-00018) was approved on June 30, 2021, and provides concrete paved parking for 364-truck trailer stalls, a break room (320 square feet), restroom trailer (190 square feet) and guard shack (80 square feet). (Figures 6 through 8). In order to extend facility operations beyond the 10-year maximum for its interim period (6 years remaining), a Minor Use Permit (MUP) to operate a ”Truck Terminal” will be required in the event the parcel is rezoned to Corridor Industrial. Future discretionary land use approvals will be subject to environmental evaluation.
2) The North Glen Helen Planning Sub-area also contains a 31.64-acre, privately owned and operated truck terminal facility approved through Special Use Permit (SUP) for interim use (10 year maximum) and Temporary Use Permit (PTUP-2022-00046) approved on August 18, 2023. This facility is nearing construction completion and provides concrete paved parking for 625-truck trailer stalls, a break room (300 square feet) and restroom trailer (190 square feet). (Figure 9). In order to extend facility operations beyond the 10-year maximum interim period (9 years remaining), a MUP to operate a “Truck Terminal” will be required in the event the parcel is rezoned to Corridor Industrial. Future discretionary land use approvals will be subject to CEQA environmental evaluation.

Access to both facilities is provided from Glen Helen Road and Forest Lane.

FIGURE 6 - EXISTING CONDITIONS - NORTH GLEN HELEN PLANNING SUB-AREA



FIGURE 7 - EXISTING CONDITIONS - NORTH GLEN HELEN PLANNING SUB-AREA (PTUP-2021-00018)

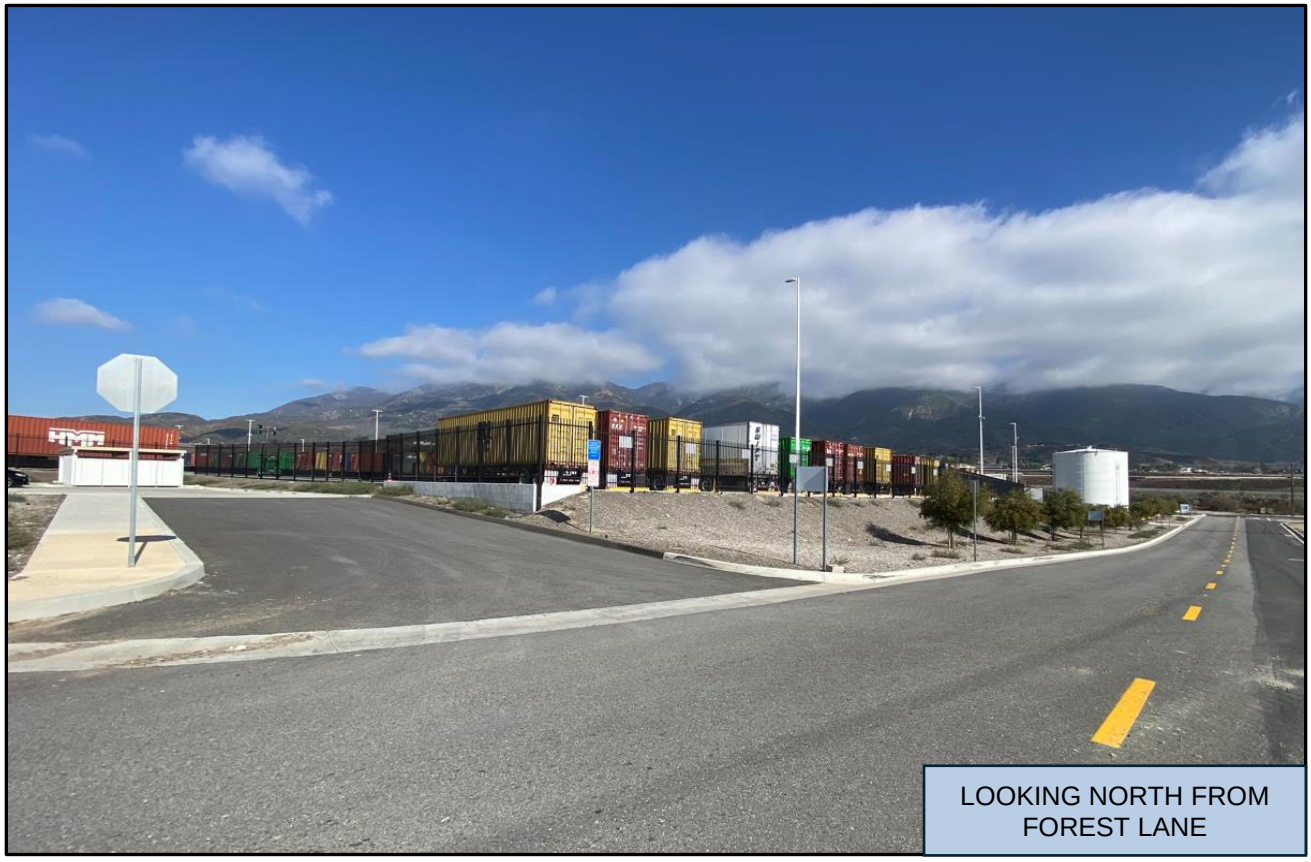


FIGURE 8 - PTUP-2021-00018 (SITE PLAN)

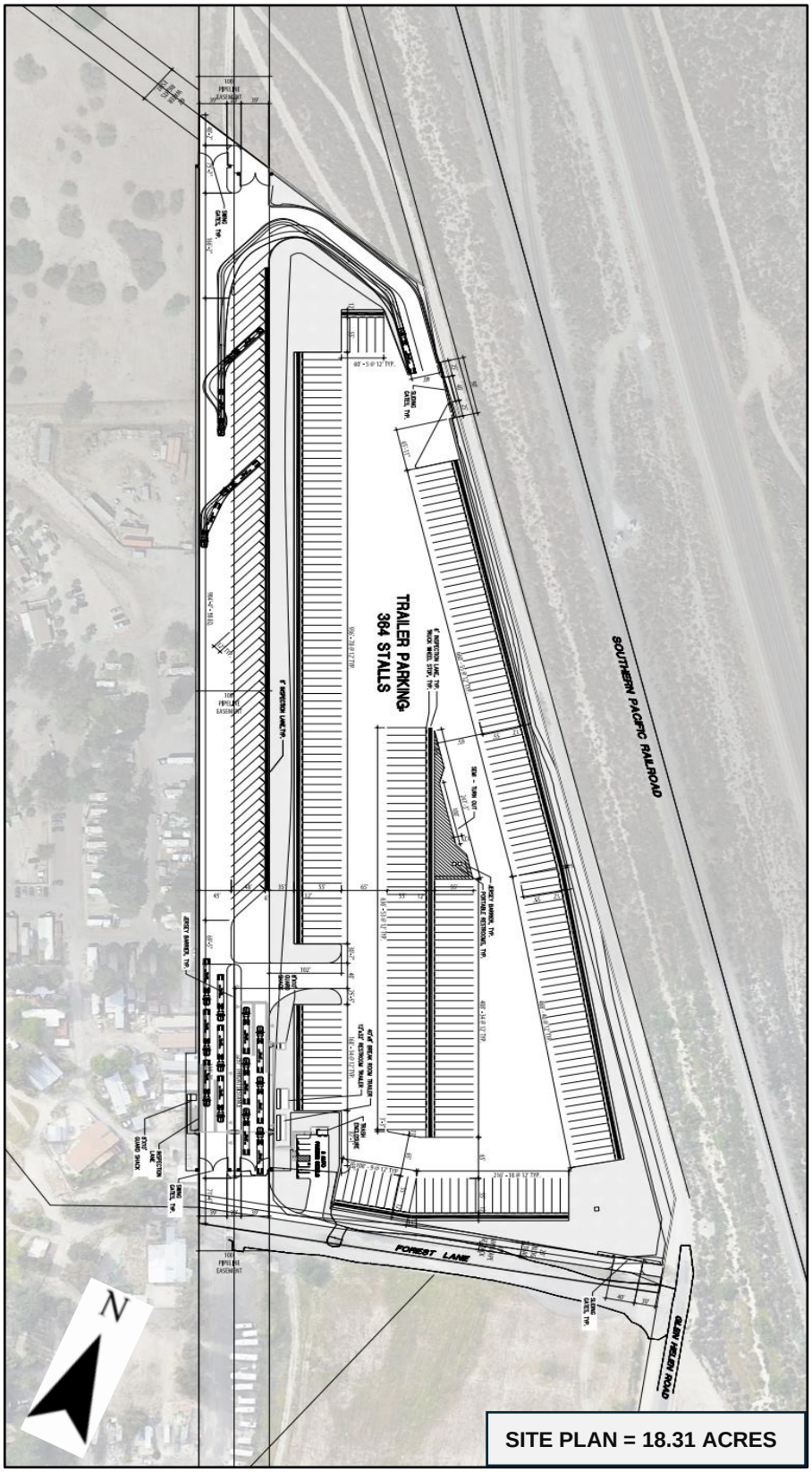
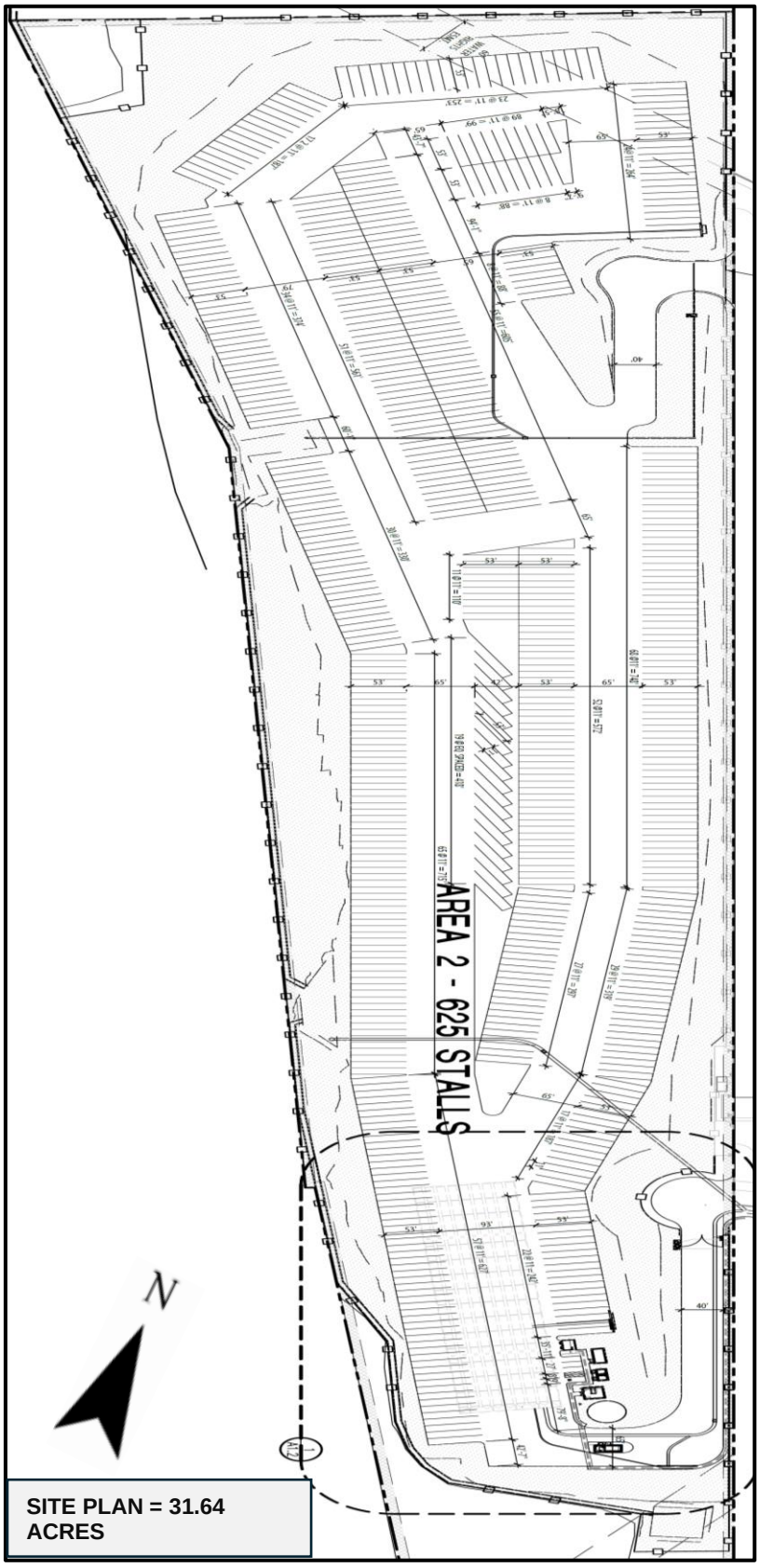


FIGURE 9 - PTUP-2022-00046 (SITE PLAN)



Devore Planning Sub-area – 19.2 Total Acres

The Devore Planning Sub-area is zoned Commercial/Traveler Services (C/TS) and designated to serve the traveling public with restaurants, convenience services, automobile and truck service stations, lodging, retail goods, and commercial recreation uses. This area is undeveloped land situated at the northwest corner of Cajon Boulevard and Glen Helen Parkway.

A Special Use Permit for a 10-year interim use was filed under Temporary Use Permit PTUP-2022-00017 on March 10, 2022. On March 26, 2024, the application was approved for the development of an 18.63-acre truck terminal facility. The project is nearing permit issuance for grading and construction. The project would provide concrete paved parking for 504-truck trailer stalls, 107-passenger car stalls, and 16 truck tractor stalls. Access to the project would be provided from Cajon Boulevard. In order to extend facility operations beyond the 10-year maximum period for interim use (9 years remaining), a Minor Use Permit (MUP) to operate a ”Truck Terminal” will be required in the event the parcel is rezoned to Corridor Industrial. Future discretionary land use approvals will be subject to environmental evaluation (Figures 10, 11).

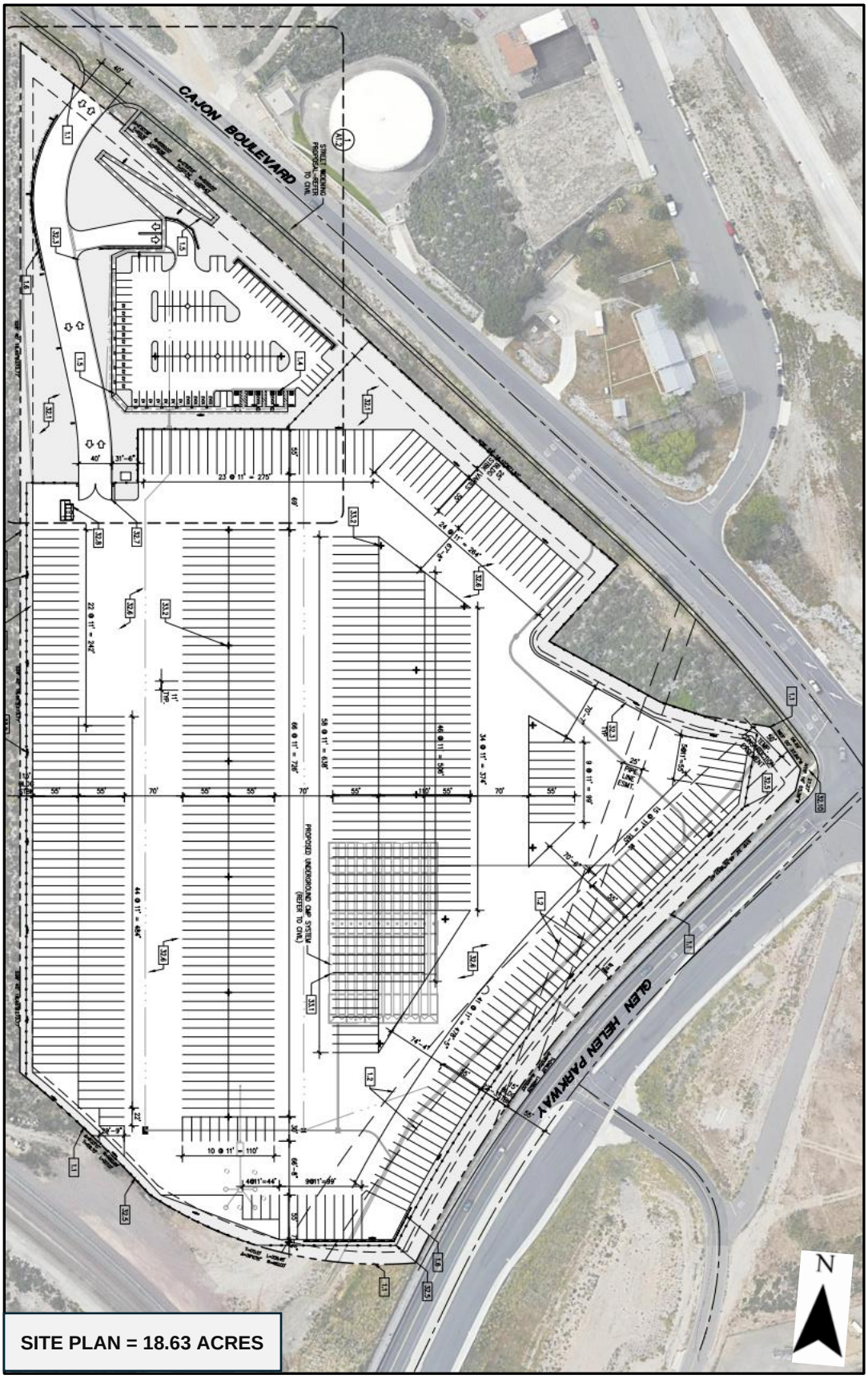
All the above-listed facilities provide overflow parking and storage of truck trailers for the local Amazon distribution facilities located throughout the Inland Empire.

Should the GHSP Amendment not be adopted, existing PTUP projects would remain legal conforming interim uses under current zoning that will expire at the end of the interim period. These interim uses would not be eligible to establish a permanent truck terminal facility under the existing zoning designation and the site would be required to be decommissioned. Therefore, contingent on adoption of the GHSP Amendment, each PTUP would be subject to discretionary review through the MUP process and subject to review and consistency with the GHSP, Chapter 1 (Landscape Architecture Guidelines).

FIGURE 10 - EXISTING CONDITIONS – DEVORE PLANNING SUB-AREA



FIGURE 11 - PTUP-2022-00017 (SITE PLAN)



Sycamore Flats Planning Sub-area 81.5 Total Acres

The Sycamore Flats Planning Sub-area is zoned Single Family Residential – Sycamore Flats (SFR-SF) for development of single-family uses allowing for single-family detached residential development, detached condominium style development or a combination thereof at a density of up to seven dwelling units per acre. As shown in Figure 5, this area currently consists of 19.2 acres of undeveloped land located between Glen Helen Parkway and the I-15 Freeway and 137.4 acres on the west side of Glen Helen Parkway consisting of 48.7 acres of designated Single-Family Residential-Sycamore Flats (SFR-SF) and 88.7 acres of Open Space/Passive (O S/P) (Figures 5, 12A & 12B). The 48.7-acre Sub-area contains an active Tentative Tract Map to subdivide five existing parcels totaling 137.41 acres into 195 lots for the single-family residential development (PROJ-2024-00163) (Figure 13). Approval of the rezone on a portion of the Single Family Residential – Sycamore Flats (SFR-SF) zone to Corridor Industrial Overlay (CI-O) would allow development of either all Single-Family Residential or all Industrial type uses for the 48.7-acre portion within this Sub-area.

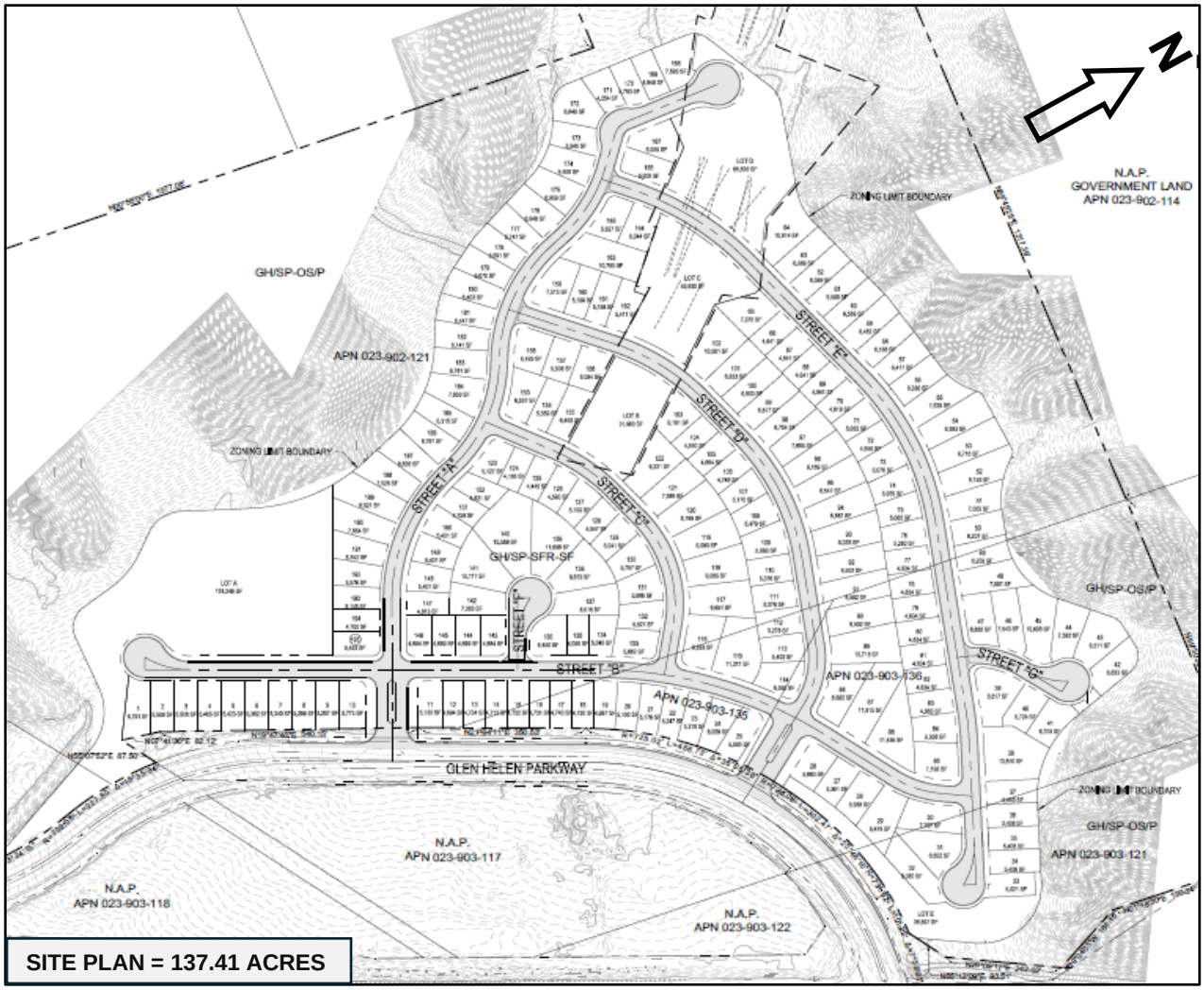
FIGURE 12A - EXISTING CONDITIONS – SYCAMORE FLATS SUB-AREA



FIGURE 12B - EXISTING CONDITIONS – SYCAMORE FLATS SUB-AREA



FIGURE 13 - Proposed Tentative Tract Map - PROJ-2024-00163



This Sub-area also contains a 12.1-acre site currently designated High Density Residential Overlay (HDR-O) zone which is intended to provide for the development of attached residential units with a density of 25-35 dwelling units per acre for up to 336 multifamily dwelling units. This area is irregularly shaped and approximately 425 feet in width at the widest point limiting the site's functionality. This irregularly shaped area restricts standard multi-family wrap building layouts forcing custom designs that may be inefficient. In addition, designing fire access roads, off-street parking, stormwater management, and utilities becomes complex and expensive for residential development on an irregularly- shaped site.

In contrast, industrial and employment-generating uses under the Corridor Industrial (CI) designation would better align with the area's infrastructure capabilities. Rezoning the irregularly shaped,12.1-acre site from High Density Residential Overlay (HDR-O) to Corridor Industrial (CI) supports more sustainable development patterns. Commercial and industrial buildings would provide for more flexibility in future site plan layouts based on changing market conditions and demand. Overall, the proposed rezoning of the Sycamore Flats Sub-area would be consistent with the GHSP which states:

"The Specific Plan is intended to be practical in economic terms and visionary in terms of creating and responding to future market potentials."

The GHSP Amendment also includes text amendments adding the Corridor Industrial Overlay (CI-O) zone and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan. Examples of general clarifications and corrections include updated references regarding the size and descriptions of the respective zoning districts, limitations on development within the Corridor Industrial Overlay (CI-O) zone, and the deletion of reference to obsolete uses (e.g. removal golf-course due to the 2016 GHSP Amendment) and zoning districts (e.g., High Density Residential Overlay). (Refer to Exhibit C.)

SB-18 Noticing

An SB-18 notice was sent to the Native American Heritage Commission (NAHC) on February 20, 2024, regarding the proposed Glen Helen Specific Plan Amendment. The NAHC responded with a letter on February 23, 2024, and provided a list of Tribes having cultural affiliation with the project region. Staff followed in response by sending SB-18 notices to 27 Tribal Governments. The following Tribal Governments responded.

Tribal Government	Letter Received	Response
Yuhaaviatam San Manuel Nation	2/27/2024	Request consultation for all future projects within the project.
Gabrieleño Band of Mission Indians - Kizh Nation	3/1/2024	Request consultation for all future projects within the project.
Agua Caliente Band of Cahuilla Indians	2/27/2024	Deferred, Project outside of Chemehuevi Traditional Use Area.
Morongo Band of Mission Indians	3/18/2024	Request for consultation for all future projects within the project.
Twenty-Nine Palms Band of Mission Indians	4/10/2024	Deferred, Project outside of Chemehuevi Traditional Use Area.

Project Notice

On February 21, 2024, Project notices were sent to surrounding property owners, as required by Development Code Section 85.03.080 - North Glen Helen Sub-area (700-foot radius), Devore Sub-area (300-foot radius), Sycamore Flats Sub-area (700-foot radius). Between February 21 and March 6, 2024, and no comment letters were received.

On September 12, 2024, an email notice of the proposed project was sent to the Devore Rural Protection Association (DRPA) to invite for comments regarding the project. A total of eight (8) comment letters were received, two (2) in opposition, four (4) requested further information about the project and information regarding the upcoming community outreach meeting and two (2) inquired about the process of including their properties in the zone change application (Refer to Exhibit F-1).

Community Outreach

On October 25, 2024, the Applicant mailed a notice to surrounding property owners within the North Glen Helen Sub-area, Devore Sub-area and Sycamore Flats Sub-area inviting residents to attend a community outreach meeting on November 7, 2024, at Kimbark Elementary School in the community of Devore. Additionally, notice was provided to the DRPA.

A total of 38 community members attended the outreach meeting, where the Applicant presented a comprehensive PowerPoint presentation outlining the components of the proposed Project. Following the presentation, an open forum Q&A session was conducted, allowing attendees to ask questions and seek clarification on various project components. Additionally, an open house-style breakout session was held, featuring visual displays of project details and direct engagement with community members to address specific concerns.

During the meeting, several key issues and concerns were raised by attendees, including:

- Clarification on the Programmatic Nature of the Zone Change – Community members sought further explanation regarding the programmatic analysis of a proposed zone change without a specific development project tied to the request.
- Concerns Regarding Passthrough Truck Traffic – Residents expressed concerns regarding existing passthrough truck traffic utilizing Devore Road, east of the I-215 Freeway, as an alternative route to circumvent freeway congestion. The community noted that this roadway is primarily residential and emphasized the need for mitigation measures to prevent increased truck traffic.
- Permitted Uses Under the Proposed Zoning Designation(s) – Attendees requested clarification on the types of businesses that would be permitted under the proposed zoning changes.
- Potential Impacts to Groundwater Quality – Concerns were raised regarding how future development under the proposed zoning could affect local groundwater quality, particularly in relation to industrial uses.
- Potential Impacts to Air Quality and Greenhouse Gas Emissions – Residents inquired about the potential air quality impacts and greenhouse gas emissions associated with future industrial development and sought information on mitigation strategies.
- Adequacy of Public Infrastructure – Several attendees expressed concerns regarding the current infrastructure's ability to support industrial uses, particularly citing Cajon Boulevard and the Glen Helen Expressway bridge as areas of concern. Questions were raised regarding planned improvements and whether infrastructure enhancements would accompany zoning changes to support increased industrial activity.

Following the meeting a total of four (4) comment emails were received, three (3) comment emails from the same respondent in opposition and a fourth email from the President of the DRPA in opposition to the Project (Refer to Exhibit F-2).

ENVIRONMENTAL ANALYSIS

Addendum to the Glen Helen Specific Plan

The Project was analyzed under an Addendum to the GHSP's Final EIR as certified in 2005 and subsequent addedums prepared as part of prior GHSP Amendments. The prepared Addendum analyzed environmental impact conditions pursuant to CEQA Guidelines Section 15162 for proposed changes to the GHSP land use designations and to ensure that the Project would not create new significant impacts or substantially increase the severity of previously analyzed impacts. The Addendum analysis provides and in-depth analysis and conclusion for air quality, traffic and noise impacts.

Air Quality. As part of the Addendum, an updated Air Quality analysis was prepared. As shown in Table AQ-3 of the Addendum (*Comparison of Regional Operational Emissions*) Project air quality emissions upon buildout would not exceed the approved GHSP Mobile Source Emissions. In addition, the previously adopted GHSP Final EIR Mitigation Measures 4.6-1 through 4.6-11 that require development features and performance measures would be implemented to reduce operational air quality emissions from buildout conditions under the proposed GHSP Amendment.

Noise. As part of the Addendum an updated Noise Analysis was prepared to analyze noise impacts in comparison under existing condtions versus future development construction, vibration and operational conditions under implementation of the project. The Noise Analysis modeled noise receiver locations and analyzed modeling locations within project Sub-areas for noise emitter source locations. The Noise Analysis concluded that construction noise and vibration from future development under implementaton of the project would not require amending of the GHSP 2020 EIR Mitigation Measures MM 4.5-1 (temporary construction activities), MM 4.5-2 (truck haul delivery hours), MM 4.5-3 (construction noise mitigation plan) and MM 4.5-5 (required noise analysis for all future development projects).

The Noise Analysis concluded that Project operational noise levels at buildout within project Sub-areas would not result in a substantial increase in ambient noise levels in the vicinity of the Project. Operational related increase in ambient noise levels would be less than significant and would not require require the amending of GHSP 2020 EIR Mitigation Measures Mitigation Measure MM 4.5-4 (site-specific noise analysis for all proposed projects), MM 4.5-6 (required setbacks from roadway noise sources) and MM 4.5-7 (required future development sound proofing of residences). Therefore, implementation of these mitigation measures would reduce potential impacts to a less than significant level.

Trip Generation. As part of the Addendum a Traffic Impact Analysis (TIA) was prepared to analyze the total net daily passenger car equivalent (PCE) trip generation with and without the Project under buildout conditions. As shown in Table T-3 of the Addendum (*Proposed Project Change in Actual and PCE Trip Generation at Buildout*) project total net daily PCE generation upon buildout would result in a reduction of approximately 6,031 PCE trips per day, or 76,556 trips without the project, versus 64,869 trips with the project respectively.

Based on the conclustion of the Addendum analysis, all environmental impact conditions including in-depth analysis of air quality, noise, and transportation and traffic conditions, would not reach the thresholds needed to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts.

RECOMMENDATION:

That the Planning Commission recommend the Board of Supervisors:

1. **ADOPT** the Addendum to the Glen Helen Specific Plan EIR (Exhibit A).
2. **ADOPT** the Findings to amend the Glen Helen Specific Plan (Exhibit B).
3. **ADOPT** an Ordinance to amend the Glen Helen Specific Plan to rezone a total of 161.5 acres consisting of 81.5 acres within North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI); 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI); 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential-Sycamore Flats (SFR-SF) to Single-Family Residential-Sycamore Flats (SFR-SF) and Corridor Industrial Overlay (CI-O) and 12.1 acres from Commercial/Traveler Services (C/TS) and High Density Residential Overlay (HDR-O) to Corridor Industrial (CI); and text amendments related to the addition of the Corridor Industrial Overlay (CI-O) zone, accessory uses in the Corridor Industrial (CI) zone, and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan. (Exhibit C)
4. **DIRECT** Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

Exhibit A: Addendum to Glen Helen Specific Plan EIR
https://lus.sbcounty.gov/planning-home/environmental/valley-region/
Exhibit B: Findings: Glen Helen Specific Plan
Exhibit C: Proposed Ordinance and Glen Helen Specific Plan Amendment Text
Exhibit D-1: Public Outreach Information Record
Exhibit D-2: Devore Rural Protection Association Public Comments
Exhibit D-3: Community Outreach Public Comments
Exhibit E: SB-18 Noticing and Comments
Exhibit F: Notice of Hearing Responses

Exhibit A: Addendum to Glen Helen Specific Plan EIR

https://lus.sbcounty.gov/planning-home/environmental/valley-region/

EXHIBIT B

FINDINGS

FINDINGS - SPECIFIC PLAN AMENDMENT. A Specific Plan Amendment to the Glen Helen Specific Plan by rezoning 161.5 acres within the communities of Glen Helen and Devore as follows:

1) 81.5 acres within North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI) Zone.
2) 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) Zone.
3) 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential Sycamore Flats (SFR-SF) to Single-Family Residential Sycamore Flats (SFR-SF) and Corridor Industrial Overlay (CI-O) Zone.
4) 12.1 acres within the Sycamore Flats Planning Sub-area from Commercial/Traveler Services (C/TS) and High Density Residential Overlay (HDR-O) to Corridor Industrial (CI) Zone.

Text amendments to the Glen Helen Specific Plan also include the addition of the Corridor Industrial Overlay (CI-O) zone, accessory uses in the Corridor Industrial (CI) zone, limit the Floor Area Ratio within the North Glen Helen Planning Sub-area to 0.03, establish an either/or scenario for industrial and residential uses with the Sycamore Flats Planning Sub-area, and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan (collectively the Project or Specific Plan Amendment).

The following are the required findings, per the San Bernardino County Development Code (Development Code) Subsection 86.14.080(d)(2), and facts in support of the Specific Plan Amendment:

1. **The modification(s) is necessary to properly implement a physically and economically viable project**. The Specific Plan Amendment modifications are necessary to support the long-term viability and economic sustainability of viable projects located in the sub-areas. The affected planning sub-areas—North Glen Helen, Devore, and Sycamore Flats—each present unique geographical and infrastructural constraints that limit their current land-use potential. The Specific Plan Amendment would align zoning regulations with existing and future development opportunities, ensuring regulatory consistency, operational stability, and greater flexibility for future land use uses as listed under the Corridor Industrial (CI) zone.

   The **North Glen Helen Planning Sub-area** is geographically isolated, bordered by the San Bernardino National Forest to the west and Union Pacific Railroad followed by the Cajon Wash to the east. Additionally, it is located within the Alquist-Priolo Earthquake Fault Zone for the active San Jacinto Fault and lacks public water and sewer infrastructure, limiting viable land uses.

   The Specific Plan Amendment from Destination Recreation (DR) to Corridor Industrial

(CI) would align zoning regulations, increase development flexibility and ensure land-use compatibility with existing infrastructure.

The **Devore Planning Sub-area** is also geographically isolated, bordered by the Cajon Wash to the west, Union Pacific Railroad to the south, and the Glen Helen Parkway overpass to the east. The site is situated in a depressed area with limited access, relying on a single-entry point at the northwest portion of the site off of Cajon Boulevard.

The Specific Plan Amendment from Commercial/Travel Service (C/TS) to Corridor Industrial (CI) would expand the range of permitted uses, increase development flexibility and ensure land-use compatibility with existing infrastructure.

The **Sycamore Flats Planning Sub-area** is also geographically constrained. It consists of two undeveloped areas: one area is bordered by the San Bernardino National Forest and another is bisected by Interstate 15 and Glen Helen Parkway.

The upper portion of the site encompasses 137.4 acres, is bordered by the San Bernardino National Forest. A 48.7 acres portion of this area is proposed for a new Corridor Industrial Overlay (CI-O) Zone onto the existing Single-Family Residential – Sycamore Flats (SFR-SF) designation. This CI Overlay zone would provide greater flexibility for future development and be conditioned to ensure that uses align with either the SFR-SF or CI Zone designation, but not a combination of both.

The 12.1-acre lower portion of the **Sycamore Flats Planning Sub-area** faces challenges due to limited accessibility and functionality. This area is proposed for a zone change from Commercial Travel Service (C/TS) with a High-Density Residential Overlay (HDR-O) to Corridor Industrial (CI), allowing for industrial development uses to occur within proximity of the existing roadway network (i.e. I-15 Freeway).

The Specific Plan Amendment modifications are essential to align land-use regulations with existing operations and to support future development compatible with each sub-area's geographic and infrastructural constraints. These changes would ensure regulatory consistency, economic sustainability, and long-term operational stability for businesses and landowners within the Glen Helen, Devore, and Sycamore Flats Planning Sub-areas. By updating the zoning designations and text amendments, the County would be able to facilitate appropriate development through entitlement review, encourage economic growth, and optimize land-use efficiency while maintaining compatibility with the surrounding environment.

2. **The modification(s) would ensure compliance with the general purpose and intent of the adopted specific plan** by aligning zoning designations with existing and planned land uses, promoting economic development, and supporting long-term land-use stability. The primary purpose of the Glen Helen Specific Plan is to

implement the vision for the project area, which includes aggressive economic development and the creation of an efficient land use pattern. “In essence, it is to create a comprehensive guide for quality land development with viable program from building and financing the infrastructure necessary to support it.” By rezoning portions of the areas identified above to Corridor Industrial (CI) and incorporating the various text amendments, the modifications facilitate industrial and logistics-related uses that are better suited to the region's infrastructure and economic needs based on the property constraints, while also maintaining compatibility with surrounding land uses. The CI Zoning designation and text amendments also ensure regulatory consistency with existing industrial operations along the Cajon Boulevard corridor to provide opportunities for businesses currently operating under temporary Special Use Permits (SUPs) to permanently entitle the same or similar uses under permitting processes within the CI zoning designation.

Additionally, the introduction of a CI Overlay within the Sycamore Flats Planning Sub-area provides flexibility for future development while maintaining restrictions through conditioning to ensure alignment with either SFR-SF Zone or CI Zone uses, preventing incompatible industrial/residential mixed-use development. These modifications uphold the Specific Plan’s objectives by promoting orderly growth, supporting regional economic viability, optimizing land-use efficiency, long term envisioning of the Glen Helen Specific Plan while accounting for environmental and infrastructural constraints.

The modifications proposed by the Specific Plan Amendment are supported by the standards required by Subsection 86.14.080(b)(2) of the Development Code. The modifications continue to support and are consistent with the original findings for the adoption of the Glen Helen Specific Plan, which are incorporated herein by reference, including, but not limited to, being consistent with the actions, goals, objectives, and policies of the General Plan. While the Specific Plan Amendment includes downzoning residential sites, the Project Sub-areas are not identified within San Bernardino County’s 2021-2029 Housing Element inventory of adequate sites (Housing Element Appendix A). In addition, the Glen Helen Specific Plan does not fall within an “affected county” area as defined by California Government Code Section 66300. Therefore, the proposed rezoning does not result in a loss of residential capacity assigned to the County’s regional housing needs allocation or conflict with the goals and policies of the Housing Element.

3. **The Addendum to the Environmental Impact Reports adequately describes the basis for the use of an Addendum and ensures the existing mitigation measures in place would reduce environmental impacts that would potentially result from the proposed Project and reflects the County’s independent judgment**, because the Project was analyzed under an Addendum to the Glen Helen Specific Plan (GHSP) Final Environmental Impact Report (Final EIR) as

certified in 2005 (State Clearinghouse (SCH) No. 2000011093). The prepared Addendum analyzed environmental impact conditions pursuant to CEQA Guidelines Section 15162 for proposed changes to the GHSP land use designations and to ensure that the Project would not create significant new impacts or substantially increase the severity of previously analyzed impacts. Based on the conclusion of the Addendum analysis, all environmental impact conditions including in-depth emphasis analysis on air quality, noise, transportation and traffic conditions, would not reach the thresholds needed to prepare a subsequent or supplemental EIR to evaluate Project impacts or necessitate modification to existing mitigation measures under the GHSP Final EIR.

EXHIBIT C

GLEN HELEN SPECIFIC PLAN AND ORDINANCES

ORDINANCE NO. ____
LAND USE ZONING DISTRICT MAP AMENDMENT

AN ORDINANCE OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, TO AMEND SAN BERNARDINO COUNTY LAND USE ZONING DISTRICT MAP FH21 A

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. The Board of Supervisors of San Bernardino County finds that:

(a) Properly noticed public hearings have been held before the Planning Commission and the Board of Supervisors ("Board") of San Bernardino County, State of California, pursuant to the Planning and Zoning Law (Government Code sections 65000 *et seq*.) and the San Bernardino County Development Code (San Bernardino County Code sections 81.01.010 *et seq*.) for the land use zoning district map amendment set forth within this ordinance.

(b) The land use zoning district map amendment set forth within this ordinance has been determined by the Board to be consistent with the San Bernardino County Policy Plan, including any and all applicable specific plan, and is adopted pursuant to Government Code section 65857 and San Bernardino County Code section 86.12.060.

(c) The findings set forth in the Report/Recommendation to the Board and Record of Action, adopted by the Board on [insert date of Board hearing] concerning the land use zoning district map amendment set forth within this ordinance are incorporated herein by reference and are hereby adopted by the Board.

LAND USE ZONING DISTRICT MAP AMENDMENT

APN: 0349-201-04, 0349-201-05, 0349-201-26, 0349-201-29, 0349-191-08, 0349-201-09, 0349-191-24, 0349-191-25, 0349-201-36, 0349-201-37, 0349-174-03, 0349-174-01, 0349-174-12, 0239-021-21, 0239-031-21, 0239-031-35, 0239-031-36, 0239-031-19, 0239-031-22, 0239-031-18, 0239-031-17, 0239-021-16, 0239-021-15, 0239-031-20.

GLEN HELEN SPECIFIC PLAN AMENDMENT
PROJ-2023-00053 3RD and 5th SUPERVISORIAL DISTRICT **LUZD MAP FH21 A**

SECTION 2. San Bernardino County Land Use Zoning District Map FH21 A is amended as shown in Figure 1 on the attached map to rezone 81.5 acres within North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI); 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI); 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential-Sycamore Flats (SFR-SF) to Single-Family Residential-Sycamore Flats (SFR-SF) and Corridor Industrial Overlay (CI-O) and 12.1 acres from Commercial/Traveler Services (C/TS) and High Density Residential Overlay (HDR-O) to Corridor Industrial (CI).

Figure 1



SECTION 3. San Bernardino County Land Use Zoning District Map FH21 A amendment shall become effective 30 days after the adoption of this ordinance.

_____
DAWN ROWE, Chair
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY OF THIS
DOCUMENT HAS BEEN DELIVERED TO THE
CHAIR OF THE BOARD

LYNNA MONELL,
Clerk of the Board of Supervisors
of San Bernardino County

_____

STATE OF CALIFORNIA)
) ss.
SAN BERNARDINO COUNTY)

I, LYNNA MONELL, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the _____ of _____, 2025, at which meeting were present Supervisors:__ _____, and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this _____ of _____, 2025.

Approved as to Form
TOM BUNTON
County Counsel

By:_____
JOLENA E. GRIDER
Deputy County Counsel

LYNNA MONELL,
Clerk of the Board of Supervisors

By:_____
Deputy

Date:_____

ORDINANCE NO.

An ordinance of San Bernardino County, State of California, to amend the Glen Helen Specific Plan, related to rezoning a total of 161.5 acres consisting of 81.5 acres within the North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI); 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI); 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential-Sycamore Flats (SFR-SF) to Single-Family Residential-Sycamore Flats (SFR-SF) and Corridor Industrial Overlay (CI-O) and 12.1 acres from Commercial/Traveler Services (C/TS) and High Density Residential Overlay (HDR-O) to Corridor Industrial (CI); and text amendments related to the addition of Corridor Industrial Overlay (CI-O) zone, accessory uses in the Corridor Industrial (CI) zone, and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan.

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. The Board of Supervisors of San Bernardino County finds that:

(a) Properly noticed public hearings have been held before the Planning Commission and the Board of Supervisors ("Board") of San Bernardino County, State of California, pursuant to the Planning and Zoning Law (Government Code sections 65000 *et seq*.) and the San Bernardino County Development Code (San Bernardino County Code sections 81.01.010 *et seq*.) for the amendments to the Glen Helen Specific Plan as set forth within this ordinance.

(b) The amendments to the Glen Helen Specific Plan set forth within this ordinance are consistent with the San Bernardino County Policy Plan (General Plan) and are adopted pursuant to Government Code section 65453 and San Bernardino County Code section 86.14.080.

(c) The findings set forth in the Report/Recommendation to the Board and the

Record of Action, adopted by the Board on [date] concerning the Glen Helen Specific Plan amendments set forth within this ordinance are incorporated herein by reference and are hereby adopted by the Board.

SECTION 2. The Glen Helen Specific Plan is amended in its entirety as set forth in Attachment "A" hereto.

SECTION 3. The Board declares that it would have adopted this ordinance and each section, sentence, clause, phrase, or portion of it irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions of it be declared invalid or unconstitutional. If for any reason any portion of this ordinance is declared invalid or unconstitutional, then all other provisions of it shall remain valid and enforceable.

SECTION 4. This ordinance shall take effect thirty days from the date of adoption.

_____
DAWN ROWE, Chair
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY
OF THIS DOCUMENT HAS BEEN DELIVERED
TO THE CHAIR OF THE BOARD

LYNNA MONELL, Clerk of the
Board of Supervisors

_____

STATE OF CALIFORNIA)
) ss.
SAN BERNARDINO COUNTY)

I, LYNNA MONELL, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the _____ day of _____, 20__, at which meeting were present Supervisors:_____
_____
_____,
and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES: SUPERVISORS:

NOES: SUPERVISORS:

ABSENT: SUPERVISORS:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this ____ day of _____, 20__.

LYNNA MONELL, Clerk of the
Board of Supervisors of
San Bernardino County,
State of California

_____
Deputy

Approved as to Form:

TOM BUNTON
County Counsel

By:_____
JOLENA E. GRIDER
Deputy County Counsel

Date: _____

Attachment “A”

Glen Helen Specific Plan



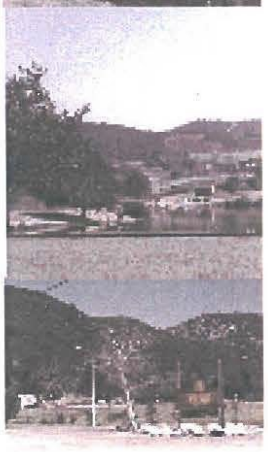
Prepared for:

County of San Bernardino
Land Use Services Department Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182



Prepared by:

The Planning Center
In Association with:
Transcore
Psomas & Associates
David Taussig & Associates
Hightower/Associates
Robert Charles Lesser & Co.



Amended by:

Kimley-Horn and Associates, Inc.

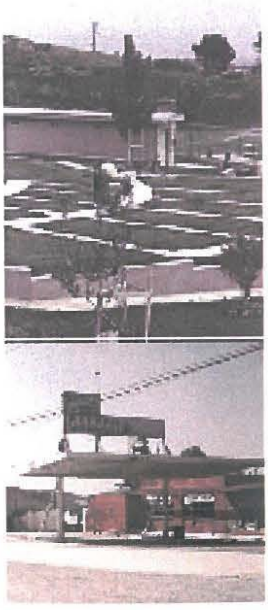
Adopted November 15, 2005

Effective December 15, 2005

Revised December 2020

Revised June 2024

Revised April 2025



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A. Environmental Impact Report (Under Separate Cover)

PREFACE

Glen Helen is a special place that provides a unique environment for residents, businesses, and visitors at a major gateway to the Southern California metropolis. It reflects a balance between intensive activities at the juncture of two major freeways and the stewardship of significant open space and natural resources adjacent to the San Bernardino National Forest. It is several places bound together by a common theme, which yields an overall sense of place.

VISION FOR THE GLEN HELEN SPECIFIC PLAN

The Vision for Glen Helen responds to the many constituencies the area serves. When the plan is implemented, perhaps 15 or 20 years from now, this is what those constituents will see and experience:

PROMINENT GATEWAY AND STAGING AREA – Glen Helen will be a well-known destination and key stopover at the entrance to the Southern California metropolis. It will be a welcoming beacon to the traveling public as well as a center of activity for local residents. Recreation enthusiasts with a wide variety of interests will use Glen Helen as a staging area for access to nearby outdoor recreation attractions in the mountains and resort areas.

REGIONAL ENTERTAINMENT/RECREATION DESTINATION – Glen Helen Regional Park will continue as a major entertainment and recreation center with a mix of regionally significant active and passive recreation activities. Entertainment events may be more intimate than originally conceived, occurring much more often and attracting a wider range of performers. The annual schedule of events will be more consistent than in the early years of the Amphitheater's operation. The Regional Park will host multiple cultural/historic festivals throughout the year, drawing thousands of families for a weekend event. The Recreation Vehicle facilities in Glen Helen will be known as a haven for RV enthusiasts and space must be reserved well in advance. Major equestrian and hiking trails will link to regional routes along the Cajon Wash and into the National Forest. Linkage to the Santa Ana River Trail will complete an important connection to an extensive regional trail system. The example set by the small fishing lakes in the Regional Park may spark a water- oriented theme for much of the other development in the area. While small in area, the recurring water features can become a hallmark of the Glen Helen area.

COMPREHENSIVE OPEN SPACE SYSTEM – A combination of land use patterns, topographic detail, and careful landscaping will communicate a strong sense of open space, even within developed areas. Activities adjacent to open space areas will contribute to the open space system by providing a sensitive edge treatment that enhances open space resources. Significant habitat areas will be preserved, allowing sensitive plant and animal species to thrive. With an aggressive reforestation program undertaken by community activists and local students, in response to landscaping plans prepared for an updated park master plan as well as new private development, Glen Helen can become an oasis, with substantial, attractive plantings of mature trees and pleasant, shady alcoves. Native plants can be reintroduced in selected areas, which will delight botanical enthusiasts.

EFFICIENT LAND USE PATTERN – The mixture of uses should create a synergy and reinforce the economic value of the area as well as its attractiveness for visitors and residents alike. The development of high-quality lodging, RV facilities, food services, and other supporting uses will offer a "complete experience" for visitors and travelers. In addition, Glen Helen may become a magnet for making and assembling equipment appealing to the recreation market.

PREFACE

Special development standards entail moderate improvement costs yet create an attractive visual quality in the area. This even includes screening of outside storage, which has been a big problem in the past.

QUALITY PUBLIC FACILITIES – A program of improving public facilities concurrent with development will be implemented in close collaboration with the City of San Bernardino. Development will be well serviced by water, sewer, drainage, and access facilities. A loop circulation system will be developed to provide access to all major activity areas within the Regional Park and tie them to the freeway system. This system will provide all-weather access to the entertainment/recreation portions of the site, as well as the Sheriff's complex.

COORDINATED RESOURCE MANAGEMENT – Phasing of the sand and gravel excavations in the Cajon Wash and Lytle Creek watercourses will continue in the implementation of a quality rehabilitation strategy in which the land will become both a visual and recreational asset. Agreements between owners of open space parcels will provide for a comprehensive open space management program within and adjacent to the Specific Plan.

WORLD-CLASS LAW ENFORCEMENT CENTER – The Glen Helen Sheriff's complex continues to be acknowledged as a respected center for state-of-the-art law enforcement training. Law enforcement agencies throughout the state and nation and some from other countries will continue to schedule their officers for training programs here. The correctional facility at Glen Helen will expand and continue to provide comprehensive rehabilitation programs, including basic skills education, computer training, an ROP body shop, landscape maintenance program, state-of-the-art bakery and culinary training.

INTERNATIONALLY ACCLAIMED OFF-HIGHWAY RACEWAY – The Glen Helen Raceway Park will continue to be an internationally recognized off-highway attraction with a reputation for environmental responsibility and an excellent rider safety record. Special programs to engage youth in this exciting activity, coupled with serious training in safety and individual responsibility, will be particularly successful.

RESPECTED SENSE OF HISTORY – Even with the changes that have taken place, Glen Helen is known as an area that respects and retains its historic roots. Its connection with old Route 66 and rural roots, as part of the historic Devore community, will be carried through in its design themes and cultural activities. An ongoing Glen Helen Community Improvement Organization could oversee implementation of the Plan and flag the need for actions, including its update or modification when needed.

AGGRESSIVE ECONOMIC DEVELOPMENT – After experiencing a period of relative economic stagnation, the area is now poised to become an economically sound enclave of specialized businesses and commercial recreation/entertainment venues. While not as substantial as some developments along freeway corridors, the special character of Glen Helen will enable it to carve a small but solid niche in the area's economy. Promotional programs to attract specific recreation and sport vehicle equipment manufacturers may make Glen Helen a well-known center for related companies.

EXCEPTIONAL CITY/COUNTY COOPERATION – Glen Helen will emerge as a prominent example of local government collaboration because of the continuous integration of development policy and plan implementation between the City and County of San Bernardino. Planning and infrastructure strategies in both the incorporated and unincorporated areas should be coordinated as a basis for this cooperative approach.

DIVISION 1
INTRODUCTION AND BACKGROUND

Chapters:

1. Project Overview and Purpose 1-1
2. Authority and Scope 1-7
3. Relationship to the Glen Helen Regional Parks Master Plan 1-9
4. Relationship to the Master Plan for Sheriff's Facilities at Glen Helen (1992-2012) 1-11
5. Site Conditions and Existing Land Uses 1-13
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Chapter 1: Project Overview and Purpose

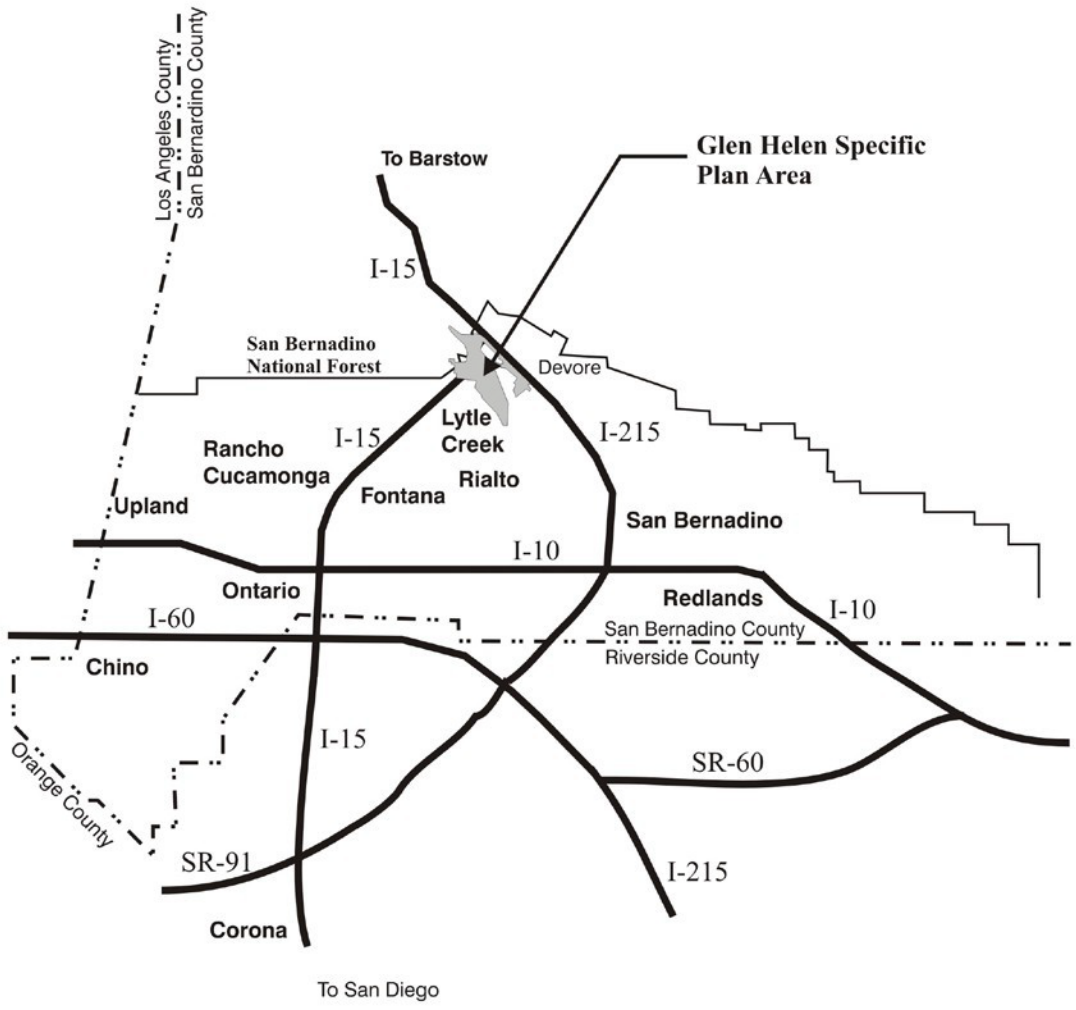
GH1.0105 General Provisions

In April of 1998, the County of San Bernardino Board of Supervisors called for preparation of the Glen Helen Specific Plan for approximately 3,400 acres of unincorporated territory in the Devore area, located south of the inter- section of the I-15 and I-215 freeways (Exhibit 1-1, Regional Setting). The site, located adjacent to the foothills of the San Gabriel and San Bernardino Mountains, is highly visible from the freeways and enjoys a strategic location at the entrance to the Los Angeles Basin. The San Bernardino National Forest extends into portions of the northwestern boundary of the Specific Plan area (Exhibit 1-2, Local Setting). The Specific Plan area (or project area) is flanked by two major drainage courses: Cajon Wash and Lytle Creek Wash. Other major topographical features include the Lower Lytle Creek Ridge running from northwest to southeast through the Glen Helen Regional Park; Sycamore Canyon west of I-15; and Sycamore Flat, which includes a large riparian area.



View of Glen Helen Specific Plan area looking north on I-15 near Glen Helen Parkway. Lower Lytle Creek Ridge is on the east in the foreground and the San Bernardino Mountains are in the background (circa 2005).

GLEN HELEN SPECIFIC PLAN
County of San Bernardino

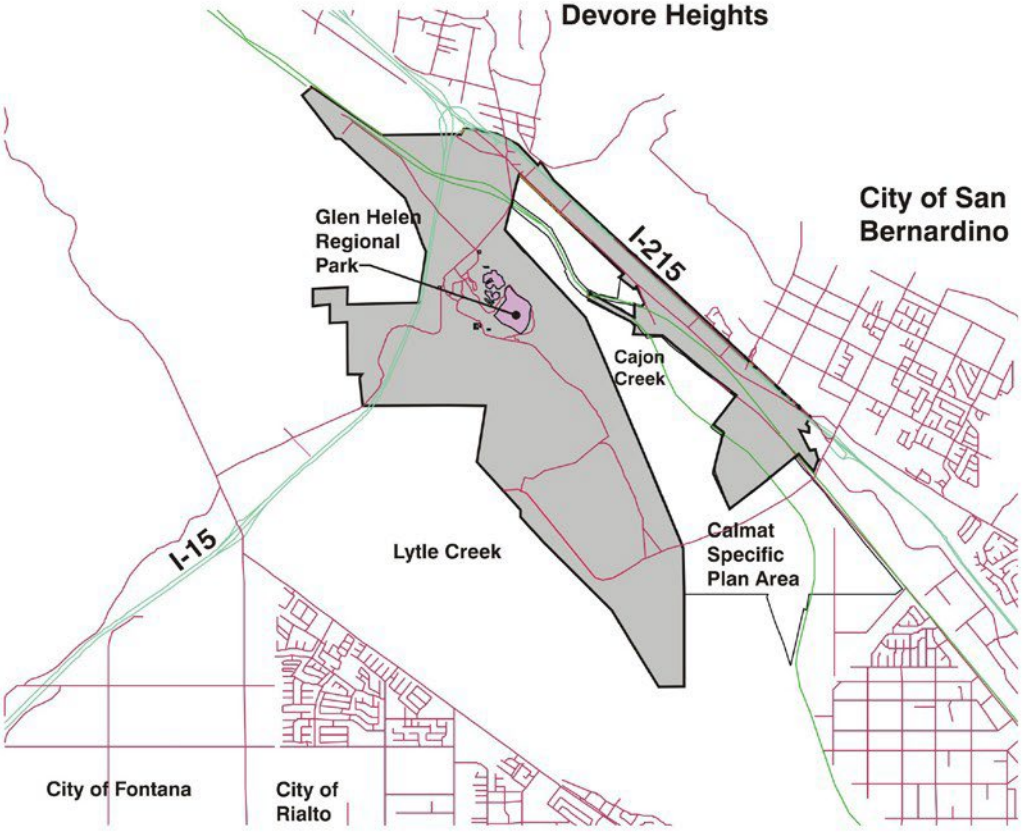


THE PLANNING CENTER
PSOMAS

REGIONAL SETTING
Exhibit 1-1

5/31/00

GLEN HELEN SPECIFIC PLAN
County of San Bernardino



THE PLANNING CENTER
PSOMAS

LOCAL SETTING
Exhibit 1-2

5/31/00

The residential community of Devore Heights is adjacent to the project area on the northeast. The historic Devore Tract extends into the project area and is designated the Devore Planning sub-area. The City of San Bernardino extends around portions of the Specific Plan area, creating a long peninsula of unincorporated land along Cajon Boulevard and Kendall Drive. This stretch of the Specific Plan area is within the City of San Bernardino Sphere of Influence. Residents and business owners from the Devore Tract as well as those along Cajon and Kendall have played an active role in shaping this Plan. The western portion of the Specific Plan area includes San Bernardino County territory that is within the City of Rialto Sphere of Influence (Exhibit 1-3, Spheres of Influence).

The project area encompasses private and public lands, including approximately 1,900 acres occupied by Glen Helen Regional Park and the San Bernardino County Sheriff Training Facility and Rehabilitation Center. The project area is divided by physical features and jurisdictional boundaries, including the Cajon Wash, railroad lines, the I-15 freeway, and territory within the City of San Bernardino that surrounds portions of the project area.



View of Glen Helen Regional Park (circa 2005)

GLEN HELEN SPECIFIC PLAN
County of San Bernardino



LEGEND

Sphere of Influence Areas

Surrounding Cities

THE PLANNING CENTER

PSOMAS

SPHERES OF INFLUENCE MAP
Exhibit 1-3

5/31/00

"This Specific Plan is intended to be practical in economic terms and visionary in terms of creating and responding to future market potentials."

The primary purpose of the Glen Helen Specific Plan is to implement the Vision for the project area. In essence, it is to create a comprehensive guide for quality land development with a viable program for building and financing the infrastructure necessary to support it. The challenge is to create a plan that has appeal in the marketplace and meets the County's economic development and planning objectives. Land use designations have been tailored to the physical and environmental conditions, existing activities and uses that will remain, and future market potentials identified for the area. In many ways, this Plan is as much a strategic plan as it is a specific plan through its focus on how to bring about desired changes as well as providing for what and how changes can occur. The Specific Plan is intended to be practical in economic terms and visionary in terms of its ability to create and respond to future market opportunities.

Whenever property within the plan changes ownership from public to private ownership or vice versa and the proposed use is not currently permitted, a Specific Plan Amendment must be submitted to evaluate the appropriate land use designation for the property. As economic patterns and market conditions change in the future, it is important to provide this flexibility in the plan to respond to changing conditions. The Specific Plan Amendment process can address the appropriate land use designation to assign to a property when a new use has been proposed.

The Specific Plan provides for the following development and open space potential:

Development and Open Space Potential of the Glen Helen Specific Plan

420 acres of industrial development along Glen Helen Parkway, Glen Helen Roadway, Cajon Boulevard and Kendall Drive;

65 acres of traveler services at freeway interchanges and business support services for nearby employees;

178 acres of destination entertainment and recreation uses within private and public lands that will complement and reinforce the activities at the regional park; and

1,580 acres of open space.

Chapter 2: Authority and Scope

GH1.0205 General Provisions

The California Government Code establishes the authority for cities and counties to adopt specific plans either by resolution as policy or by ordinance as regulation. A specific plan is one of many policy or regulatory tools used by local governments to guide community development or revitalization. A specific plan is a customized set of policies and regulations tailored to address unique issues encountered in a particular area.

The Glen Helen Specific Plan and any amendments to the plan are adopted by ordinance by the San Bernardino County Board of Supervisors. As so adopted, the Specific Plan constitutes zoning for the properties in the project area. Proposed planned development, site plans, tentative parcel maps, tract maps, and use permits must be consistent with the Specific Plan. If a development agreement is sought, it must also be consistent with this Plan and the County's General Plan.

A specific plan must also be consistent with and implement a city or county's General Plan. Additional amendments to the General Plan may be required to incorporate other provisions of the Specific Plan, including circulation and infrastructure plans and land use policies. When adopted, the Specific Plan will be consistent with goals, policies, and programs of the County's General Plan. A General Plan Consistency Analysis, as required by law, is on file in the County Land Use Services Department.

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Chapter 3: Relationship to the Glen Helen Regional Park Master Plan

GH1.0305 General Provisions

The County approved a Master Plan for the Glen Helen Regional Park in 1986. The objective of the Master Plan was to identify and conceptually plan for the highest and best use of the parkland based on recreation demands, economic feasibility, compatibility with surrounding communities, and conservation of the physical qualities of the land. The Master Plan calls for the new development of numerous recreational facilities including an Aquatic Park, archery range, western village, BMX raceway, and international raceway. Many of these facilities have not been implemented and some never will become a reality for various reasons. The aquatic park was implemented and is known as the Glen Helen Swim Park. The Master Plan also called for the modification of certain existing facilities including the expansion of the bowl amphitheater, relocation of campgrounds, and the expansion of the equestrian center. In 1994, the existing amphitheater was reconstructed into a major concert venue named the Amphitheater, which can accommodate up to 65,000 people for a single event. The Master Plan also included a circulation plan, signage program, and land acquisition program— some of which is outdated and needs revision either due to changes in long- range planning within the Department of Public Works responding to shifts in the entertainment industry and recreation preferences or based on new provisions within the Specific Plan.

"In 1994, the existing amphitheater was reconstructed into a major concert venue named the Pavilion" which is now called the Amphitheater

The Master Plan is not part of the General Plan, but rather a companion document that supports and implements the policies and programs in the General Plan. The Glen Helen Specific Plan has been prepared using the policies and provisions of the current Glen Helen Regional Park Master Plan. The Specific Plan does not replace or amend the Park Master Plan. However, the Specific Plan does include some new policies, plans, and recommendations for the Regional Park that should be folded into a Park Master Plan update in order to ensure consistency between the two documents. A future amendment to the Glen Helen Regional Park Master Plan is needed, as described in Division 4, Chapter 9 (Update Recommendations for the Glen Helen Regional Park Master Plan). Upon amendment, the Regional Park Master Plan will implement the applicable goals, policies and standards of the Specific Plan.

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Chapter 4: Relationship to the Master Plan for Sheriff's Facilities at Glen Helen (1992-2012)

GH1.0405 General Provisions

"The Specific Plan recognizes the significance of the Sheriff's operation… and the need to continue without constraints due to access, noise…or other issues"

Within the almost 1,900 acres of County land including Glen Helen Regional Park, is a 640-acre sheriff's complex, which is assumed to remain an active and vital component of the Glen Helen Specific Plan. As with the Regional Park facilities, the Sheriff's complex is also guided by the provisions of a current Master Plan document. The Master Plan for County Sheriff's Facilities at Glen Helen, adopted in 1992, is a 20-year plan that provides for the expansion and development of modern facilities for inmate housing and for state-of-the-art training of law enforcement officers. The plan provides a program for the long-range expansion of the Glen Helen Rehabilitation Center that responds to the housing and support needs of an ever-growing inmate population within the County. It also provides a program for the 20- year expansion of the Glen Helen Regional Training Center. The primary goal is to provide a nationally recognized training center that will better train its own staff, as well as generate revenues by drawing trainees from other counties and municipalities. That goal is currently advancing toward achievement.

The Glen Helen Specific Plan has been prepared using the provisions of the Master Plan for Sheriff's Facilities. The Specific Plan recognizes the significance of the Sheriff's operations from a regional standpoint, and the need for the operations to continue without constraints due to access, noise, land use incompatibility, or other issues. Firearms practice, ordnance detonation and driver training with sirens are all necessary activities that will continue at the Sheriff's complex in Glen Helen. The Specific Plan does not replace or amend the Sheriff's Master Plan. However, the Specific Plan does include new plans and provisions impacting the master plan area. In particular, the Specific Plan includes an updated plan for circulation and other infrastructure, the preservation of open space for public safety purposes, and policies and conditions for the development of new uses that would be impacted by the sheriff's operations. A future amendment to the Sheriff's Master Plan is needed to update circulation, land use, and infrastructure plans, in order to ensure consistency between the two documents. The amendment procedures are further discussed in Division 4, Chapter 9 (Update Recommendations for the Sheriff's Master Plan). Upon amendment, the Master Plan will implement the applicable goals, policies, and standards of the Glen Helen Specific Plan.

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Chapter 5: Site Conditions and Existing Land Uses

GH1.0505 General Provisions

The site consists of approximately 60% public lands and 40% private property. This distribution of land ownership can be described generally as follows (acreages are approximate):

County Facilities 1,900 acres

In the center of the project site are approximately 1,900 acres owned by San Bernardino County and occupied by two separate county facilities: Glen Helen Regional Park and the San Bernardino County Sheriff. Glen Helen Regional Park, in the northern portion of the property, is an active park with day use, fishing, camping and picnicking. Concessionaires operate an off- road racing park and an amphitheater facility that seats 10,000 with room for 65,000 people on the grounds. The San Bernardino County Sheriff occupies the southern portion of the property, which contains the Glen Helen Rehabilitation Center, a 1,200-inmate detention facility, and the Regional Training Center, an academy for law enforcement and public safety training facility.

Westerly Private Property 460 acres

Located west/northwest of the San Bernardino County facilities are 460 acres of private land. The majority of this area (345 acres) is partially developed land commonly known as Sycamore Canyon and Sycamore Flat. The remainder of this area consists of a few single-family residential properties, industrial related development, and some other vacant parcels available for new development.



Sycamore Canyon from I-15 (circa 2005)

I-215 Corridor 1,100 acres

The remaining 1,100 acres in the eastern part of the project site are concentrated at the interchange of the I-15/I-215 and along a corridor adjacent to the I-215. Most of this area is developed with a mixture of residential, commercial and industrial uses, as well as some vacant parcels. Much of the land in this area is private, with the exception of properties owned by the County for flood control and other purposes, including a 120- acre closed disposal site. Portions of this area are affected by significant blight.



Private property along the I-215 corridor (circa 2005)

Preparation of the Specific Plan has involved a detailed analysis of the existing physical and environmental conditions of the project area and surrounding vicinity. An opportunities and constraints analysis were conducted early in the process, focusing on environmental, circulation, infrastructure, and land use conditions. More detailed information on existing conditions is contained in Section 3 of the Environmental Impact Report, Appendix A. A summary of the key opportunities and constraints that influenced the Plan is provided as follows:

GH1.0510 Existing Conditions

(a) Environmental Conditions

The Specific Plan area is flanked by two major floodways: the Cajon Wash and the Lytle Creek Wash. Portions of the broad floodplain areas of both washes are situated within the Specific Plan Area. The watercourse in the Cajon Wash has in recent years shifted toward the Glen Helen Regional Park property and has damaged the main parking lot for the amphitheater. This pattern is typical for both washes. The paths of flooding waters meander from year to year despite some constraints provided by deflection berms to direct the flow. Planning and negotiation with California State agencies are underway to acquire permits to rebuild a small portion of the parking lot and create a berm to protect the parking lot and the hillsides within the park from further erosion. The County of San Bernardino Flood Control District takes over facilities within the washes when built (by private development projects required to install berms or levees as a condition of approval). Both washes are significant constraints to development. Sections of Institution Road, Glen Helen Parkway, and Devore Road are subject to seasonal flooding, which severely restricts access to the park and sheriff facilities.



View of Cajon Wash from Glen Helen Parkway (circa 2005)

Earthquake Faults

A number of active or potentially active faults cross through the Specific Plan Area and surrounding area. These faults have been designated in Alquist-Priolo Earthquake Fault Zones, which cover nearly half of the Specific Plan Area. These zones are associated with the San Andreas and San Jacinto systems that extend through the general Cajon Pass area. Development within these zones is subject to detailed fault investigations, which define the hazards and affect locations of structures.

Fire Hazards

As shown in Policy Map HZ-5 (Fire Hazard Severity Zones), the Specific Plan Area is located within the Countywide Fire Safety Overlay Area. Existing and future development is exposed to the impacts of wildland fires and therefore, development may need to comply with special overlay fire safety provisions set forth herein and in the Development Code. Proximity to the extensive San Bernardino National Forest makes this issue particularly critical.

Biological Resources

The Specific Plan Area is situated between two major wash systems, Lytle Creek Wash and Cajon Wash, and contains several sensitive biological habitats including Riversidean sage scrub, alluvial fan sage scrub, and mulefat scrub plant communities. A mature southern cottonwood willow riparian forest and a valley freshwater marsh are located within the Sycamore Flats portion of the site. Sensitive plant species known to occur in the specific plan area include the federal endangered Santa Ana River woolly-star and the federal endangered slender-horned spineflower. Sensitive wildlife species occurring or potentially occurring include the federal and state endangered least Bell's vireo, federal endangered southwestern willow flycatcher, federal endangered San Bernardino kangaroo rat, federal endangered arroyo southwestern toad, federal threatened California gnatcatcher and its proposed critical habitat, federal threatened California red-legged frog, and the federal proposed endangered mountain yellow- legged frog. State Species of Special Concern found on-site include Bell's sage sparrow, southern California rufous-crowned sparrow, coast horned lizard, orange-throated whiptail, and Los Angeles pocket mouse. As part of the Master Plan for Sheriff's Facilities at Glen Helen, approximately 150 acres south of the sewage treatment facility has been set aside as a habitat reserve for sensitive plant resources. This area is currently maintained and studied by the California State University at San Bernardino. In addition, the Sheriff's Facilities Master Plan calls for the remaining undeveloped County property on Lower Lytle Creek ridge to remain as undeveloped open space for public safety purposes. This hillside area provides a natural safety buffer between the Sheriff's training activities involving live ammunition and the surrounding regional park uses. The Department of Public Works has proposed the set- aside of approximately 42 acres on the west side of I-15, north of the railroad right-of-way as mitigation for rebuilding the levee in Cajon Wash that protects the main parking lot at the Regional park. This area contains relatively undisturbed inland sage scrub vegetation. The Specific Plan Area contains other large parcels where sensitive resources are expected to exist, which may be a further constraint to development. Sycamore Flat is the most sensitive biological area within the Specific Plan boundaries. A perched water table supports a mature southern cottonwood willow riparian forest and a valley freshwater marsh system. These sensitive plant communities provide habitat for most of the above listed species.

"The Master Plan for Sheriff's Facilities at Glen Helen set-aside 150 acres…as a habitat reserve for sensitive plant resources"

The Glen Helen Specific Plan provides an opportunity to comprehensively address habitat conservation measures for the area within the context of the Resource Management Plan developed by the County (see Appendix A of the FEIR). Measures include the recognition of the sensitivity and biological uniqueness of the area, the set aside of open space areas for conservation,

maintenance and enhancement of wildlife corridors through the area, and compliance with federal and state resource laws. Without the specific plan, a piecemeal approach would continue, resulting in the gradual loss of most of these sensitive biological resources.

Winds

The Specific Plan Area is subject to strong winds from Cajon Pass. Winds can reach 50 to 80 miles per hour or more, with gusts sometimes approaching 100 miles per hour. Such severe winds are normally limited to no more than a couple of weeks during the year. Wind advisories, of course, affect traffic along the I-15 and I-215. The strongest winds generally occur between the months of November through February, as is the case in other foothill communities at the base of the San Bernardino and San Gabriel Mountains. The winds may be a factor in private sector decisions to develop certain uses within the Specific Plan Area, particularly uses involving outdoor activities conducted during wind impacted months of the year.

Views

The Specific Plan Area offers considerable view opportunities. The natural topographic features in the North and Central Glen Helen areas create a strong visual statement when entering the Specific Plan Area. The views from the northern portion of the Cajon Canyon provide significant gateway opportunities. Within the Specific Plan Area, the general slope toward the southeast provides unobstructed views of the greater San Bernardino Basin. Extensive views of the San Bernardino and San Gabriel Mountains are also provided to the east and west of the Specific Plan Area. The Sycamore Flat/ Sycamore Canyon area provides strong southerly views with excellent freeway visibility. The Central Glen Helen area contains elevations in excess of 2,300 feet, providing extensive view opportunities toward the San Bernardino National Forest to the north and the San Bernardino Basin to the south. The North Glen Helen area provides view opportunities throughout the Cajon Canyon with freeway visibility provided from the I-15 and I-215 Freeways. The County General Plan designates the segments of both I-15 and I-215 that pass through the Specific Plan Area as scenic highways. The area extending 200 feet on both sides of the highways are subject to additional land use and aesthetic controls under the County's Open Space Overlay in the Development Code. That is, of course, respected in this specific plan.



View of San Bernardino National Forest from Glen Helen Road looking northwest (circa 2005)



View of San Bernardino National Forest from the Pavilion (circa 2005)

Noise

The sheriff's facilities, the Amphitheater, the freeways and the aggregate mining operation on the adjacent property to the southwest are noise generators that will likely affect noise sensitive land uses within the Specific Plan Area, and on adjacent properties. Mitigation of noise impacts or modifications of the project may need to occur as part of any residential development in the area. Other noise generators affecting private properties in the Specific Plan Area include the railroad operations, the Raceway Park, the driver-training course and firing range operated by the Sheriff's Department, and the animal shelter adjacent to the closed County of San Bernardino disposal site. Residential properties along Cajon Boulevard and Kendall Drive are particularly affected by noise and vibration from the railroad and I-215 freeway.

(b) Circulation and Infrastructure Conditions

Regional access to the Specific Plan Area is excellent in terms of freeway and rail systems. Once exited from the freeways however, local access into and around the regional park and Sheriff's facilities is constrained, given the variety and intensity of uses occurring in the area and limitations of the street system. This is particularly the case regarding the Amphitheater when concerts are held.

Circulation

In addition to special event traffic, Glen Helen Parkway is sometimes used as a bypass for commuters who want to avoid the traffic at the I-15/I-215 interchange. In general, the local street system is incomplete and requires substantial improvements, such as widening, bridge construction, signalization, repaving, and intersection improvements. The at- grade railroad crossings along Glen Helen Parkway and Institution Road are also an access constraint in the area. Drivers are often required to wait up to 45 minutes at either of the two crossing. These crossings are also a constraint to emergency access for both fire and sheriff service. The Specific Plan provides an opportunity to design and implement an improved access plan that better serves the variety of activities in the Specific Plan Area. It also contains traffic control strategies for conducting major events at the Regional Park.



Train crossing at Institution Road (circa 2005)

Accessibility of Sheriff's Facilities

The only designated access to the Sheriff's facilities is along Institution Road, which is particularly constrained. The road is frequently flooded during the winter months from the Cajon Wash. Emergency access to and from the Sheriff's facilities is often delayed (or impossible) along Institution Road during certain periods of the year and during major events at the amphitheater and the off-road vehicle facility (Glen Helen Raceway Park). The segment of Institution Road in the City of San Bernardino is classified as a private drive and therefore not maintained by the City. The County Sheriff's Department keeps the road passable but does no structural maintenance. The Sheriff's facilities generate a significant number of trips—all the personnel involved in training or exercises do not stay overnight at the site but in hotels nearby. On weekends, 400 to 800 inmates drive to the site on a work release program (up to six trips per inmate each weekend). The Specific Plan provides an opportunity to develop cooperative solutions to improving access for the Sheriff's facilities, including the design of a new secondary access road.

Water Service

Water service to the regional park and sheriff facilities is provided by a system of County operated ground water wells. The ground water is part of the Lytle Creek Ground Water Basin. Water tanks are located on ridges where they can provide gravity flow to the user. Build-out of the Master Plan for Sheriff's Facilities will require additional water service capacity. The approved Lytle Creek North Planned Development project will provide an opportunity to jointly develop a wastewater recycling system. Additional development in the western portion of the regional park and any new development in the Sycamore Flat area will require new infrastructure for water service. Water service to the Cajon Corridor and Kendall Corridor planning sub-areas is provided by the City of San Bernardino and appears to be adequate to support future development. The Devore Mutual Water Company serves properties in the Devore planning sub-area. (Note: a description and exhibit of the "planning sub-areas" noted here can be found in Division 2, Chapter 2 of the Specific Plan). State water from Northern California and the Colorado River is also available.

Sewer Facilities

The Cajon/Kendall Corridor is serviced by sewer provided by the City of San Bernardino. Wastewater generated in the North Glen Helen and Devore planning sub-areas is disposed of by means of septic systems. A package wastewater plant serves the Amphitheater and some of the Regional Park restrooms. It generates some water for irrigation use on-site but is challenging to operate because of intermittent flows and their impact on the treatment process. This system is not adequate to handle major events (generally, any event larger than approximately 20,000) at the Regional Park, so portable sanitation facilities are brought in. The Glen Helen Raceway Park is similarly serviced by portable facilities. The wastewater recycling plant that serves the Sheriff's facilities is being upgraded and expanded to accommodate the uses approved in their Master Plan. Additionally, the Lytle Creek North development will provide a fair-share contribution to the increased capacity of the wastewater recycling plant.

Cajon Disposal Site

The rail line divides the now closed County of San Bernardino disposal site at the southerly end of the Cajon Corridor, and each portion is accessible by separate entrances. The westerly segment is accessed from Institution Road, and the easterly segment from Cajon Boulevard. The County's Solid Waste Management Division currently has no reuse plans for the property. The disposal site has been designated for and occasionally used as an overflow parking lot for the Regional Park. However, the County Solid Waste Management Division is reconsidering this designation due to concerns about differential settlement. Another interest in reuse is from a group of model airplane enthusiasts who need a field for model airplane operations. Currently, they meet in the parking lot at Raceway Park when it is not in use.

Flood Control

Flood Control Flood control and drainage improvements consist of a series of levees or berms within the Cajon and Lytle Creek washes that divert water flows during the flood season. Uses planned for the Glen Helen Specific Plan areas and adjacent area may necessitate changes or improvements to the existing flood control system.

(c) Land Use Conditions

Project Area Configuration

The project area is physically divided by the I-15 Freeway, Cajon Wash, rail lines, power transmission lines, ridges, and earthquake fault zones. Portions of the area are also within the Spheres of Influence for both the City of San Bernardino and the City of Rialto. Consequently, planning and implementation of the Specific Plan requires a high level of coordination and cooperation among affected agencies.

Surrounding Uses

Development plans have either been approved or proposed immediately adjacent to each side of the project area. Potential land use conflicts, circulation and traffic, water and sewer infrastructure, and flood control are predominating issues that encompass both the approved Lytle Creek North Planned Development area and Calmat Specific Plan area. Sand and gravel recovery operations within the Calmat Specific Plan area will be a constraint on certain kinds of development until those operations are completed and reclamation plans are implemented. Sand and gravel operations are visually unattractive, noisy dust generators, and may limit the types of industries that choose to locate in the area. Given circulation system limitations, added truck traffic must be managed carefully.

Land Ownership

There is an unusually low proportion of privately owned property in the area as the basis for economic development. In addition, many of the privately owned parcels are small, making comprehensive development challenging. The larger privately owned parcels are somewhat constrained by topography and potentially sensitive habitat. On the other hand, the high proportion of County ownership provides an opportunity for the County to control and better influence what happens within the project area.

Sheriff's Operations

Land use compatibility is a primary issue for the Sheriff's facilities. Their training activities (including driving, shooting, SWAT exercises, live fire training, FBI training), jail facilities, work release and rehab operations would not be compatible with nearby residential uses, noise sensitive uses, or other activities that would bring the general public in the vicinity of their operations. Their facilities are highly regarded and attract law enforcement officials from other areas for training purposes. Ongoing expansion in buildings and activities is imminent. Industrial uses are the most compatible type of development to be located near the Sheriff's facilities. The Sheriff's facilities have an extreme need for privacy and a need to be protected from surrounding uses that inhibit their operations. On the other hand, new development adjacent to their operations also provides an opportunity for jointly developing and sharing infrastructure facilities.

Regional Park Uses

The Glen Helen Regional Park and its uses constitute a major public recreation investment that can attract other commercial recreation and support commercial uses. During Summer 1998, approximately 36,000 people visited the park to enjoy the fishing, camping, hiking, swimming, and other recreation activities offered. The Amphitheater has been performing at lower levels than were originally anticipated. Infrastructure facilities may, in part, be a constraint to the Amphitheater's successful operation. The lack of improved parking facilities and restroom facilities, and the inconvenience of delays in arriving and leaving especially large events, are factors that reduce the "quality of the experience." The Amphitheater has the potential for becoming a landmark entertainment facility and could serve as the centerpiece of a commercial recreation complex.

Development Conditions

Development conditions are generally blighted within the Devore, Cajon Corridor, and Kendall Corridor planning sub-areas, which discourages new investment that would significantly improve land use mix and economic vitality. Parcels along the north side of Cajon Boulevard and Kendall Drive are predominately narrow, deep lots, one acre in size. Absentee ownership is about 50%, with a number of absentee owners located in nearby communities. Parcel assembly for large-scale, freeway-oriented development is a major constraint to private sector development, particularly given the abundance of "ready to build" industrial land in the region. Existing uses within this area are a mix of residential, industrial, abandoned, and vacant properties. A few commercial properties, particularly restaurants, enjoy a steady tourist business from the historic Route 66 travelers. Code violations are an ongoing problem that further deters new investment. The County disposal site is a significant portion of the Kendall Corridor, yet it cannot be used to stimulate economic development in the Specific Plan Area unless/until a re-use plan is approved by the County Integrated Waste Management Board (CIWMB), the Santa Ana Regional Water Quality Control Board (RWQCB) and the County Local Enforcement Agency (LEA).





Non-residential development conditions along Cajon and Kendall (circa 2005)

There is evidence of increased developer interest in the area as indicated by recent developer applications and inquiries. The Specific Plan project and process has the potential to stimulate more interest in the area. Any project that requires discretionary approval is required to complete a project specific environmental analysis consistent with the California Environmental Quality Act. As mentioned previously, the FEIR can also comprehensively address the need for habitat conservation and mitigation.

GH1.0515 Market Demand Analysis

A market analysis for the Glen Helen Specific Plan area was undertaken early in the process of preparing this Specific Plan in order to understand the development potential of a variety of potential land uses. The report, Market Feasibility Analyses Relating to the Creation of the 3,400 Acre Glen Helen Specific Plan, dated November 9, 1998, was prepared by Robert Charles Lesser & Co. The report analyzed the key economic indicators for the San Bernardino/Riverside Metropolitan Statistical Area including, employment patterns, industry group trends, unemployment, population, and income. Also analyzed was a range of land use types being considered for the project area including, industrial, family entertainment, hotel, and RV Resort Park. The market conclusions resulting from this analysis guided the amount, distribution and anticipated phasing of land uses within the Specific Plan area. The primary opportunities for development in the near term were in the areas of RV facilities and support commercial uses.

GH1.0520 Existing Land Use Designations

The original General Plan land use designations for the project area consisted of eleven designations: Resource Conservation, Rural Living (one dwelling unit per five acres), Rural Living (one dwelling unit per 20 acres), Multiple Residential (14 dwelling units per acre), Multiple Residential (14 dwelling units per acre, one acre minimum), Neighborhood Commercial, General Commercial, Community Industrial, Regional Industrial, Institutional, and Floodway. These designations are being replaced with the designations defined in the Specific Plan (Division 2, Chapter 3 Land Use Plan) in order to tailor the development standards and uses to achieve the desired development pattern and character of development within the project area.

Chapter 6: Public Participation Process

GH1.0605 General Provisions

The process for preparing the Glen Helen Specific Plan included a series of three public workshops conducted at key stages during the project. The first public workshop was held to introduce the planning program and present the opportunities and constraints related to the site. A draft Vision for the project area was also presented. Small group discussions among the workshop participants were conducted in order to obtain input on the issues and information presented. Comments received at the workshop were then folded into the process of developing land use alternatives for the Specific Plan Area.

The second public workshop focused on two alternative land use plans, the Concentrated Activity Alternative, and the Dispersed Development Alternative. Workshop participants formed small groups to work together on evaluating each of the alternatives. The alternatives were rated based on how well each satisfied the goals/vision for the project. Participants recorded their findings along with ideas for improving/creating the preferred plan. Input from the workshop was tabulated and used in the formulation of the Draft Preferred Land Use Plan.

A third public workshop was conducted to present the preferred plan and the related infrastructure plans. In addition, a draft of the permitted and conditional uses for each land use designation and development standards was also presented for comment. Input from this final workshop was used in preparing the Specific Plan.

All three public workshops were well attended, ranging from 45 to 75 people including residents, business owners, and landowners in and around the area. Public workshops were also attended by many County officials and staff members from the various departments involved in the project. Staff and elected official(s) from the City of San Bernardino also took part in the workshops.

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Chapter 7: Specific Plan Organization

GH1.0705 General Provisions

The Glen Helen Specific Plan has been prepared in accordance with the California Government Code and consists of the following Divisions:

Division 1: Introduction and Background
Division 2: Land Use Plan and Development Standards
Division 3: Design Guidelines
Division 4: Specific Plan Implementation and Administration
Appendices

The Preface consists of the Vision for the Glen Helen Specific Plan area. The vision was formulated early in the planning process and will remain the primary focus in carrying out the regulations and implementing actions for the specific plan. Division 1 sets forth an overview of the project area, the intent of the Specific Plan, and the underlying issues and conditions that have been addressed in the Specific Plan and/or accompanying Environmental Impact Report. Division 2 provides the land use plan and new land use designations for the project area. Allowable uses are defined, and the development standards are established for each land use designation. The infrastructure plans—circulation, water and wastewater facilities, and flood control improvements—necessary to support the land use plan are also described.

Division 3 contains the design guidance for the project area. The guidance includes site planning principles for new development, as well as guidelines on the physical improvements and aesthetic treatment for streetscapes, entry points, views, lighting, architecture, and screening. Division 4 stipulates how the County will administer the specific plan and contains the tools and actions needed to implement the plan. Lastly, the Appendices contain the technical documentation underlying the specific plan.

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DIVISION 2
LAND USE PLAN AND DEVELOPMENT STANDARDS

Chapters:

1. Development Concept 2-1
2. Planning Sub-Areas 2-3
3. Land Use Plan 2-6
4. Development Standards.....2-13
5. Overlays 2-98
6. Infrastructure and Open Space Management Plans 2-117
7. General Development Regulations.....2-149

Chapter 1: Development Concept

GH2.0105 General Provisions

The development concept is a collection of main objectives or themes that are derived from the Vision for the Glen Helen Specific Plan. The Specific Plan serves a wide variety of public and private interests, each with its own set of needs and long-range objectives. The Land Use Plan, development standards, infrastructure plans, and design guidelines, together, seek to achieve the following:

- A prominent gateway to and from the Los Angeles Basin;
- A destination recreation and entertainment attraction;
- A strong traveler serving attraction;
- A mixed-use area where private and public uses flourish;
- A carefully managed and coordinated open space system;
- Reinforcement of the Sheriff's Training Center and Rehabilitation Center;
- Extensive visual improvement of private and public lands;
- A special landscape/streetscape experience along Glen Helen Parkway that establishes its prominence within the Specific Plan area;
- Phased road, water, sewer, and drainage systems to support growth;
- Owner initiated transition from residential to industrial and commercial uses as market demand evolves;
- Site development standards that are sensitive to existing parcelization, yet facilitates quality development; and
- Performance standards and incentives to stimulate and reward quality development.

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Chapter 2: Planning Sub-Areas

GH2.0205 General Provisions

The Specific Plan area has been divided into smaller sub-areas that are distinguishable in terms of existing uses, terrain, and access considerations. Six planning sub-areas have been identified as follows and are shown on Exhibit 2-1, Planning Sub-Areas:

Cajon and Kendall Corridors

These planning sub-areas comprise a long, narrow strip of County of San Bernardino territory along Cajon Boulevard and Kendall Drive, sandwiched between the City of San Bernardino extension along Cajon Creek and the I-215 Freeway. It is characterized by long, narrow lots generally backing up to the freeway. Because of its location in the unincorporated peninsula, the County of San Bernardino disposal site area is included in the Kendall Corridor planning sub-area, despite the fact that it differs substantially in character from the remainder of the corridor.

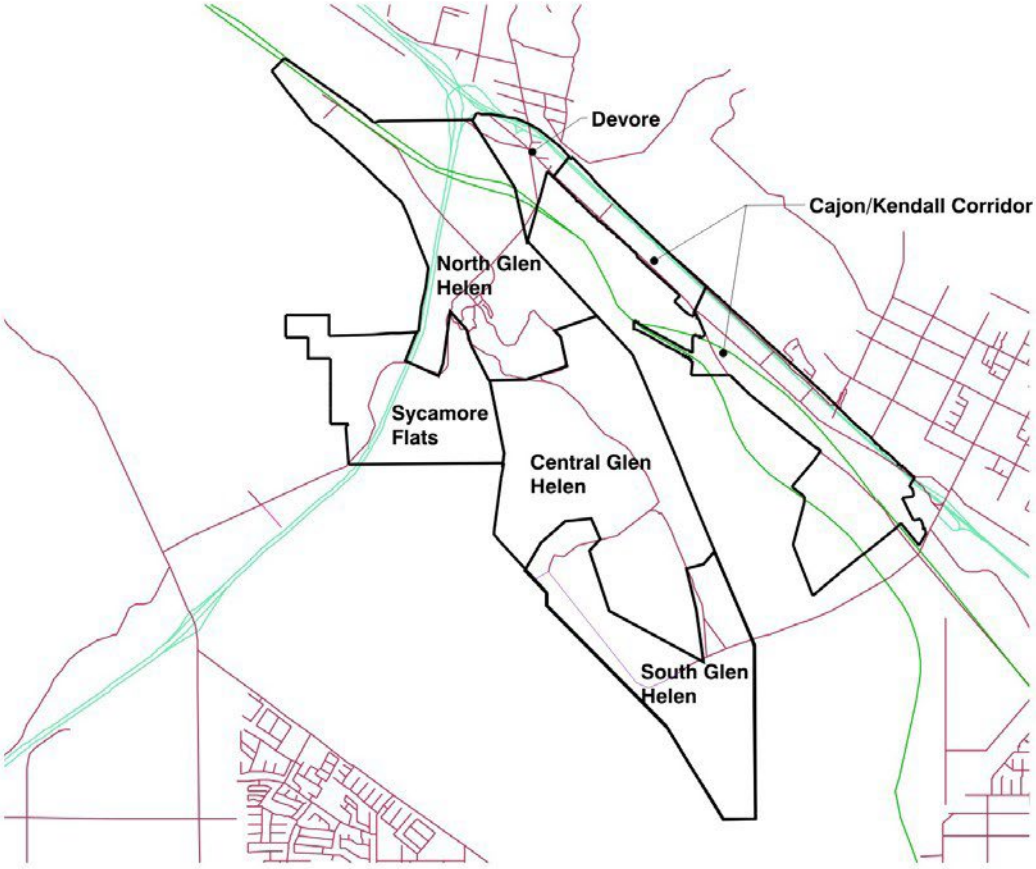
Devore

This planning sub-area is located at a pivotal location within the Specific Plan Area at the upper end of the Cajon Corridor within the historic Devore Tract and adjacent to the community of Devore Heights. Direct freeway access, linkage to other key portions of the Specific Plan Area, configuration of the area and properties within it, and highly visible location make this planning sub-area a prime candidate as a commercial center reinforcing other uses in the vicinity.



View of the Devore Planning Sub-Area looking south towards Glen Helen Regional Park (circa 2005).

GLEN HELEN SPECIFIC PLAN
County of San Bernardino



THE PLANNING CENTER

PSOMAS

PLANNING SUB-AREAS
Exhibit 2-1

5/31/00

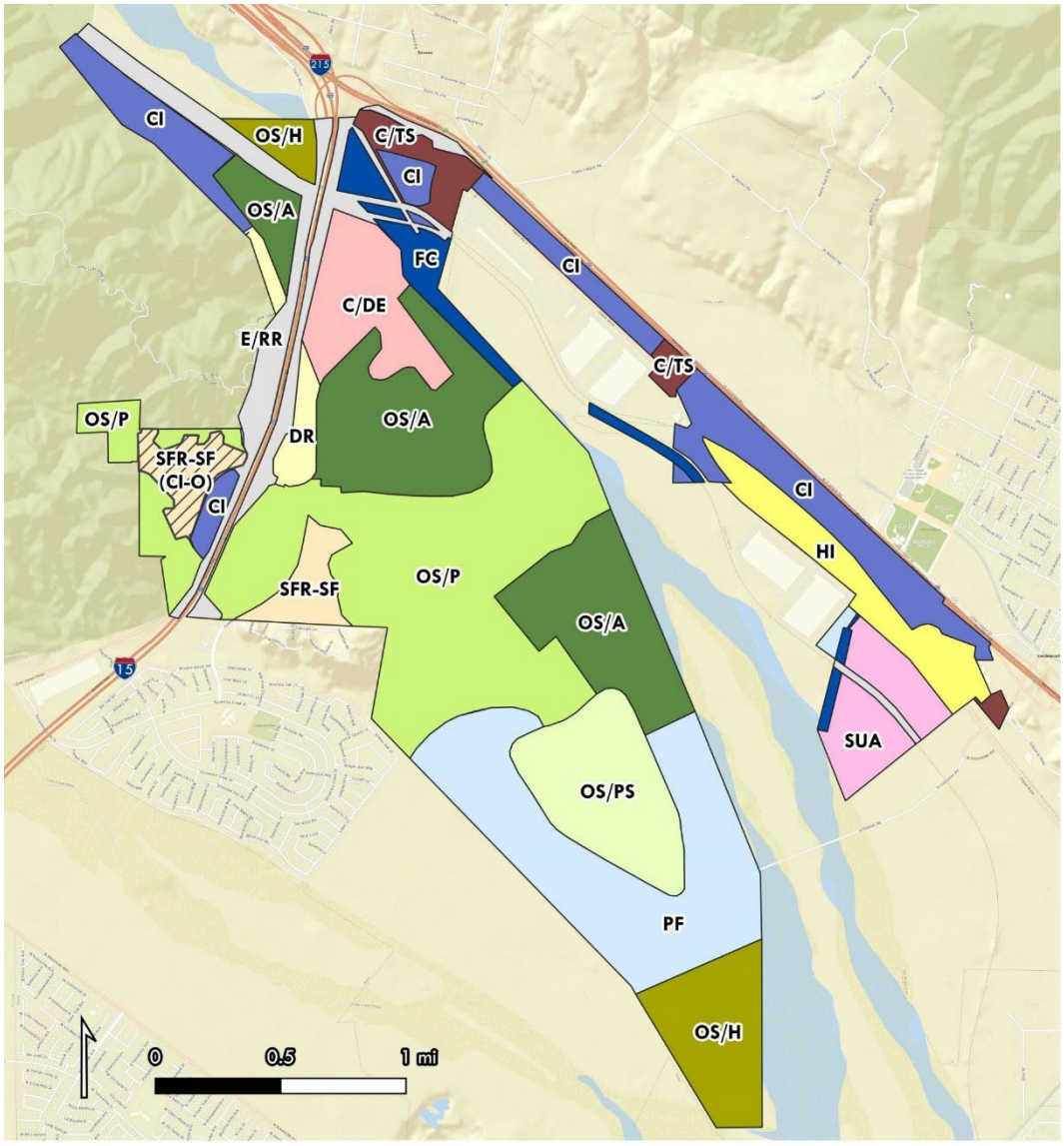
North Glen Helen	This planning sub-area is the center of regional recreation activities within and adjacent to the Glen Helen Regional Park. It encompasses mostly active recreation spaces (except for the nature area and boardwalk), including the dominant Amphitheater. This planning sub-area also extends west of the I-15 freeway and includes some private property because of the close relationship of uses. The single-family homes and industrial related uses in this area border the San Bernardino National Forest.
Central Glen Helen	Constituting the natural highland portion of the site, steep hills and canyons characterize this planning sub-area. Most slopes in this area are in excess of 25 to 30% and rise to heights of 300 to 400 feet above surrounding grades. This area includes existing fire roads, water storage facilities, and a few off-road trails connected with the Raceway Park.
South Glen Helen	This planning sub-area consists largely of two important developments: the extensive Sheriff's Training Facility and Rehabilitation Center and the Glen Helen Raceway Park. The Sheriff's facility encompasses approximately 650 acres and is the top-rated training academy in California. The facility offers basic, advance, and driver training to law enforcement officers throughout the state. The Glen Helen Rehabilitation Center houses approximately 1,200 male and female inmates. The off-road racing facility encompasses approximately 256 acres and has a capacity of 3,000 to 8,000 spectators.
Sycamore Flat	This is actually two undeveloped areas of somewhat different characteristics: Sycamore Flat, along the east side of the I-15 Freeway, and Sycamore Canyon, a topographically varied area of private property on the west side of the freeway in the San Bernardino National Forest. Sycamore Flat is characterized by gently sloping terrain, a stream with a ponded freshwater marsh and surrounding riparian vegetation near the I-15 freeway. These two areas have a strong visual, biological and historical identity within the Glen Helen area.

Chapter 3: Land Use Plan

GH2.0305 General Provisions

The Land Use Plan contains 15 land use zoning designations, including one overlay designation (Exhibit 2-2). These designations had and continue to have similarity to land use zoning districts in the San Bernardino County Development Code. Each designation has been customized for the future uses and type of development envisioned for the Glen Helen Specific Plan Area.

Exhibit 2-2 – Land Use Plan



Glen Helen Specific Plan

Land Use Designations

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

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The Land Use Plan contains two types of commercial designations: Commercial/Traveler Services (C/TS) and Commercial/Destination Entertainment (C/DE). There is also a Commercial/Traveler Services (C/TS) Floating Zone, but it only differs from the Commercial/Traveler Services (C/TS) designation in terms of its flexibility as to where it is ultimately located along Cajon Boulevard and Kendall Drive. The Commercial/Traveler Services (C/TS) 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 (C/DE) designation is concentrated within and adjacent to the Glen Helen 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 188 acres is devoted to these commercial designations.

Corridor Industrial is expected to occur 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 Glen Helen Road, Glen Helen Parkway, Cajon Boulevard and Kendall Drive corridors, designated as Corridor Industrial (CI), Corridor Industrial Overlay (CI-O), and Heavy Industrial (HI). This development is expected to occur 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 (CI), Corridor Industrial Overlay (CI-O) and Heavy Industrial (HI) designations total approximately 421 acres (with a 48.7-acre overlay) along Glen Helen Road, Glen Helen Parkway, 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, and industrial development along the I-15.

One recreation-oriented designation is contained in the Plan: Destination Recreation (DR). The Destination Recreation (DR) zone is situated between the National Forest and a small stretch of the railroad in the northwestern corner of the planning sub-area and south of the I-15. Over time, as year-round activities increase in and around the Glen Helen Regional Park, and as additional services are required within the Plan area, this area provides an opportunity for lower-intensity recreation/entertainment, service retail, hospitality, government/civic uses, residential and commercial uses.

The Land Use Plan provides one residential designation: the Single Family Residential – Sycamore Flats (SFR-SF) 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 4,050 square feet. The Corridor Industrial Overlay (CI-O) Zone occurs on 48.7-acres on the west side of the Glen Helen Parkway in the Sycamore Flats sub-area and allows for development of uses consistent with the Corridor Industrial (CI) designation as an alternative to the residential use.

The 48.7-acres on the west side of Glen Helen Parkway would be developed either as all uses consistent with the Single Family Residential – Sycamore Flats (SFR-SF) Zone or all uses consistent with the Corridor Industrial Overlay (CI-O) Zone. The overlay does not allow for the 48.7-acres to be developed as a mixed-use zone.

"Open space categories cover nearly 50% 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) of the San Bernardino County Development Code. The Open Space categories cover nearly 50% of the Specific Plan area, totaling some 1,580 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~~64.4	~~35DU/AC~~8 NA	~~33~~68 NA	0.3	0.4	~~1,257,142 – 1,676,189~~841,579 – 1,122,106
C/DE	Commercial/Destination Enter.	123.7	NA	NA	0.2	0.35	1,077,674 – 1,885,930 [5]
CI	Corridor Industrial	~~132.9~~243.7	NA	NA	0.35	0.5[10]	2,614,253 – 3,690,403 [7,10] ~~2,026,193 – 2,894,562~~
CI-O	Corridor Industrial Overlay	48.7[11]	NA	NA	0.35	0.5	742,480-1,060,868 [7]
HI	Heavy Industrial	129.0	NA	NA	NA	NA	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	NA	NA	NA[2]	
SUA	Special Use Area	119.0	NA	NA	NA	NA[3]	
DR	Destination Recreation	~~132.8~~53.8	1DU/5AC	~~17~~ 10	0.2	0.25	~~1,156,953 – 1,446,192~~ [6]468,705 – 585,882[6]
OS/A	Open Space/Active	458.9	NA	NA	NA	NA[4]	
OS/P	Open Space/Passive	726.6	NA	NA	NA	NA[4]	
OS/H	Open Space/Habitat Preserve	185.5	NA	NA	NA	NA[4]	
OS/PS	Open Space/Public Safety	209.0	NA	NA	NA	NA[4]	
FC	Flood Control	97.5	NA	NA	NA	NA[4]	
E/RR	Existing Roads/Railroad ROW[8]	434.7	NA	NA	NA	NA	
	TOTAL	3,339.3[11]		~~771~~428[11]			~~7,484,696 – 10,712,493~~ 7,711,426 – 11,154,627

[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 due 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 0.2 to 0.35 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 amendment to the Specific Plan that transferred 45.47 acres from the C/DE land use zoning district to the DR land use zoning district.
[7] The table reflects an amendment to the Specific Plan that transferred 159.5 acres from the C/TS, SFR-SF, HD-O and DR land use zoning districts to the CI and CI-O land use zoning districts.
[8] E/RR is not a land use zoning district but the area is included in the total acreage.
[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 the maximum density permitted and that the total number of units within the Specific Plan Area does not exceed 428.
[10] There are 79.0 acres within the North Glen Helen sub-area within the CI land use zoning district that are limited to a maximum FAR of 0.03 (103,237 SF) due to existing development constraints such as earthquake faults and lack of water and sewer connections. Therefore, the maximum CI square footage is calculated based on 213.4 acres with a maximum FAR of 0.5 (4,647,852 SF) and 79.0 acres with a maximum FAR of 0.03 (103,237 SF) for a maximum total of 4,751,089 SF of CI.
[11] There are 48.7 acres on the west side of Glen Helen Parkway within the SFR-SF land use zoning district that may be developed either as all SFR-SF or all CI. If the 48.7 acres are developed all as residential, a total of 94.7 acres of SFR-SF would remain with a maximum of 418 dwelling units and with a maximum of 243.7 acres of CI. If the 48.7 acres are developed as CI there would be a total of 292.4 acres of CI and a total of 46 acres of SFR-SF would remain with a maximum of 332

dwelling units.

Chapter 4: Development Standards

GH2.0405 General Provisions

This section specifies the standards and regulations that will apply to new development and redevelopment of existing uses. Future review of concept plans, site plans, and subdivisions will ensure that these standards are realized. Development incentives and performance standards are also included for commercial and industrial designations to further encourage the quality and character desired from future development. Building setbacks and landscape setbacks are defined as setbacks measured from the property line or edge of right-of-way.

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GH2.0410 Commercial/Traveler Services (C/TS)

(a) Definition

C/TS

This designation provides for uses that serve the traveling public, typically during transit from one destination to another outside of the immediate area. Though some of the uses would be similar to those found in the Destination/ Entertainment designation, the focus would be more on serving people as they pass through, rather than people who stay for local events. Restaurants, convenience services, automobile and truck service stations, lodging, retail goods, and commercial recreation uses are typical uses to be found in this designation. Commercial uses in these areas would also be serving the large employment population located along the Cajon and Kendall corridors.



View of Commercial/Traveler Services area at the Devore Interchange (circa 2005)



View of well-known local eatery within the Commercial/Traveler Services designation (circa 2005)

(b) Commercial/ Traveler Services Floating Zone Definition

(c) Conditional Uses (MUP)

This designation is intended to provide for commercial uses within the heart of the industrial development along the Cajon Corridor and Kendall Corridor. The precise location is flexible, within an approximate one mile stretch of Cajon Boulevard and Kendall Road, adjacent to the I-215 freeway. The ultimate location of the commercial development cannot occur within one mile of the Devore Interchange or within one mile from the Specific Plan boundary at I-215 near Institution Road. The commercial development must be clustered together, not spread out along the corridor. The intent is to establish a commercial node of activity that serves employees and visitors alike. A Conditional Use Permit will be required for master planning the commercial development, involving coordination of access points, interior access and parking, and building location for an area of at least five acres.

The following uses are permitted within the Commercial/Traveler Services designation subject to approval of Minor Use Permit application:

1. Professional Services, such as:
   - Architect/Engineer Offices
   - Banks and Financial Institutions
   - Copy/Film Centers
   - Insurance Offices
   - Medical/Dental Offices
   - Photography Studios
   - Real Estate Offices
   - Travel Agency

2. Retail Trade/Personal Services, such as:
   - Antique Shops
   - Apparel Stores
   - Appliance and Hardware Stores
   - Art Galleries
   - Automobile Service Stations (gas and minor auto repair)
   - Automobile Parts and Supplies (no installations)
   - Bakeries/Ice Cream Shops
   - Beauty Salons
   - Books/Gift/Stationary Stores
   - California Welcome Center
   - Coffee Houses/Cafes
   - Convenience Stores
   - Delicatessens
   - Drug Stores/Pharmacies
   - Dry Cleaners
   - Electronics Stores
   - Florists
   - General Retail Stores
   - Health Clubs
   - Hobby Shops

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- Home Improvement Stores
- Household Goods and Services
- Jewelry Stores
- Locksmiths
- Office Supplies and Equipment Stores
- Pet Stores/Supplies/Grooming
- Restaurants with Drive-Thru
- Recreational Vehicle/Boat Storage (indoor or outdoor)
- Restaurants, Family and Specialty w/o Drive-Thru
- Self-Storage Facility
- Small Animal Hospitals
- Specialty Retail Stores
- Sporting Goods, sales/rentals
- Supermarket/Grocery Stores
- Tailor Shops

3. Lodging Services, such as:
   - Hotels/Motels
   - Motor Courts
   - Recreational Vehicle Parks

4. Recreation/Entertainment Services, such as:
   - Arcades
   - Fairs (non-permanent), including art fairs, craft fairs, farmers markets
   - Family Entertainment Centers
   - 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
   - Virtual-Reality facilities

5. Repair Services, such as:
   - Appliance Repair Shops
   - Limited Repair Services, such as jewelry, bicycle, audio
   - Minor Auto/Motorcycle/RV Repairs exclusive of overhauls (enclosed building)

6. Additional Uses, such as:
   - Historic Monuments and Sites.

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(d) Conditional Uses (CUP)

The following uses are conditionally permitted within the Commercial/ Traveler Services designation; subject to approval of a Conditional Use Permit (CUP):

1. Retail Trade/Personal Services, such as:
   - Car Washes
   - On-Site Alcoholic Beverage Sale Establishments including Bars, Taverns, Cocktail Lounges

2. Outdoor Commercial Services, such as:
   - Automobile Sales
   - Recreational Vehicle Sales
   - Small Equipment Rental
   - Towing Services with accessory impound area, subject to the outdoor storage screening requirements in Division 3, Chapter 3, of the Design Guidelines

3. Recreation/Entertainment Services, such as:
   - Live Performance facilities, night clubs

4. Repair Services, such as:
   - Muffler, Tire Shops (enclosed building)

5. Additional Uses: The following uses shall be allowed in this zoning designation subject to a CUP:
   - Temporary and permanent government facilities and enterprises (Federal, State and Local) where buildings and/or property are publicly owned or leased.
   - Transportation facilities principally involved in the movement of people together with the necessary buildings, apparatus, or appurtenances incidental thereto, including but not limited to, airports, heliports, train stations, bus stations, carpool facilities and parking lots.
   - 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.
   - Planetariums, aquariums, zoos, botanical gardens and arboretums.
   - Racetracks or stadiums.
   - 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, sky diving jumpsites, off-road and recreational vehicle parks, marinas, miniature golf courses, hunting and fishing clubs, ski resorts and recreational camps.
   - Arenas, field houses, auditoriums, rodeo facilities.
   - Recreation and community centers, gymnasiums, athletic clubs.

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- Wildlife and nature preserves, lakes, general recreation, leisure and ornamental parks open to the general public.

(e) Special Use Permit (SUP)

The following uses are permitted within the C/TS 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 including as part of the SUP application and approval process. Additional measures such as security requirements, lighting plans and bonds to guarantee decommissioning may be require at the discretion of the Director of Land Use Services

The following uses are prohibited uses within the Commercial/Traveler Services designation because of the relatively small area designated for this use and the need to maintain a particularly traveler-friendly environment within this District:

(f) Prohibited Uses

1. Bail bond operations.
2. Cemeteries, including pet cemeteries.
3. Correctional Institutions.
4. Development of natural resources.
5. Electrical generating stations.
6. Emergency and transitional shelters for the homeless.
7. Hazardous waste operations.

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8. Industrial land uses per the Industry, Manufacturing & Processing, Wholesaling sections of Tables 82-4, 82-7, 82-11 and 82-17 of the County Development Code.

9. Radio and television stations and towers.

10. Sewer plants and sewage disposal sites.

11. Residential care facilities.

12. Solid waste disposal sites, rubbish incinerators, and recycling centers.

13. Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.

14. Off-site signs.

(g) Site Development Standards

1. Building Site Requirements

a) Minimum lot size shall be two acres, calculated per Subsection 83.02.050(e) of the County Development Code.

b) Existing lots that are less than two 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) Consolidation of lots to achieve the minimum lot size for development is essential in order to minimize the number of access points along Kendall Drive, Cajon Boulevard and Glen Helen Parkway. In lieu of lot consolidation, property owners may be conditioned to provide a reciprocal access agreement for an adjacent property so that future joint access to the two properties is assured. See Division 3, Chapter 2 (Site Planning Guidelines) of this Plan for further on-site development guidelines and incentives.

d) Property owners that consolidate lots to achieve a five-acre or greater lot size, are eligible to receive a floor area ratio bonus and, other types of assistance with the provisions under Land Assembly/Coordinated Planning, below.

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e) Within the Commercial/Traveler Services Floating Zone, site development provisions are the same as for the base district, except the minimum lot size shall be five acres. However, the location of the Floating Zone shall be determined by the first site to be approved by a Conditional Use Permit and a Specific Plan Amendment to change the map in Exhibit 2-2 of this plan to reflect the approved site of the zone.

f) Minimum lot width measured at the front property line, is 100 feet.

g) Minimum lot depth is 100 feet.

2. Building Height and Area Limitations

a) Maximum structure height is 35 feet. Uninhabited architectural projections such as roof peaks, parapets, and towers may extend up to ten feet above this limit.

b) Maximum lot coverage is 85%. 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.

c) Maximum floor area ratio (FAR) is .4. FAR is defined as the total gross square footage of a building divided by the net parcel size.

3. Building Setbacks

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. If the adjacent property is not designated commercial or industrial, an interior side setback shall be required along that side of the property as well.

c) Minimum street side setback is ten feet for collector and local roads and 15 feet for major highways and secondary highways. Conformance with the Clear Site Triangle provisions of the County Development Code Section 83.02.030 must be maintained.

d) Minimum rear yard, measured from the property line, is ten feet, except for properties with a freeway edge the minimum rear yard is 30 feet. See Division 3, Chapter 1 (Landscape Architecture Guidelines) in this Plan for additional freeway landscaping guidance.

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e) For the Commercial/Traveler Services Floating Zone, the minimum structural setbacks are consistent with the standard Commercial/Traveler Services requirements.

f) Minimum building separation on-site: None required. However, configuration and dimensions between buildings must permit access to all areas of the property by fire equipment.

4. Landscape Setbacks

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

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

6. Signage

Refer to Division 3, Chapter 5 (Signage Guidelines) of this Plan as applicable. Accessory sign standards shall be the same as Highway Commercial sign standards per Subsection 83.13.050(c)(9) of the County Development Code, except for free-standing signs. The size of a free-standing sign shall be based on a ratio of 1:3 (building frontage to sign area) up to a maximum of 200 square feet.

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.

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(h) Development Guidelines and Special Provisions

1. Land Assembly/Coordinated Planning

a) Consolidation of existing small parcels in the commercial and industrial districts is highly desirable because of the ability to design larger parcels more successfully. An alternative to lot consolidation is the preparation of comprehensive site development plans for adjacent parcels under multiple ownerships. That option is acceptable should the property owners involved elect to invest in preparing such a plan and recording its provisions as deed restrictions on the property.

b) Incentives for lot consolidation to achieve a five-acre or greater lot size are based on the following principles:

1) Incentives are to be real and not symbolic: they must translate into usable value.

2) Landowners/developers should have a menu of options from which they can select the most desirable incentives according to their circumstance, including rejecting incentives entirely.

3) Use of incentives are not intended to justify development standards or Conditions of Approval beyond the requirements of the Code, nor are they intended to make a project more vulnerable to legal challenge.

4) The County may negotiate combinations of incentives according to the circumstances that prevail. Applicants should not expect that all incentives will be used concurrently. In some cases, increments of incentive specified may vary, depending upon the circumstances and the number of incentives being sought. The general intention is that all consolidation projects will benefit from the Processing Time and Parcel Map incentives and one of the other three incentives.

c) The menu of incentives shall include:

1) Intensity Bonuses. Increases in intensity shall be in 10% increments, adding 10% additional gross square footage of use for each parcel added to the initial parcel of land. For example, combining three lots would generate a 20% intensity bonus, 10% for each of the two lots added.

2) Application Fee Reduction. Fee reductions for application processing shall be in 25% increments for each parcel added to the initial parcel of ownership up to 75%. For example, fees for adding three parcels in a lot consolidation would be reduced by 75%.

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3) Public Improvement Assistance. The County may assume responsibility for selected infrastructure improvements as an incentive for lot consolidation. Because each situation varies so significantly, no specific amount can be stated. However, the County intends to seek funding from the State Infrastructure Bank and other sources to assist in the improvement of this area.

4) Processing Time. Projects that involve lot consolidation will automatically get priority processing, irrespective of the number of lots involved.

5) Lot Merger Process. Projects that are built on two or more existing legal building sites require a parcel map or lot merger to convert them to a single property under current County procedures. Where consolidation occurs under this Specific Plan, the County will incur costs associated with this process.

2. Fire Safety Overlay

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

3. Geologic Hazard Overlay

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

4. Scenic Resources Overlay

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

5. Biological Resources Management

Refer to the natural plant communities assessment and mitigation implementation measures of the Glen Helen Resource Management Plan (Appendix A of the FEIR), as applicable.

6. Floodplain Safety Overlay Provisions

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

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(i) Performance Standards for Commercial and Industrial Districts

1. Intent

The intent of these performance standards is to:

a) Protect the health and safety of persons from hazards and nuisances,

b) Contribute to the quality of the built environment,

c) Stimulate investment in the area through assurances that quality features will protect those investments, and

d) Stimulate creativity in design that leads to a special character in the living environment.

Performance standards set maximum limits on adverse impacts of permitted uses or development of the land. These standards operate in combination with required site development standards in achieving their intent. Except as noted, these provisions take precedence over provisions in the County of San Bernardino Development Code. References to applicable State and Federal standards, however, shall be as specified in the Development Code.

2. Exemptions

The following sources of hazards and nuisances are exempt from these requirements:

a) Emergency equipment, vehicles and devices; and

b) Temporary construction, maintenance or demolition activities conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays.

3. Topical Standards

a) Accessory Structures

Any ground structures accessory to the main buildings are subject to the same site development regulations as the main buildings. They shall be designed and located so as to:

1) Blend with the other structures on the site,

2) Avoid impeding access to buildings, loading, or parking areas on the site, and

3) Be consistent with the other performance standards specified in this Section.

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b) Air Quality

Operations or activities shall not cause the emission of any ash, dust, fumes, gases, vapors, or other forms of pollutants that can cause damage to people, animals, vegetation or other property. Emission levels shall not exceed the levels permitted by the rules and regulations of the South Coast Air Quality Management District or the requirements of any Air Quality Plan or the Greenhouse Gas Emissions Reduction Plan adopted by the County of San Bernardino.

c) Electrical Interference

Operations or activities that generate, emit or transmit electrical energy shall be carried out in such a way that it does not cause magnetic, electrical, electronic or electromagnetic radiation, interference or disturbance that adversely affects persons or the operation of any equipment or conduct of any process employed by any use beyond the site boundary. Such operations or activities must also comply with regulations of the Federal Communications Commission.

d) Fire or Explosive Hazard

Operations, activities or equipment involving the storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire or explosion. Safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, fire-fighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the California Fire Code. Storage standards defined in Section 83.01.060 of the Development Code related to Regional Industrial (IR) shall apply here to Commercial/Traveler Services.

e) Fissionable or Radioactive Materials

Operations or activities shall not at any time produce the release or emission of any fissionable or radioactive materials onto the ground or into the atmosphere or any public or private sewerage disposal system.

f) Heat or Cold

Operations or activities shall not emit a heating or cooling effect that would cause a temperature increase or decrease on any adjacent property in excess of ten degrees Fahrenheit, whether the change is measured in the air, on the ground, or on the surface of any structure.

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g) Liquid and Solid Wastes

Operations or activities shall not discharge any liquid or solid waste material onto the ground, into any watercourse, or into any public or private sewerage disposal system unless said discharge complies with the requirements of the San Bernardino County Development Code Section 83.01.100.

h) Light and Glare

Lights shall be designed, oriented, and shielded so that glare does not extend beyond the property line to any adjacent property, roadway or freeway. In particular, no glare shall be produced that would be distracting to motorists on the I-15 and I-215 Freeways and their associated transition roads. Lighting levels on the property shall be sufficient to provide for safe operations according to commonly accepted specifications for proper security.

i) Loading

Loading docks or areas shall be located and designed to adequately accommodate the vehicles that serve the use. They shall be oriented in such a way that they do not impede access to adjacent properties. Loading areas shall be located, designed and operated to avoid nuisance to adjacent visitor serving accommodations.

j) Maintenance of Open Areas

Open areas devoted to landscape or hardscape shall be maintained in a weed-free condition. Soil areas shall be landscaped in such a way that dirt and dust are not picked up by high winds.

k) Mechanical and Electrical Equipment

Except for solar collectors, equipment such as air conditioners, refrigeration equipment, antennas, pumps, transformers, heating and ventilating equipment and ducts, pipes, and conduits shall be located, designed and operated to avoid disturbance of uses and activities on adjacent properties. Where such equipment is visible from either the I-15 or I-215 Freeway, Cajon Boulevard, Kendall Drive, or Glen Helen Parkway, it shall be shielded from view by architectural treatment. Shielding shall also be provided for the benefit of adjacent visitor serving uses.

l) Noise

Provisions of Section 83.01.080 of the County of San Bernardino County Development Code shall be observed except as specified below. Existing uses, including the Amphitheater as of the adoption date of this Specific Plan, shall be exempt from these noise provisions. Future business operations and activities within or

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adjacent to visitor serving designations shall be conducted to comply with the following noise standards, measured at the site property line:

1) Industrial and commercial operations and activities shall not create any noise that would exceed an exterior noise level of 55dBA during the hours of 10:00 p.m. to 7:00 a.m. and 60dBA during the hours of 7:00 a.m. to 10:00 p.m.

2) No loading or unloading operation, handling of containers or materials, or moving of items in a manner that would disturb occupants of nearby lodgings shall be conducted between the hours of 10:00 p.m. to 7:00 a.m.

3) No repair, rebuilding, modifying or testing of any type of equipment or vehicle, including their engines, shall be conducted in such a manner as to increase a noise disturbance for occupants of nearby lodgings between the hours of 10:00 p.m. and 7:00 a.m.

m) Odors

Operations or activities shall not be permitted to emit odorous fumes, gasses or other odorous matter in such amounts as to be dangerous, injurious, noxious, or otherwise objectionable and readily detectable without the aid of instruments beyond the site boundary.

n) Outdoor Storage, Trash and Service Areas

All areas for outdoor storage of equipment or vehicles, industrial materials, refuse; collection, recycling or service areas, shall be enclosed or effectively screened from public view by use of fencing, solid walls, landscaping, berms, or some combination of these devices. The height of screened material shall not exceed the height of the screening device.

o) Smoke and Dust

Operations or activities shall not emit smoke, fumes or dust that exceeds the limits specified by the South Coast Air Quality Management District.

p) Vibration

Operations or activities shall not create vibration noticeable without instruments at the site boundary.

GH2.0415 Commercial Destination Entertainment (C/DE)

(a) Definitions

This designation is applied to properties within the Glen Helen Regional Park and surrounding properties along Glen Helen Parkway. It is intended to support and enhance the existing large-scale attractions. It provides for uses that attract visitors for recreation and entertainment in the form of either a single event or extended-stay activities. An example of the former would be a performance at the San Manuel Amphitheater. An example of the latter would be a Recreational Vehicle Park. Commercial recreation uses, restaurants and other food services, hotels and specialty retail, service uses, and similar uses would be accommodated.

The C/DE land use designation is applied to publicly owned land. Should the land ownership change from public to private and the intended use is not a permitted use, then a Specific Plan Amendment would be required to change the land use designation. This would allow for a thorough analysis of the proposed use on the subject property to remain consistent with the goals of the Glen Helen Specific Plan.



View of Commercial/Destination Entertainment Designation looking southwest from Glen Helen Road (circa 2005)



View of Commercial/Destination Entertainment area within Glen Helen Regional Park (circa 2005)

C/DE

(b) Allowed Uses

Any use that is accessory to or made a part of the normal operation of the Glen Helen Regional Park or the San Manuel Amphitheater, including temporary uses, shall be allowed without an additional land use approval subject to the approval of the County Regional Parks Department.

(c) Conditional Uses (MUP)

The following uses are permitted within the Commercial Destination Entertainment designation; subject to approval of Minor Use Permit application:

1. Retail Trade/Personal Services, such as:
   - Antique Shops
   - Art Galleries
   - Bakeries/Ice Cream Shops
   - Books/Gift/Stationary Stores
   - California Welcome Center
   - Coffee Houses/Cafes
   - Hobby Shops
   - Restaurants, Family and Specialty w/o Drive-Thru
   - Specialty Retail Stores
   - Sporting Goods, sales/rentals.

2. Lodging Services, such as:
   - Hotels/Motels
   - Motor Courts
   - Recreational Vehicle Parks.

3. Recreation/Entertainment Services, such as:
   - Amusement Park, aquatic park
   - 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
   - Live Performance facilities, night clubs
   - 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-Realty facilities.

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4. Additional Uses, such as:
    - Active and passive recreational uses associated with public parkland
    - Historic monuments and sites
    - Wildlife and nature preserves, lakes, watercourses.

(d) Conditional Uses (CUP)

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

1. Retail Trade/Personal Services, such as:
    - Automobile Service Station (gas and minor auto repair)
    - On-Site Alcoholic Beverage Sale Establishments including Bars, Taverns, Cocktail Lounges
    - Restaurants with Drive-Thru.

2. Recreation/Entertainment Services, such as:
    - Arenas, amphitheaters, auditoriums, rodeo facilities, convention center
    - Zoo.

3. Off-site signs, subject to the development standards of the State Outdoor Advertising Act and Regulations (California Business and Professions Code, Sections 5200 et. seq.).

4. Additional Uses: The following uses shall be allowed in this zoning designation subject to a CUP:
    - Temporary and permanent government facilities and enterprises (Federal, State and Local) where buildings and/or property are publicly owned or leased.
    - Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.
    - Transportation facilities principally involved in the movement of people together with the necessary buildings, apparatus, or appurtenances incidental thereto, including but not limited to, airports, heliports, train stations, bus stations, carpool facilities and parking lots.
    - Museums, art galleries, and libraries.
    - Planetariums, aquariums, zoos, botanical gardens and arboretums.
    - Radio and television stations and towers.
    - Racetracks or stadiums.
    - Campgrounds not exceeding a density of four (4) sites per acre.

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- Sports-oriented recreational uses requiring remote locations including but not limited to: rifle, pistol and archery ranges, sky diving jump sites, off-road and recreational vehicle parks, marinas, miniature golf courses, hunting and fishing clubs, ski resorts and recreational camps.
- Arenas, field houses, auditoriums, rodeo facilities.
- Recreation and community centers, gymnasiums, athletic clubs.

(e) Prohibited Uses

The following uses are prohibited uses within the Commercial/Destination Entertainment designation because of the need to maintain a particularly visitor-friendly environment within this District:

1. Cemeteries, including pet cemeteries.
2. Correctional institutions.
3. Development of natural resources.
4. Electrical generating stations.
5. Emergency and transitional shelters for the homeless.
6. Hazardous waste operations.
7. Industrial uses the Industry, Manufacturing & Processing, Wholesaling sections of Tables 82-4, 82-7, 82-11 and 82-17 of the County Development Code.
8. Residential care facilities.
9. Solid waste disposal sites, rubbish incinerators, and recycling centers.

(f) Site Development Standards

The following Site Development Standards shall apply to private property only. However, within the Glen Helen Regional Park the County shall consider applying the same or similar standards to achieve a consistent quality of development.

1. Building Site Requirements

a) Minimum lot size shall be five acres, calculated per Subsection 83.02.050(e) of the County Development Code. Within the Glen Helen Regional Park area that is designated Commercial Destination Entertainment, a five-acre minimum lease area is recommended.

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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) Consolidation of lots to achieve the minimum lot size for development is essential. In lieu of lot consolidation, property owners may be conditioned to provide a reciprocal access agreement for an adjacent property so that future joint access to the two properties is assured. See Division 3, Chapter 2 (Site Planning Guidelines) of this Plan for further on-site development guidance.

d) Property owners that consolidate lots to achieve a five-acre or greater lot size, are eligible to receive a floor area ratio bonus and other types of assistance, in accordance with the provisions under Land Assembly/Coordinated Planning, below.

e) Minimum lot width measured at the front property line, is 100 feet.

f) Minimum lot depth is 100 feet.

2. Building Height and Area Limitations

a) Maximum structure height is 60 feet. Uninhabited architectural projections such as roof peaks, parapets, and towers may extend up to ten feet above this limit.

b) Maximum lot coverage is 80%. 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.

c) Maximum floor area ratio (FAR) is .35. FAR is defined as the total gross square footage of a building divided by the net parcel size.

3. Building Setbacks

a) Minimum front setback, measured from the property line, is 25 feet from a major highways and secondary highways and 15 feet from a collector and local road.

b) Minimum interior side setback is 15 feet. This setback is required on only one side to provide for emergency access. If the adjacent property is not designated commercial or industrial, an interior side setback shall be required along that side of the property as well.

c) Minimum street side setback is 25 feet for major highways and secondary highways and 15 feet for collector and local roads. Conformance with the Clear Site Triangle provisions of the County Development Code Section 83.02.030 shall be maintained.

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d) Minimum rear yard, measured from the property line is 15 feet. For properties with a freeway edge the minimum rear yard is 30 feet. See Division 3, Chapter 1 (Landscape Architecture Guidelines) of this Plan for further freeway landscape guidance.

e) Minimum building separation on-site is 30 feet. However, configuration and dimensions between buildings must permit access to all areas of the property by fire equipment.

4. Landscape Setbacks

a) From a major highways and secondary highways the landscape setback is 15 feet from ultimate right-of-way.

b) From a collector and local road the landscape setback is ten feet from ultimate right-of-way.

c) From proposed Levee Road there is no landscape setback required.

d) From freeways the landscape setback is 30 feet from ultimate right-of-way.

5. Off-Street Parking

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

6. Signage

Refer to Division 3, Chapter 5 (Signage Guidelines) of this Plan as applicable. Accessory sign standards shall be the same as Special Development sign standards per Subsection 83.13.050(e) of the County Development Code. These standards may be modified pursuant to a Sign Program brought forward by the Regional Parks Department or as part of an update to the Glen Helen Regional Park Master Plan.

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.

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(g) Development Guidelines and Special Provisions

1. Land Assembly/Coordinated Planning

Consolidation of existing small parcels in the commercial and industrial districts is highly desirable because of the ability to design larger parcels more successfully. An alternative to lot consolidation is the preparation of comprehensive site development plans for adjacent parcels under multiple ownerships. That option is acceptable should the property owners involved elect to invest in preparing such a plan and recording its provisions as deed restrictions on the property.

a) Incentives for lot consolidation to achieve a five-acre or greater lot size are based on the following principles:

1) Incentives are to be real and not symbolic: they must translate into usable value.

2) Landowners/developers should have a menu of options from which they can select the most desirable incentives according to their circumstance, including rejecting incentives entirely.

3) Use of incentives are not intended to justify development standards or Conditions of Approval beyond the requirements of the Code, nor are they intended to make a project more vulnerable to legal challenge.

4) The County may negotiate combinations of incentives according to the circumstances that prevail. Applicants should not expect that all incentives will be used concurrently. In some cases, increments of incentive specified may vary, depending upon the circumstances and the number of incentives being sought. The general intention is that all consolidation projects will benefit from the Processing Time and Parcel Map incentives and one of the other three incentives.

b) The menu of incentives shall include:

1) Intensity Bonuses. Increases in intensity shall be in 10% increments, adding 10% additional gross square footage of use for each parcel added to the initial parcel of land. For example, combining three lots would generate a 20% intensity bonus, 10% for each of the two lots added.

2) Application Fee Reduction. Fee reductions for application processing shall be in 25% increments for each parcel added to the initial parcel of ownership up to 75%. For example, fees for adding three parcels in a lot consolidation would be reduced by 75%.

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3) Public Improvement Assistance. The County may assume responsibility for selected infrastructure improvements as an incentive for lot consolidation. Because each situation varies so significantly, no specific amount can be stated. However, the County intends to seek funding from the State Infrastructure Bank and other sources to assist in the improvement of this area.

4) Processing Time. Projects that involve lot consolidation will automatically get priority processing, irrespective of the number of lots involved.

5) Processing Time. Projects that involve lot consolidation will automatically get priority processing, irrespective of the number of lots involved.

6) Lot Merger Process. Projects that are built on two or more existing legal building sites require a parcel map process or lot merger to convert them to a single property under current County procedures. Where consolidation occurs under this Specific Plan, the County will incur costs associated with this process.

2. Fire Safety Overlay

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

3. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

4. Geologic Hazard

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

5. Scenic Resources Overlay

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

6. Biological Resources Management

Refer to the natural plant communities assessment and mitigation implementation measures of the Glen Helen Resource Management Plan (Appendix A of the FEIR), as applicable.

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(h) Performance Standards for Commercial and Industrial Districts

1. Intent

The intent of these performance standards is to:

a) Protect the health and safety of persons from hazards and nuisances,

b) Contribute to the quality of the built environment,

c) Stimulate investment in the area through assurances that quality features will protect those investments, and

d) Stimulate creativity in design that leads to a special character in the Specific Plan area.

Performance standards set maximum limits on adverse impacts of permitted uses or development of the land. These standards operate in combination with required site development standards in achieving their intent. Except as noted, these provisions take precedence over provisions in the County of San Bernardino Development Code. References to applicable State and Federal standards, however, shall be as specified in the Development Code.

2. Exemptions

The following sources of hazards and nuisances are exempt from these requirements:

a) Emergency equipment, vehicles and devices; and

b) Temporary construction, maintenance or demolition activities conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays.

3. Topical Standards

a) Accessory Structures

Any ground structures accessory to the main buildings are subject to the same site development regulations as the main buildings. They shall be designed and located so as to:

1) Blend with the other structures on the site,

2) Avoid impeding access to buildings, loading, or parking areas on the site, and

3) Be consistent with the other performance standards specified in this Section.

C/DE

b) Air Quality.

Operations or activities shall not cause the emission of any ash, dust, fumes, gases, vapors, or other forms of pollutants that can cause damage to people, animals, vegetation or other property. Emission levels shall not exceed the levels permitted by the rules and regulations of the South Coast Air Quality Management District or the requirements of any Air Quality Plan or the Greenhouse Gas Emissions Reduction Plan adopted by the County of San Bernardino.

c) Electrical Interference.

Operations or activities that generate, emit or transmit electrical energy shall be carried out in such a way that it does not cause magnetic, electrical, electronic or electromagnetic radiation, interference or disturbance that adversely affects persons or the operation of any equipment or conduct of any process employed by any use beyond the site boundary. Such operations or activities must also comply with regulations of the Federal Communications Commission.

d) Fire or Explosive Hazard

Operations, activities or equipment involving the storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire or explosion. Safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, fire-fighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the California Fire Code. Burning of waste materials in open fire is expressly prohibited. Storage standards defined in Section 83.01.060 of the Development Code related to Regional Industrial (IR) shall apply to Commercial/Destination Entertainment.

e) Fissionable or Radioactive Materials

Operations or activities shall not at any time produce the release or emission of any fissionable or radioactive materials onto the ground or into the atmosphere or any public or private sewerage disposal system.

f) Heat or Cold

Operations or activities shall not emit a heating or cooling effect that would cause a temperature increase or decrease on any adjacent property in excess of ten degrees Fahrenheit, whether the change is measured in the air, on the ground, or on the surface of any structure.

C/DE

g) Liquid and Solid Wastes

Operations or activities shall not discharge any liquid or solid waste material onto the ground, into any watercourse, or into any public or private sewerage disposal system unless said discharge complies with the requirements of the San Bernardino County Development Code Section 83.01.100.

h) Light and Glare

Lights shall be designed, oriented, and shielded so that glare does not extend beyond the property line to any adjacent property, roadway or freeway. In particular, no glare shall be produced that would be distracting to motorists on the I-15 and I-215 Freeways and their associated transition roads. Lighting levels on the property shall be sufficient to provide for safe operations according to commonly accepted specifications for proper security.

i) Loading

Loading docks or areas shall be located and designed to adequately accommodate the vehicles that serve the use. They shall be oriented in such a way that they do not impede access to adjacent properties. Loading areas shall be located, designed and operated to avoid nuisance to adjacent visitor serving accommodations.

j) Maintenance of Open Areas

Open areas devoted to landscape or hardscape shall be maintained in a weed-free condition. Soil areas shall be landscaped in such a way that dirt and dust are not picked up by high winds.

k) Mechanical and Electrical Equipment

Except for solar collectors, equipment such as air conditioners, refrigeration equipment, antennas, pumps, transformers, heating and ventilating equipment and ducts, pipes, and conduits shall be located, designed and operated to avoid disturbance of uses and activities on adjacent properties. Where such equipment is visible from either the I-15 or I-215 Freeway, Cajon Boulevard, Kendall Drive, or Glen Helen Parkway, it shall be shielded from view by architectural treatment. Shielding shall also be provided for the benefit of adjacent visitor-serving uses.

l) Noise

Provisions of Section 83.01.080 of the County of San Bernardino County Development Code shall be observed except as specified below. Existing uses as of the date of adoption of this Specific Plan, including the San Manuel Amphitheater., shall be exempt from these noise provisions. Future business operations and activities within or adjacent to visitor serving designations shall be conducted

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to comply with the following noise standards, measured at the site property line:

1) Industrial and commercial operations and activities shall not create any noise that would exceed an exterior noise level of 55dBA during the hours of 10:00 p.m. to 7:00 a.m. and 60dBA during the hours of 7:00 a.m. to 10:00 p.m.

2) No loading or unloading operation, handling of containers or materials, or moving of items in a manner that would disturb occupants of nearby lodgings shall be conducted between the hours of 10:00 p.m. to 7:00 a.m.

3) No repair, rebuilding, modifying or testing of any type of equipment or vehicle, including their engines, shall be conducted in such a manner as to increase a noise disturbance for occupants of nearby lodgings between the hours of 10:00 p.m. and 7:00 a.m.

m) Odors

Operations or activities shall not be permitted to emit odorous fumes, gasses or other odorous matter in such amounts as to be dangerous, injurious, noxious, or otherwise objectionable and readily detectable without the aid of instruments beyond the site boundary.

n) Outdoor Storage, Trash and Service Areas

All areas for outdoor storage of equipment or vehicles, industrial materials, refuse; collection, recycling or service areas, shall be enclosed or effectively screened from public view by use of fencing, walls, landscaping, berms, or some combination of these devices. The height of screened material shall not exceed the height of the screening device.

o) Smoke and Dust

Operations or activities shall not emit smoke, fumes or dust that exceed the limits specified by the South Coast Air Quality Management District.

p) Vibration

Operations or activities shall not create vibration noticeable without instruments at the site boundary.

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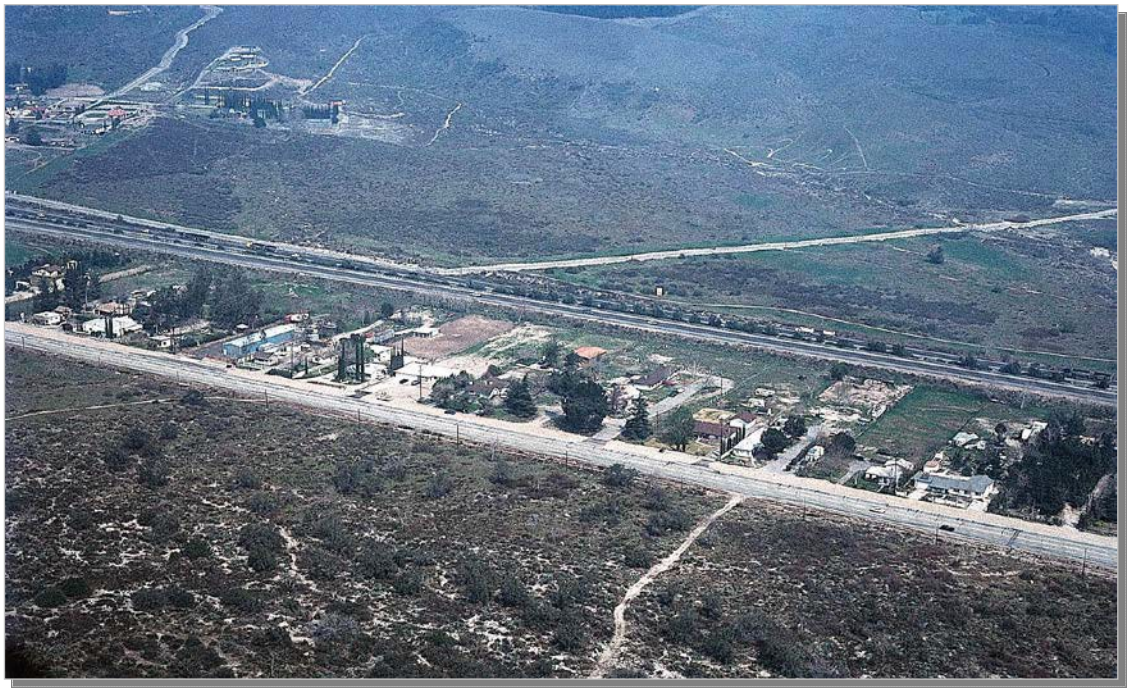
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GH2.0420 Corridor Industrial (CI) and Corridor Industrial Overlay (CI-O)

(a) Definition

The Corridor Industrial (CI) and Corridor Industrial Overlay (CI-O) designation allows a range of general industrial uses, including research and development activities, small parts and equipment manufacturing, assembly, processing, repair services for goods and equipment, and supporting office/administrative uses. All such uses shall be in totally enclosed buildings. Limited outdoor commercial services and general industrial uses, including truck terminals, truck and trailer, passenger vehicle and recreational vehicle sales and manufactured home sales are allowed with a Minor Use Permit or Conditional Use Permit, as specified. Also, special development standards may be included for limited outside storage related to screening, landscaping, and location of uses.

The Corridor Industrial Overlay (CI-O) allows for the same uses and follows the same development standards as the Corridor Industrial (CI) Zone. The CI-O encompasses 48.7 acres located within the Sycamore Flats sub-area, north of Glen Helen Parkway.



Corridor Industrial area along Cajon Boulevard (circa 2005).

(b) Conditional Uses (MUP)

The following uses are permitted within the Corridor Industrial designation; subject to approval of Minor Use Permit application:

1. Professional Services, such as:
   - Architect/Engineer Offices
   - Communications Contractor

2. Retail Trade/Personal Services, such as:
   - Barber and Beauty Shops
   - Building and Landscape Materials Sales -- Indoor
   - Clothing Rental
   - Commercial Entertainment – Indoor
   - Copy/Film Centers
   - Dry-Cleaning Pick-Up Stores with limited equipment
   - Fitness/Health Facilities
   - Home Electronics and Small Appliance Repair
   - Kennel or Cattery
   - Laundromats (self-service laundries)
   - Locksmiths
   - Massage (Licensed, Therapeutic)
   - Meeting Facilities – public or private
   - Office Supplies and Equipment Stores
   - Pet Grooming with no boarding
   - Photography Studios.
   - Psychics, Palm Readers
   - Restaurant, Café, Coffee Shop
   - Shoe Repair
   - Tailors
   - Tanning Salons
   - Tattoo and Body Piercing Services.
   - Veterinary Clinic, Small Animal Hospitals

3. Convenience/Support Services, such as:

   - Limited Food Services
   - Gasoline and Propane Sales
   - Limited Retail Services

CI

4. Repair Services, such as:
   - Appliance Repair Shops
   - Limited Repair Services, such as jewelry, bicycle, audio
   - Reupholstery, Furniture Repair.
   - Vehicle Services -- Minor Auto/Motorcycle/RV Repairs exclusive of overhauls, Muffler, Oil Change, Tire Shops

5. General Industrial, such as:
   - Auto Paint Shops
   - Blue Printing, Reproduction and Copying Services, Bookbinding, Photoengraving, and Printing
   - Electronic Equipment Testing and Repair Services
   - Experimental/Prototype Design, Assembly and Testing Facilities
   - Industrial/Commercial Business Incubator (flexible) Buildings
   - Mail order Businesses
   - Research and Development Facilities (including laboratories and product development)
   - Software Design Uses
   - Technology Exchange/Transfer Services
   - Welding and Metal Repair

6. Manufacturing, such as:
   - Specialized—computer products, food packaging, knitting mills, garments, cabinet shops, furniture assembly, paper products, pottery, scientific labs/instruments, jewelry, printing/publishing
   - General—flour mills, fabric mills, furniture manufacture, plastics, brick products, vehicle parts assembly.

7. Recycling Operations, such as:
   - Small Collection Facilities (see Section 84.19.060 of the Development Code)

8. Storage/Warehouse Operations, such as:
   - General—warehouse, lumber yards
   - Limited—mini-storage, discount wholesale stores, recreational vehicle storage

9. Wholesaling and Distribution, such as:
   - Agents, Merchandise or Commodity Brokers, and Commission Merchants
   - Assemblers, Buyers and associations engaged in the cooperative marketing of farm products
   - Merchant Wholesalers
   - Stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.
   - Storage, Processing, Packaging, and Shipping Facilities for mail order and e-commerce retail establishments

10. Transportation and Communication such as:
    - Ambulance, Taxi or Limousine Dispatch Facilities
    - Broadcasting studio
    - Parking Structures
    - Transportation Facility
    - Truck Terminal

11. Other Uses, such as:
    - Historic monuments and sites
    - Live/work Units
    - Wildlife and Nature Preserves, Lakes, Watercourses.

CI

(c) Conditional Uses (CUP)

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

1. Outdoor Commercial Services, such as:
   - Auto and Vehicle Sales and Rental
   - Recreational Vehicle Sales
   - Small Equipment Sales and Rental
   - Manufactured Home Sales

2. Repair Services, such as:
   - Major Auto/Motorcycle/RV Repair, including overhaul.

3. Recycling/Salvage Operations, such as:
   - Large Collection Facilities (see Section 84.19.070 of the Development Code).
   - Salvage Operations within an enclosed structure

4. Additional Uses:
   - Temporary and permanent government facilities and enterprises (Federal, State and Local) where buildings and/or property are publicly owned or leased.
   - Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.
   - 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.
   - Planetariums, aquariums, zoos, botanical gardens and arboretums.
   - Residential care facilities with seven (7) or more clients.
   - Radio and television stations and towers.
   - Sports-oriented recreational uses requiring remote locations including but not limited to: rifle, pistol and archery ranges, sky diving jumpsites, off-road and recreational vehicle parks, marinas, miniature golf courses, hunting and fishing clubs, ski resorts and recreational camps.
   - Arenas, field houses, auditoriums, rodeo facilities.
   - Recreation and community centers, gymnasiums, athletic clubs.
   - Emergency and transitional shelters for the homeless.

CI

(d) Prohibited Uses

The following uses are prohibited:

1. Ammunition/Fireworks.
2. Bail Bond Services.
3. General Salvage Operations.
4. Impound Yard
5. Petroleum Refining and Related.
6. Poultry Dressing Plants.
7. Primary Metal Industries.
8. Primary Outdoor Storage except as permitted above in Sections GH2.0420 (b – c)
9. Off-site signs.
10. Slaughter Houses, Rendering.

CI

(e) Transitional Uses

The following uses are defined as transitional uses:

1. Single Family Dwelling Unit.

2. Multiple Family Dwelling Unit.

Existing residential uses and structures may be maintained and improved as permitted uses until the property owner decides to replace them with Corridor Industrial uses. Legal existing residential units shall include dwellings for which permits have already been issued, or dwellings for which permit applications have been accepted for processing by the County prior to the date of adoption of this provision.

A combination of residential and industrial uses is not allowed on a parcel.

No new residential dwelling units are allowed, except for Dependent Housing, as allowed in accessory uses.

A single-family dwelling unit may be expanded by up to 25% of its size as it was permitted on the date of adoption of this provision. Multiple family dwelling units may not be expanded. Replacement of residential structures destroyed by fire, earthquake, or other catastrophe may be rebuilt and the use continued until a change is sought by the property owner.

The following accessory uses are allowed for single family transitional uses:

- Accessory Animal Keeping pursuant to Section 84.04.090 of the Development Code.
- Dependent Housing pursuant to Chapter 84.08 of the Development Code.
- Home Occupations pursuant to Chapter 84.12 of the Development Code.

The following accessory use is allowed for multiple family transitional uses:

- Home Occupations pursuant to Chapter 84.12 of the Development Code.

CI

(f) Accessory Uses

The following uses are allowed as accessory uses within the Corridor Industrial designation:

1. Caretaker housing pursuant to Subsection 84.01.040(b) of the Development Code, except that an existing dwelling shall be exempt from the locational requirements.

2. Parking structures and lots

3. Reverse Vending and Small Collection Recycling Facilities, with appropriate permit, pursuant to Chapter 84.19 of the Development Code.

4. Outdoor storage, limited to 1,000 square feet or 25% of the primary use gross floor area, whichever is less, and screened as specified in Chapter 3 (Design Guidelines) of Division 3 of this Plan.

5. Outdoor storage of freight containers, intermodal containers, or other similar storage-type containers are allowed in excess of paragraph 4 when affiliated with a conditionally approved truck terminal. The number of containers, layout, height restrictions (inclusive of stacking), and other operational standards shall be determined by the Review Authority as part of the site plan for the conditionally approved truck terminal based on the unique project, site, and surrounding characteristics. The Review Authority may require a visual impact assessment in order to ensure outdoor storage areas are effectively screened and compatible with the surrounding area as specified in Chapter 3 (Design Guidelines) of Division 3 of this Plan.

(g) Temporary Uses

The following uses are allowed as temporary uses:

1. Construction Office Structure pursuant to Chapters 84.25 and 85.15 of the Development Code.

2. Nonresidential Structure pursuant to Chapters 84.25 and 85.15 of the Development Code.

3. Special Events pursuant to Chapter 85.16 of the Development Code.

(h) Site Development Standards

1. Building Site Requirements

a) Minimum lot size shall be two acres, calculated per Subsection 83.02.050(e) of the County Development Code.

b) Existing lots that are less than two 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) Consolidation of lots to achieve the minimum lot size for development is essential to minimize the number of access points along Kendall Drive and Cajon Boulevard. In lieu of lot consolidation, property owners may be conditioned to provide a reciprocal access agreement for an adjacent property so that future joint access to the two properties is assured. See Division 3, Chapter 2 of the Site Planning Guidelines, below for further on-site development guidance.

d) Consolidation of lots to achieve the minimum lot size for development

e) Property owners that consolidate lots to achieve a two-acre or greater lot size, are eligible to receive a floor area ratio bonus and other incentives, in accordance with the under-Land Assembly/ Coordinated Planning, below.

CI

f) Minimum lot width, measured at the front property line, is 100 feet.

g) Minimum lot depth is 200 feet.

2. Building Height and Area Limitations

a) Maximum structure height is 75 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 85%. 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 .5. FAR is defined as the total gross square footage of a building divided by the net parcel size.

3. Building Setbacks

a) Minimum front setback, measured from the property line, is 25 feet from a major highways and secondary highways and 15 feet from a collector and local road.

b) Minimum interior side setback is ten feet. This setback is required on only one side to provide for emergency access. If the adjacent property is not designated commercial or industrial, the interior side setback shall be required along that side of the property as well.

c) Minimum street side setback is ten feet for collector and local roads and 15 feet for major highways and secondary highways.

d) Minimum rear yard, measured from the property line, is ten feet, except for properties with a freeway edge the minimum rear yard is 25 feet.

e) Minimum building separation on-site is 20 feet. However, configuration and dimensions between buildings must permit access to all areas of the property by fire equipment.

4. Landscape Setbacks

a) From a major highway and secondary highways the landscape setback is 15 feet from ultimate right-of-way.

CI

b) From a collector and local road, the landscape setback is ten feet from ultimate right-of-way.

c) From a freeway the landscape setback is 25 feet. This setback may be reduced at the discretion of the Director of Land Use Services, if screening landscape is added within the freeway right-of-way.

5. Off-Street Parking

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

6. Signage

Refer to Division 3, Chapter 5 (Signage Guidelines) as applicable. Accessory sign standards shall be the same as Community Industrial Land Use Zoning District Development Standards per Subsection 83.13.050(c)(12) of the County Development Code, except for free-standing signs. The size of a free-standing sign shall be based on a ratio of 1:4 (building frontage to sign area) up to a maximum of 200 square feet.

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.

(i) Development Guidelines and Special Provisions

1. Land Assembly/Coordinated Planning

Consolidation of existing small parcels in the commercial and industrial districts is highly desirable because of the ability to design larger parcels more successfully. An alternative to lot consolidation is the preparation of comprehensive site development plans for adjacent parcels under multiple ownerships. That option is acceptable should the property owners involved elect to invest in preparing such a plan and recording its provisions as deed restrictions on the property.

a) Incentives for lot consolidation to achieve a two-acre or greater lot size are based on the following principles:

1) Incentives are to be real and not symbolic: they must translate into usable value.

CI

2) Landowners/developers should have a menu of options from which they can select the most desirable incentives according to their circumstance, including rejecting incentives entirely.

3) Use of incentives are not intended to justify development standards or Conditions of Approval beyond the requirements of the Code, nor are they intended to make a project more vulnerable to legal challenge.

4) The County may negotiate combinations of incentives according to the circumstances that prevail. Applicants should not expect that all incentives will be used concurrently. In some cases, increments of incentive specified may vary, depending upon the circumstances and the number of incentives being sought. The general intention is that all consolidation projects will benefit from the Processing Time and Lot Merger incentives.

b) The menu of incentives shall include:

1) Intensity Bonuses. Increases in intensity shall be in 10% increments, adding 10% additional gross square footage of use for each parcel added to the initial parcel of land. For example, combining three lots would generate a 20% intensity bonus, 10% for each of the two lots added.

2) Application Fee Reduction. Fee reductions for application processing shall be in 25% increments for each parcel added to the initial parcel of ownership, up to 75%. For example, fees for adding three parcels in a lot consolidation would be reduced by 75%.

3) Public Improvement Assistance. The County may assume responsibility for selected infrastructure improvements as an incentive for lot consolidation. Because each situation varies so significantly, no specific amount can be stated. However, the County intends to seek funding from the State Infrastructure Bank and other sources to assist in the improvement of this area.

4) Processing Time. Projects that involve lot consolidation will automatically get priority processing, irrespective of the number of lots involved.

5) Lot Merger Process. Projects that are built on two or more existing legal building sites require a parcel map or lot merger to convert them to a single property under current

County procedures. Where consolidation occurs under this Specific Plan, the County will incur costs associated with this process.

2. Fire Safety Overlay

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

3. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

4. Geologic Hazard Overlay

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

5. Scenic Resources Overlay

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

6. 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.

7. Corridor Industrial Overlay

A request for a permit or approval, whether ministerial or discretionary, for the development of a parcel located within the Corridor Industrial Overlay (CI-O) designation shall require the project applicant to submit a written notice to the Department confirming the applicant's selection to establish a use that is consistent with either the SFR-SF or CI designation and an acknowledgment that the remaining uses within the CI-O designated area shall be consistent with the zone selected. The establishment of a use as either SFR-SF or CI shall be binding on all parcels and future owners withing the CI-O designation.

(j) Performance Standards for Commercial and Industrial Districts

1. Intent

The intent of these performance standards is to:

a) Protect the health and safety of persons from hazards and nuisances,
b) Contribute to the quality of the built environment,

c) Stimulate investment in the area through assurances that quality features will protect those investments, and
d) Stimulate creativity in design that leads to special character in the living environment.

Performance standards set maximum limits on adverse impacts of permitted uses or development of the land. These standards operate in combination with required site development standards in achieving their intent. Except as noted, these provisions take precedence over provisions in the County of San Bernardino Development Code. References to applicable State and Federal standards, however, shall be as specified in the Development Code.

2. Exemptions

The following sources of hazards and nuisances are exempt from these requirements:

a) Emergency equipment, vehicles and devices; and

b) Temporary construction, maintenance or demolition activities conducted between the hours of 6:30 a.m. and 8:00 p.m. However, this exemption does not apply on Sundays and national holidays.

3. Topical Standards

a) Accessory Structures: Any ground structures accessory to the main buildings are subject to the same site development regulations as the main buildings. They shall be designed and located so as to:

1) Blend with the other structures on the site;

2) Avoid impeding access to buildings, loading, or parking areas on the site; and

3) Be consistent with the other performance standards specified in this Section.

b) Air Quality

Operations or activities shall not cause the emission of any ash, dust, fumes, gases, vapors, or other forms of pollutants that can cause damage to people, animals, vegetation or other property. Emission levels shall not exceed the levels permitted by the rules and regulations of the South Coast Air Quality Management District or the requirements of any Air Quality Plan or the Greenhouse Gas Emissions Reduction Plan adopted by the County of San Bernardino.

c) Electrical Interference

Operations or activities that generate, emit or transmit electrical energy shall be carried out in such a way that it does not cause magnetic, electrical, electronic or electromagnetic radiation, interference or disturbance that adversely affects persons or the operation of any equipment or conduct of any process employed

by any use beyond the site boundary. Such operations or activities must also comply with regulations of the Federal Communications Commission.

d) Fire or Explosive Hazard

Operations, activities or equipment involving the storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire or explosion. Safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, fire-fighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the California Fire Code. Burning of waste materials in open fire is expressly prohibited. Storage standards defined in Section 83.01.060 of the Development Code related to Regional Industrial (IR) shall apply here to Corridor Industrial.

e) Fissionable or Radioactive Materials

Operations or activities shall not at any time produce the release or emission of any fissionable or radioactive materials onto the ground or into the atmosphere or any public or private sewerage disposal system.

f) Heat or Cold

Operations or activities shall not emit a heating or cooling effect that would cause a temperature increase or decrease on any adjacent property in excess of ten degrees Fahrenheit, whether the change is measured in the air, on the ground, or on the surface of any structure.

g) Liquid and Solid Wastes

Operations or activities shall not discharge any liquid or solid waste material onto the ground, into any watercourse, or into any public or private sewerage disposal system unless said discharge complies with the requirements of the San Bernardino County Development Code Section 83.01.100.

h) Light and Glare

Lights shall be designed, oriented, and shielded so that glare does not extend beyond the property line to any adjacent property, roadway or freeway. In particular, no glare shall be produced that would be distracting to motorists on the I-15 and I-215 Freeways and their associated transition roads. Lighting levels on the

property shall be sufficient to provide for safe operations according to commonly accepted specifications for proper security.

i) Loading

Loading docks or areas shall be located and designed to adequately accommodate the vehicles that serve the use. They shall be oriented in such a way that they do not impede access to adjacent properties. Loading areas shall be located, designed and operated to avoid nuisance to adjacent visitor serving accommodations.

j) Maintenance of Open Areas

Open areas devoted to landscape or hardscape shall be maintained in a weed-free condition. Soil areas shall be landscaped in such a way that dirt and dust are not picked up by high winds.

k) Mechanical and Electrical Equipment

Except for solar collectors, equipment such as air conditioners, refrigeration equipment, antennas, pumps, transformers, heating and ventilating equipment and ducts, pipes, and conduits shall be located, designed and operated to avoid disturbance of uses and activities on adjacent properties. Where such equipment is visible from either the I-15 or I-215 Freeway, Cajon Boulevard, Kendall Drive, or Glen Helen Parkway, it shall be shielded from view by architectural treatment. Shielding shall also be provided for the benefit of adjacent visitor serving uses.

l) Noise

Provision of Section 83.01.080 of the County of San Bernardino County Development Code shall be observed except as specified below. Business operations and activities within or adjacent to visitor serving designations shall be conducted to comply with the following noise standards, measured at the site property line:

1) No loading or unloading operation, handling of containers or materials, or moving of items in a manner that would disturb occupants of nearby lodgings shall be conducted between the hours of 10:00 p.m. to 7:00 a.m.

2) No repair, rebuilding, modifying or testing of any type of equipment or vehicle, including their engines, shall be conducted in such a manner as to increase a noise

disturbance for occupants of nearby lodgings or dwellings between the hours of 10:00 p.m. and 7:00 a.m.

m) Odors

Operations or activities shall not be permitted to emit odorous fumes, gasses or other odorous matter in such amounts as to be dangerous, injurious, noxious, or otherwise objectionable and readily detectable without the aid of instruments beyond the site boundary.

n) Outdoor Storage, Trash and Service Areas

All areas for outdoor storage of equipment or vehicles, industrial materials, refuse; collection, recycling or service areas, shall be enclosed or effectively screened from public view by use of fencing, walls, landscaping, berms, or some combination of these devices. The height of screened material shall not exceed the height of the screening device.

o) Smoke and Dust

Operations or activities shall not emit smoke, fumes or dust that exceeds the limits specified by the South Coast Air Quality Management District.

p) Vibration

Operations or activities shall not create vibration noticeable without instruments at the site boundary.

GH2.0422 Heavy Industrial (HI)

(a) Definition

The Heavy Industrial designation addresses the limited locations where heavier industrial uses can be located along Cajon Boulevard and Kendall Drive. The Heavy Industrial designation totals approximately 129 acres.

The intent of the Heavy Industrial zone is to provide for certain industrial uses that include primary outdoor storage. The Heavy Industrial zone is generally located in areas that are served by the railroad, are not visible from Scenic Corridors, and/or allow for additional screening from public views.



Existing heavy industrial use within the Heavy Industrial designation (circa 2005)

HI

(b) Conditional Uses (MUP)

The uses permitted pursuant to Section GH2.0420(b) of this Plan shall be permitted in the Heavy Industrial designation subject to approval of Minor Use Permit application.

(c) Conditional Uses (CUP)

The uses permitted pursuant to Section GH2.0420(c) of this Plan shall be permitted in the Heavy Industrial designation subject to approval of Conditional Use Permit application. The following uses shall also be permitted subject to a Conditional Use Permit:

1. Impound Yard
2. Contract Construction Services
3. Construction Equipment Sales and Repair
4. Large Collection Facilities (per Development Code Chapter 84.19, except for the screening provisions which shall be per this Specific Plan).
5. Light Processing Facilities (per Development Code Chapter 84.19, except for the screening provisions which shall be per this Specific Plan).
6. Heavy Processing Facilities (per Development Code Chapter 84.19, except for the screening provisions which shall be per this Specific Plan).
7. Lumber and Building Materials Yard
8. General Repair Services (repair in enclosed building but with overnight exterior storage)
9. Manufacturing with Outdoor Storage
10. Mineral Extraction and Processing
11. Poultry dressing plant
12. Recreational Vehicle Storage

(d) Prohibited Uses

The following uses are prohibited:

1. Ammunition/fireworks
2. Animal keeping
3. General Salvage Operations
4. Off-site signs.

HI

5. Petroleum refining and related
6. Primary metal industries
7. Residential of any type
8. Slaughterhouses, rendering
9. Retail and service commercial

(e) Development Standards

Site development standards shall be consistent with the Corridor Industrial designation [GH2.0420(h)], except for the following: Open storage of materials and products may exceed the area limits of the CI designation (Subsection GH2.0420 Corridor Industrial) if properly screened from view from public streets and highways. Open storage and loading areas shall be screened with a combination of solid walls and landscaping. No stored materials or products may extend higher than the required screening materials.

HI

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GH2.0425 Single-Family Residential – Sycamore Flats (SFR-SF)

(a) Definition

The Single-Family Residential – Sycamore Flats (SFR-SF) designation provides for single-family detached residential development, at a density of up to seven dwelling units per acre, within the Sycamore Flats sub-area. This product may consist of standard residential single-family detached subdivision development or may consist of a residential single family detached condominium style development (as displayed in detached condominium exhibit) or a combination thereof. Any new residential development will be required to satisfy conditions related to regional park, sheriff's facilities, open space, and natural resources impacts.

(b) Allowed Uses

The following uses are allowed within the SFR-SF designation (no planning permit required):

- Accessory structures and uses
- Childcare – small family daycare home
- Licensed Residential Care Facility (six or fewer clients)
- Standard Single Family Dwelling Unit
- Single Family Detached Condominium Dwelling Unit
- Open Space

(c) Permitted Uses

The following uses are permitted within the SFR-SF designation; subject to approval of a Site Plan Permit (P) review:

- Park, playground
- Active and passive recreational uses associated with public parkland or private common recreation facilities

(d) Conditional Uses (MUP)

The following uses are conditionally permitted within the SFR-SF designation; subject to approval of a Minor Use Permit (MUP) review:

- Equestrian Centers (boarding stables, horse rentals
- Animal keeping – Small animal ranches/farms/animal sanctuary
- Agricultural accessory structure – 1,000 sf max.
- Crop production, horticulture, orchard, vineyard, nurseries
- Historic monuments and sites
- Wildlife and nature preserves, lakes, watercourses.
- Childcare – Large family daycare home
- Public Safety Facility
- Historic monuments and sites

SFR-SF

(e) Special Use Permit (SUP)

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

1. Home Occupations

2. 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

(f) Prohibited Uses (SUP)

The following uses are prohibited within the SFR-SF designation due to a need to maintain an environment within this District that is conducive to residential development:

1. Commercial uses per Sections GH2.0410 and GH2.0415 of this Plan, except as provided for in this Section.

2. Development of natural resources.

3. Electrical generating stations.

4. Emergency and transitional shelters for the homeless.

5. Hazardous waste operations.

6. Industrial uses per the Industry, Manufacturing & Processing, and Wholesaling sections of Tables 82-4, 82-7, 82-11, and 82-17 of the County Development Code.

7. Radio and television stations and towers.

8. Solid waste disposal sites, rubbish incinerators, and recycling centers.

SFR-SF

(g) Site Development Standards

1. Building Site Requirements

Standard Single Family Detached

a) Minimum lot size shall be 4050 SF, calculated per Subsection 83.02.050(e) of the County Development Code.

b) Minimum lot width: 40 feet.

c) Minimum lot depth: 90 feet.

d) Maximum lot coverage: 70%

Detached Single Family Condominium

e) Minimum lot area per dwelling unit shall be 2000 square feet

f) Minimum lot area width: 30 feet

g) Minimum lot area depth: 65 feet

h) Minimum spacing between buildings: 10 feet

i) Maximum lot coverage: 80%

2. Building Height and Area Limitations

Maximum Housing Density: 7 dwelling unit per acre.

3. Building Setbacks

Standard Single Family Detached

a) Minimum front setback, measured from the property line, is 10 feet.

b) Minimum interior side setback is 5 feet.

c) Minimum street side setback is 10.

d) Minimum rear yard, measured from the property line, is 10 feet (3 feet to garage for alley loaded homes). For properties with a freeway edge, the minimum building setback is 20 feet from the freeway right-of-way. Landscaping within the freeway landscape zone will be required of the master developer. See Division 3, Chapter 1 (Landscape Architecture Guidelines) of this Plan for additional freeway landscaping guidance.

SFR-SF

e) Minimum on-site building separation is 10 feet. However, configuration and dimensions between buildings must permit access to all areas of the property by fire equipment.

Detached Single Family Condominium

f) Minimum Street setback, measured from the property line, is 10 feet.

g) Minimum rear yard setback is 10 feet.

h) Minimum outdoor space required is 120 square feet with a minimum backyard width of 8 feet between dwelling unit and property boundary.

4. Landscape Setbacks

a) From a major highway and secondary highways the landscape setback is 10 feet from ultimate right-of-way.

b) From a collector and local road the landscape setback is 10 feet from ultimate right-of-way.

c) From a freeway the landscape setback is 30 feet from ultimate right-of-way.

5. Off-Street Parking

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

6. Signage

Refer to Division 3, Chapter 5 (Signage Guidelines) of the Plan as applicable. Accessory sign standards shall be the same as Special Development sign standards per Subsection 83.13.050(e) of the County Development Code. These standards may be modified by a Planned Development or Conditional Use Permit.

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.

SFR-SF

(h) Development Guidelines and Special Provisions

1. Preservation and Restoration of Riparian Habitat for Least Bell's Vireo

Neighborhood I encompass a riparian corridor, Sycamore Flats, which will be preserved and enhanced as part of the proposed project. The northernmost portion of the corridor is not included in the preservation/enhancement area for this Specific Plan since it is San Bernardino County's land. Mitigation for riparian habitat impacts elsewhere in the project area will include restoration and enhancement to approximately 18.9 acres of the riparian corridor and the adjacent floodplain. This area serves as habitat for the least Bell's vireo.

2. Protection of Nesting Birds

To protect nesting birds regulated by the federal Migratory Bird Treaty Act, efforts will be made to schedule vegetation removal between September 1 and February 14 to avoid the nesting bird season. If clearing and/or grading activities cannot be avoided during the nesting season, all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. If any active nests are detected, the area will be flagged, along with a minimum 100- foot buffer (buffer may range between 100 and 300 feet as determined by the monitoring biologist) and will be avoided until the nesting cycle is complete or it is determined by the monitoring biologist that the nest has failed. In addition, a biologist will be present on the site to monitor any vegetation removal to ensure that nests not detected during the initial survey are not disturbed.

3. Protection of Burrowing Owls

In order to avoid impacts to any burrowing owls that may colonize the development impact footprint prior to commencement of construction activities, a Phase III protocol survey shall be conducted within 30 days prior to commencement of ground disturbance activities (California Burrowing Owl Consortium 1993). This pre-construction survey will entail four separate days between two hours before sunset to one hour after or one hour before sunrise to two hours after. This survey applies during both the breeding season (February 1 through August 31) as well as the non-breeding season when wintering owls are most likely detected if present (December 1 through January 31). If burrowing owls are detected within the development impact footprint or within approximately 80 feet of the impact area, on-site passive relocation would be conducted during the non-breeding season in accordance with the establishment protocol (California Burrowing Owl Consortium, 1993).

SFR-SF

4. Fire Safety Overlay

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

5. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

6. Geology and Soils

Refer to the Geology and Soils Section (Appendix A).

7. Scenic Resource Overlay

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

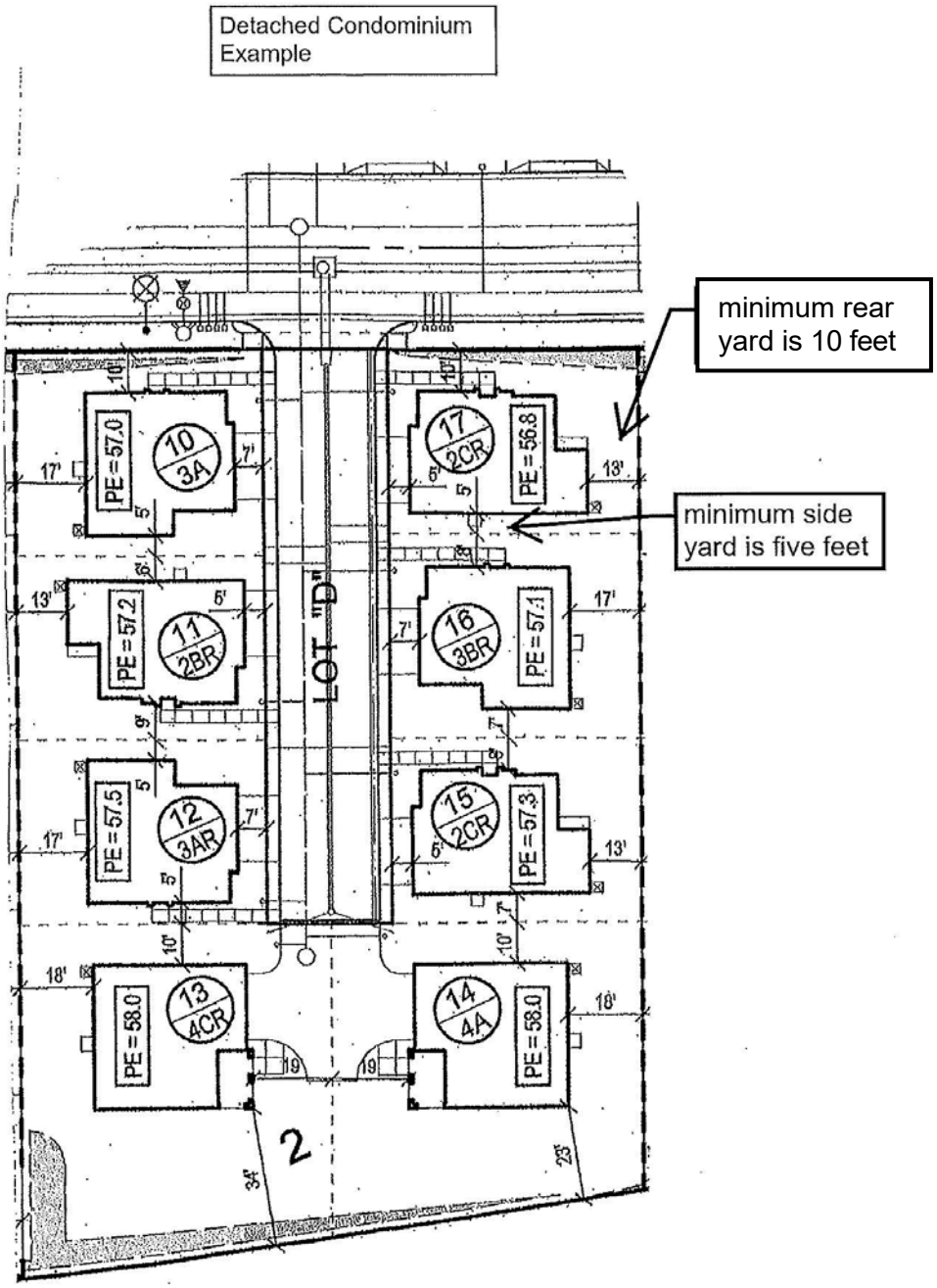
8. Biological Resources

Refer to the Biological Resources Section (Appendix A).

9. Corridor Industrial Overlay

A request for a permit or approval, whether ministerial or discretionary, for the development of a parcel located within the Corridor Industrial Overlay (CI-O) designation shall require the project applicant to submit a written notice to the Department confirming the applicant's selection to establish a use that is consistent with either the SFR-SF or CI designation and an acknowledgment that the remaining uses within the CI-O designated area shall be consistent with the zone selected. The establishment of a use as either SFR-SF or CI shall be binding on all parcels and future owners withing the CI-O designation.

SFR-SF


Detached Condominium Example
minimum rear yard is 10 feet
minimum side yard is five feet
LOT "D"
10 3A PE=57.0
11 2BR PE=57.2
12 3AR PE=57.5
13 4CR PE=58.0
14 4A PE=58.0
15 2CR PE=57.3
16 3BR PE=57.1
17 2CR PE=56.8
2

GH2.0430 Public Facilities (PF)

(a) Definition

This designation provides for the development, maintenance, and operation of facilities devoted to advanced law enforcement training and the management and housing of prisoners. All related master planned uses contained in the Master Plan for Sheriff's Facilities at Glen Helen are assumed to operate 24 hours per day as needed and are accommodated within this designation.



Glen Helen Rehabilitation Center (circa 2005)

(b) Conditional Uses (MUP)

The following uses are permitted within the Public Facilities designation; subject to approval of Minor Use Permit application:

1. Active and passive recreational uses associated with public parkland.
2. Animal keeping – Small animal ranches/farms/animal sanctuary.
3. Bomb detonation site.
4. Fire Stations.
5. Historic monuments and sites.
6. Law enforcement/public safety training facilities, including firearms training, helicopter operations and firefighter training.
7. Temporary and Permanent government facilities including, but not limited to, government offices.

PF

8. Wildlife and nature preserves, lakes, watercourses.

(b) Conditional Uses (CUP)

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

1. Correctional institution.

2. Emergency and transitional shelters for the homeless.

3. Emergency vehicle drivers training.

4. Recreation and community centers, gymnasiums, athletic clubs.

5. Sewer plants and sewage disposal sites.

6. Additional Uses: The following uses shall be allowed in this zoning designation subject to a CUP:
   - Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.
   - Transportation facilities principally involved in the movement of people together with the necessary buildings, apparatus, or appurtenances incidental thereto, including but not limited to, airports, heliports, train stations, bus stations, carpool facilities and parking lots.
   - Institutional uses including but not limited to schools, colleges and universities, conference centers, hospitals, churches, rehabilitation centers and organizational camps.
   - Sewer plants and sewage disposal sites.
   - Electrical generating stations.
   - Public utilities and public service uses or structures including but not limited to: reservoirs, pumping plants, electrical substations, central communications offices, microwave and repeater huts, towers and satellite receiving stations. A multiple site network may be submitted as one project.
   - Racetracks or stadiums.
   - 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, sky diving jumpsites, off-road and recreational vehicle parks, marinas, miniature golf courses, hunting and fishing clubs, ski resorts and recreational camps.
   - Gas pressure control stations, water treatment plants (purification), water storage tanks, gas production plants, petroleum pipelines and pressure control stations.
   - Arenas, field houses, auditoriums, rodeo facilities.
   - Recreation and community centers, gymnasiums, athletic clubs.
   - Emergency and transitional shelters for the homeless.

PF

(d) Prohibited Uses

The following uses are prohibited uses within the Public Facilities designation because of the special nature of the Sheriff's complex located within this District:

1. Development of natural resources.

2. Industrial uses per the Industry, Manufacturing & Processing, Wholesaling section of Table 82-4, 82-7, 82-11 and 82-17 of the County Development Code, except vocational training programs at the Glen Helen Regional Center at the Sheriff's Facilities.

3. Museum, art galleries, libraries.

4. Planetariums, aquariums, zoos, botanical gardens and arboretums.

5. Solid waste disposal sites.

(e) Site Development Standards

Site development standards shall comply with the provisions of the Master Plan or County Sheriff's Facilities at Glen Helen: 1992-2012 and any updates thereafter.

1. Relocation of Bomb Detonation Site

The Sheriff's Department must occasionally dispose of ordnance and other explosive items at its training facility in Glen Helen. Because of the volatile nature of these emergency disposals, the detonation site must be isolated from the public. With the potential growth of the area identified in this Plan, and proposed development adjacent to the Plan area, the Sheriff's Department relocated the bomb disposal facility into an isolated and protected area. The following steps were followed as part of the planning process to relocate the bomb facility:

a) Noise studies were conducted at the proposed site.

b) Air quality emissions were modeled for the proposed site based on emission factors presented in AP-42, A Compilation of Air Pollutant Emission Factors (USEPA, 1995).

c) The noise and air quality model measurements for the proposed detonation site were evaluated with the land use compatibility standards in the Glen Helen Specific Plan to confirm the suitability of the proposed site.

2. Dedication of Institution Road

Institution Road is currently designated as a Private Road within the City of San Bernardino. This roadway is the primary access road for the County Sheriff's facilities. Therefore, the County should encourage the

PF

dedication of Institution Road to the City of San Bernardino and develop a joint road maintenance agreement to ensure the roadway is adequately maintained throughout the year.

3. Fire Safety Overlay

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

4. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

5. Geologic Hazard Overlay

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

6. Biological Resources Management

Refer to the natural plant communities assessment and mitigation implementation measures of the Glen Helen Resource Management Plan (Appendix A of the FEIR), as applicable.

GH2.0435 Special Use Area (SUA)

(a)
Definition

This designation accommodates the ongoing monitoring of the Cajon Disposal Site, which ceased accepting waste in December of 1980, and is officially closed. The final cap for this facility was installed in 1981. Local groundwater is being monitored to ensure the water quality is maintained.. The SUA designation provides for limited use of the County disposal site for periodic, non-intensive uses, such as overflow parking for major events in the Regional Park. Any use of the site would need to be approved by the California Department of Resources Recycling and Recovery (CalRecycle), the Santa Ana Regional Water Quality Control Board (RWQCB), and the County Solid Waste Management Division and Local Enforcement Agency (LEA), to ensure cover integrity and minimize surface erosion. The intent of the designation is to encourage the adoption of a Reuse Study for the site that addresses a range of possible future uses that would contribute to the vision for the Glen Helen Specific Plan. Potential additional uses, other than solid waste disposal are predicated on stabilization of the fill area and certification as a toxic-free area by appropriate authorities.



View of Cajon Disposal Site from Cajon Boulevard (only berm is visible) (circa 2005)

(b) Permitted Uses

The following uses are permitted within the Special Use Area designation, subject to re-use clearance from responsible agencies listed above:

1. Active and passive recreational uses associated with public parkland.
2. Animal keeping – Small animal ranches/farms/animal sanctuary.
3. Fire Stations.
4. Historic monuments and sites.

SUA

(c) Conditional Uses

The following uses are conditionally permitted within the Special Use Area designation, subject to re-use clearance from responsible agencies listed above:

1. Model Hobby Complex, with outside operation of model airplanes, cars, and trains.

2. Solid waste disposal sites, rubbish incinerators, and recycling centers.

3. Temporary and Permanent government facilities including, but not limited to, government offices, sheriff facilities.

4. Additional Uses: The following uses shall be allowed in this zoning designation subject to a CUP:
   - Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.
   - Transportation facilities principally involved in the movement of people together with the necessary buildings, apparatus, or appurtenances incidental thereto, including but not limited to, airports, heliports, train stations, bus stations, car pool facilities and parking lots.
   - Cemeteries, including pet cemeteries, subject to Design Standards and the mapping requirements specified by the Development Code. A Conditional Use Permit and a Tentative Tract Map filed concurrently shall be required.
   - Sewer plants and sewage disposal sites.
   - Electrical generating stations.
   - Public utilities and public service uses or structures including but not limited to: reservoirs, pumping plants, electrical substations, central communications offices, microwave and repeater huts, towers and satellite receiving stations. A multiple site network may be submitted as one project.
   - Radio and television stations and towers.
   - Gas pressure control stations, water treatment plants (purification), water storage tanks, gas production plants, petroleum pipelines and pressure control stations.
   - Correctional institutions.
   - Bail bond operation located within one (1) mile of a correctional institution.
   - Emergency and transitional shelters for the homeless.

(d) Prohibited Uses

The following uses are prohibited uses within the Special Use Area designation because of the special nature of constraints on development within this District: All uses not specifically permitted or conditionally permitted, pending amendment to this Specific Plan pursuant to a Reuse Study.

SUA

(f) Site Development Standards

Development standards shall be subject to an approved Reuse Study for the Disposal Site (see below). To the extent feasible, the standards for building height, building setbacks, and landscape setbacks shall be in accordance with the surrounding Corridor Industrial designation (Division 2, Chapter 4 of the Development Standards).

(g) Special Provisions

1. The San Bernardino County Solid Waste Management Division should prioritize the preparation of a Reuse Study for the Cajon Disposal Site, and seek completion of the Reuse Study.

2. The Reuse Study should include an evaluation of a wide variety of recreational uses, including leasing property for hard-to-locate uses such as model hobby activities. Such uses should also be evaluated in terms of noise generation. Negative noise impacts on the adjacent animal shelter shall be avoided.

3. Prior to preparation of the Reuse Study, the County Solid Waste Management Division should coordinate with the SARWQCB and CIWMB to consider what interim activities can occur on-site. The intent is to be proactive in allowing for temporary uses of the site that can benefit the Glen Helen Specific Plan area and contribute to the vision.

SUA

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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 (circa 2005)

(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 a 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
   - 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's/Drug Store with or without Drive-Thru
   - Small and Large Format Grocery Stores
   - 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
   - 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, hunting and fishing clubs, and recreational camps.
   - Zoo

6. Additional Uses, such as:
   - 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.
   - Sports-oriented recreational uses requiring remote locations including but not limited to: rifle, pistol and archery ranges

(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
   - 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 San Bernardino County Development Code.

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7. Sewer plants and sewage disposal sites.

8. Solid waste disposal sites, rubbish incinerators, and recycling centers.

9. Temporary support facilities associated with highway construction and other public facilities including, but not limited to, batch plants and equipment storage yards.

10. 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 San Bernardino 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.

1. Building Height and Area Limitations (unless otherwise modified per the standards within an approved Planned Development Permit)

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 San Bernardino 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.

2. Building Setbacks (unless otherwise modified per the standards within an approved Planned Development Permit)

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

DR

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.

3. Landscape Setbacks (unless otherwise modified per the standards within an approved Planned Development Permit)

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.

4. Off-Street Parking (unless otherwise modified per the standards within an approved Planned Development Permit)

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

5. Signage (unless otherwise modified per the standards within an approved Planned Development Permit)

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 San Bernardino County Development Code.

6. Other General Development Regulations

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

7. 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.

(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.

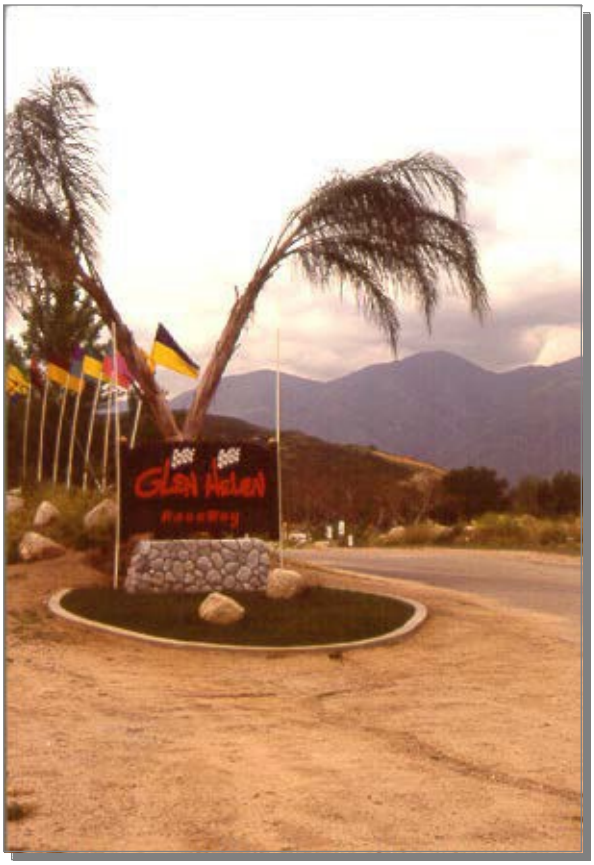
    a. Interim Uses shall be permitted for a period not to exceed 10 years.

    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.

GH2.0445 Open Space/Active (OS/A)

(a) Definition

This designation provides for recreation facilities and activities in the Glen Helen Regional Park that involve relatively intensive use of the parkland, at least periodically. Examples include festivals, the Aquatic Park, sports fields and other recreation facilities, campgrounds, parking areas, and equipment/material storage areas. This designation also includes some visual open space and natural habitat areas as well, but the predominant intent is to accommodate more intensive recreation activities.



Glen Helen Raceway in Glen Helen Regional Park (circa 2005)

OS/A



View of fishing lakes and other recreation activities at Glen Helen Regional Park (circa 2005)

(b) Allowed Uses

Any use that is accessory to or made a part of the normal operation of the Glen Helen Regional Park or the San Manuel Amphitheater, including temporary uses, shall be allowed without an additional land use approval subject to the approval of the County Regional Parks Department.

(c) Conditional Uses (MUP)

The following uses are permitted within the Open Space/Active designation, subject to approval of Minor Use Permit application:

1. Lodging Services, such as:
   - Recreational Vehicle Parks.

2. Recreation/Entertainment Services, such as:
   - Amusement Park, aquatic park
   - Equestrian Centers (boarding stables, performance, horse rentals)
   - Fairs (non-permanent) including art fairs, craft fairs, farmers markets
   - Fairs (permanent)
   - Meeting Halls
   - Model Hobby Complex, sales, but with outside display of trains only
   - Off-Road Vehicle Park.

OS/A

3. Additional Uses, such as:
   - Active and passive recreational uses associated with public parkland
   - Animal keeping – Small animal ranches/farms/animal sanctuary
   - Fire Stations
   - Historic monuments and sites
   - Temporary and Permanent government facilities including, but not limited to, government offices, sheriff facilities
   - Wildlife and nature preserves, lakes, watercourses.

(d) Conditional Uses (CUP)

The following uses are conditionally permitted within the Open Space/Active designation; subject to approval of a Conditional Use Permit (CUP):

1. Recreation/Entertainment Services, such as:
   - Arenas, amphitheaters, auditoriums, rodeo facilities, convention centers
   - 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: rifle, pistol and archery ranges, sky diving jumpsites, off-road and recreational vehicle parks, marinas, miniature golf courses, hunting and fishing clubs, and recreational camps.

2. Additional Uses: The following uses shall be allowed in this zoning designation subject to a CUP:
   - Historic and monument sites.
   - Cemeteries, including pet cemeteries, subject to Design Standards and the mapping requirements specified by the Development Code. A Conditional Use Permit and a Tentative Tract Map filed concurrently shall be required.

(e) Prohibited Uses

The following uses are prohibited uses within the Open Space/Active designation because of the need to balance intensive, periodic active recreation uses against a natural environmental setting within this District:

1. Correctional Institutions.

2. Development of natural resources.

3. Electrical generating stations.

4. Emergency and transitional shelters for the homeless.
5. Gas production plants.

6. Hazardous waste operations.

OS/A

7. 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.

8. Residential care facilities.

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.

(f) Site Development Standards

1. Building Height and Setback Requirements

a) Maximum structure height: None required.

b) Minimum front setback, measured from the property line, is 25 feet from a major highways and secondary highways and 15 feet from a collector and local road.

c) Minimum interior side setback is 15 feet.

d) Minimum street side setback is 15 feet for collector and local roads and 25 feet for major highways and secondary highways.

e) Minimum rear yard, measured from the property line, is 25 feet.

f) Minimum on-site building separation: None required except as required for emergency equipment access.

2. Landscape Setbacks

a) From a major highway and secondary highways the landscape setback is 15 feet from ultimate right-of-way.

b) From a collector and local road, the landscape setback is ten feet from ultimate right-of-way.

3. Off-Street Parking

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

4. Signage

Refer to Division 3, Chapter 5 (Signage Guidelines) of this Plan as applicable. Accessory sign standards shall be the same as Special Development sign standards per Subsection 83.13.050(e) of the County Development Code. These standards may be modified pursuant to a

OS/A

Sign Program brought forward by the Regional Parks Department or as part of an update to the Glen Helen Regional Park Master Plan.

5. Other General Development Regulations

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

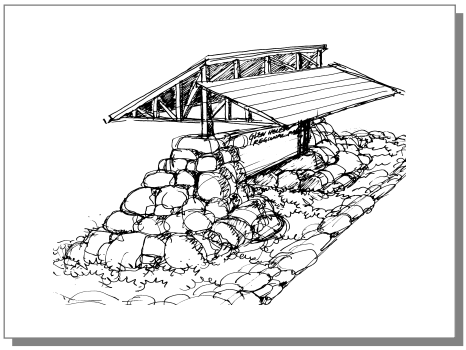
6. Design Guidelines

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

(g) Development Guidelines and Special Provisions

1. Main Entry Redesign

There is an opportunity to redesign and update the main entrance to be compatible with the new streetscape/landscape treatment along Glen Helen Parkway. A conceptual design sketch incorporating local river rock for the new main entry is provided below.



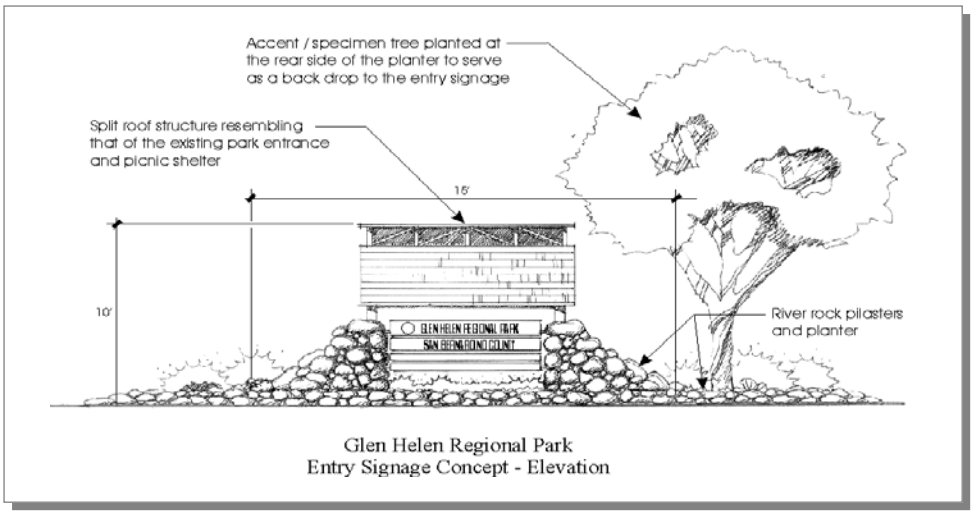
2. Pedestrian Access

Safe and convenient pedestrian access across Glen Helen Parkway into the Regional Park and between the various activities at the park shall be provided. Refer to Division 3 (Design Guidelines), for further guidance on pedestrian crossings, landscaping of entryways and intersection treatments.

3. Lakes & Ecology Trail

Future uses within the open space/active area of the Glen Helen Regional Park shall not disrupt or cause the elimination of the existing lakes for fishing or use of the existing ecology trail.

OS/A



Glen Helen Regional Park
Entry Signage Concept - Elevation

4. Fire Safety Overlay

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

5. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

6. Geologic Hazard Overlay

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

7. Scenic Resources Overlay

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

8. 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.

GH2.0450 Open Space/Passive (OS/P)

(a) Definition

This designation provides for relatively unstructured and low-intensity recreation activities at the Regional Park, such as horseback riding, hiking, nature observation, and casual picnicking. The intent is to enable park users to enjoy being part of the natural environment and interacting with it in as non-intrusive a manner as possible.



Aerial view of Open Space/Passive area adjacent to the Cajon Wash (circa 2005)



Natural environment within the Open Space/Passive designation (circa 2005)

OS/P

(b) Conditional Uses (MUP)

The following uses are permitted in the Sycamore Flats sub-area without any additional land use approval:

1. Wildlife and Nature preserves.

2. Detention and Water quality basins

The following uses are permitted within the Open Space/Passive designation; subject to approval of Minor Use Permit application:

(c) Conditional Uses (MUP)

1. Active and passive recreational uses associated only with public parkland.

2. Animal keeping – Small animal ranches/farms/animal sanctuary

3. Historic monuments and sites.

4. Lakes and watercourses.

(d) Prohibited Uses

All uses not specifically permitted are prohibited uses within the Open Space/Passive designation because of the need to maintain an environment as conducive to natural systems within this District as can be achieved.

(e) Site Development Standards

Site development standards shall comply with the provisions of the Glen Helen Regional Park Master Plan and the Open Space Management provisions of Division 2, Chapter 6 of this Plan.

(f) Special Provisions

1. Fire Safety Overlay

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

2. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

3. Geology and Soils
Refer to Geology and Soils Section (Appendix A)

4. Biological Resources
Refer to Biological Resources Section (Appendix A)

GH2.0455 Open Space/Habitat Preserve (OS/H)

(a) Definition

This designation provides for preservation and enhancement of selected natural habitats to sustain plants and wildlife requiring protection. These are areas in which people are asked to restrain their activities and permit native wildlife and plant communities to be maintained in a self-sustaining manner.



Sage scrub habitat typical of the Habitat Preserve areas (circa 2005)

(b) Conditional Uses (MUP)

The following uses are permitted within the Open Space/Habitat Preserve designation; subject to approval of Minor Use Permit application:

1. Passive recreational uses associated with public parkland.

2. Wildlife and nature preserves, lakes, watercourses.

(c) Prohibited Uses

All uses not specifically permitted or conditionally permitted are prohibited uses within the Open Space/Habitat Preserve designation because of the need to maintain an environment as conducive to natural systems within this District as can be achieved.

OS/H

(d) Site Development Standards

Site development standards shall comply with the provisions of the Glen Helen Regional Park Master Plan and the Open Space Management provisions contained in Division 2, Chapter 6 of this Specific Plan.

(e) Special Provisions

1. Fire Safety Overlay

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

2. Floodplain Safety Overlay

The provisions of the Floodplain Safety Overlay of Division 2, Chapter 5, Section GH2.0515 of this Plan shall apply.

3. Open Space and 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.

GH2.0460 Open Space/Public Safety (OS/PS)

(a) Definition

This designation encompasses a prominent landform within the Regional Park that helps to buffer and contain certain training activities conducted by the Sheriff's Department. The hillside is to remain as a special category of open space. Unlike other open space uses within the Regional Park, for the protection of the public's health and safety, this area is not intended to be accessed or used by the general public. The uses allowed include public infrastructure, such as water and sewer facilities, as well as other public facilities deemed compatible with the operations of the Sheriff's Department, while preserving the natural landscape features.



Hillside area within Open Space/Public Safety designation adjacent to Sheriff's firing range (circa 2005)

(b) Conditional Uses (MUP)

The following uses are permitted within the Open Space/Public Safety designation, subject to approval of Minor Use Permit application:

1. Temporary and Permanent sheriff facilities.
2. Wildlife and nature preserves, lakes, watercourses.
3. Infrastructure in support of the Sheriff Facilities, such as water and sewer facilities.

OS/PS

(c) Conditional Uses (CUP)

The following uses are conditionally permitted within the Open Space/Public Safety designation; subject to approval of a Conditional Use Permit (CUP):

1. Sewage treatment plant.

2. Bomb detonation site associated with sheriff facilities subject to provisions of the Public Facilities designation in Section GH2.0430(f)1.

3. Heliport in connection with the Sheriff Facilities.

(d) Prohibited Uses

All uses not specifically permitted or conditionally permitted are prohibited uses within the Open Space/Public Safety designation because of the need to maintain an open space buffer for public safety.

(e) Site Development Standards

Site Development Standards shall comply with the provisions of the Sheriff's Master Plan and the Open Space Management provisions contained in Division 2, Chapter 6 of this Specific Plan.

(f) Special Provisions

1. Bomb Detonation Site

Refer to the Public Facilities designation in Section GH2.0430(f)1 of this Plan for provisions related to the relocation of the bomb detonation site for the County Sheriff.

2. Geologic Hazard Overlay

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

3. Open Space and Biological Resources Management

Refer to the natural plant communities assessment and mitigation implementation measures of the Glen Helen Resource Management Plan (Appendix A of the FEIR), as applicable.

GH2.0465 Flood Control (FC)

(a) Definition

This designation provides for the management of watercourses to achieve optimum flood control benefits, minimize damage to improved property and natural resources, and protect property and life. It encompasses lands and flood control facilities owned by the County and the Flood Control District, as well as some private property in the floodplain.



Flood control facilities within the site (circa 2005)

(b) Conditional Uses (MUP)

The following uses are permitted within the Floodway designation, subject to approval of Minor Use Permit application:

1. Agricultural Uses, such as:
   - Crop production, horticulture, orchard, vineyard, nurseries.

2. Additional Uses, such as:
   - Public utilities/facilities
   - Wildlife and nature preserves, lakes, watercourses.

FC

(c) Conditional Uses (CUP)

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

1. Pipelines.

2. Sand and gravel mining operations.

(d) Prohibited Uses

All uses not specifically permitted or conditionally permitted — are prohibited uses within the flood control designation because of the need to maintain flood control capacity within this District.

(e) Development Standards

All provisions of Chapter 82.03 (Agriculture and Resource Management Land Use Zoning Districts) of the Development Code as they relate to the Floodway Land Use Zoning District, shall apply.

(f) Special Provisions

Open Space and Biological Resources Management

Refer to the open space management strategies and biological resource mitigation measures of the Glen Helen Resource Management Plan (Appendix A of the FEIR) as applicable.

Chapter 5: Overlays

GH2.0505 General Provisions

The following five overlays are applied to various locations in the Specific Plan area based on existing environmental conditions. The requirements of each overlay are in addition to the Development Standards contained in Division 2, Chapter 4 of this Plan. The Fire Safety Overlay, the Floodplain Safety Overlay, the Geologic Hazards Overlay, the Scenic Resources Overlay and the Biotic Resources Overlay are based upon the provisions of the San Bernardino County General Plan and Development Code.

GH2.0510 Fire Safety Overlay

The intent of the Fire Safety Overlay is to provide greater public safety in areas prone to wildland brush fires by establishing additional development standards for these areas. The application of this overlay in the Glen Helen Specific Plan is consistent with the provisions, standards and mapping of fire hazards contained in the County of San Bernardino General Plan and Development Code.

(a) Locational Requirements

The Fire Safety Overlay applies to high fire hazards areas based on locations derived from the California Department of Forestry and U.S. Forest Service. The Overlay is divided into two review areas, each of which represents a different level of wildland hazard. Fire Safety Area 1 (FS-1) includes wildland areas that are marginally developable or are not likely to be developed. Natural hazards are prevalent throughout Area 1, especially in areas with natural ungraded slopes greater than 30%. Area 1 includes areas of very high to extreme fire hazard. Fire Safety Area 3 (FS-3) includes relatively flat land at the wildland-urban interface that is exposed to wildland fire hazards due to its proximity to FS-1, and due to the Santa Ana winds.

All of the Glen Helen Specific Plan area is included in either FS-1 or FS-3. The boundary for Area 1 is congruous with the National Forest Boundary, which includes undeveloped Sycamore Canyon and properties along the western edge of the Specific Plan area in the Destination Recreation and Commercial/Destination Entertainment designations. FS-3 encompasses the remainder of the Specific Plan area. All proposed projects or subdivision applications must be submitted to the responsible fire authority, in accordance with the provisions of the Development Code.

(b) Development Requirements

The development requirements delineated in the County Development Code for the Fire Safety Overlay include provisions related to construction and use materials, setback requirements, fuel modification zones, vehicular access, building separation, erosion and sediment control, and other project design requirements. These requirements are established for both Areas 1 and 3, as described above and shown on the San Bernardino County General Plan Hazard Overlay Maps. These development requirements are applicable to proposed projects located within the Fire Safety Areas delineated for the Glen Helen Specific Plan area.

GH2.0515 Floodplain Safety Overlay

The intent of the Floodplain Safety Overlay is to provide regulations for development within flood prone areas that will protect public safety, promote public health, and minimize economic losses due to flooding. The application of this overlay is consistent with the provisions, standards and mapping of special flood hazards contained in the County San Bernardino General Plan and Development Code.

(a) Locational Requirements

The Floodplain Safety Overlay applies to areas of special flood hazard defined by the Federal Emergency Management Agency (FEMA) or the Federal Insurance Administration in a scientific and engineering report entitled "Flood Insurance Study for San Bernardino County, California and Incorporated Areas," initially prepared in 1978, which has subsequent updates, with accompanying Flood Insurance Rate Maps (FIRMs). The most current copies of the Flood Insurance Study and the FIRMs is on file with the Department of Public Works.

The Flood Insurance Study establishes the minimum areas in which the Floodplain Safety Overlays may be located. Additional areas may be added after the Flood Control District or other governmental agencies such as the Army Corp of Engineers prepare studies for such areas.

Areas within the 100-year floodplain and 500-year floodplain have been delineated on the San Bernardino County General Plan Hazard Overlays Maps. There are no areas designated within the 500-year floodplain within or adjacent to the Glen Helen area. The areas within the 100-year floodplain are generally located either within or adjacent to Cajon Wash, Lytle Creek, and Sycamore Canyon. Proposed projects within this area shall be subject to a Flood Hazard Development Review or a Floodplain Development Standards Review, in accordance with the provisions of the Development Code. New construction and substantial improvement of any structure shall be elevated above the base flood elevation or highest adjacent grade, in accordance with the provisions of the Code.

(b) Development Requirements

The development requirements delineated in the County Development Code for the Floodplain Safety Overlay include provisions related to the anchoring of structures, construction materials and methods, elevation and floodproofing, and utility standards. These development requirements are applicable to proposed projects in the 100-year floodplain area delineated for the Glen Helen Specific Plan area.

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GH2.0520 Scenic Resources Overlay

The intent of the Scenic Resources Overlay is to provide development standards that will protect, preserve and enhance important viewsheds within the Glen Helen Specific Plan area. Design considerations are incorporated to allow development to coexist and not substantially interfere with the preservation of unique natural resources, roadside views and scenic corridors within the Specific Plan area. The Scenic Resources Overlay also implements state and federal programs and regulations regarding scenic highway routes.

The application of this overlay within the Specific Plan area is consistent with the provisions of the San Bernardino County General Plan and Development Code. In general, a feature or vista within the Glen Helen area can be considered scenic if it:

1. Provides a vista of undisturbed natural areas.

2. Includes a unique or unusual feature which comprises an important or dominant portion of the viewshed.

3. Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from developed areas).

(a) Locational Requirements

The Scenic Resources Overlay applies to the following areas:

1. Long-range southbound views of the Glen Helen area from I-15 in the Cajon Pass.

This viewshed encompasses most of the active areas of the Regional Park and future commercial development. It is desirable that this wide scale overview offers an oasis scene containing both services and an aesthetically pleasing environment. Extensive planting of trees and avoidance of glare in development are methods to enhance this existing viewshed.

2. I-15 Scenic Corridor

I-15 Scenic Corridor, which extends 200 feet on either side of the freeway.

3. I-215 Scenic Corridor

I-215 Scenic Corridor, which extends 600 feet on the west side of the freeway.

The following are identified as scenic resources.

- Vistas of the hills and developed recreation areas of Glen Helen Regional Park and National Forest
- Cajon Wash trails
- Significant landforms along the corridor

(b) Development Requirements

When a land use is proposed within the Scenic Resources Overlay, the following criteria shall be used to evaluate the project compliance with the intent of the overlay:

1. Building and Structure Placement

The building and structure placement should be compatible with and should not detract from the visual setting or obstruct significant views.

2. Grading

The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography should be screened from view from either the scenic highway or the adjacent scenic and recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, and which are capable of surviving with a minimum of maintenance and supplemental water.

3. Outside Storage Areas

Outside storage areas allowed shall be completely screened from view of the right-of-way with walls, landscaping and plantings which are compatible with the local environment and are capable of surviving with a minimum of maintenance and supplemental water.

4. Utilities

All utilities shall be placed underground.

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Chapter 6: Infrastructure and Open Space Management Plans

GH2.0605 General Provisions

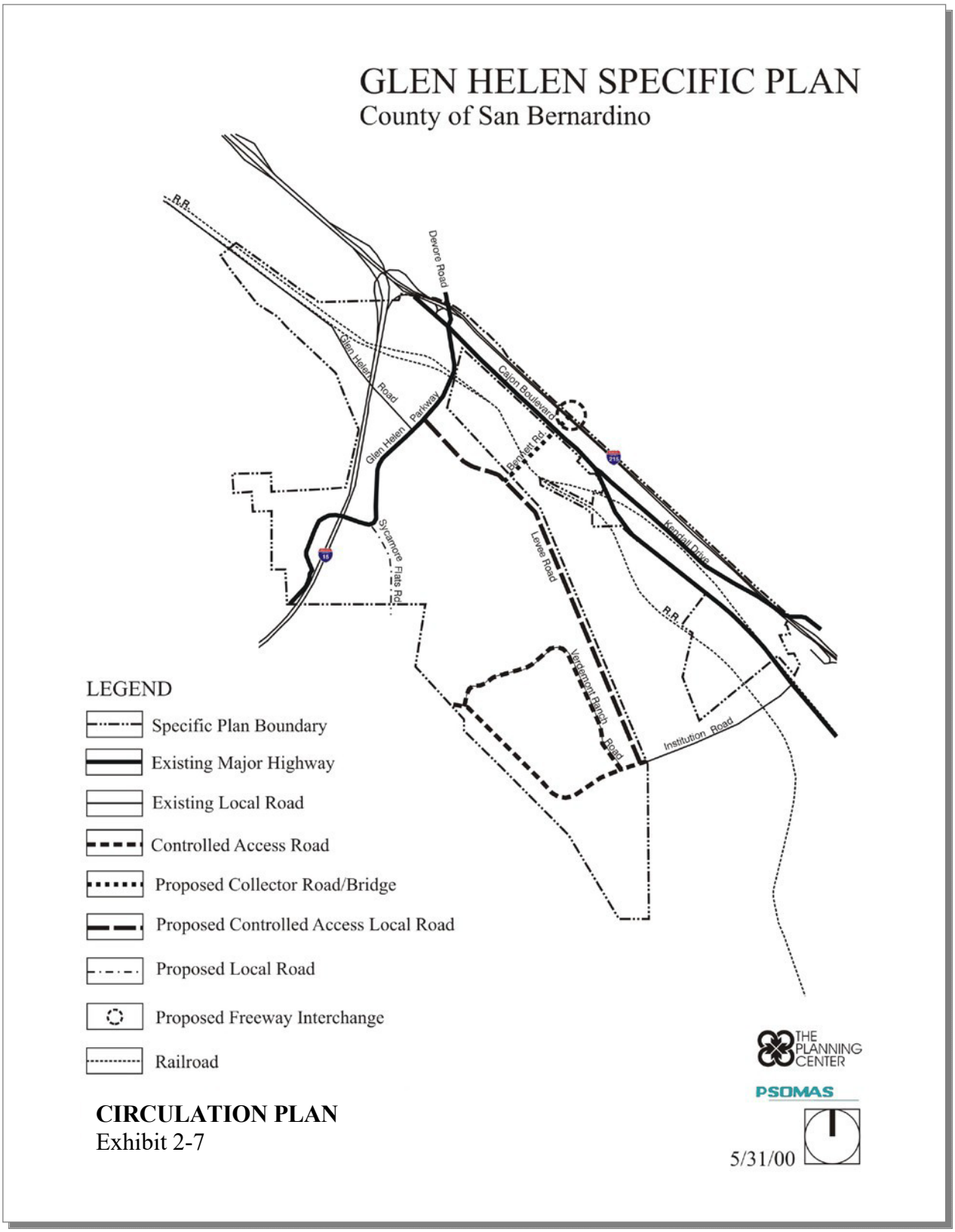
The following sections of the Plan address the provision of public utilities/ infrastructure and the long-term management of open space and natural resources. Plans for water, sewer, flood control, and roadways necessary to serve the area and its development potential are identified below, in accordance with state law governing specific plans. In addition, this Plan includes a framework for an area-wide open space management program involving multiple jurisdictions.

GH2.0610 Circulation

The circulation system for the Glen Helen Specific Plan is designed to accommodate daily traffic demands as well as to improve circulation during major events at Amphitheater and other entertainment and recreation activities in the Glen Helen area. Exhibit 2-7 shows the proposed circulation network. The primary existing roadways include:

- Glen Helen Parkway – Four-lane roadway from I-15 to Lytle Creek, and two lanes from Lytle Creek to Cajon Boulevard (classified as a secondary, but built to Major Highway standards from I-15 to the east side of Glen Helen Parkway)
- Cajon Boulevard – Four-lane roadway from Devore Road to Kendall Drive and two-lane from Kendall Drive to Institution Road (classified as Major Highway)
- Kendall Drive – Two-lane roadway from Cajon Boulevard to Palm Avenue (classified as a Major Highway)
- Glen Helen Road – A two-lane roadway north of Glen Helen Parkway (classified as a Local Roadway)
- Institution Road – A two-lane roadway from Kendall Drive to the Sheriff's Facilities (classified as a Local Roadway)

No changes are recommended in the existing roadway designations. See Division 3, Landscape Architecture Guidelines, Table 3-1 for roadway standards.



CIRCULATION PLAN
Exhibit 2-7

Existing transportation issues and concerns have been identified and include:

- Poor access from the Glen Helen Regional Park area to the east. Glen Helen Parkway east of the park is a two-lane roadway, with several sharp curves. Major events at Amphitheater create peak traffic demands, usually on Friday and Saturday evenings. Although the County has traffic management plans, the delays can be significant, particularly following events. The presence of the train tracks adds a degree of uncertainty in transportation access. Trains have been known to block traffic for up to 45 minutes.
- All-weather access for the Sheriff's training facility. With the occasional flooding of Institution Road, the only official access to the Sheriff's facility is cut off. Although there is a dirt roadway to the west that provides alternate access, the loss of Institution Road presents a substantial impediment to overall access during those periods.

Train traffic is a significant constraint that needs to be recognized. Based on 1998 data, there are approximately 70 trains per day in the train corridor between Barstow and San Bernardino (source: SCAG Freight Technical Appendix for the 1998 Regional Transportation Plan). This already high number is expected to increase in the future. While estimates are still highly speculative, the SCAG RTP indicates that the increase in train volume entering the region could be in the range of 50%. On the other hand, recent projections from the Ports of Los Angeles and Long Beach indicate an approximate tripling in container volume through the ports in the next 20 years (source: SANBAG). This will be made possible, in part, by the large increase in train capacity occurring as a result of the Alameda Corridor project. Therefore, the interruption in access to the east of Glen Helen is expected to become worse, not better. Potential grade separation and improvements to Glen Helen Parkway have been identified in the Rail Crossing Element of the Inland Goods Movement Study prepared by San Bernardino Associated Governments (SANBAG).

There are several strategic investments in new roadways that are proposed to address these issues and to enhance overall circulation and safety. The proposed additions to the roadway network include:

- Levee Road – Connects Glen Helen Parkway just to the east of Glen Helen Park with Institution Road. In addition to improving north-south circulation within the Glen Helen area, it provides an all-weather outlet for the Sheriff's facilities, for occasions when Institution Road is flooded. This roadway is proposed as a two-lane Local Roadway.
- Bennett Road – Connects Levee Road with Cajon Boulevard and potentially to I-215 at a new interchange. This roadway would provide both an all-weather crossing via a bridge across Cajon Creek as well as a crossing of the BNSF tracks. This addresses the problem of the lack of access or long delays during train blockages, and adds to the ability to accommodate traffic movements before and after major events. It also improves access for truck traffic into and out of the Glen Helen area. The bridge and interchange will involve significant expense, and

are not currently funded. Bennett Road is proposed as a two-lane roadway, with additional turn lanes at its intersection with Cajon Boulevard and possible future interchange at I-215. It is proposed as a Collector Street.

- Road through Sycamore Flats – This roadway is proposed as part of the access for the Lytle Creek North Planned Development, but must intersect with Glen Helen Parkway. It is proposed as a Local Roadway.

Cross-section requirements for Collector and Local roadways are contained in San Bernardino County Roadway Standards Manual.

1. Summary of Impacts

A summary of the impacts of the proposed Glen Helen Specific Plan include the following:

- The build-out of the proposed Specific Plan will have lower traffic impact than would occur if the current General Plan were built out.
- All roadways in the Specific Plan study area, except for the freeways, will operate at a level of service C or better in the forecast year (year 2020). This is within County of San Bernardino standards. Traffic engineers use a "level of service" scale from A to F to describe the quality of traffic flow on roadways. It should be noted that the traffic analysis assumed build-out of the Specific Plan.
- I-15 in the study area is forecast to operate at LOS F under all scenarios, including the scenario with no growth in the Glen Helen Specific Plan area. Continuing development in the region and in this portion of San Bernardino County, plus significantly increasing through traffic, are the primary contributors to the expected level of congestion. Specific Plan traffic growth is estimated to represent approximately 5% of the traffic on I-15 in year 2020. Measure I monies are intended to address this problem.
- A high percentage of the Specific Plan traffic on I-15 will be associated with the Commercial/Travel Services land use near the Glen Helen Parkway interchange. A large percentage of trips on I-15 that stop at these future facilities (restaurants, convenience stores, gasoline stations, etc.) can be expected to be trips that are already on the freeway, not new trips. It was conservatively assumed that 50% of these trips would be pass-by trips.

2. Benefit of Proposed Roadways/Interchange

As indicated above, the existing Glen Helen internal traffic circulation system is expected to be adequate to serve the Specific Plan Land Use Plan. One of the additional circulation issues has to do with the provision of an all-weather, non-interruptible crossing to the east. The Specific Plan includes such a crossing, in the form of Bennett Road, proposed to bridge across the wash and railroad tracks and interchange with I-215. This improvement is not required as a mitigation of an impact, but

can provide overall benefit in both normal traffic circulation needs as well as better management of event traffic. The construction of this roadway and interchange is dependent on funding and approval of Caltrans and the Federal Highway Administration. There are several reasons why such a crossing makes sense:

- It provides an all-weather connection for the Sheriff's training facility.
- It increases accessibility and traffic capacity to and from the east to accommodate various events, including concerts at the Amphitheater, the Glen Helen Raceway, and other weekend festivals at the Regional Park. This access roadway would be non-interruptible by train traffic or flooding. This additional access would relieve pressure on the Glen Helen Parkway/I-15 interchange, allowing for faster clearing of parking lots and roadways following events. Clearing of a major event typically takes two to 2.5 hours, which is a known detractor of patrons. Use of Levee Road and Bennett Road could significantly reduce exit times.
- It provides an opportunity for a future interchange on I-215, which could open additional development opportunities for both the County and the City of San Bernardino. It would help to alleviate the traffic weaving problems at the Devore interchange on I-215, which is currently much closer to the I-15/I-215 interchange than Caltrans standards normally allow.
- The access would improve general circulation in the area and provide a new access point for Calmat, which would better serve the anticipated level of truck traffic moving into and out of the area.

Despite these advantages, the principal concern governing the new access roadway is its cost. The County will need to make a tradeoff between the need for all-weather access and the cost of the improvement. Conceivably, the cost could be shared among several of the parties benefiting from the improved access.

If it is not possible to justify the new crossing, improvements will be needed to the existing Glen Helen Parkway alignment from Lytle Creek to Cajon Boulevard. Levee Road would still provide additional access benefit. This roadway provides an alternative all-weather access for the training facility to the north, via Glen Helen Parkway to the west. These improvements could be staged, building the north/south roadway first, followed by the crossing to the east to Cajon Boulevard and to a new I-215 interchange at a later date.

3. Design of New Roadway through Sycamore Flats

Several issues should also be recognized concerning the new roadway from Glen Helen Parkway into Sycamore Flats. The exact location of the intersection with Glen Helen Parkway will require an additional engineering study to ensure adequate sight distance and to deal with

the superelevation (banking) on the curve in Glen Helen Parkway at that location. Most importantly, Glen Helen Parkway needs to retain uninterrupted flow between the Amphitheater and I-15 to facilitate the exiting of traffic after large events. This could occur by having the Sycamore Flats roadway controlled by a STOP sign or placing the traffic signal (if installed) on flash before and after events, allowing Glen Helen Parkway traffic to pass through without stopping.

GH2.0615 Water Service and Facilities

(a) Existing Conditions

Currently, water is supplied from several sources within the Glen Helen Specific Plan boundary. Private wells for the Glen Helen Regional Park, the Devore Water Company, and the City of San Bernardino Municipal Water Department serves most of the Specific Plan area. In addition, the West San Bernardino County Water District has jurisdiction over the Sycamore Flats, Sycamore Canyon, and some additional parcels, although there are no existing water facilities in their service area. Some of the private lots within the Glen Helen Specific Plan boundary may have their own wells.

The Glen Helen Regional Park and the San Bernardino County Sheriff facilities receive water primarily from two wells, located adjacent to the I-15 freeway, east of Glen Helen Road. Two additional wells provide water to the Glen Helen Raceway Park and the Glen Helen Water Park development. There are also four existing water reservoirs that currently serve the Glen Helen Regional Park and the San Bernardino County Sheriff facilities. The Glen Helen Regional Park and San Bernardino County Sheriff facilities have a total capacity of 838,000 gallons.

The Devore Water Company serves a small area located in the northeast portion of the Glen Helen Specific Plan boundary. The Devore Water Company has indicated they could increase capacity within their existing service area and that there is potential for a joint agreement with other water servers in the County areas of the Plan. Devore Water Company has one existing well within the Glen Helen Specific Plan boundary that serves as a water source for the immediate local businesses and residents.

The City of San Bernardino Municipal Water Department serves the lots adjacent to Kendall Drive and Cajon Boulevard. There are four City of San Bernardino Municipal Water Department reservoirs located within the Glen Helen Specific Plan boundary. These reservoirs have a total capacity of 18 million gallons.

(b) Domestic Water Plan

Domestic water improvements are necessary to serve the future water demands associated with build out of the Glen Helen Specific Plan. The additional water demands are primarily related to the commercial, industrial, and entertainment/recreational land uses. Existing water demands associated with existing public land uses within the regional park (existing recreation/entertainment uses), the Sheriff's facilities, and the disposal site are assumed to continue in the future and are not included in the future demand analysis for the Specific Plan improvements. The need for expansion

of water supply for the Sheriff's facilities will require separate public funding that can and should be folded into the water expansion plans, as further discussed below.

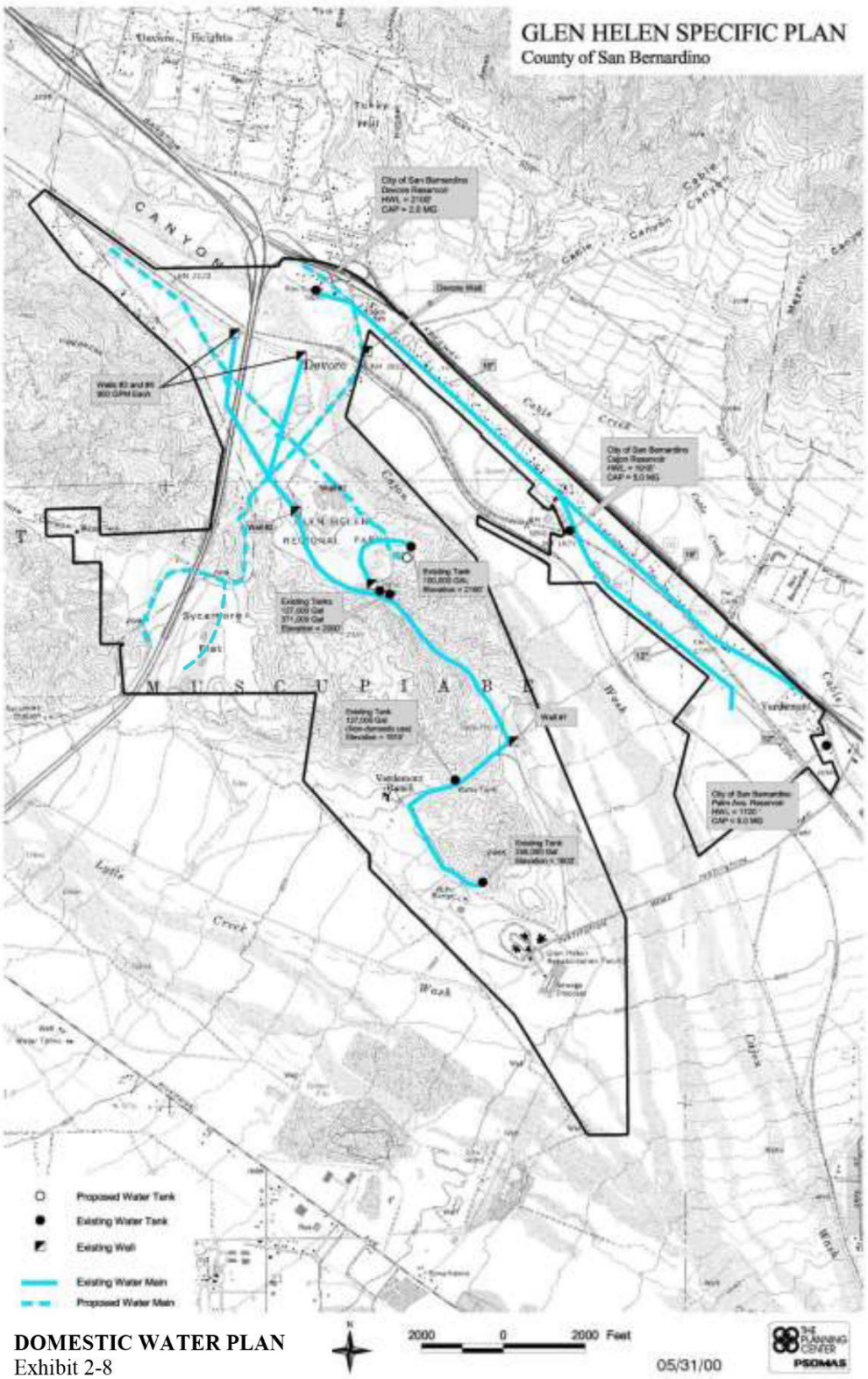
Water demands for the proposed uses in the Glen Helen Specific Plan were estimated based on general planning criteria, specific to the land use proposed. San Bernardino water demand factors for average daily use range from 1.0 GPM/ACRE to 1.5 GPM/ACRE for commercial and industrial uses. The water demand factors for maximum daily use range from 2.0 GPM/ACRE to 3.0 GPM/ACRE for commercial and industrial uses. For the commercial and industrial land uses, the maximum daily demand factor of 3.0 is used to determine the water demand. This calculates to a maximum of 4300 GPD/ACRE (gallons per day per acre) based on the Land Use Plan. For the recreation-related land uses, the water demand is based on 2200 GPD/ACRE (gallons per day per acre).

Additional reservoir capacity is needed to meet the new water demand. There are several options for the location and/or phasing to provide this new water reservoir capacity. One option is placement of an additional water reservoir adjacent to the existing 100,000 gal. reservoir at the 2165' elevation. A new well is also needed. Exhibit 2-8, Domestic Water Plan depicts the proposed location for an additional water reservoir and the transmission water lines ranging from 12 to 16 inches to serve the area. The final size, location, phasing, and actual service providers of these water facilities will be determined as future development is approved. The design of the expansion plans will include the Sheriff's needs to accommodate any growth of the training and correctional facilities. The needs analysis, funding, and implementation will be identified and carried out through updates to the Master Plan for Sheriff's Facilities at Glen Helen.

Water service along Cajon Boulevard and Kendall Drive will continue to be served by the City of San Bernardino Municipal Water Department. Projected water demands for the Glen Helen Specific Plan along this corridor can be met through the four existing reservoirs. The transmission mains in this area, ranging in size from 12" to 24" in diameter, support planned increase in water usage.

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Exhibit 2-8 Domestic Water Plan



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Given the number of existing and future potential providers of domestic water within the Specific Plan area, a number of options for future water service are available. State water from Northern California and from the Colorado River is available, depending on which agency provides the water. Some options for future water service are discussed below.

1. Sycamore Flats Planning Sub-Area

This planning sub-area contains Open Space Passive Recreation, Single-family Residential-Sycamore Flats, and Commercial Industrial designations. There are three suggested alternatives to provide water service to this area.

a) Expand the existing Glen Helen Regional Park water system.

A new waterline can be installed from the existing 2165' water reservoir in North Glen Helen. The existing reservoir and well systems are currently at their maximum capacity and would require additional reservoir storage capacity and possible construction of a new well.

b) Construct a new water system.

A new well and water reservoir could be constructed to service this area, separate from the Glen Helen Regional Park system. The new water system could be a private system or be an extension of service from an existing water district.

c) Develop a joint use system.

Develop a joint use system with the approved Lytle Creek North Planned Development. The Lytle Creek North project is contributing a “fair share” amount to a wastewater recycling plant to replace and expand the existing Glen Helen wastewater plant. This wastewater recycling plant will soon be under construction. Recycled water can be used for irrigation.

The approved Lytle Creek North Planned Development, adjacent to the south of the Specific Plan area, will need to construct a new water reservoir. Joint use options may be available.

2. Devore Planning Sub-Area

This planning sub-area primarily contains the Commercial/Traveler Services designation. A small area is designated as Corridor Industrial. The Devore Water Company, which currently serves this area, could expand its facilities to meet increased demand in this area. The water system to serve this area is within the same 2165' Water Pressure Zone that serves the Glen Helen Regional Park. There are two options to expand water service to meet ultimate demand.

a) Expand the existing Glen Helen Regional Park water system.

A new waterline can be installed from the existing 2165' water reservoir in North Glen Helen. The existing reservoir and well systems are currently at their maximum capacity and would require additional reservoir storage capacity and possible construction of a new well.

b) Develop a joint use system with the Glen Helen Regional Park water system.

The Devore Water Company and the County could agree to joint construction of the water improvements required to service the area. The service provider could either be the Devore Water Company, the County, or a newly created entity.

GH2.0620 Wastewater Service and Facilities

(a) Existing Conditions

There is only one wastewater treatment facility in operation in the Glen Helen Area. The facility is operated by County Service Area 70, Zone GH (CSA 70 GH) with the main users being the San Bernardino County Sheriff and the Rosena Ranch residential development. The facility has a design capacity of 2.6 million gallons per day (mgd), with a peak flow capacity of 5.2 mgd. There is currently no plan to expand the facility. Any expansion would be driven by development. A large development that would trigger the need for increased capacity would be required to contribute a fair-share of the costs of expansion.

There is an existing City of San Bernardino sewer main in Cajon Boulevard and will be extended to serve the approved Calmat Specific Plan, adjacent to the Cajon Wash. Existing development on the private lots within the Specific Plan area currently have their own private septic systems.

The Glen Helen Regional Park has a small, private wastewater collection facility. All wastewater is collected in a storage tank for delivery to an offsite treatment facility. The Regional Parks Department and County Special Districts Department are in design of facilities that interconnect the parks private collection facility to the CSA 70 GH wastewater treatment facility.

(b) Wastewater Plan

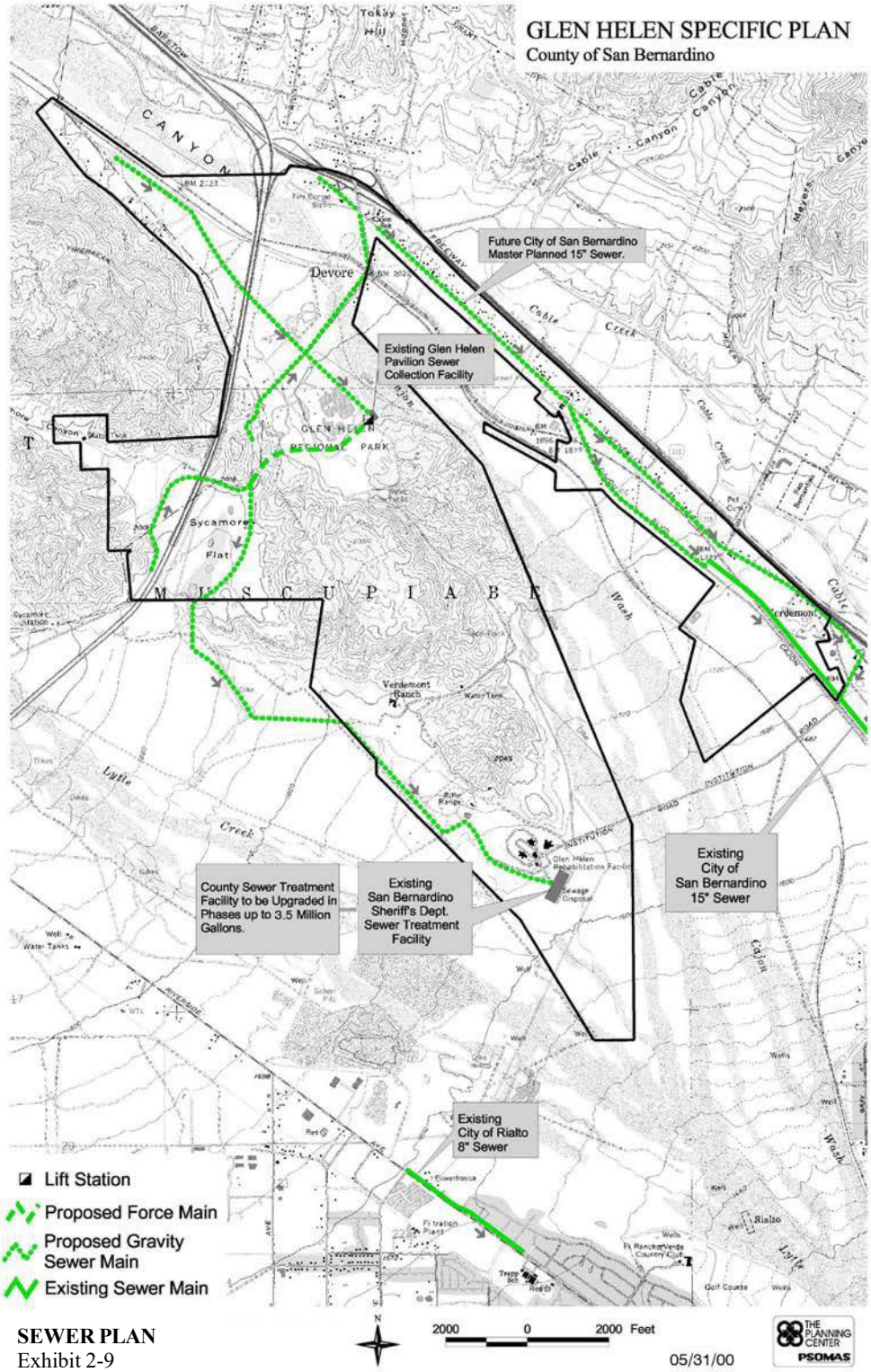
Wastewater improvements are necessary to serve the future wastewater demands associated with build out of the Glen Helen Specific Plan. These additional wastewater demands are primarily related to the future commercial, industrial, and entertainment/recreational land uses. Existing wastewater demands associated with existing public land uses within the regional park (existing recreation/entertainment uses), and the Sheriff's facilities, are assumed to continue in the future and are not included in the future demand analysis for the Specific Plan improvements. The need for expansion of wastewater capacity for the Sheriff's facilities will require separate public funding that can and should be folded into the treatment plant expansion plans, as further discussed below.

Waste generated for the proposed uses in the Glen Helen Specific Plan were estimated based on general planning criteria, specific to the land use proposed. For the uses proposed, the waste generated is estimated at 80% of the water demand. For the commercial and industrial land uses, the maximum daily water demand is 4300 GPD/ACRE (gallons per day per acre). Based on the 4300 GPD/ACRE, 80% equates to 3400 GPD/ACRE for wastewater demand. For recreation-related land uses, the water demand is 2200 GPD/ACRE (gallons per day per acre). Based on 2200 GPD/ACRE, 80% equates to 1760 GPD/ACRE for wastewater demand.

Exhibit 2-10, Sewer Plan, provides the conceptual layout for the proposed sewer improvements. The Wastewater Plan in the Specific Plan proposed a facility that expands upon the now out-of-service Glen Helen Regional Park package plant and the Sheriff's treatment plant. However, any proposed development that would exceed existing capacity would require capacity increase at the CSA 70 GH treatment facility as noted above.

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Exhibit 2-9 Sewer Plan



SEWER PLAN
Exhibit 2-9

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New sewer lines along Glen Helen Parkway and Glen Helen Road will connect to the Devore Planning Sub-Area (within the Specific Plan boundary), North Glen Helen, and Sycamore Flats Planning Sub-Areas. These gravity mains would be constructed when needed to serve future development. As existing uses expand or new development is proposed, each project will be required to evaluate wastewater generation to determine if a septic system (either existing or proposed) can accommodate the flows, or if a sewer system will be required. Anticipated phasing of sewer improvements and a financing strategy is included in Division 4, Chapter 9, Specific Plan Implementation).

The Wastewater Plan is based on maximizing the use of the existing facilities. The recently created sewer assessment district will set rates and collect fees for non-public users of the sewer system.

Given the mix of private and public lands and the current operation of the existing treatment facilities, a number of options for future wastewater service and uses for reclaimed water are available within certain areas.

1. Sycamore Flats Planning Sub-Area

This planning sub-area contains Open Space Passive Recreation, Single-family Residential-Sycamore Flats, and Commercial Industrial uses. The commercial land use generates most of the sewer flows. There are three suggested alternatives to provide sewer disposal to this area.

a) Expand the existing Glen Helen Regional Park sewer collection system.

This is the current Wastewater Plan for the Specific Plan. A gravity line in Glen Helen Parkway, north of the freeway will serve this planning sub-area. The gravity sewer flows to a sewer lift station, located in the vicinity of the Glen Helen Parkway interchange. A force main will transport the flows to the crest in Glen Helen Parkway. At that point, a new gravity sewer main can be installed in Glen Helen Parkway from the existing system in Glen Helen Regional Park.

b) Build a small, private treatment facility to service the area.

Depending on the size of the proposed land uses, private septic systems may be an alternative.

c) Develop a joint use system with the approved Lytle Creek North Planned Development (“Rosena Ranch”).

The approved Lytle Creek North Planned Development (“Rosena Ranch”), adjacent to the south of the Sycamore Flats area, has provided for the expansion of the Glen Helen wastewater recycling facility. Exhibit 2-10, Sewer Plan, shows the sewer system design

based on upgrading the Sheriff’s treatment facility to accommodate both the Specific Plan area and the Lytle Creek North Planned

Development ("Rosena Ranch").

2. Central Glen Helen Planning Sub-Area

This area primarily consists of natural open space with largely vegetated hillsides. A portion is the existing Glen Helen Raceway and associated parking areas. This use is currently served by portable sanitation facilities. When the Sewer Plan (Exhibit 2-10) is implemented, a new sewer line can be extended to access the expanded wastewater recycling plant. The existing sewer line in central Glen Helen may be abandoned.

3. Cajon Corridor and Kendall Corridor Planning Sub-Areas

In this area, the existing septic systems can remain until new development proposals exceed existing capacities. This will be determined on a case-by-case basis as new project applications are submitted to the County. However, the City of San Bernardino Sewer System has master planned new 15-inch sewer mains along Cajon Boulevard, Kendall Drive, and a segment of Palm Avenue between the freeway interchange and Cajon Boulevard (See Exhibit 2-10). A portion of the sewer main along Cajon Boulevard is already installed. These lines can accommodate future wastewater demands associated with development in these planning sub-areas. Landowners within this area are currently within the City's Sphere of Influence. Once the sewer system is in place, landowners will have the option of connecting to the City's sewer system on a parcel-by-parcel basis. As a condition of the connection, landowners may be required, at the City Council's discretion, to annex into the City of San Bernardino, conduct new studies required by the City and pay all associated fees to the City. (Projects located outside of the City's Sphere of Influence requesting service by the City may also be required to annex to the Sphere of Influence and to the City prior to approval of service.)

GH2.0625 Flood Control Facilities

(a) Existing Conditions

The Glen Helen Specific Plan is located between the Cajon Wash and Lytle Creek drainage areas. Portions of both Cajon Wash and Lytle Creek are classified as flood hazards on the Flood Insurance Rate Maps (FIRM). Exhibit 2-10, Flood Hazards, shows the approximate limits of the flood hazard areas. The Glen Helen Specific Plan is within the San Bernardino County Flood

Control District's "Comprehensive Storm Drain Plan No. 7" (CSDP#7). The plan was prepared in 1982 and has proposed storm drain systems that serve the plan area. The proposed storm drains in this plan are shown on Exhibit 2-11, Drainage Plan.

The CSDP#7 predates the current San Bernardino County Flood Control District's 1986 Hydrology Manual and should only be used as a design guide for the alignment of the drainage system. New flow rates and size of drainage facilities will need to be determined by a detailed hydraulics and hydrology study. There are two FEMA Letters of Map Revisions (LOMR) that have been done within the plan area as follows:

LOMR 08-09-1742R, effective on 8/27/09
LOMR 13-09-1112P, effective on 11/29/13.

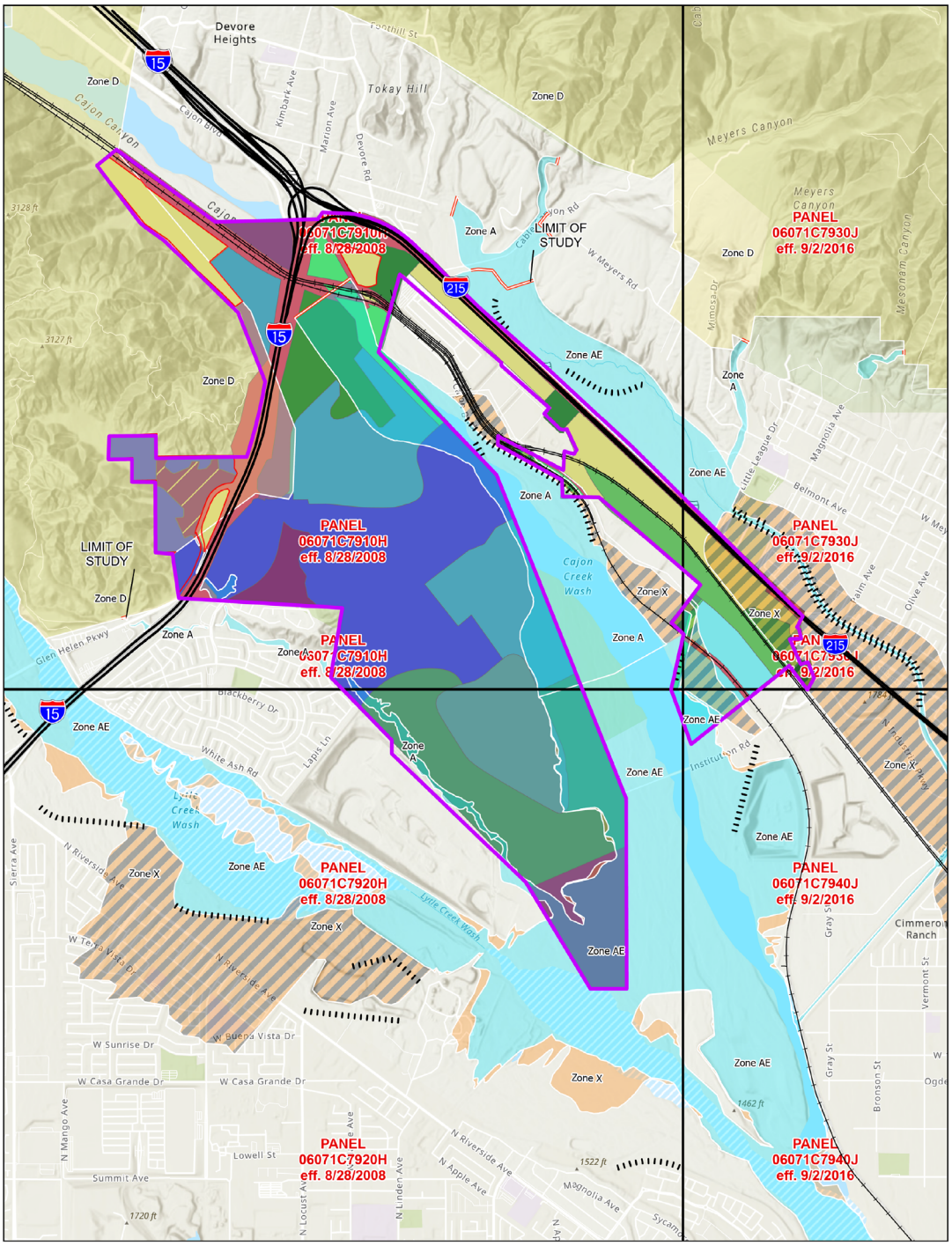
The existing storm drain facilities are primarily existing levees, storm drains under the freeway and minor on-site private drainage systems. Special setbacks may be required for development adjacent to County Flood Control right-of-way or facilities. The setbacks will be determined on a case-by-case basis, through the flood hazard review process. Allowable uses within the floodplain will be evaluated with the provisions of the Flood section of the San Bernardino County General Plan and the Floodplain Safety Overlay section of this Specific Plan (Division 2, Chapter 5).

(b) Drainage Plan

The Drainage Plan for the Glen Helen Specific Plan, Exhibit 2-11, identifies the regional drainage improvements that are needed based on the concepts contained in the Comprehensive Storm Drain Plan No. 7. Additional on-site private systems to address collection and distribution of runoff will be needed. A Flood Hazard Development Review or a Floodplain Development Standards Review will be required for any development proposed within the Specific Plan. Detailed drainage studies, including hydrology and hydraulic calculations may be required on a case-by-case basis. The actual drainage improvements, including location, size and type of construction, will be based on these studies.

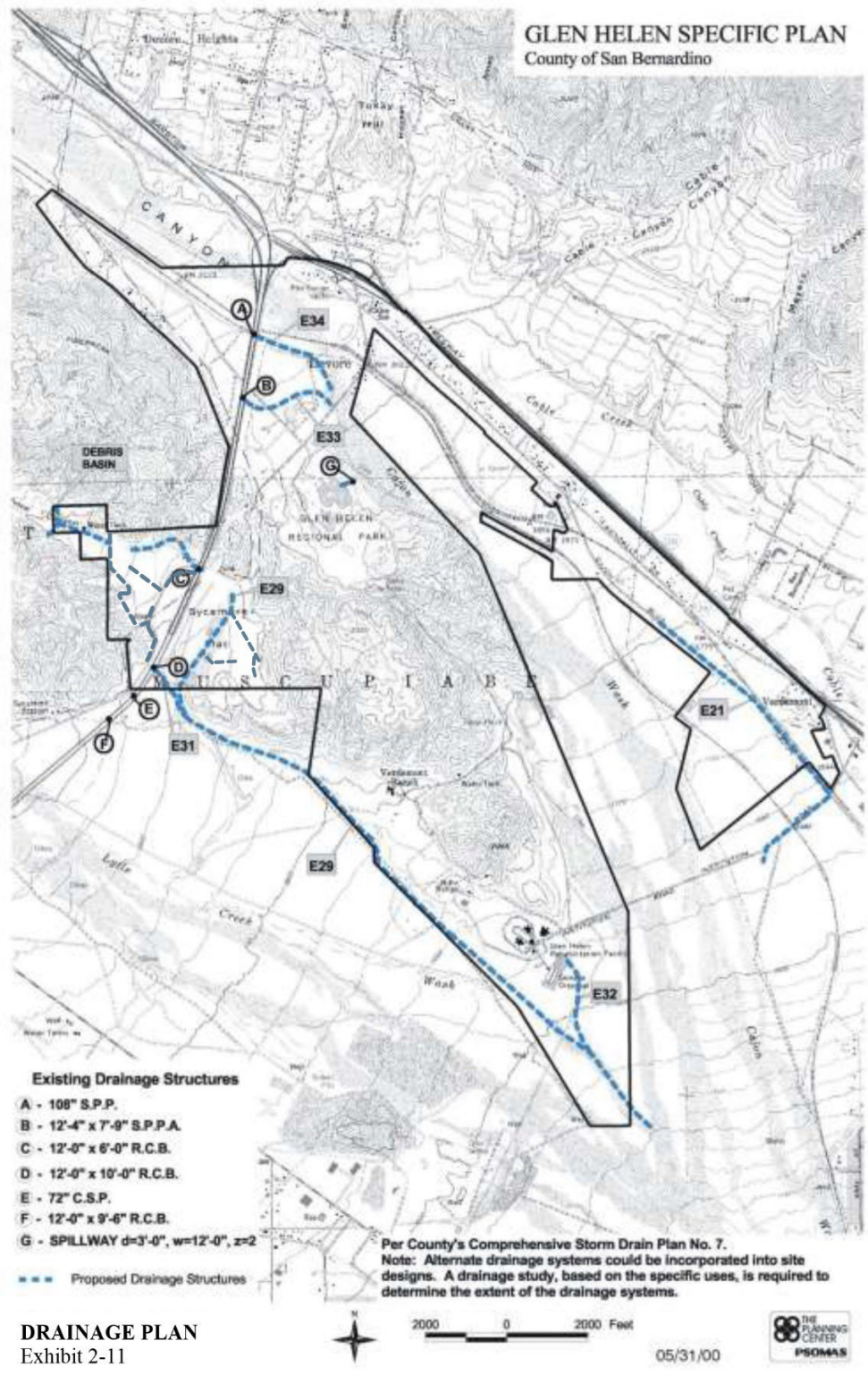
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Exhibit 2-10 Flood Hazards



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Exhibit 2-11 Drainage Plan



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The following systems are described as Project Numbers within the Glen Helen Specific Plan and identified on the Drainage Plan.

System Number	Design Q[1]	Approx. Length
E20	75 to 544 cfs	6,650 LF
E21	188 to 1051 cfs	8,500 LF
E29	558 to 4245 cfs	24,050 LF
E31	322 to 1220 cfs	1,100 LF
E32	49 to 81 cfs	2,700 LF
E33	649 cfs	2,500 LF
E34	1432 cfs	2,600 LF

[1] The Design Q is the runoff quantity for a 100-year storm, defined in cubic feet per second (cfs).

The County's Storm Drain Plan No. 7 has been evaluated in light of the proposed uses within each of the planning sub-areas. Several alternatives to the existing County plan may be desirable and further studies may be required, as discussed below.

1. Sycamore Flats Planning Sub-Area

The Sycamore Flats planning sub-area is served by systems E29 and E31, in the Comprehensive Storm Drain Plan. The proposed improvements in E29 consist of a concrete trapezoidal channel that will connect to the existing 12' x 6' reinforced concrete box (RCB) under the freeway in the vicinity of Glen Helen Parkway onramp. The proposed trapezoidal channel continues northerly to a proposed debris basin at the mouth of Sycamore Canyon. The proposed improvements for E31 consist of a concrete trapezoidal channel, southerly from an existing 12' x 10' RCB under the freeway.

This area is designated Open Space Recreation, Single-Family Residential-Sycamore Flats, and Commercial Industrial. The primary concern will be protection of the commercial site from the flood hazards from Sycamore Canyon. The proposed debris basin in system E29 can provide the needed protection. The trapezoidal channel is still required from the proposed debris basin to the existing RCB under the freeway, but alternate designs for E31 could be studied and incorporated.

The Specific Plan currently permits a maximum of seven dwelling units per acre. Any dwellings should be located clear of any flood hazards. The primary concern will be protection of the dwellings from the flood hazards from Sycamore Canyon. The proposed debris basin in system E29 may be needed to provide protection from flooding. The trapezoidal channel may also be required from the proposed debris basin to the existing RCB under the freeway, but alternate designs for E31 could be studied and incorporated into the residential development design.

The commercial and industrial land uses of the Specific Plan will increase runoff. On-site collection systems will be required. A drainage study,

based on the specific land uses is required on a project-by-project basis to determine the extent of these systems.

2. North Glen Helen Planning Sub-Area

There are four primary drainage areas within this planning sub-area. The main area is south of the freeway and includes portions of the Glen Helen Regional Park. This area drains generally to the lake and eventually to Cajon Wash. The second area is north of the freeway and west of the railroad tracks. This area drains under the freeway through an existing 108" storm drain and eventually drains into Cajon Wash. The Comprehensive Storm Drain Plan proposes a concrete trapezoidal channel, system E34, to convey the drainage from the existing 108" storm drain, approximately 2600 LF to the Cajon Wash. The third area is north of the freeway and drains under the freeway in a existing 12'-4" x 7'-9" storm drain, west of Glen Helen Road. An existing natural channel then drains to Cajon Wash. The Comprehensive Storm Drain Plan proposes a concrete trapezoidal channel, system E33, to convey the drainage from this existing storm drain, approximately 2500 LF to the Cajon Wash. The fourth area is within the Cajon Wash, generally east of the railroad tracks.

Portions of this planning sub-area are within the FIRM floodplain. The limits of the FIRM study are southerly of the freeway and there may be additional areas potentially within the floodplain that are not currently mapped. Additional studies may be required to determine the limits of the floodplain for development.

To protect this area from flooding, both systems E33 and E34, described above will be required. In addition to these improvements, additional on-site collections systems will be required. A drainage study, based on the specific land uses is required to determine the extent of this system. Portions of this area may be within the floodplain and additional drainage studies are required to determine if the floodplain affects this area.

The commercial and industrial land uses of the Specific Plan will increase runoff. On-site collection systems will be required. A drainage study, based on the specific land uses is required on a project-by-project basis to determine the extent of these systems.
Depending on the type and location of the proposed uses, the drainage systems described above, there may be alternate drainage systems available. Alternate drainage systems could be incorporated into the site designs to eliminate or downsize the proposed systems. Additionally, depending on the use, floodplain studies may not be required.

3. South Glen Helen Planning Sub-Area

South Glen Helen's land use is primarily the San Bernardino County Sheriff's facilities. The Comprehensive Storm Drain Plan proposes a concrete trapezoidal channel, system E29, to convey drainage along the westerly side of this planning sub-area and a small portion of the Central Glen Helen planning sub-area. The proposed system does not affect the existing uses in this planning sub-area and construction of this system is not currently needed. Development of the approved Lytle Creek project may require this system for flood protection but that is independent of the

Glen Helen Specific Plan.

The land uses for the Draft Preferred Plan are consistent with current uses. The drainage conditions are not expected to change within this area and no drainage improvements are anticipated with the Glen Helen Specific Plan. The San Bernardino County Sheriff's facilities are generally located on the fringes of the 100-year floodplain. Expansion of the San Bernardino County Sheriff's facilities will require studies of impacts from the floodplain, separately on a case-by-case basis.

4. Devore Planning Sub-Area

The majority of this planning sub-area drains to the Cajon Wash. A small portion, below the railroad tracks is also within the 100-year floodplain. The Comprehensive Storm Drain Plan has no proposed facilities within this planning sub-area.

The commercial and industrial land uses of the Specific Plan will increase runoff. On-site collection systems will be required. A drainage study, based on the specific land uses is required on a project-by- project basis to determine the extent of these systems.

5. Cajon Corridor Planning Sub-Area

The Cajon Corridor existing land use is primarily residential with single-family homes and includes some parcels that are developed with local conveniences. The areas west of Kendall Drive will drain to the west. The areas east of Kendall Drive drain to the east. The Comprehensive Storm Drain Plan proposes an underground storm drain, system E20, in Kendall Drive and Cajon Boulevard to convey drainage to Cajon Wash. This storm drain system serves the areas westerly of Cajon Boulevard and will not serve this planning sub-area.

Each proposed use will be required to prepare a drainage study to determine if on-site storm drain improvements are needed. The planning sub-area generally drains easterly to the freeway. There are several storm drain crossings under the freeway. Each proposed development will need to analyze the adequacy of the freeway crossings and determine if any off-site storm drain improvements are needed.

6. Kendall Corridor

The Kendall Corridor existing land use is primarily residential with single-family homes, light industrial and some parcels that are for local conveniences. The Comprehensive Storm Drain Plan proposes an underground storm drain, system E21, in Cajon Boulevard to convey drainage from portions of this area to Cajon Wash. A small portion of this planning sub-area is within the 500-year floodplain. In addition, each proposed use will be required to prepare a drainage study to determine if the new small, local storm drain improvements are needed.

Additional drainage studies are required to determine the limits of the floodplain for development within the X500 portion of this area. Development is allowed in the X500 floodplain and any impacts from development will be addressed in the drainage studies.

7. Areas within the City of San Bernardino Sphere of Influence

As of 2013, a new Master Plan storm drain is being constructed along Cajon Blvd by a private developer. The developer has an agreement with the city that all future connections and fees paid by new projects that will benefit by the storm drain will be used to reimburse the costs beyond the developer's fair share. Consequently, any new connections to this system will be subject to the City's storm drain fees.

GH2.0630 Open Space Management Plan

Approximately 40% of the Glen Helen Specific Plan area is designated in some form of open space. Another 2% falls within flood control right-of-way that also provides some open space and environmental value. OS/A (Open Space – Active) areas will combine open space and some form of recreation or entertainment use. At the same time, all of the proposed development areas will contain some areas of permanent open space. There are existing open spaces adjacent to the Glen Helen Specific Plan area, including the Cajon Wash (within the City of San Bernardino) and the National Forest. The open space designations in the Glen Helen Specific Plan area provide an opportunity to maintain a connected system of open space in the greater Glen Helen area.

Not only is there a complex distribution of permanent open space designations, but existing and proposed open space areas currently operate under several public and private ownerships and open space management systems. In addition, three jurisdictions are involved: the County of San Bernardino, the City of San Bernardino, and the Federal government (San Bernardino National Forest).

The long-term vision of the Glen Helen area is highly dependent upon the quality of its total open space resources. Moreover, the environmental resources, especially those within riparian areas, are significant and must be preserved. Glen Helen can be considered, in effect, an oasis that presents an inviting and pleasant opportunity for people throughout the region to seek recreation and entertainment. While the "hard" improvements are necessary to realize this vision, it is the quality of the open space and environmental resources that will define the sustainable atmosphere that will keep people coming back.

The challenge is to organize the responsibilities and actions of numerous managers of this open space into a coherent pattern that works to the benefit of the environmental resource. This Specific Plan does not have the authority to establish such a program, except within County property and other unincorporated territory. The Glen Helen Resource Management Plan,

presented in Appendix A of the FEIR, contains a strategy for area-wide open space management, based on several guiding principles as described below.

1. Improvements

Improvements to the open space resource in the form of vegetative renewal, new landscaping and physical improvements within open space areas shall be coordinated under the direction of a qualified biologist to ensure the continuity of the natural habitat to the maximum extent possible. Plant species to be introduced shall be selected and located in such a way that they do not overcome natural vegetation.

2. Maintenance

Maintenance programs will be coordinated so that the entire resource is adequately and evenly maintained throughout the Glen Helen area.

3. Access

Random access shall not be provided into open space areas; the preferred method is to use designated trails/roadways so that damage to the environment is kept to a minimum.

4. Grading

Grading into or within designated open space areas shall be avoided if at all possible. Where it is unavoidable, it shall be done sensitively and kept to a minimum.

5. Fire Control

Methods for coordinating fire response and handling of open space areas sustaining fire damage shall be instituted so that long term viability of the open space resources can be maintained. This includes programs for controlled burns to control underbrush.

6. Education

Steps for incorporating this open space resource into education and management programs at various educational levels shall be pursued as a means of fostering continued interest in its sustainability and as a strategy for making this resource an educational asset.

7. Design

All development projects adjacent to a designated open space area shall incorporate into any development plan specific measures to provide appropriate buffers for protection of open space resources and, where feasible, make a smooth transition from development projects to open space areas.

8. Irrigation

Irrigation systems shall be designed so that they do not cause damaging erosion of open space areas nor inflict damage on vegetation within open space designations.

9. Theme

Accent trees and supporting plantings shall comply as much as possible with the landscape guidelines included in this Specific Plan.

10. Administration

It will be preferable to establish a joint administrative arrangement for open space management in the Glen Helen Area, according to the strategies outlined in the Glen Helen Resource Management Plan (Appendix A of the FEIR).

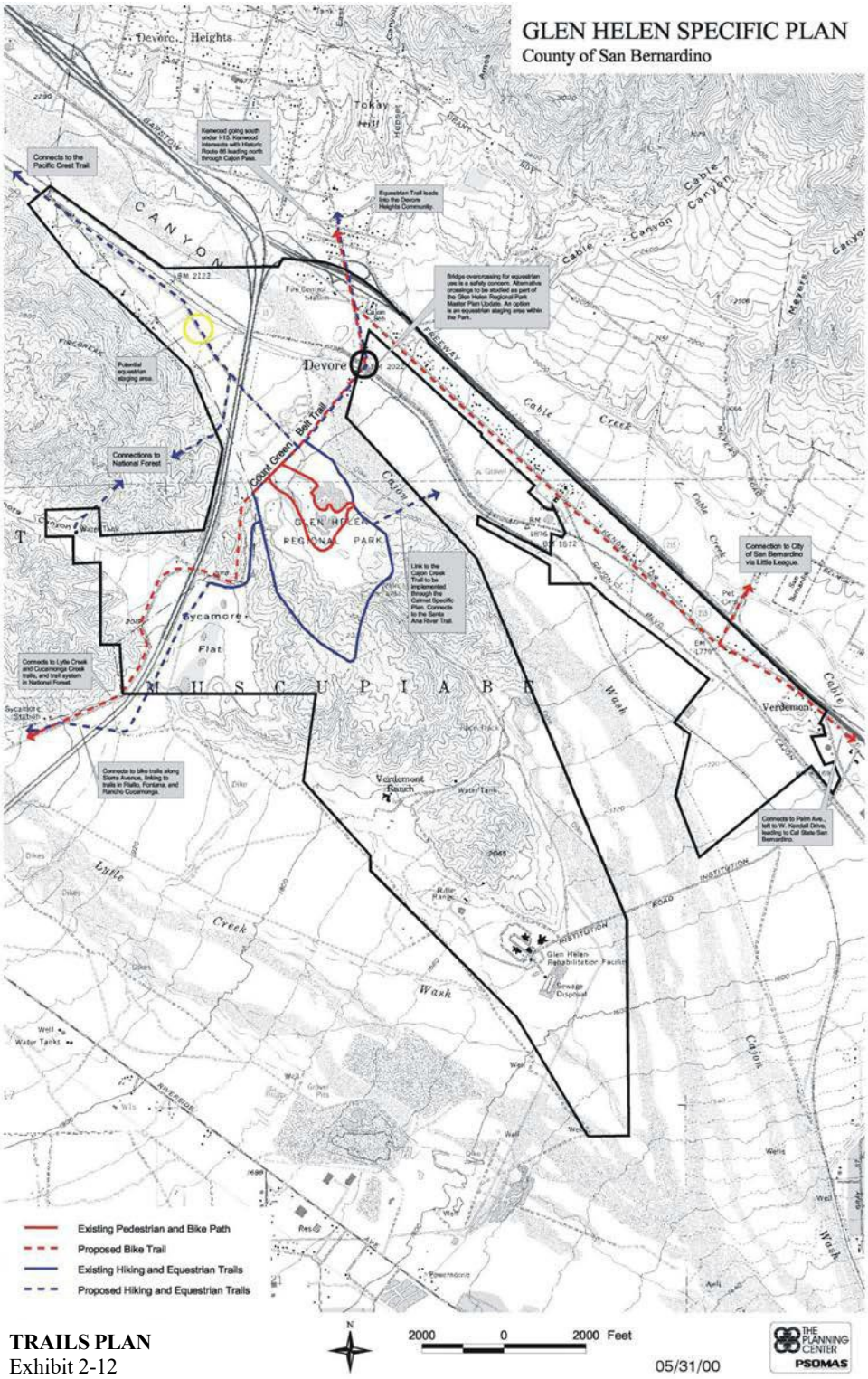
GH2.0635 Trails Plan

The Glen Helen Specific Plan includes a Trails Plan (Exhibit 2-12), that ties together the previous planning for local and regional trails, to create a trails system that is desirable and can be implemented. The Trails Plan is consistent with the County General Plan, as it implements segments of both the County Green Belt Trail and the Cajon Creek Trail, as generally shown in the Open Space Element. The Trails Plan is also a product of a coordinated planning effort between Glen Helen Regional Park's staff, the City of San Bernardino, and local equestrians.

The Trails Plan establishes two types of trails: 1) combined pedestrian and bike paths; and 2) combined hiking and equestrian trails. The pedestrian and bike paths are located along Glen Helen Parkway, Cajon Boulevard, Kendall Drive, and within the Glen Helen Regional Park. Connections to nearby local and regional trails are identified. The trail standards within the public right-of- way are provided for in the Streetscape Design Guidelines within Division 3, Chapter 1 of the Specific Plan. The trail standards are consistent with the County Development Code.

Equestrian and hiking trails also traverse the area. They include a loop system within the regional park; a trail along Glen Helen Road; a trail connection from the park to the utility easement through Sycamore Flats leading under the I-15 to other nearby trails; and connections to Cajon Wash leading to an ultimate potential connection to the Santa Ana River Trail. The hiking and equestrian trail standards along Glen Helen Parkway and Glen Helen Road are provided for in the Streetscape Design Guidelines within Division 3, Chapter 1 of the Specific Plan. The trail standards are consistent with the County General Plan. The County Trails Planning Staff will determine the trail design for off-road hiking and equestrian trails, based on the location and conditions of each trail segment, and the trail standards contain in the County Development Code.

Exhibit 2-12 Trails Plan



TRAILS PLAN
Exhibit 2-12

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Chapter 7: General Development Regulations

GH2.0705 General Provisions

The provisions of Division 3 (Countywide Development Standards) of the Development Code shall regulate unless this Specific Plan specifically overrides or modifies these provisions. The following provisions in Division 7 are applicable to this Specific Plan:

- Dedication and Street Improvements
- Lot Area
- Height Regulations
- Projections into Yards
- Parking Regulations
- General Setback Regulations
- Conditional Grading Compliance
- Transportation Control Measures

DIVISION 3
DESIGN GUIDELINES

Chapters:

1. Landscape Architecture Guidelines 3-1
2. Site Planning Guidelines 3-21
3. On-Site Landscape Requirements.....3-25
4. Architectural Guidelines 3-33
5. Signage Guidelines 3-41
6. Lighting Guidelines.....3-45
7. Hillside Development Requirements.....3-49

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 Glen Helen 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 within the Destination Recreation 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 1: Landscape Architecture Guidelines

GH3.0105 General Provisions

The landscaping standards set forth in Chapter 83.10 (Landscaping Standards) of the County Development Code shall apply to all projects within the boundaries of this Specific Plan.

GH3.0110 Streetscape

(a) Purpose

The following guidelines for major street and freeway edges are intended to:

1. Reinforce hierarchy of vehicular circulation through variation in street scenes;

2. Set design themes/ambience for land use areas;

3. Function as windbreaks, visual framework; to denote transition between uses, and activity areas such as pedestrian crossings and arrival/major access points to developments; to frame view windows to special natural or manmade features; and to screen undesirable elements from public's view;

4. Ensure a consistent/continuous look and quality of design along the major thoroughfares within the project area;

5. Ensure the intended aesthetic quality and functionality of the roadway is achieved; and

6. Minimize potential conflict between pedestrians and vehicular traffic.

(b) General Guidelines

The following general guidelines apply to Glen Helen Parkway, Glen Helen Road, Cajon Boulevard, Kendall Drive, and the edges of the I-15 and I-215 Freeways and are illustrated on Exhibit 3-1, Landscape Conceptual Plan:

1. A hierarchy in the street scene shall be established through variation of setback width and landscape design. Landscape setbacks set forth in Division 2 of this Plan shall be those areas required to be landscaped.

2. Streetscapes shall be designed to calm traffic along the roadways especially where pedestrian crossings occur. This is particularly critical where visitor pedestrian traffic is expected to be high.

3. Focal points shall be placed at major intersections while landscaping along the roadways shall have minimal accent planting to promote a strong continuous edge.

4. Plant materials shall include species that are native or drought tolerant, good windbreaks and known to survive well in the local climate and soil.

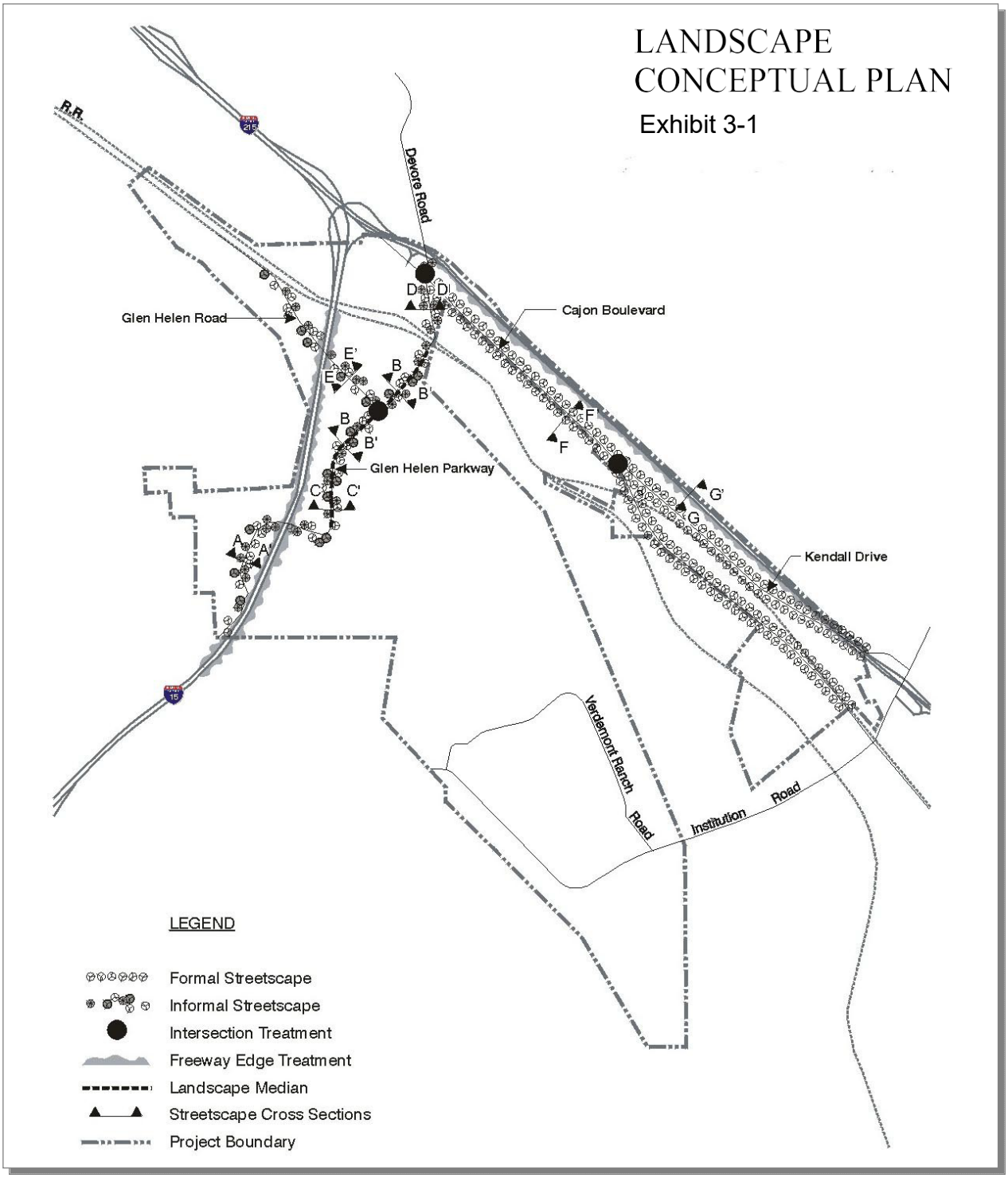
5. Maximize windbreak effect through proper placement and spacing of plant materials.

6. All major street trees referenced in these guidelines shall be a minimum 24 inches box except Eucalyptus species which shall be five gallons. Shrubs/hedges are to be minimum one gallon when installed.
7. All other trees shall be 15 gallons.

8. Landscape berms shall average no more than four feet in height. Slopes shall average 3:1 and no steeper than 2:1.

9. Streetscape shall be maintained year-round. Deceased plants shall be replaced promptly with materials comparable in size to existing plants.

Exhibit 3-1 Landscape Conceptual Plan



10. The landscape area along the major circulation network within the Specific Plan area is summarized in Table 3.1 as follows:

Table 3-1
Streetscape Standards

Roadway	Classification	Landscape Parkway within Public R.O.W.	Landscape Setback Requirement*
Glen Helen Parkway (Sycamore Canyon Section – west of I-15)	Major Highway (104' R.O.W.)	12' (no sidewalk required)	15' minimum
Glen Helen Parkway (Sycamore Flat & Glen Helen Regional Park Section – east of 1- 15)	Major Highway (104' R.O.W.)	12' (5' sidewalk on west side of the highway)	20' minimum
Glen Helen Parkway (Between northeastern limit of Glen Helen Regional Park & I-215)	Major Highway (104' R.O.W.)	12' (5' sidewalk on both sides of the highway)	15' minimum
Glen Helen Road	Local (60' R.O.W.)	12' (includes a 5' sidewalk)	10' minimum
Cajon Blvd./ Kendall Dr.	Major Highway (104' R.O.W.)	12' (includes a 5' sidewalk)	15' minimum
I-15 / I-215	Freeway	N/A	30' minimum

*Landscape setback measured from property line/right-of-way line.

(c) Streetscape Design Guidelines

1. Glen Helen Parkway (Sycamore Canyon Segment – West of I-15)

a) This segment of Glen Helen Parkway is designated as Corridor Industrial and Glen Helen Parkway is Single-Family Residential with Corridor Industrial overlay.

b) The streetscape theme shall be informal, with a rural and rustic character.

c) The streetscape zone is comprised of a 12-foot public right-of-way and a 15-foot minimum landscape setback at the adjoining property. No median is required.

d) Concrete sidewalk is not required in this segment of the Glen Helen Parkway.

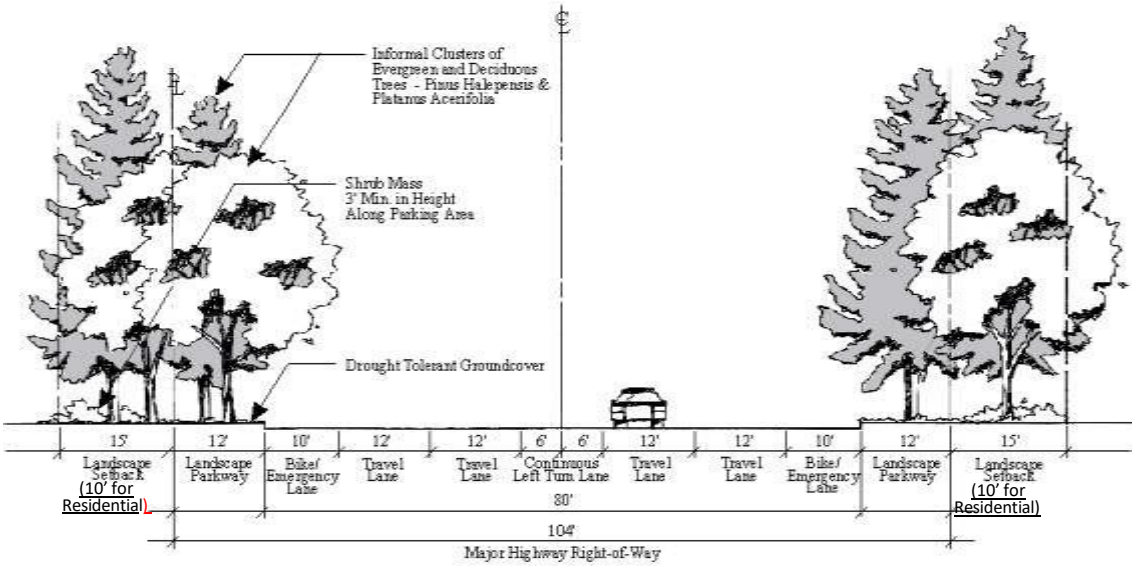
e) Major street trees recommended within the 12-foot right-of-way and the 15-foot landscape setback areas are informal clusters of Platanus acerifolia and Pinus halepensis, averaging 35 feet on center.

f) Informal shrub mass minimum three feet in height shall be planted along all parking areas for screening. The remaining area shall be covered with drought tolerant groundcovers.

2. Glen Helen Parkway (Segment between the I-15 and the northeastern limit of Glen Helen Regional Park I-215)

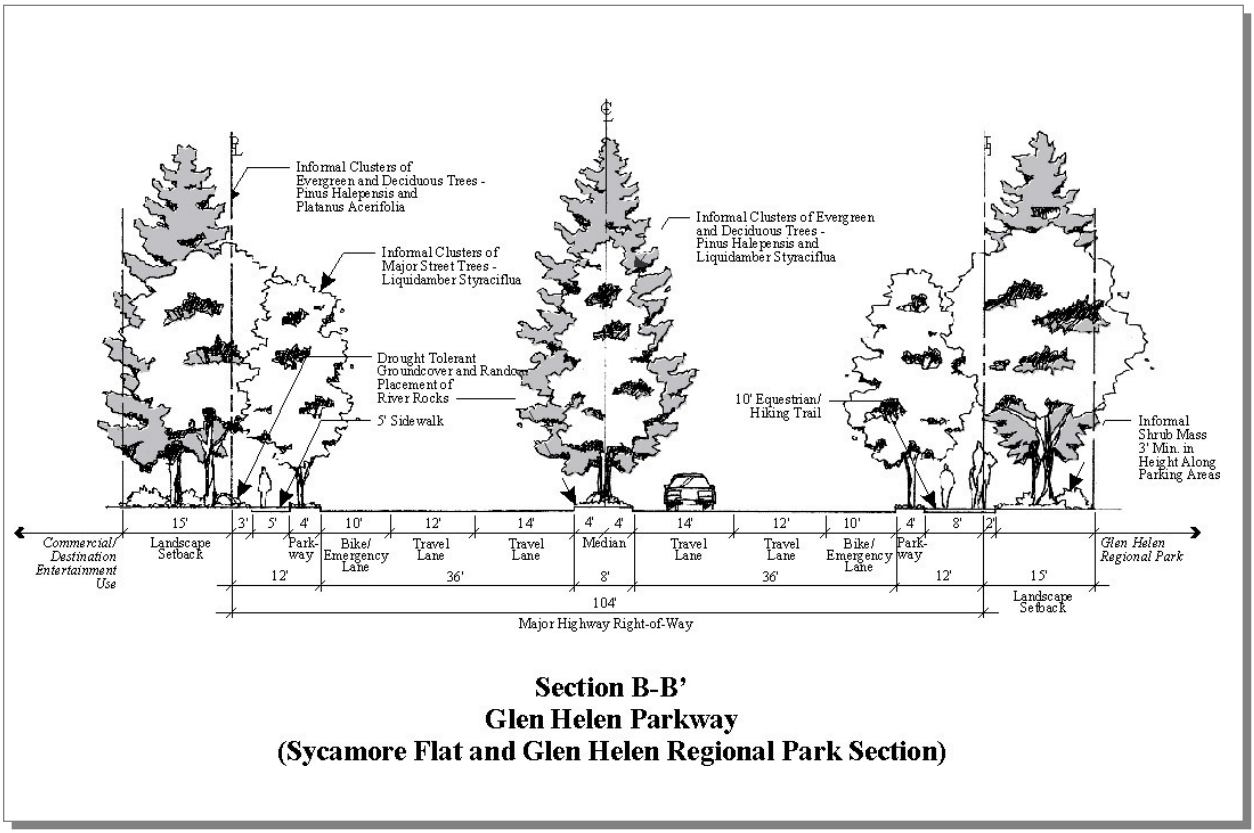
a) This segment of Glen Helen Parkway is flanked by Commercial/ Destination Entertainment use to the west and Open Space/Active use to the east.

b) The streetscape theme shall be informal, with a rural and rustic character.



Section A-A'
Glen Helen Parkway
(Sycamore Canyon Section)

g) The streetscape zone is comprised of a 12-foot public right-of-way and a 15-foot minimum landscape setback at the adjoining property, as well as an eight-foot landscaped median as shown in the schematic B-B' below.



Section B-B'
Glen Helen Parkway
(Sycamore Flat and Glen Helen Regional Park Section)

h) The eight-foot median area is currently used as an additional travel lane during the exiting of major events at the Regional Park. Implementation of a permanent landscaped median is a desirable component of the Glen Helen Parkway streetscape design; however, it will need to be further evaluated based on the needs of event traffic management.

i) A five-foot concrete sidewalk is required within the 12-foot right-of-way on the west side of this section of the Glen Helen Parkway. The concrete sidewalk will be flanked by a four-foot landscaped parkway on the curbside and a three-foot landscaped parkway on the property side.

j) On the east side of this segment of Glen Helen Parkway along the Glen Helen Regional Park, a 10-foot hiking/equestrian trail is incorporated within the 12-foot parkway and the 15-foot landscape setback area. There shall be a four-foot landscaped parkway on the curbside. The width of the trail will be shared between the public right-of-way and the landscape setback area, eight feet in the right-of-way and two feet in the landscape setback area.

k) Major street trees recommended along the 12-foot parkway are informal clusters of Liquidamber styraciflua averaging 25 feet on center.

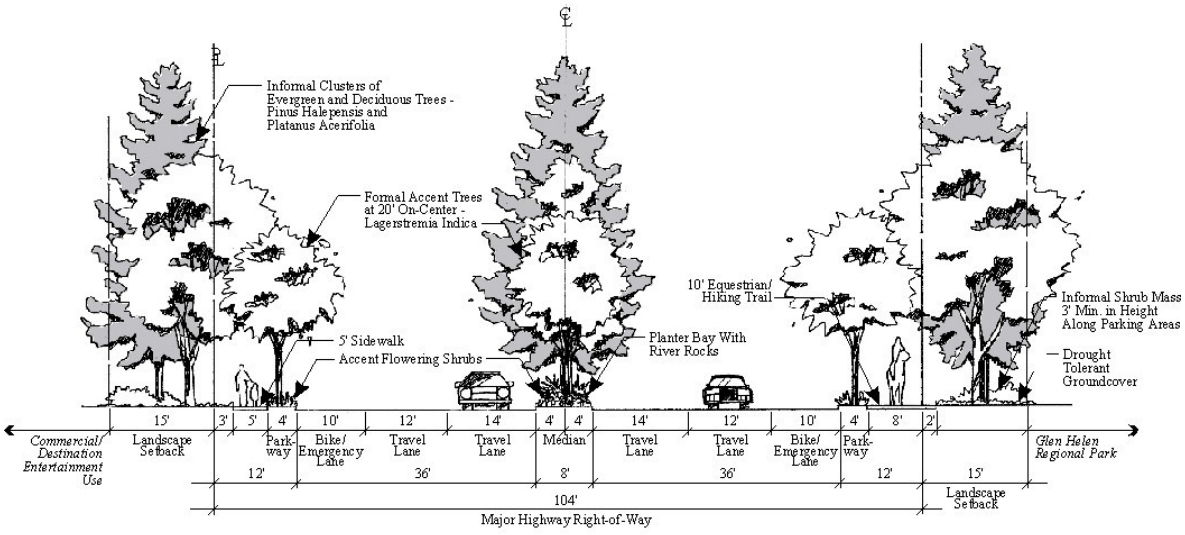
l) Informal backdrop trees within the 15-foot landscape setback shall incorporate clusters of evergreens and deciduous trees averaging 35 feet on center. Recommended backdrop trees are Platanus acerifolia and Pinus halepensis.

m) Informal shrub mass minimum three feet in height shall be planted along all parking areas for screening. The remaining area shall be covered with drought tolerant groundcovers and/or turf. River rocks from local sources can be incorporated into the landscape area to enhance the rural, naturalistic theme.

n) The eight-foot median shall be planted with clusters of Liquidamber styraciflua and Pinus halepensis and drought tolerant groundcovers.

o) Undulating berm covered with drought tolerant groundcovers and/or turf. Maximum slope for turf is 3:1 and maximum slope for groundcover is 2:1.

p) A 200-foot-long special landscape treatment area shall be placed at the entries of this section of Glen Helen Parkway as shown in Section C-C' below. Treatment at the median includes a planting bay built with river rocks gently sloping and rises to 2'6" in height. The planting bay will extend for a length of 200 feet and tapering down to meet the grade. Within the planting bay, a single row of accent flowering trees shall be planted at 20' on center with accent flowering shrubs planted at the understory. Matching accent trees shall also be planted along the five-foot landscape parkways to reinforce the intent of the entry statement. Recommended accent flowering trees are Lagerstroemia indica.



Section C-C'
Glen Helen Parkway Entry Treatment
(Sycamore Flat and Glen Helen Regional Park Section)

q) Special landscape treatments shall also be placed at major intersections, pedestrian crossings, and major park entries to draw drivers' attention to the approaching of a pedestrian activities area and/or the arrival of a destination. See intersection treatment in Division 3, Chapter 1 of the Design Guidelines.

2. Glen Helen Parkway (Segment between northeastern limit of Glen Helen Regional Park and I-215)

a) This segment of Glen Helen Parkway is flanked by Commercial/ Travelers Services on both sides of the roadway.

b) The streetscape theme shall create a more urban ambiance to encourage a higher synergy of pedestrian activities, yet it shall be complementary to the adjoining sections of the parkway.

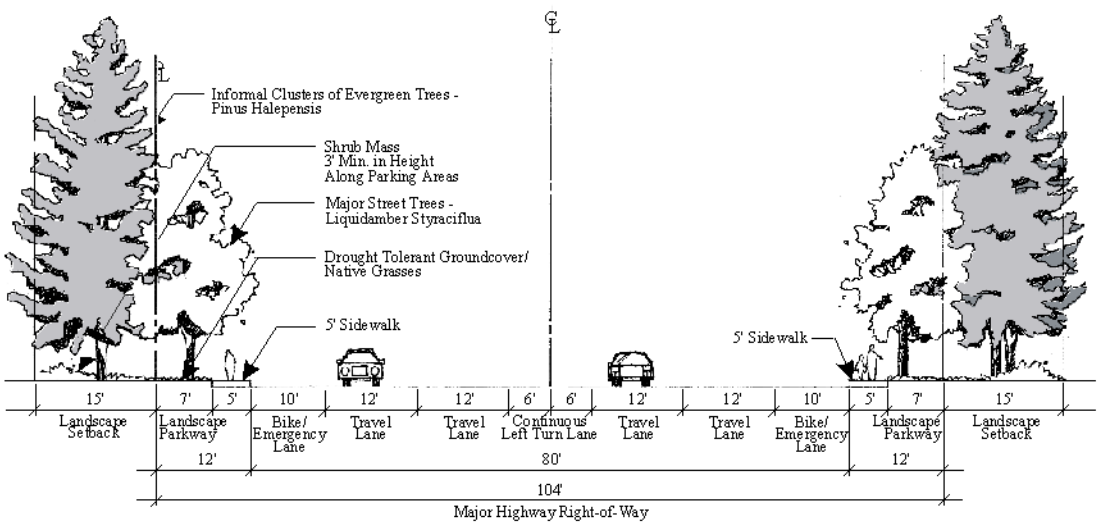
c) The streetscape zone is comprised of a 12-foot public parkway and a 15-foot minimum landscape setback at the adjoining property. No median is required.

d) The 12-foot parkway incorporates a five-foot sidewalk adjacent to the street curb and a seven-foot landscape parkway.

e) Within the seven-foot landscaped parkway, a single row of major street trees shall be planted at 25 feet on center. Recommended street trees are Liquidamber styraciflua.

f) Treatment within the landscape setback area shall be complementary to that of the other sections of the roadway. Backdrop trees within the 15 feet landscape setback shall incorporate informal clusters of evergreen trees averaging 40 feet on center. Recommended backdrop trees are Pinus halepensis.

g) Informal shrub mass minimum three feet in height shall be planted along all parking areas for screening. The remaining landscape area shall be covered with drought tolerant groundcovers and/or turf.



Section D-D'
Glen Helen Parkway
(Between Northeastern Limit of Glen Helen Regional Park and I-215)

3. Glen Helen Road

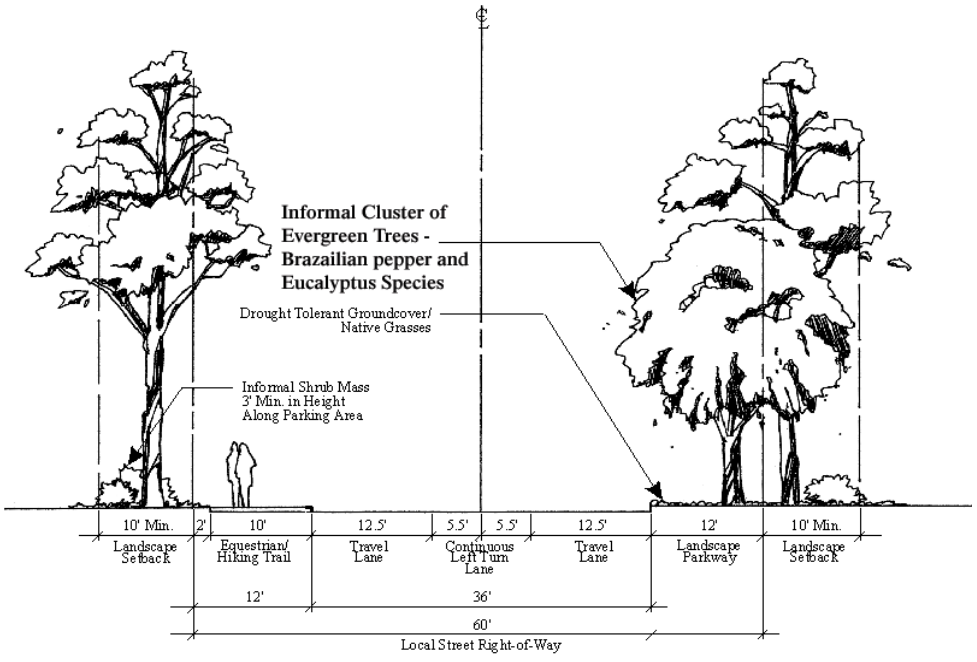
a) The streetscape on Glen Helen Road shall be informal, with a rural and rustic character.

b) The streetscape zone is comprised of a 12-foot public parkway and a ten-foot minimum landscape setback at the adjoining property.

c) On the south sides of the roadway, the 12-foot parkway incorporates a 10-foot hiking/equestrian trail adjacent to the street curb and a two-foot landscape parkway adjacent to the landscape setback area of the adjoining property. No pedestrian sidewalk is required on the north side of the roadway.

d) On both sides of the road, the parkway and landscape setback area shall be planted with informal clusters of evergreen trees, averaging 35 feet on center. Recommended street trees are Brazilian pepper and Eucalyptus species.

e) Informal shrub mass minimum three feet in height shall be planted along all parking areas for screening. The remaining landscape area shall be covered with drought tolerant groundcovers.



Section E-E'
Glen Helen Road

4. Cajon Boulevard/Kendall Drive

a) The streetscape on Cajon Boulevard and Kendall Drive shall be formal, clean and simple to reflect a more urban characteristic.

b) The streetscape zone is comprised of a 12-foot public right-of-way and a 15-foot minimum landscape setback at the adjoining property.

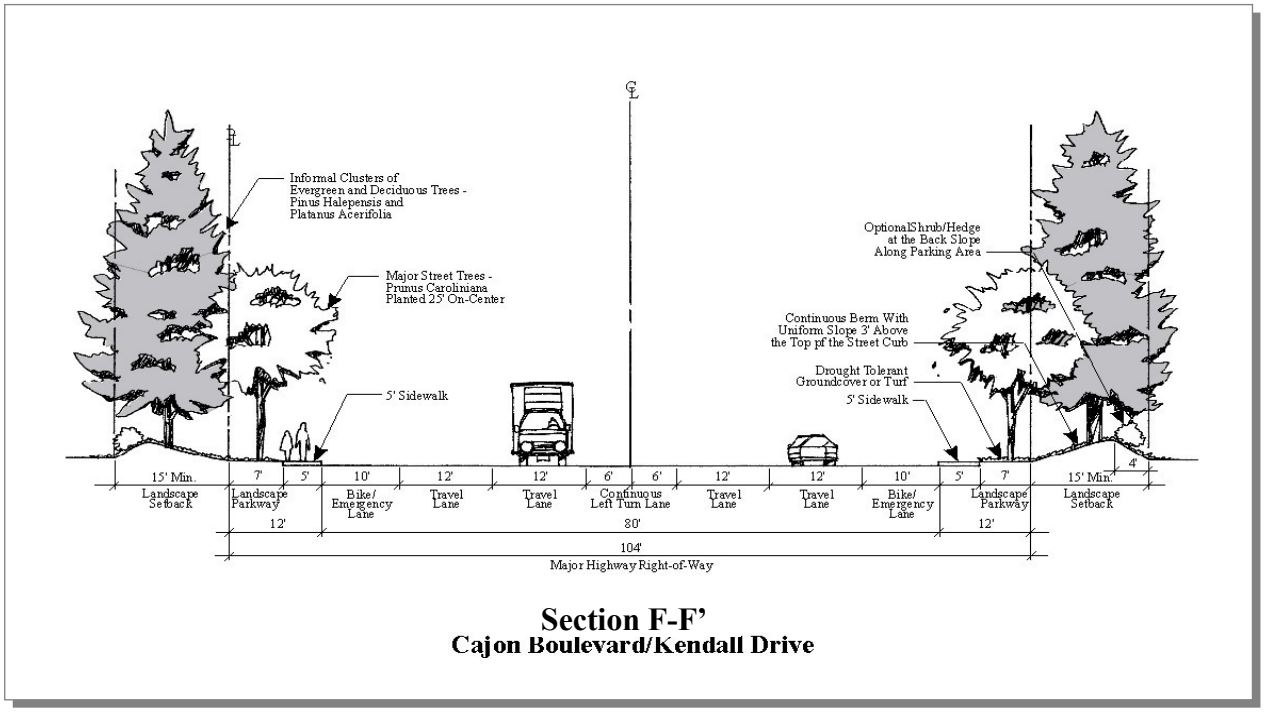
c) The 12-foot right-of-way incorporates a five-foot sidewalk adjacent to the street curb and a seven-foot landscaped parkway.

d) Major street trees on the parkway shall be planted in uniform spacing at 25 feet on center. Recommended parkway street trees are Prunus caroliniana.

e) Within 15-foot landscape setback area, incorporate a continuous berm with uniform slope three feet above the top of the street curb. The berm shall be planted with informal clusters of evergreens trees planted averaging 40 feet on center. Recommended street trees are Liquidamber styraciflua and Pinus canariensis.

f) A row of shrub/hedge three feet in height shall be planted at the backside of the berm. The remaining areas on the berm shall be covered with drought tolerant groundcover and/or turf. Maximum slope for turf is 3:1 and maximum slope for groundcover is 2:1.

g) No raised median is required.



Section F-F'
Cajon Boulevard/Kendall Drive

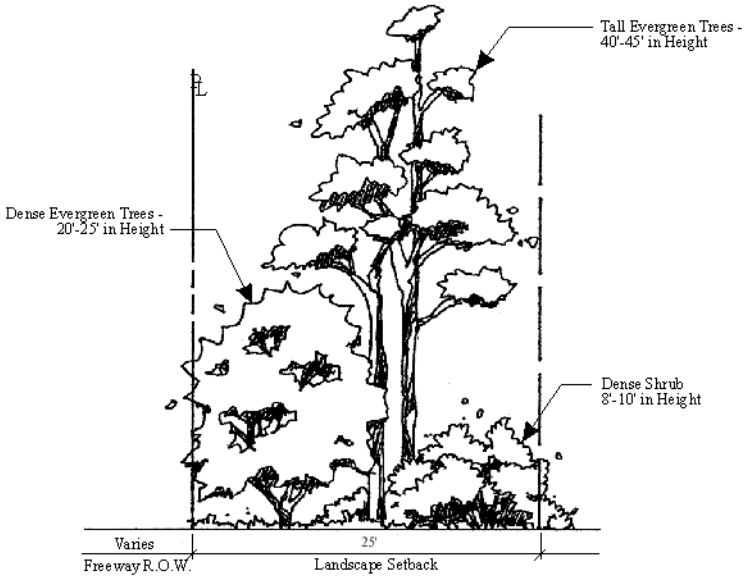
5. Freeway Edge

a) A minimum 25 feet wide landscape zone (measured from the ultimate freeway right-of-way line) is required along the I-15 and I-215 freeway edge. This landscape setback may be reduced, at the discretion of the Director of Land Use Services, if screening landscape is added within the freeway right-of-way.

b) Landscape treatment along these freeway corridors shall serve as a windbreak to protect the site from seasonal strong wind. Windbreak elements include a row of medium height (20 to 25 feet) dense tree, a row of tall tree (40 to 45 feet) and a row of medium height (8 to ten feet) dense shrub. See plant palette table for plant selection.

c) A view analysis study shall be conducted at the project level to determine desirable view windows to the site, the building signage and other special on-site features, as well as the screening of undesirable views such as the parking lots and the loading/service areas.

d) At parcels where finish grade is at the same elevation as the adjacent freeway, a landscape berm of four feet in height is required to screen the parking and loading/service areas.



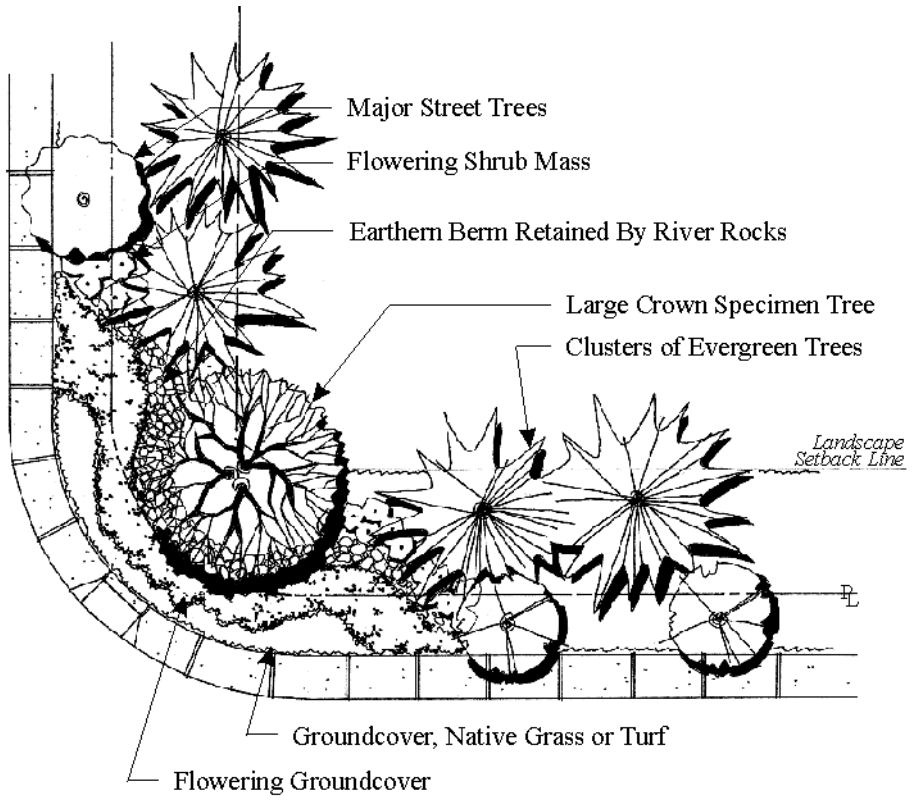
Section G-G'
Freeway Edge Landscape Treatment

GH3.0115 Major Intersections

1. Landscape treatment at major intersections shall be compatible with the streetscape theme.

2. Two major intersections are identified within the project area: 1) Glen Helen Parkway and Cajon Boulevard, and 2) Glen Helen Parkway and Glen Helen Road.

3. Elements to be incorporated into the major intersection landscape treatments are gentle sloping berms retained by river rocks from local sources, planted with one single large crown specimen tree (36 inch box minimum. Background trees are clusters of evergreen consistent with adjacent street tree palette. Accent flowering groundcover shall be planted at the front of the berm, and flowering shrubs, and groundcover or native grass consistent with the adjacent streetscape palette shall be planted to cover the berm.

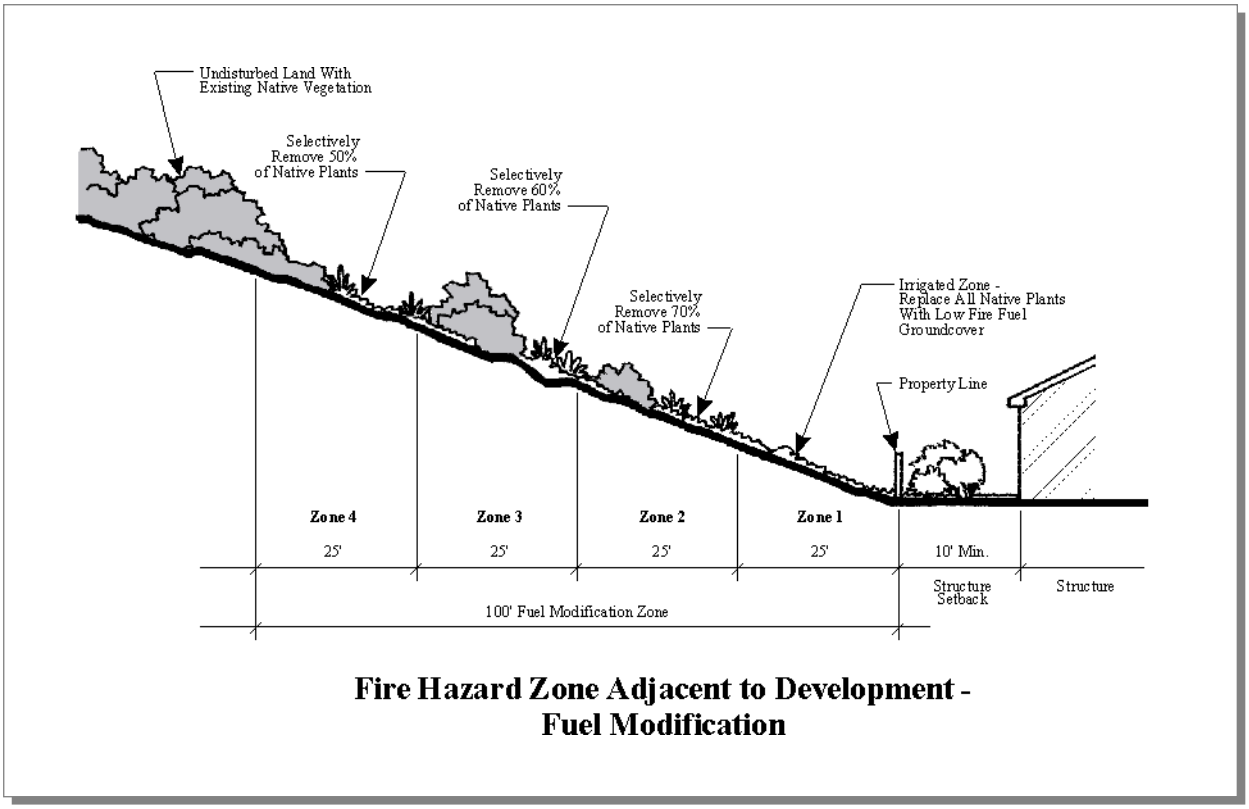


Major Intersection Landscape Treatment

GH3.0120 Fuel Modification

1. Refer to County Development Code Chapter 82.13 [Fire Safety (FS) Overlay].

2. Landscape treatment within the one hundred feet fuel modification zone shall be as follows:



Fire Hazard Zone Adjacent to Development - Fuel Modification

GH3.0125 Plant Materials

Table 3-2
Plant Palette

Botanical Name	Common Name
STREETSCAPE	
TREES	
a) **Glen Helen Parkway (Sycamore Canyon Section – west of I-15):**	
Parkway and Landscape setback area:	
Pinus halepensis	Aleppo Pine
Platanus acerifolia	London Plane Tree
b) **Glen Helen Parkway (Sycamore Flat & Glen Helen Regional Park Section – east of 1-15):**	
Parkway:	
Liquidamber styraciflua	American Sweet Gum
Landscape setback area:	
Pinus halepensis	Aleppo Pine
Platanus acerifolia	London Plane Tree
Median:	
Lagerstroemia indica (accent tree)	Crape Myrtle
Liquidamber styraciflua	American Sweet Gum
Pinus halepensis	Aleppo Pine
c) **Glen Helen Parkway (Between northeastern limit of Glen Helen Regional Park and I-215):**	
Parkway:	
Liquidamber styraciflua	American Sweet Gum
Landscape setback area:	
Pinus halepensis	Aleppo Pine
Platanus acerifolia	London Plane Tree
d) **Glen Helen Road:**	
Parkway and landscape setback area:	
Eucalyptus species	Eucalyptus
Schinus terebinthifolius, or	Brazilian Pepper
Cinnamomum verum	Camphor Tree
e) **Cajon Boulevard and Kendall Drive:**	
Parkway:	
Prunus caroliniana	Carolina Laurel Cherry
Landscape setback area:	
Pinus canariensis	Canary Island Pine
Major Intersections:	
Olea europaea 'Fruitless'	Fruitless Olive
Schinus terebinthifolius, or	Brazilian Pepper
Cinnamomum verum	Camphor Tree
Freeway Edge:	
Medium height (20'-25') dense trees:	
Cercocarpus betuloides	Mountain Mahogany
Elaeagnus angustifolia	Russian Olive

Table 3-2
Plant Palette

Botanical Name	Common Name
Quercus species	Oak
Schinus terebinthifolius	Brazilian Pepper
Tall trees (40'-45'):	
Brachychiton populneum	Bottle Tree
Calocedrus decurrens	Incense Cedar
Cupressus glabra	Smooth Arizona Cypress
Eucalyptus species	Eucalyptus
SHRUBS	
Streetscape:	
Buxus m. japonica	Japanese Boxwood
Carissa grandiflora	Natal Plum
Juniperus species	Junipers
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum japonicum 'Texanum'	Japanese Privet
Photinia fraseri	Fraser's Photinia
Raphiolepsis indica	Indian Hawthorn
Trachelospermum jasminoides	Star Jasmine
Xylosma congestum	Xylosma
Major Intersections:	
Abelia grandiflora 'Edward Goucher'	Glossy Abelia
Atriplex canescens	Four-Wing Saltbush
Leptospermum scoparium	New Zealand Tea Tree
Pyracantha species	Firethorn
Freeway Edges:	
Acacia cyclops	N.C.N.
Acacia longifolia	Sydney Golden Wattle
Ceanothus crassifolius	Hoaryleaf Ceanothus
Ceanothus tomentosus olivaceus	Woolly-leaf Ceanothus
Heteromeles arbutifolia	Toyon
Prunus ilicifolia	Hollyleaf Cherry
Prunus lyonii	Catalina Cherry
Rhamnus crocea ilicifolia	Holly-leaf Redberry
Rhus ovata	Sugar Bush
Nerium oleander	Oleander
GROUND COVERS	
Streetscape:	
Festuca ovina 'Glauca'	Blue Fescue
Hedera helix	English Ivy
Lantana montevidensis	Lantana
Lonicera j. 'Halliana'	Hall's Honeysuckle
Rosemarinus officinalis 'Prostratus'	Rosemary
Trachelospermum jasminiodes	Star Jasmine
Vinca major	Periwinkle
Vinca minor	Dwarf Periwinkle
Freeway Edges:	
Hedera helix	English Ivy
Lantana montevidensis	Lantana
Vinca major	Periwinkle
Vinca minor	Dwarf Periwinkle
Hydroseed Mix – recommended but not limited to:	
Artemisia californica	California Sagebrush
Croton californicus	California Croton
Eriogonum fasciculatum	Flat Topped Buckwheat
Eriogonum confertiflorum	Golden Yarrow

Table 3-2
Plant Palette

Botanical Name	Common Name
Gazania	Gazania
Lotus scoparius	Deerweed
Oenthera californica	Primrose
Penstemon spectablis	Showy Penstemon
Phacelia ramosissima	Phacelia
Salvia apiana	White Sage
Salvia mellifera	Black Sage
Senecio Douglasii	Butterweed
Sisyrinchium bellum	Blue Eyed Grass
ON-SITE LANDSCAPE	
TREES	
Entry Driveways/Arrival Areas/Major Building Entrances:	
Albizia julibrissin	Silk Tree
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia
Olea europaea 'Fruitless'	Fruitless Olive
Pistacia chinensis	Chinese Pistache
Prunus cerasifera 'Atropurpurea'	Purple-leaf Plum
Building Perimeter:	
Albizia julibrissin	Silk Tree
Brachychiton populneum	Bottle Tree
Harpephyllum caffrum	Kaffir Plum
Hymenosporum flavum	Sweet Shade
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria paniculata	Goldenrain Tree
Magnolia grandiflora	Southern Magnolia
Olea europaea 'Fruitless'	Fruitless Olive
Pinus canariensis	Canary Island Pine
Pinus halepensis	Aleppo Pine
Pistacia chinensis	Chinese Pistache
Tristania conferta	Brisbane Box
Plaza/Courtyards/Pedestrian Walks:	
Same as Entry Driveways/Arrival Areas/Major Building Entrances selection listing. Additional accent trees and specimen trees are permitted with approval from the County.	
Parking Area/Side and Rear Yard Landscape Setback Areas:	
Cupaniopsis anacardioides	Carrot Wood
Ficus retusa nitida	Indian Laurel Fig
Harpephyllum caffrum	Kaffir Plum
Pinus canariensis	Canary Island Pine
Pinus halepensis	Aleppo Pine
Pittosporum eujenioides	Pittosporum
Screening for Loading/Service Areas/Outdoor Storage Areas/Large Area of Blank Building Wall:	
Brachychiton populneum	Bottle Tree
Calocedrus decurrens	Incense Cedar
Cupressus glabra	Smooth Arizona Cypress
Pinus canariensis	Canary Island Pine
Pinus halepensis	Aleppo Pine
Prunus ilicifolia	Hollyleaf Cherry
Prunus lyonii	Catalina Cherry

Table 3-2
Plant Palette

Botanical Name	Common Name
SHRUBS	
Entry Driveways/Arrival Areas/Major Building Entrances:	
Abelia grandiflora 'Edward Goucher'	Glossy Abelia
Buxus m. japonica	Japanese Boxwood
Carissa grandiflora	Natal Plum
Juniperus species	Junipers
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum japonicum 'Texanum'	Japanese Privet
Photinia fraseri	Fraser's Photinia
Raphiolepsis indica	Indian Hawthorn
Trachelospermum jasminoides	Star Jasmine
Building Perimeter:	
Abelia grandiflora 'Edward Goucher'	Glossy Abelia
Agapanthus africanus	Lily of the Nile
Arctostaphylos species	Manzanita
Nandina domestica	Heavenly Bamboo
Photinia fraseri	Fraser's Photinia
Pyracantha species	Firethorn
Trachelospermum jasminoides	Star Jasmine
Plaza/Courtyards/Pedestrian Walks:	
Same as Entry Driveways/Arrival Areas/Major Building Entrances selection listing.	
Parking Area/Side and Rear Yard Landscape Setback Areas:	
Ilex species	Holly
Ligustrum japonicum 'Texanum'	Japanese Privet
Myrtus commuis	Myrtle
Prunus ilicifolia	Hollyleaf Cherry
Prunus lyonii	Catalina Cherry
Xylosma congestum	Xylosma
Screening for Loading/Service Areas/Outdoor Storage Areas/Large Area of Blank Building Wall:	
Eugenia paniculata	Australian Brush Cherry
Heteromeles arbutifolia	Toyon
Ilex species	Holly
Ligustrum japonicum 'Texanum'	Japanese Privet
Myrtus commuis	Myrtle
Prunus ilicifolia	Hollyleaf Cherry
Prunus lyonii	Catalina Cherry
Rhus lancea	African Sumac
Xylosma congestum	Xylosma
VINES	
For All Areas:	
Doxantha unguis-cati	Cat's Claw
Ficus pumila	Creeping Fig
Grewia caffra	Lavender Starflower
Jasminum mesyni	Primrose Jasmine
Jasminum polyanthum	N.C.N.
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Phaedranthus buccinatorius	Blood-red Trumpet Vine
Wisteria floribunda	Wisteria
GROUND COVERS	

Table 3-2
Plant Palette

Botanical Name	Common Name
For All Areas:	
Duchesnea indica	Indian Mock Strawberry
Festuca ovina 'Glauca'	Blue Fescue
Hedera helix	English Ivy
Lantana montevidensis	Lantana
Lonicera j. 'Halliana'	Hall's Honeysuckle
Rosemarinus officinalis 'Prostratus'	Rosemary
Thymus	Thyme
Trachelospermum jasminiodes	Star Jasmine
Vinca major	Periwinkle
Vinca minor	Dwarf Periwinkle

Additional planting materials are permitted with approval from the County.

The following guidelines address general planting and minimum plant size:

1. Select tree species that are native or drought tolerant with deep root systems, good for windbreaks, structurally strong and insect and disease resistant.

2. Due to the interest in being water efficient, xeriscape principles shall be applied where applicable. The basic principles of Xeriscape are:

   - Start with a good design
   - Group plants with similar water demand and other requirements
   - Improve the soil
   - Use mulch
   - Limit lawn areas
   - Choose low-water use plants
   - Water efficiently
   - Practice good maintenance

3. Trees planted near curbs and building structures shall have a limited root structure and shall be installed in such a manner that will not cause damage to sidewalks, curbs, gutters, and other public improvements.

4. For traffic visibility purposes, the maximum height of shrubbery shall be 30 inches within any parking area and within five feet of any driveway.

5. Size of plant materials shall conform to the following:

   a) Typical trees: minimum 24-inch box, except Eucalyptus species, which shall be five gallons.

   b) Specimen trees: minimum 36-inch box.

   c) Shrubs: minimum one gallon.

   d) Groundcover: 100% coverage within one year.

GH3.0130 Irrigation

1. An irrigation plan shall be submitted for approval prior to issuance of a building permit. The irrigation system shall be operational prior to the issuance of a Certificate of Use and Occupancy. Refer to Chapter 83.10 of the Development Code for further regulations and guidance.

2. Due to the semi-arid climate in the project area, property owners shall make effort to employ a water management program that includes procedures to respond to climatic conditions and to make adjustments to seasonal irrigation demand.

3. Drip irrigation shall be used where possible.

4. Use reclaimed water for landscape irrigation if feasible.

5. Irrigation heads shall not throw water directly into a foundation structure, parking lot, sign face, roadway and pedestrian walkway.

6. Check for leaks in all pipes, hoses, and faucets to prevent water waste.

7. Do not irrigate between the hours of 10:00 am to 5:00 p.m. to avoid evaporative loss.

8. Use mulch, bark at least eight inches wide adjacent to sidewalk and curbs to help eliminate water waste.

GH3.0135 Preparation & Maintenance

1. Installation of planting materials shall occur during appropriate seasons and weather condition.

2. All trees shall be secured according to established industry standards.

3. Shrubs and groundcover areas shall be mulched.

4. Landscape maintenance shall include regular watering, mowing, pruning, trimming, edging, fertilizing, clearing of debris, weed control, pest control, the removal and replacement of dead plants, and the monitoring, repair and replacement of irrigation systems.

5. Deceased plants shall be immediately replaced with comparable plants. Replacement plants shall be as close in size to the original as possible.

Chapter 2: Site Planning Guidelines

GH3.0205 General Provisions

Site planning guidelines provides standards that address site coverage, floor area ratio, setbacks, building orientation and placement, on-site landscaping requirements, parking and site access. These guidelines are consistent with and support the development standards for each land use designation contained in Division 2, Chapter 4 of the Development Standards of this Specific Plan.

The major principles for an aesthetically attractive and functionally efficient site design can be summarized as follows:

1. Attractive, properly sized and located signages.

2. Create interesting street scenes and on-site spatial experience through variations on building setbacks and placement.

3. Creative landscaping that frames desirable views to the site and screens undesirable views from off-site.

4. Controlled site access.

5. Convenient access and efficient circulation for visitor parking and truck traffic.

6. Articulation of vehicular and pedestrian circulation.

7. Special landscape treatment to enhance building entrance, pedestrian paths and other people places such as plazas and courtyards.

8. Generous and sensible landscaping to provide visual relief and to enhance micro-climate on-site.

9. Large scale development parcels (five acres and above) shall articulate building placement and landscaping to avoid a sea of parking along the street front.

10. Proper screening of parking, outdoor storage, mechanical equipment and loading and service areas.

GH3.0210 Lot Coverage

Lot coverage is defined as the building footprint plus the surface area of a lot that is paved divided by the total gross lot area. This would include parking areas and hardscaped outdoor storage areas. Lot coverage varies per individual land use zoning districts. Refer to Division 2, Chapter 4 (Development Standards) of this Plan.

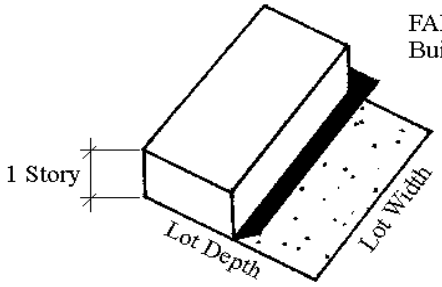
GH3.0215 Floor Area Ratio

Floor area ratio is defined as the total building area of all floors divided by the total gross lot area. Floor area ratio varies per individual land use zoning districts. Refer to Division 2, Chapter 4 (Development Standards) of this Plan.

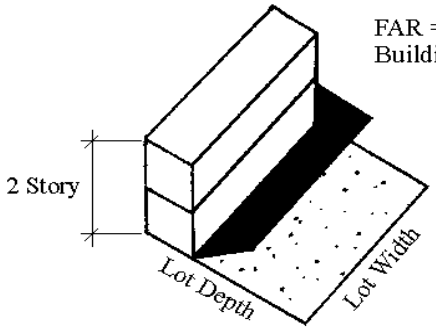
GH3.0220 Landscape Requirements

A minimum of 15% of the site is to be dedicated to landscaping (refer to Lot Coverage requirements for individual districts). This includes setback areas, screening and buffers, parking lots, plazas, and building parameter landscape.

Example of a Floor Area Ratio (FAR) Calculation:



FAR = 0.50
Building covers 50% of gross lot area



FAR = 0.50
Building covers 25% of gross lot area

$$\text{Floor Area Ratio} = \frac{\text{Gross Building Area (All Floors)}}{\text{Gross Lot Area}}$$

Example: On a one acre parcel (43,560 sq. ft.), a maximum FAR of 0.50 equates to a total building area of 21,780 sq. ft. in a one or more story configuration.

GH3.0225 Building Orientation and Placement

1. Variations on building setbacks is encouraged to create interesting street scenes.

2. Building setbacks shall be in proportion to the site and adjoining development. Taller buildings shall be setback further to lessen visual impact on the street front and on neighboring uses.

3. Development parcels with more than one building structure shall articulate building placement to create opportunities for people space—plazas, courtyards, and pedestrian paths, and to avoid the siting of a continuous sea of parking.

4. Buildings shall be oriented to maximize solar energy efficiencies where possible.

5. Internalize loading and service areas.

GH3.0230 Parking

1. Refer to Development Code Chapter 83.11 (Parking and Loading Standards).

2. Proposed projects of less than five acres in the Corridor Industrial or Commercial/Traveler Services designations shall provide for a shared access driveway with adjacent development, where feasible, in order to minimize the number of ingress/egress points along Cajon Boulevard and Kendall Drive. In addition, visitor parking areas should be located and designed to connect with adjacent parcels, in order to allow for internal circulation between parcels.

GH3.0235 Site Access

1. Access points on all development parcels shall be located to maximize traffic flow efficiency and to minimize the disruption of street side landscaping.

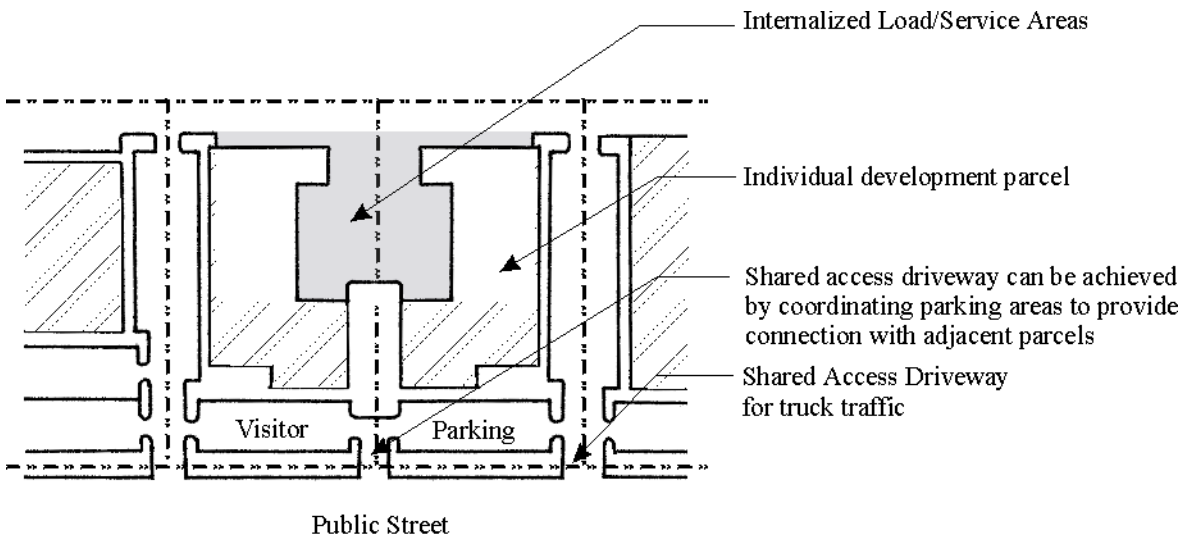
2. Shared access drives shall be coordinated with adjoining properties where possible.

3. Establish adequate separation between access points.

4. Coordinate access points to correspond with median openings where applicable. Right in/right out access shall be provided where no median opening exists.

5. Provide adequate stacking distance at access driveways to avoid traffic back up.

6. Development parcels five acres or larger shall provide a minimum of two access points.



Parking and Site Access

Chapter 3: On-Site Landscape Requirements

GH3.0305 General Provisions

1. On-site landscape guidelines apply to the following areas within a project site:

    a) Landscape setback areas at street frontage

    b) Site entry driveway and major building entrance

    c) Building perimeter

    d) People places

    e) Parking areas

    f) Loading/Services Areas

    g) Landscape setback areas at side and rear property boundary.

2. General principles for on-site landscaping include the following:

    a) On-site landscaping shall be integrated and complementary to the overall site design.

    b) Landscaping shall be used to enhance site features such as the entry driveways, arrival areas, major building entrances, special architectural features, pedestrian plazas/courtyards and pedestrian paths, as well as to promote articulation of vehicular and pedestrian circulation. Landscaping also helps to soften the scale of the buildings, provide shade, wind breaks and visual relief to the site, and screening for undesirable views.

    c) Select plant species that are native, drought tolerant, good wind breaks, clean and structurally strong.

    d) Due to the semi-arid climate, xeriscape principles shall be applied where applicable (See Division 3, Chapter 1 of the Landscape Architecture Guidelines, subsection Plant Materials).

GH3.0310 Landscape Setback Areas at Street Frontage

1. Minimum depth required for the front landscape setback is provided in the landscape setback requirement table (Table 3-1). Landscape treatment for this area is incorporated into the streetscape design guidelines (see Division 3, Chapter 1 of the Landscape Architecture Guidelines). Additional depth to this minimum requirement is encouraged especially where there is no parking area between the landscape setback and the building structure.

2. Where a building is located on the setback line, clusters of trees and informal shrub mass shall be used to soften the architectural scale and to frame special architectural features.

GH3.0315 Site Entrance and Building Entrance

1. Special landscaping treatment at the site entry is only recommended for sites at or over five acres in size. Sites smaller than five acres shall not use accent plant materials at entry drives to avoid interruption of the continuity of streetscape along the roadways.

2. Project signage at site entry must stay clear of the clear sight triangles (see Development Code 83.02.030) and be integrated into the surrounding landscape.

3. For traffic visibility purpose, shrubs planted along the entry driveways shall not be taller than 30 inches. No trees shall be planted within the clear sight triangles (see Development Code 83.02.030).

4. Parking is not allowed along the major entry driveway.

5. Special landscape treatment such as accent plant materials, enriched paving, outdoor art display, and pedestrian lighting are encouraged at formal building entries.

6. Landscape treatment at entry driveway shall respect rules pertaining to the Clear Sight Triangles. Refer to Development Code 83.02.030 for details. In essence, no visual obstruction including structures, trees and signages shall be placed within the Clear Sight Triangles to provide adequate visibility for vehicular and pedestrian traffic. Shrubs, berms and groundcovers within the clear sight triangle shall not exceed 30 inches in height.

GH3.0320 Building Perimeter

1. Building perimeter landscaping serves to soften building architecture at the ground level. It reduces the visual scale of the building and helps to establish character and identity for the building architecture.

2. A minimum five feet landscape area is required along the front, side and rear of buildings and around service areas.

3. Building perimeter planting shall be coordinated with the building architecture and the overall on-site landscape design.

4. Landscape materials shall include a combination of trees, shrubs and groundcovers.

5. Accent planting materials shall be used at the major building entrances and to frame special architectural elements.

6. Refer to the Plant Palette table in Section GH3.0125 for plant selections. Additional accent plants or specimen trees are permitted upon County's approval.

GH3.0325 People Places

1. People-oriented places such as pedestrian walks, plazas and courtyard features are encouraged to enhance the overall site image and to provide functional and aesthetically pleasing amenities for people to enjoy. These amenities are especially effective in large scale development parcels where there are more than one building on-site.

2. Pedestrian walks are encouraged to facilitate safe pedestrian circulation within individual parcel and to surrounding developments.

3. Plazas and courtyards shall be located and designed as focal points to facilitate people interactions and other activities such as having lunch and taking breaks. Hardscape features such as fountains, sculptural artwork, seating areas, enriched paving and pedestrian lighting are elements that can be used to achieve a distinctive effect in the plazas and courtyards.

4. Refer to the Plant Palette table in Section GH3.0125 for plant selection. Additional accent plant materials or specimen trees are permitted upon County's approval.

GH3.0330 Parking Areas

1. Parking areas at street and freeway frontage must be screened with landscape treatments. This includes shrubs/hedges of three feet minimum, an earthen berm or a combination of both. See streetscape design guidelines section for reference.

2. Parking area landscape materials shall be compatible with adjacent streetscape and overall on-site landscaping.

3. Parking area trees are required at a ratio of one tree per every four stalls.

4. Tree wells or planter bays within paved parking areas must have a minimum planting dimension of five feet.

5. Shrubs are to be used in planter bays to screen parking areas fronting on side and rear property lines, entry drives and pedestrian walkways. All other surfaces within planting areas are to be covered by drought tolerant groundcover.

6. Refer to the Plant Palette table in Section GH3.0125 for plant selections.

GH3.0335 Landscape Setback Areas at Side and Rear Property Boundary

1. Along the rear and side property, landscape treatment varies depending on the use of the site and the use of its adjoining properties:

    a) Where the rear and side property front onto a street or freeway, see streetscape design guidelines section for reference.

    b) Where the rear and side property adjoin to a development parcel, a minimum five-foot landscape zone is required. Within this landscape zone, a minimum of one tree per 30 lineal feet is required. Shrub/hedge is optional except where walls or fences are not being used as a buffer. The remaining area shall be covered with drought tolerant groundcover.

2. Finish grades and planting materials must be coordinated with adjacent parcels along common property lines where walls and fences are absent.

3. All parking and services areas along the side and rear property lines must be screened. This can be achieved by a combination of trees, continuous hedge and/or a screen wall.

4. Refer to the Plant Palette table in Section GH3.0125 for plant selections.

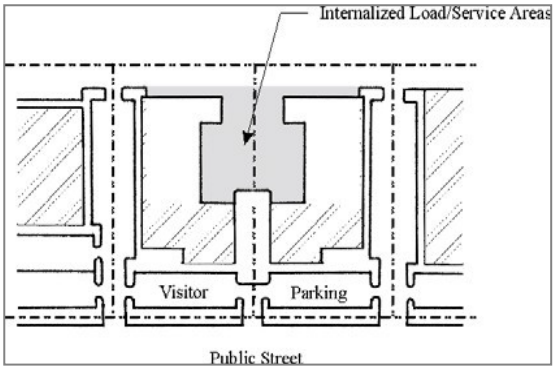
GH3.0340 Screening

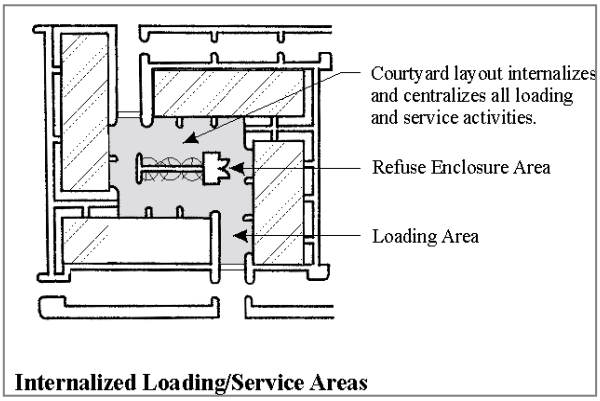
1. To ensure a clean and orderly image within the project area, it is important to properly locate and screen certain exterior elements that could cause undesirable visual impacts to the environment. Such exterior elements include the parking areas, loading/service areas, refuse collection areas, outdoor storage and utilities/mechanical equipment.

2. Screening can be achieved by the use of buffer walls, fences, landscape berms, plant materials or a combination of the above.

3. Parking areas fronting the street and along the side and rear property lines must be screened. This can be achieved by a combination of trees, continuous shrub/hedge and/or landscape berm where applicable.

4. Loading/service and refuse collection areas must be accommodated on-site. On-street loading is prohibited. Loading/service and refuse collection areas shall be located on side or rear areas of a building. These areas are not permitted on street frontages. Wherever possible, a courtyard layout shall be arranged with adjacent buildings to centralize and internalize such areas.

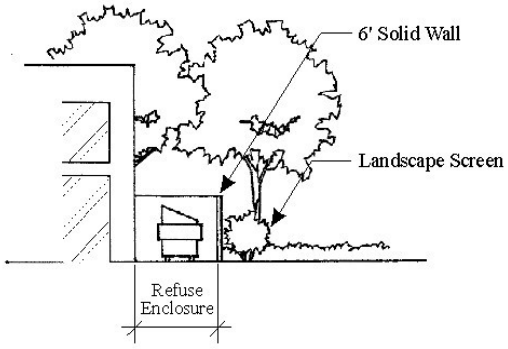




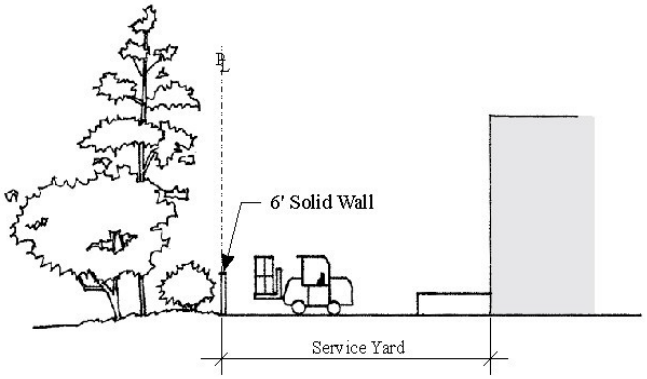
Internalized Loading/Service Areas

5. Service areas shall be screened with a six-foot minimum dense landscape screen or a combination of a six-foot minimum buffer wall with landscaping materials.

6. Refuse shall be contained in enclosures hidden from street frontages. Refuse enclosure walls shall be six feet in height and constructed of material similar or complimentary to the adjacent buildings. The enclosures shall be located at areas with convenient access for refuse vehicles and shall be of adequate size to hold the trash containers required by the use.

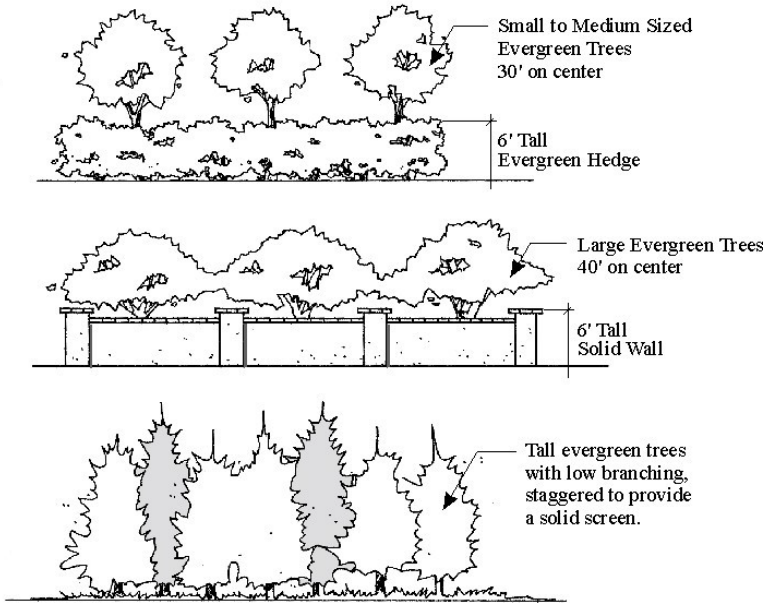


Screening for Refuse Collection



Screening for Service/Loading Area

7. Landscape screening can be used as an alternative to a solid buffer wall. Dense evergreen shrubs and evergreen trees with low branching are good candidates for landscape screening. Shrubs shall be five gallon in size and planted in close proximity to create a dense and continuous screen (see plant palette table for species selection). At maturity, such screen shall be opaque from the ground to six feet minimum in height. Where necessary, tall screening trees can be planted at the back to cover additional height. Landscape screen must stay opaque year-round. Examples of landscape screening are illustrated as follow:



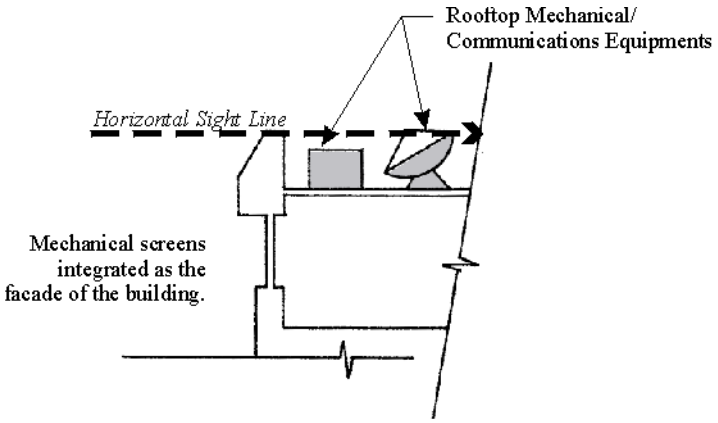
Landscape Screens

8. Materials, supplies, equipment, trucks or other motor vehicles shall be stored inside a building where possible. Outdoor storage shall be confined to areas least visible from streets and behind a barrier screen. Visual barrier can be a dense landscape screen or a combination of screen wall up to 12 feet in height and landscaping materials.

9. All exterior on-site utilities such as water lines, gas lines, sewer and drainage systems, electrical and telephone wires and equipment shall be installed and maintained underground where possible. Necessary aboveground utilities and equipment shall be located behind a shrub screen and combination of screen wall and landscaping materials.

10. The screening for roof top equipment shall be integrated into the overall building architecture in terms of materials, color, form and proportion. All roof screens shall be solid, continuous and wind resistant. The top of

communication devices such as satellite dishes and antennas must be below the top of the parapet or equipment screen to be invisible from the ground.



Rooftop Screening for Mechanical and Communications Equipment

GH3.0345 Exterior Walls and Fences

1. Exterior walls and fences can serve to screen parking, loading/service area, storage areas and utility structure from view off site, as well as to provide security function.

2. Walls and fences are permitted alongside and rear property lines but prohibited within areas reserved for street front landscape setback. Where security fences are required along the street front, it shall be located behind the visitor parking areas to allow opportunity for parking lot connection and shared driveway with adjoining parcels.

3. Walls and fences are to be integrated with and complementary to the building architecture. In particular those that are visible at the street front. They shall be constructed with materials that are complementary to the style of adjacent buildings and incorporate compatible finishes and colors.

4. Avoid long, monotonous walls surface and fences by offsetting to provide landscape pockets. Buffer walls shall be covered with evergreen vine where possible. Vines shall be five gallons in size and planted ten feet on center.

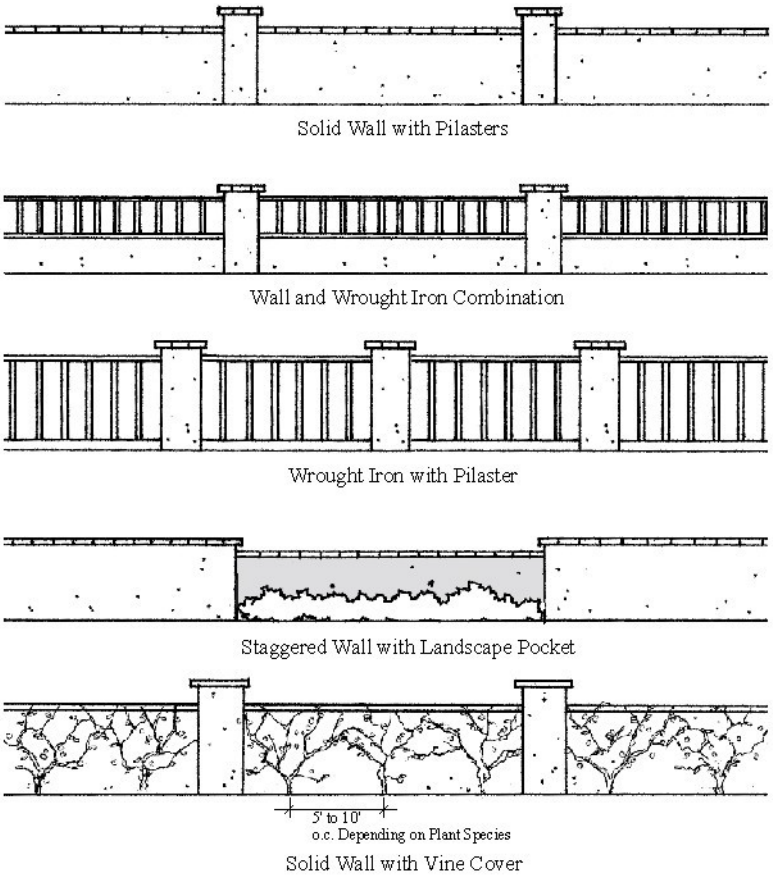
5. Maximum allowable height for walls and fences along property lines is as follows. Heights in excess of these limits are subject to approval by the County.

6. Table 3-3 below establishes the height limits for walls and fences within the Specific Plan area.

Table 3-3
Height Limits for Walls and Fences

Land Use Zoning District	Height Limit for Walls and Fences at:		
	Front and Street Side Yard	Interior Side Yards and Courts	Rear Yard
Corridor Industrial	6 ft. max.	10 ft. max.	10 ft. max.
Commercial [1]	4 ft. max.	10 ft. max.	10 ft. max.
All other	4 ft. max.	6 ft. max.	6 ft. max.

[1] Applies to Commercial/Traveler Services and Commercial/Destination Entertainment designations.



Walls and Fences

Chapter 4: Architectural Guidelines

GH3.0405 General Provisions

The purpose of architectural guidelines is to create a unique, recognizable and compatible architectural character for the Commercial/Traveler Services, Commercial/Destination Entertainment, and Corridor Industrial land use designations. These guidelines are intended to maintain a sense of overall harmony throughout the project site while allowing individuality of building character.

(a) General Guidelines

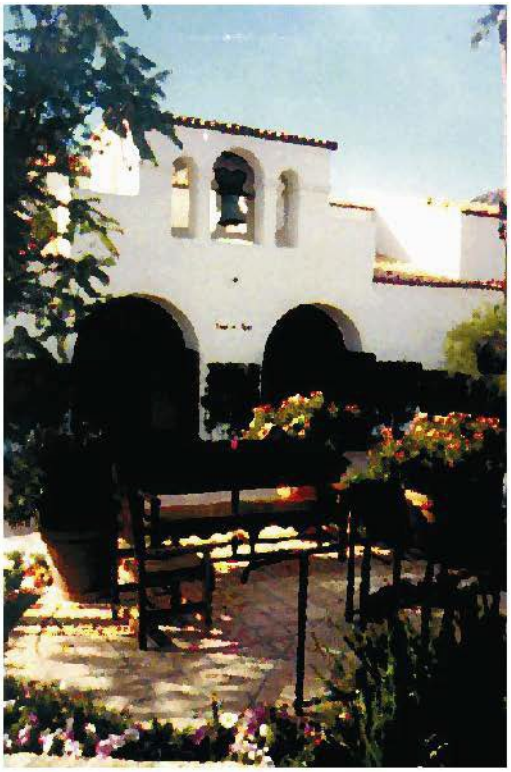
1. Buildings shall complement each other through coordination of size, materials, colors, building mass, height, and spatial articulation.
2. Attention shall be given to minimize the visual impact of large-scale exterior wall surfaces.
3. Provision for outdoor "people places" such as plazas and courtyards are encouraged.

(b) Architectural Character

1. Recommended architectural style for Commercial/Traveler Services and Commercial/Destination Entertainment areas:
   - Tudor revival
   - Spanish/Mission revival
   - Colonial revival
   - Rustic
   - Craftsman
   - Style that reflects the historic influence of Route 66
2. Recommended architectural style for industrial areas:
   - Modern/contemporary style – Building forms shall be clean, simple and of strong geometry.



Tudor Revival





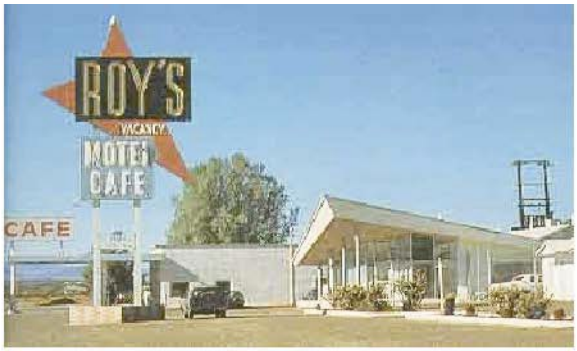


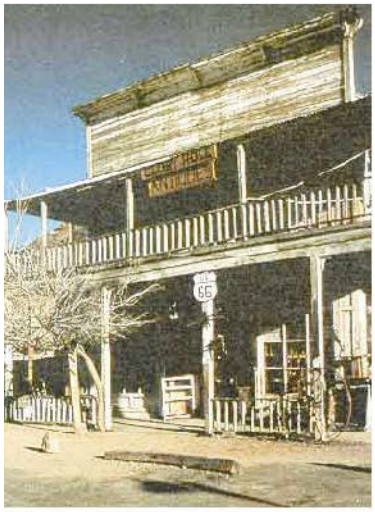
Spanish / Mission Revival



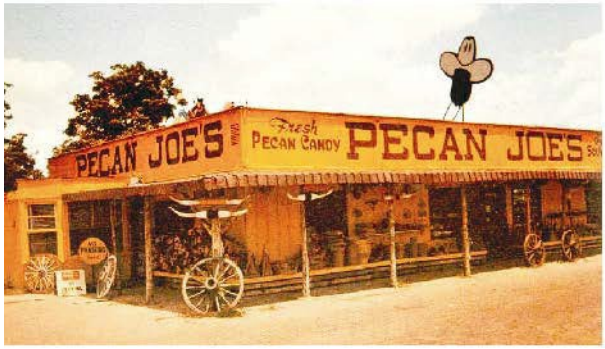
Colonial Revival













Architectural Style Along the Historic Route 66

(Note: Signs shown here may not comply with current standards; refer to Division 3, Chapter 5 of the Signage Guidelines.)

(c) Building Site Planning

1. Building placement, orientation, and massing shall be designed to create visual interest along transportation corridors as well as to provide view potential on-site to surrounding hillsides/mountains.
2. Building placement, orientation, and massing shall be designed to create visual interest along transportation corridors as well as to provide view potential on-site to surrounding hillsides/mountains.
3. Site building properly to ensure efficient and optimum use of a development parcel.
4. Variation in building setback along the street frontage is encouraged.
5. Articulate building mass and open space to create aesthetically interesting and functional exterior spaces such as plazas, courtyards and pedestrian walks through coordinated placement and orientation of buildings.
6. Where possible, internalize and group together service and loading areas back-to-back, creating a central "courtyard" for a shared service zone.
7. Site buildings to minimize the impact of large, continuous areas of at grade parking.

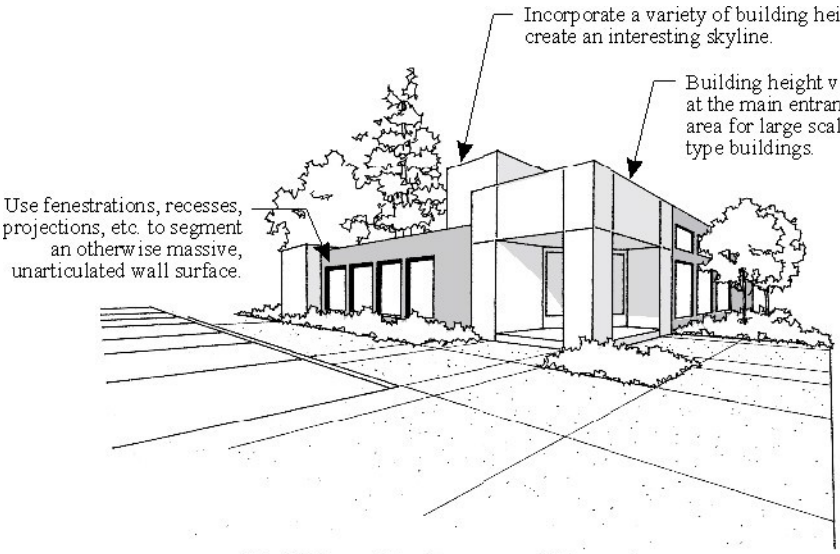
(d) Building Heights & Skylines

1. Variation in building height is encouraged to create visual interest and minimize monotony along the street frontage.
2. Buildings in the industrial areas may vary their heights and skylines at the building entrance and lobby area.
3. Commercial/entertainment building complexes may vary their heights and skylines through articulation of architectural features such as towers, chimneys, roof forms and building entrance.

(e) Building Façade & Details

1. Architectural façade treatment on buildings shall be consistently applied on all sides, where the property is visible from the I-15 and I-215.
2. Building façade and details shall be designed to convey a hierarchy of order, and to create visual interest through the interplay of light, shadow, color and texture.
3. Define building entrances through the use of building recesses, projections, colonnades, space frame or other appropriate architectural features.

4. Utilize window panels, reveals, recesses, projections and other decorative elements such as molding and arches to segment an otherwise massive, unarticulated exterior wall surface. Additional features appropriate for enhancing building facades in the commercial and entertainment areas are arcades, awnings and porches.



Building Skylines and Facade

(f) Building Materials

1. Building materials shall be used to enrich the building and to enhance the architectural character.

2. Materials to be encouraged in industrial areas are tilt-up concrete with clear and tinted glass windows.

3. Materials to be encouraged in commercial/entertainment areas are white plaster or stucco, stone veneers and heavy timber woods. Other materials which may be considered for approval are limited use of brick, pre-cast concrete with appropriate detailing, wood used for decorative purposes, and painted metal.

4. Reflective glass and glass curtain wall are not allowed in any land use areas.

(g) Colors

1. Building colors shall be light and complementary to each other and to adjacent buildings in general. Accent colors shall only be used to add interest at focal areas or architectural elements, such as bullions, reveal, or special features.

2. Base wall colors to be encouraged in industrial areas are white and off-white. Accent colors to be encouraged are grays, blues, brick reds, and greens.

3. Base wall colors to be encouraged in commercial/entertainment areas are white, off-white, warm earth tones such as tans, grays, browns, peaches and other similar hues. There is no specific restriction to the selection of accent colors as long as they are complimentary to the base colors.

(h) Roofs and Mechanical Screens

1. Roof design shall be integrated into the overall building architecture.

2. Mechanical equipment and penthouses must be properly screened and such screens shall be integrated with the building façade.

3. All roof screens shall be solid, continuous and wind resistant.

4. The top of communication devices such as satellite dishes and antennas must be below the top of the parapet or equipment screen to be invisible from the ground.

(i) Roofs and Mechanical Screens

1. All mounted mechanical equipment shall be screened from public view.

2. Screening of such equipment shall be architecturally integrated with the main structure in terms of materials, shape, color and size.

3. Ducts, pipes, gutters, downspouts, and similar equipment are to be painted to match the surface of the building.

(j) Service Areas

1. Service areas shall be efficient and internally located. They shall not interfere visually or physically with other building operations.

2. Service areas or trash storage bins shall be screened from view with doors, walls or landscaping.

3. Screening walls for the service areas should be compatible with the main building structure in terms of color, form and materials.

4. Service areas shall be designed to provide for backing and maneuvering on-site and not from a public street.

5. Truck docks, loading doors shall be well organized and integrated into the building design.

6. Cluttered service areas and unscreened mechanical equipment are not permitted.

(k) Ancillary Buidlings

1. Ancillary buildings that are detached from the major structures shall relate in a coherent, positive manner. Architectural expression shall be consistent in color, materials, and design.

2. Conflicting building forms and images are not permitted.

(l) Energy Considerations

1. Buildings shall meet state energy efficiency and conservation guidelines for commercial and industrial buildings.

2. Buildings shall be designed and oriented to take advantage of solar access.

3. Use of passive and active devices and techniques such as recessed windows, overhangs, and interior shading devices such as blinds is encouraged.

4. Rooftop solar collectors are allowed if they are visually screened from view and integrated into building design.

5. Use of energy efficiency and conservation systems designed to shift utility demand such as gas and electricity at off-peak hours is encouraged.

Chapter 5: Signage Guidelines

GH3.0505 General Provisions

(a) General Guidelines

1. Signs must meet or exceed all applicable County codes, unless otherwise specified in this section. Refer to Development Code, Division 3, Chapter 13 (Sign Regulations), for the following topics:

    - Applicability
    - Sign Permits and Exemptions
    - Prohibited Signs
    - On-Site Signs
    - Off-Site Signs
    - Temporary Signs
    - Standards of all Types of Signs
    - Standards for Specific Types of Signs
    - Sign Standards for Specific uses
    - Enforcement
    - Nonconforming Signs
    - Abandoned Signs

2. Signage shall be sufficient to identify the entity associated with the facilities it occupies, but not excessive.

3. All permanent signs shall have a life expectancy of at least ten years. Materials shall not delaminate, distort or deteriorate within this time period.

4. The exposed backs of all signs visible to the public shall be concealed, finished and properly maintained.

5. Lettering for signs shall be compatible to the building architecture style. Size of letters shall be proportional to the sign area for ground signs, and letters on wall signs shall be proportional to the building façade.

6. Signs cannot be painted directly onto a building. They shall be attached, or surface mounted to the building with individual letters.

7. No junction boxes or exposed conduit shall be visible on the exterior face of a sign or building.

8. Disconnect switches shall be concealed within the sign or in other appropriate places that are out of view.

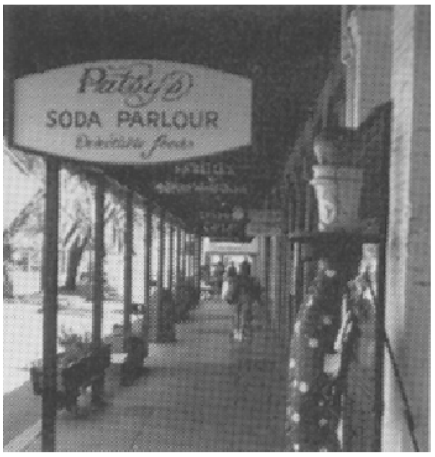
9. Access hatches shall be concealed from view and designed as an aesthetic part of the sign.

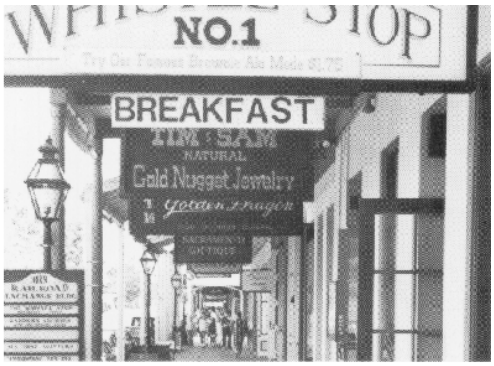
(b) Other Signs

The following are guidelines for sign types not addressed in the County Development Code but allowed in the Glen Helen Specific Plan project area.

1. Under-canopy hanging signs

This sign type is limited to Commercial/Traveler Services and Commercial/Designation Entertainment land use designations. Each tenant may have one hanging sign per store front. Such sign is attached onto a truss or trellis. Tenants are allowed to custom design such sign with a standard frame unit. Maximum sign area is four square feet. Graphics, colors and materials of such sign shall coordinate with the building architecture and the overall design them of the complex.





Under-Canopy Hanging Signs

2. Window signs

This sign type is restricted to Commercial/Traveler Services and Commercial/Designation Entertainment land use designations. Two categories of window signs are identified: Tenant window identification sign and Temporary window signs:

a) Tenant window identification sign

This sign type is limited to one per tenant. Store name, graphics, typography, and logo may be silkscreened or etched on the tenant's window in white only. Neon sign on tenant window is subject to approval by the County.

b) Temporary window signs

This sign type pertains to signs that advertise or promote a special event such as an opening, or offering a new product or service, and are easily removed. This sign type is allowed provided the following criteria is being observed:

- Temporary window sign shall not be put up on a regular basis. Such sign shall not be displayed for more than 14 consecutive days.
- Temporary window signs shall not be painted directly on a windowpane.
- Temporary window signs shall not be illuminated or animated.
- Temporary window signs shall be limited to 50% of the tenant's storefront glass area.

3. Marquis Sign

A freeway-oriented marquis sign announcing upcoming events at the Glen Helen Amphitheater shall be allowed subject to approval of a Conditional Use Permit (CUP).

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Chapter 6: Lighting Guidelines

GH3.0605 General Provisions

(a) General Guidelines

1. All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property. Low-pressure sodium, low intensity, energy conserving night lighting is preferred.

2. All exterior lights shall be shielded and focused to minimize spill light into the night sky. Refer to Chapter 83.07 (Glare and Outdoor Lighting) of the Development Code for further regulations.

3. Lights shall be of unbreakable plastic, recessed, or otherwise designed to prevent problems leading to damage and replacement of fixtures. Fixtures shall be vandal proof.

4. Exterior lighting designs shall develop a sense of hierarchy by varying height and fixtures. Proper lighting helps to define the organization of vehicular and pedestrian circulation patterns. Entry areas (both vehicular and pedestrian), public plazas, community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.

5. On-site lighting fixtures shall complement building architecture with respect to style, materials and color.

(b) Parking Area Lighting

1. All on-site vehicular circulation and parking lot lighting shall be zero cut-off fixtures.

2. Pole footings in traffic areas shall be six to 24 inches above grade.

3. Maximum pole height for on-site vehicular circulation and parking area is 25 feet.

4. Vehicular lighting levels shall achieve a uniformity ratio of 3:1 (average to minimum) with an average of one foot-candle over the illuminated area and a minimum of 0.3 foot-candle.

(c) Pedestrian Lighting

1. Pedestrian area lighting shall provide clear pedestrian orientation and identify a secure route between parking areas and building entries, and other public pedestrian spaces.

2. Walkway lighting shall be zero cut-off fixtures mounted at a uniform height not to exceed eight feet above the walkway.

3. Building entries shall be illuminated with soffit, bollard, step or other comparable lighting. Step or bollard lighting is used to illuminate level changes and handrails for stairs and ramps.

4. Plaza, courtyards, paths and seating areas shall be lighted to ensure pedestrian safety. A variety of lighting types may be used for interest and special effects that would reflect or enhance the character and function of the area.

(d) Architectural Lighting

1. Architectural lighting effects are encouraged to promote nighttime identity and character within the commercial/traveler services and commercial/ entertainment areas, keeping in mind the restrictions of Chapter 83.07 (Glare and Outdoor Lighting) of the Development Code.

2. Exterior architectural lighting shall utilize indirect or hidden light sources.

3. Allowable lighting includes wall washing, overhead down lighting and interior lighting that spills outside.

4. Neon lighting is not allowed.

(e) Service Area Lighting

1. Service area lighting shall be contained within service area boundaries.

2. Lighting shall be zero cut-off type, no tilt.

3. Freestanding fixtures shall be painted the same as parking area fixtures.

4. Wall-mounted fixtures shall be compatible with adjacent wall materials.

(f) Accent Lighting

1. Accent lighting may be used to highlight architectural elements, landscaping, entries and public areas such as plazas, pedestrian paths or courtyards.

2. Accent lighting used in landscaping and pedestrian areas shall employ light sources such as metal halide or mercury lamps to accurately render plant materials and skin colors.

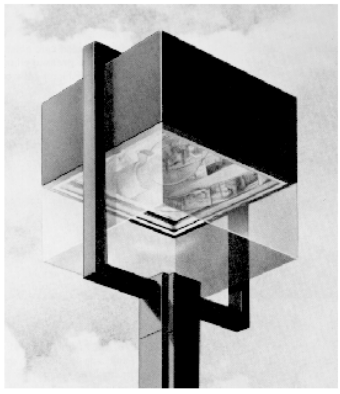


Period Lighting for Commercial Areas

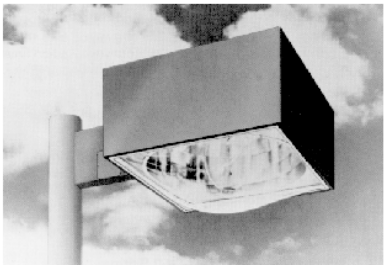








Contemporary Lighting for Industrial Areas



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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.

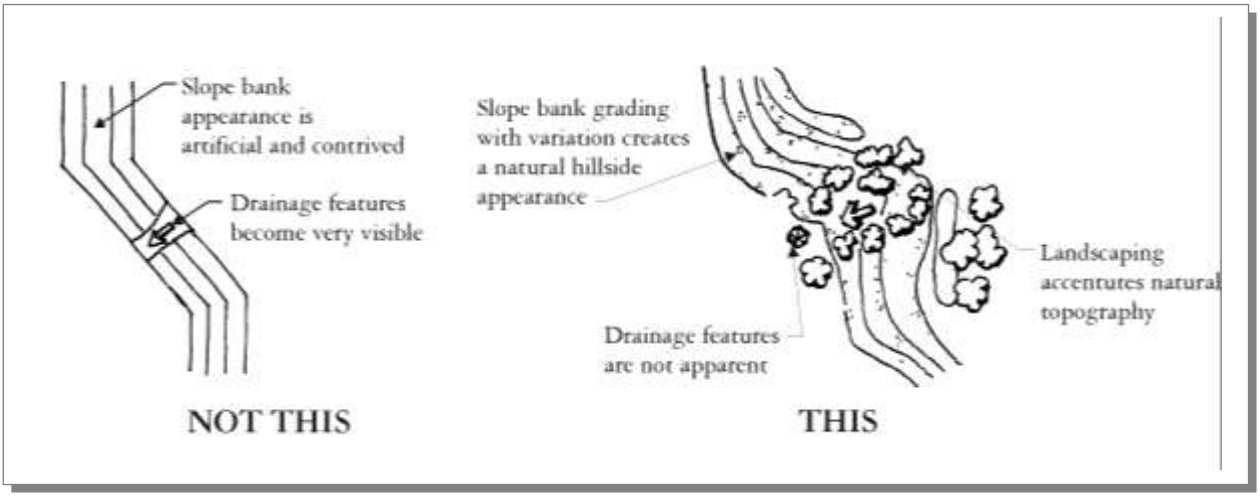
Preserve the most visually significant slope banks and ridgelines in their natural state.

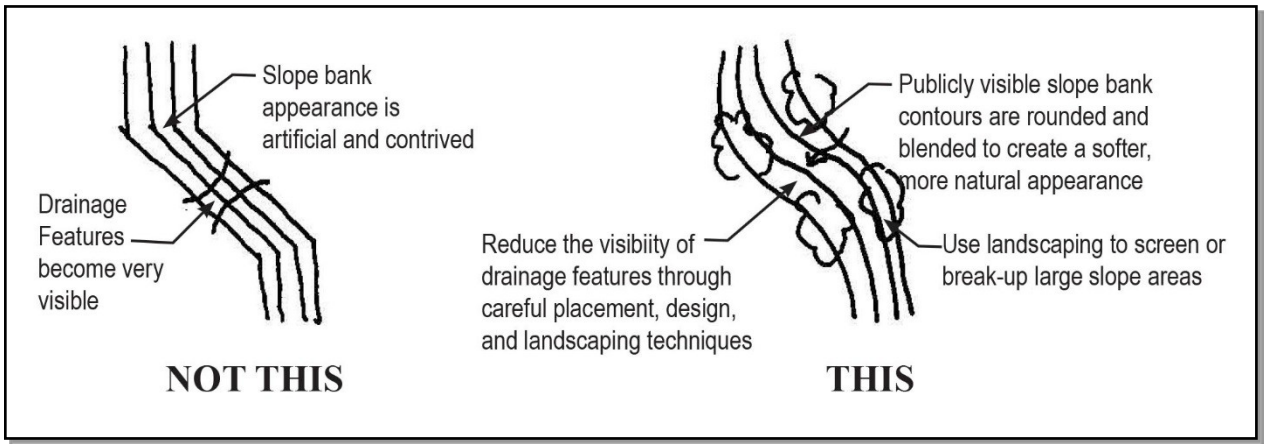
Discourage mass grading of large pads and excessive terracing of hillside areas that are visible from streets and public spaces.

GH3.0710 Hillside Development Guidelines/Requirements

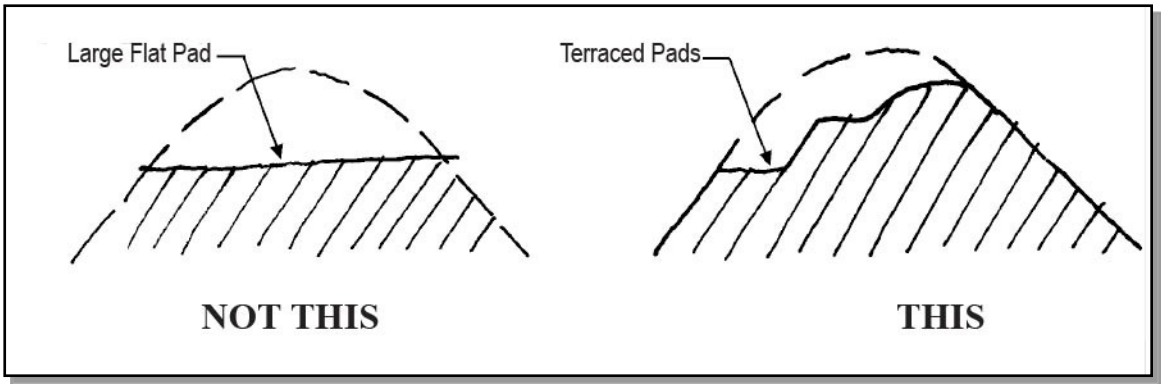
The following guidelines are intended to facilitate the appropriate development of hillside areas. They are not intended to restrict an individual from proposing an innovative or alternative method of design in a hillside area, but to ensure that the goals and policies of the Glen Helen Specific Plan 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 Planned Development Permit.

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.

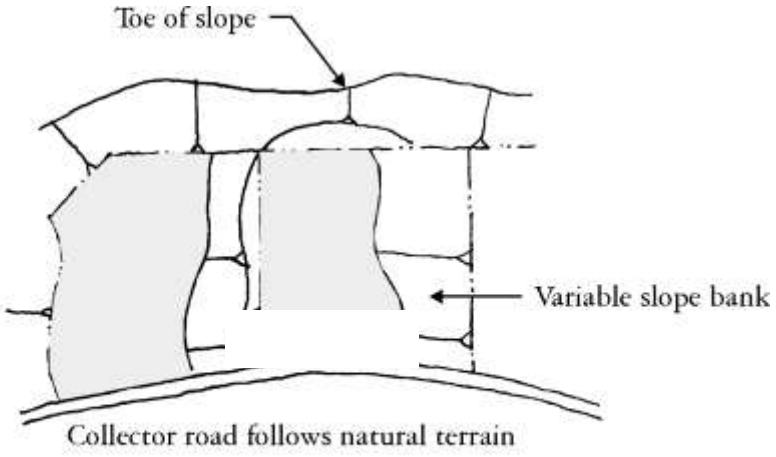




Contour grading techniques should be used to provide variety in the slope bank grading to create a more natural appearance. Hard edges left by cut and fill operations should be given a rounded appearance that resembles the natural contours of the land.

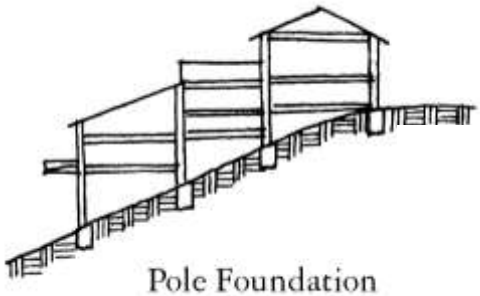


Terraced pads should be used to create development pads in lieu of large flat pads that cut-off the hilltop. Pad configuration should be softened with variable, undulating slopes that simulate the natural terrain.

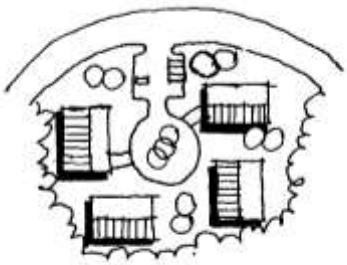


A natural hillside can be simulated with rolling slopes surrounding the variable pad

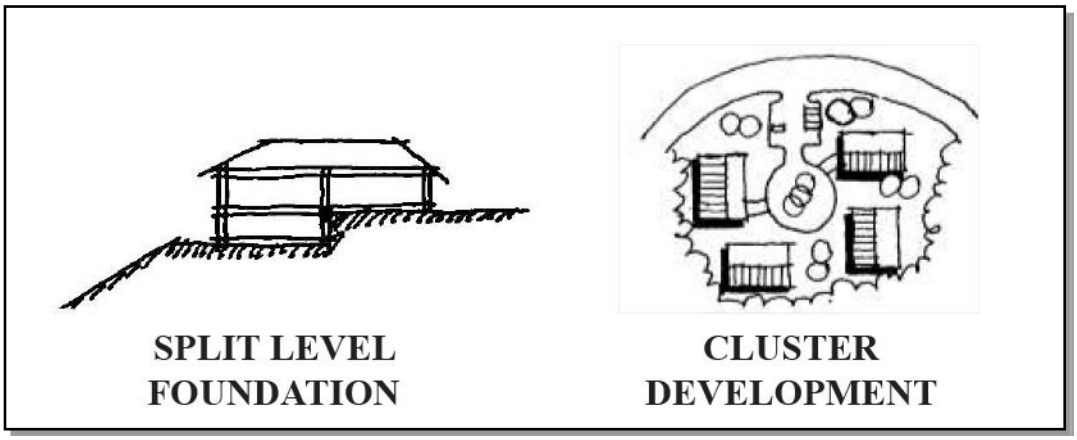
On slopes over 25% grade, special hillside architectural design techniques are expected in order to conform to the natural landform, including the use of split-level foundations, stepped footings, and clustering of buildings. Front and rear yard setbacks may be reduced in order to minimize grading.



Pole Foundation



Cluster Development



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 of the San Bernardino County Development Code and in conformance with an approved Planned Development Permit.

GH3.0715 Additional Submittal Requirements for the Hillside Grading Review

The project applicant shall submit a soils engineering report performed by a professional soils engineer experienced in the practice of soil mechanics and registered with the State of California. The report shall include data regarding the nature, distribution and strengths of existing soils, as well as recommendations for grading procedures, design criteria, and any identified corrective measures.

The project applicant shall submit a hydrology report that shall evaluate areas of possible inundation, downstream effects, natural drainage courses, and an evaluation of the proposed development and adequacy of the drainage facilities proposed.

Where applicable, the project applicant for a project impacting a unique landform shall submit a view analysis from at least four directions at 90-degree intervals to indicate the extent of landform modification proposed.

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DIVISION 4
SPECIFIC PLAN IMPLEMENTATION/ADMINISTRATION

Chapters:

1. Responsibility....4-1
2. Development Processing....4-3
3. Nonconforming....4-7
4. Post-Disaster Rebuilding....4-9
5. Effect on Other Regulations....4-11
6. Permits and Licenses....4-13
7. Severability....4-15
8. Enforcement....4-17
9. Specific Plan Implementation....4-19

Chapter 1: Responsibility

GH4.0105 General Provisions

The Director of Land Use Services shall be responsible for the administration and enforcement of provisions of this Specific Plan, including: processing assistance, interpretations of provisions, management of the Specific Plan phasing program, approval of subdivisions, Variances and Conditional Use Permits, per Division 5 of the County Development Code, approval of temporary and interim uses, specification of conditions of approval, and authorization of certificates of occupancy for both new development and reuse.

The Planning Commission shall be responsible for approving subdivisions, Variances and Conditional Use Permits per Division 5 of the County Development Code, recommending Specific Plan Amendments to the Board of Supervisors; certifying Environmental Impact Reports, as appropriate; and acting on appeals from decisions by the Director of Land Use Services.
The Board of Supervisors shall be responsible for adopting amendments to the Specific Plan; approving final subdivision maps; approving Planned Development projects; certifying Environmental Impact Reports, as appropriate; and acting on appeals from decisions by the Planning Commission.

GH4.0110 Appeal

Any decision of the Director of Land Use Services may be appealed to the Planning Commission. Any decision of the Planning Commission may be appealed to the Board of Supervisors.

GH4.0115 Interpretations

If ambiguity arises concerning the meaning or appropriate application of provisions of this Specific Plan, the Director of Land Use Services shall make the appropriate determination. In so doing, the Director shall consider the following factors and document applicable findings accordingly:

1. The case is similar to previous interpretation of similar provisions;

2. The interpretation responds satisfactorily to the vision, intent and purpose of the Specific Plan;

3. The resulting project is consistent with the General Plan;

4. The decision constitutes a sound precedent for other similar situations; and

5. The interpretation does not alter the policy intent of the Specific Plan.

Determinations of Interpretation shall be maintained in an administrative file accessible to the public and accumulated to document the administrative record of Specific Plan implementation. Upon subsequent amendment to the Specific Plan, the administrative record shall reflect the impact of the amendment.

Chapter 2: Development Processing

GH4.0205 General Provisions

The Land Use Services Department will maintain an information handout concerning development processing in the Glen Helen Specific Plan area. The handout will include a checklist of information or special studies that may be required prior to submittal of an application, as well as current information regarding availability of public services and the development of new infrastructure in the Specific Plan area.

The following processing procedures shall be followed for development and reuse within the Specific Plan.

GH4.0210 Specific Plan Amendment

A Specific Plan Amendment may be initiated by the Board of Supervisors, the Planning Commission, or, upon proper application, by a property owner or owner's designated representative. An amendment is required to implement any of the following:

1. A proposed change in property from one land use designation to another;

2. New regulations imposed on property not currently imposed;

3. Removal or modification of regulations on property currently imposed;

An amendment to this Specific Plan shall be initiated and processed in the same manner as set forth in the County Development Code Chapter 86.14 (Specific Plan Adoption and Amendment).

GH4.0215 Subdivisions and Parcel Maps

All divisions of land shall be processed in accordance with the County Development Code, Division 7 (Subdivisions), as applicable regarding subdivision and parcelization of land, and the State Subdivision Map Act.

GH4.0220 Variances and Conditional Use Permits

All applications for Variances and Conditional Use Permits shall be processed in accordance with the County Development Code, Division 5 (Permit Application and Permit Procedures).

GH4.0225 Minor Use Permit

All applications for Minor Use Permit shall be processed in accordance with the County Development Code, Chapter 85.06 (Conditional Use Permit/Minor Use Permit). Phased projects and projects proposed on-sites where natural slopes exceed 30% shall not be eligible for Minor Use Permit. Otherwise, the list in the Development Code of uses ineligible for Minor Use Permit shall not apply within the Glen Helen Specific Plan area. Any use permitted by the Specific Plan subject to Minor Use Permit shall be eligible for that application process. As provided in the Minor Use Permit procedures in the Development Code, the Director of Land Use Services shall be the review authority for all Minor Use Permits but may refer any project to the Planning Commission for consideration and final action.

GH4.0230 Administrative Permits

The following applications shall be processed in accordance with the County Development Code:

1. Site Plan Permit

A Site Plan Permit is required for expansion, alteration or disturbance of land of a previously approved structure or use by no more than twenty-five percent (25%).

2. Tenant Review

An Tenant Review is required for minor interior and exterior alterations to a commercial structure.

3. Special Use Permit

A Special Use Permit is required for the keeping of exotic animals, home occupation and cottage industry in an existing residential unit, bed and breakfast in an existing residential unit, and small collection recycling facilities.

4. Temporary Use Permit

A Temporary Use Permit is required for a variety of temporary (not to exceed 12 months) uses, including residential structures for security personnel, nonresidential structures, construction office, transportable treatment unit, special event, and temporary signs.

5. Minor Variance

A Minor Variance is required for minor deviations from Code standards. The procedure contained in the Development Code Chapter 85.17 (Variances) shall be followed but the requested modification shall not exceed 10% of the standard required in the Specific Plan.

6. Certificate of Land Use Compliance

A Certificate of Land Use Compliance is required to certify the legal use of property, establish termination dates for nonconforming uses, disclose in public record conditions of operation and any other long-term conditions or restrictions that apply to the subject use or property.

7. Flood Hazard Development Review or Floodplain Development Standards Review

A Flood Hazard Development Review and/or a Floodplain Development Standards Review is/are required as a supplemental review(s) to other land use applications when a proposed development is located in a floodway or floodplain.

8. Pre-construction Inspection

A Pre-construction Inspection is required to regulate construction of proposed structures within local flood hazard areas that are not within a floodway or floodplain.

GH4.0235 Planned Development Review

All applications for Planned Development Review shall be processed in accordance with the County Development Code Chapter 85.10 (Planned Development Permits).

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Chapter 3: Nonconforming

GH4.0305 General Provisions

All nonconforming lots, uses and structures shall be governed by the requirements of Division 4, Chapter 84.17 (Nonconforming Uses and Structures), of the Development Code.

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Chapter 4: Post-Disaster Rebuilding

GH4.0405 General Provisions

Rebuilding following a disaster shall be governed by the requirements of Division 6, Chapter 86.15 (Post-Disaster Rebuilding), of the Development Code.

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Chapter 5: Effect on Other Regulations

GH4.0505 General Provisions

Where the provisions of the Glen Helen Specific Plan impose a greater restriction upon the use of building or land, or upon the height of buildings, or requires larger open spaces, or any other greater restrictions than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of the Specific Plan shall control.

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Chapter 6: Permits and Licenses

GH4.0605 General Provisions

No County-issued licenses or permits shall be issued for uses or buildings or purposes where the same would be in conflict with the provisions of the Glen Helen Specific Plan or the County General Plan. Any such license or permit, if issued in conflict with the provisions hereof, shall be null and void and shall not support any claim to a vested right to develop.

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Chapter 7: Severability

GH4.0705 General Provisions

If any section, subsection, subdivision, sentence, clause, phrase, exhibit, table or portion of this Specific Plan is found to be invalid or unconstitutional by a court having jurisdiction, such decision shall not invalidate the remaining portions in whole or in part of the Specific Plan.

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Chapter 8: Enforcement

GH4.0805 General Provisions

The regulatory portions of this Specific Plan have been adopted by Ordinance and therefore are subject to penalty provisions of the San Bernardino County Code. Specifically, violations of land use development standards shall be subject to penalty and citation procedures of the Code, in addition to the County's authority to seek civil litigation in a court of law.

Subdivision map, parcel map, variance, Conditional Use Permit, building, or other permit conditions imposed pursuant to this Specific Plan shall also be subject to penalty provisions and citation procedures of the San Bernardino County Code.

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Chapter 9: Specific Plan Implementation

GH4.0905 General Provisions

Implementation of the Glen Helen Specific Plan involves appropriate phasing of infrastructure when needed to serve new development. A Phasing Plan has been created below that addresses timing, sequence, and collaboration with other entities for water, sewer, and circulation improvements. The key ingredients to implementation are the financing options that are available to the County as further development is undertaken in the Specific Plan area. The recommended use of these financing mechanisms is summarized below. Implementation will also necessitate update to the Glen Helen Regional Park Master Plan and Sheriff's Master Plan. Update recommendations are provided below for these two important documents that guide activities within a large portion of the Specific Plan area. Finally, implementation involves the revitalization of many existing properties to improve attractiveness and marketability of the area. Many revitalization techniques are available to the County as indicated below. Upon adoption of this Specific Plan, a revitalization strategy will be prepared and pursued by the County.

GH4.0910 Phasing Plan

The purpose of this Phasing Plan is to achieve optimum timing of infrastructure facilities and services in support of development and redevelopment in the Specific Plan area. This is a challenging proposition because of the extreme diversity of uses, property sizes and configurations, and ownership patterns within the area. Moreover, much of the phasing is based upon or requires coordination with adjacent City of San Bernardino infrastructure systems. In some cases, infrastructure phasing is related to development outside the Specific Plan area that may or may not happen or may occur long after development within Glen Helen has been completed, based on internal infrastructure options. The primary focus of this Phasing Plan is on water and sewer facilities. They are essential for expanded development.

Circulation phasing is addressed generally and is subject to somewhat greater flexibility. Drainage is not covered in this Phasing plan other than to note that drainage improvements related to any specific project will need to be the subject of conditions on that project unless they have been accomplished as part of the Master Plan of Drainage.

Relating land use development to the provision of essential infrastructure is common practice in Southern California. However, because so much of the demand for service here is related to public uses on public property within the Glen Helen Regional Park, the challenge is further complicated. The strategy for addressing this issue involves breaking the phasing program into increments that allow for considerable flexibility in implementation. Each phase is further divided into stages that are, for the most part, interchangeable in sequence so that any stage may precede any other if development initiatives so require. Wherever possible, opportunities for public and private partnerships

are identified so that private development projects and regional park improvements can be achieved in the most cost-effective manner.

In effect the entire Specific Plan area, except for the Cajon/Kendall corridor, is divided into self-contained geographic units that constitute the lowest common basis for implementing infrastructure improvements.

As noted below in Sections GH4.0920 and GH4.0925, certain aspects of phasing will need to be refined and detailed as updates for the Regional Park and Sheriff's Master Plans, respectively, are completed. In the meanwhile, this Phasing Plan will be the basis for water and sewer improvements.

Water and sewer system phasing plans are summarized below. It should be noted that the increments described are somewhat uniform in scope, allowing for a somewhat equal phasing of financing. However, it is also possible to combine stages where development activity justifies that action and thereby achieve some cost efficiencies.

1. Phase I

a) Stage 1 – Commercial/Destination Entertainment between Glen Helen Parkway and I-15

- Two new 16" water lines
- Two new 12" sewer lines

b) Stage 2 – Commercial/Traveler Services northwest of I-15 on Glen Helen Parkway

- New 200,000-gallon water tank
- New 12" water line
- New 8" sewer lines
- New sewer lift station

c) Stage 3 – Commercial/Destination Entertainment along Glen Helen Road and southeasterly of Glen Helen Parkway

- New 400,000-gallon water tank
- New water well
- New water boost pump
- New 12" water line
- 400,000-gallon additional capacity in Sheriff's sewer treatment facility
- New 12" sewer transmission main
- New 8" sewer line

d) Stage 4 – Open Space/Active along Glen Helen Road

- Additional 200,000-gallon water storage
- New 12" water line
- Additional 200,000-gallon capacity in Sheriff's sewer treatment facility

- New 8"sewer line

e) Stage 5 – Destination Recreation along Glen Helen Road, extended.

- Additional 200,000-gallon water storage
- New 12" water line
- Additional 200,000-gallon capacity in Sheriff's sewer treatment facility
- New 8" sewer line

2. Phase II

a) Stage 1 – Commercial/Traveler Services and Corridor Industrial northerly of Cajon Wash

- Additional 200,000-gallon water storage
- New 12" water line
- Additional 200,000-gallon capacity in Sheriff's sewer treatment facility
- New 8"sewer line

b) Stage 2 – Commercial/Traveler Services along Cajon Boulevard in the Devore area

- Additional 200,000-gallon water storage
- New 12" water line
- Additional 200,000-gallon capacity in Sheriff's sewer treatment facility
- New 8" sewer line

3. Phase III

Commercial/Traveler Services and Corridor Industrial along Cajon Boulevard and Kendall Drive. Services to this area will be provided by connection to the City of San Bernardino water and sewer systems.

4. Phasing Guidance

Several considerations must be part of each phasing decision. They include the following:

a) Cost

While each stage reflects a minimum cost scenario, there may be efficiencies in completing two or more stages concurrently. This will be a function of the amount and location of development that is ready to go forward and the financing environment at the time the decision is made.

b) Timing

It is essential that the designated facilities be in place concurrent with development occupancy. However, there may be advantages to completion of some facilities in advance of development if cost savings can be thereby achieved.

c) Sequence

Since Stages are somewhat independent, they may be interchanged in sequence. However, this may require consideration of combining stages because of location in the eventual system. Again, the issue is overall cost savings versus minimizing incremental financing requirements.

d) Public/Private Collaboration

Opportunities for sharing of costs by public and private property owners should be considered wherever possible. While the phasing strategy is designed to operate if such arrangements do not occur, any such opportunity should be pursued if at all possible.

e) Water Capacity

Monitoring and validating supply is an essential first step in planning the implementation of each stage related to water systems. It may be necessary to consider adding a well to the current system. A specific study as to the optimum well location would be required in this eventuality. A site location within either the Sycamore Flats area or the Sheriff's facility could be tied into the existing and proposed water mains and storage reservoirs. The Colorado River and Northern California State water is also available. Infrastructure cost effectiveness will ultimately determine each individual water source.

5. Circulation Phasing

The circulation system is generally adequate to handle normal traffic flows under current and projected conditions. The most critical problem relates to peak flows associated with entertainment events. This issue is best handled by traffic management during those periods. It is highly desirable; however, to achieve all-weather accessibility to the Sheriff's facilities and augmented access to the entertainment/recreation facilities to maximize access options, especially during peak periods.

The following priorities are proposed, as resources can be made available or in association with development projects as noted:

a) Installation of the median improvements along Glen Helen Parkway adjacent to Glen Helen Regional Park should be made as soon as possible. Event management planning should be re- evaluated to accommodate the landscaped median as established in the Design Guidelines of this Specific Plan. Final design and implementation should satisfy both design objectives and traffic management during events. This can be accomplished in phases, with the final phase to be completed in association with development of each increment of development in Community/Destination Entertainment or Open Space/Active designations.

b) The proposed Levee Road should be installed as soon as possible, irrespective of project development.

c) Signage and policing of Glen Helen Parkway should be instituted to suppress the amount of bypass traffic using this route.

d) Emergency access for the Sheriff's facilities will be a required condition of approval for any development on the Lytle Creek side of County property.

e) The County and City of San Bernardino should cooperatively devise and implement an improvement strategy for the improvement of Institution Road, if not as an all-weather road, at least as a jointly maintained facility because of the mutual benefit associated with operation of the Sheriff's facilities.

f) Improvements to ultimate standards shall be a condition of approval on development along Cajon Boulevard and Kendall Drive. In the former case, this may involve a cooperative City/County project concurrent with improvements related to the CalMat project in the City, subject to reimbursement as individual properties develop.

g) Long-term improvements to significantly improve overall flexibility in access to the area and unburden the substandard interchange at Glen Helen Parkway/Cajon Boulevard with I-215 include:

- Addition of a new interchange as noted on the Specific Plan; and
- Establishing a grade separated crossing of Glen Helen Parkway over the rail line, as well as affording a truly all-weather crossing of Cajon Wash.

The considerable cost of each of these improvements is acknowledged and they should become part of a long term and sustained strategy by the County, in collaboration with the City of San Bernardino, CalTrans and SANBAG to achieve these improvements.

GH4.0915 Revitalization Strategies/Recommendations

1. Recap of conditions in the Plan area

Existing conditions relative to land use and revitalization include the following:

- Many of the privately owned parcels are small, making comprehensive development challenging. Parcels along the north side of Cajon Boulevard are predominantly narrow, deep lots, one acre in size and absentee ownership is about 50%. Parcel assembly is a major constraint to private sector development. The existing uses are a mix of residential, industrial, commercial (some abandoned), and vacant properties.

- There is an unusual mixture of uses--public and private--that raises issues of land use compatibility and market potential. There are the park and sheriff uses that are public. There are also residential uses, primarily single-family houses. There are scattered commercial uses, including restaurants. There is a range of industrial uses, including a large flour mill operation, junk yards, vehicle repair, impound yard, and construction equipment storage.

- Blight conditions within Devore and the Cajon and Kendall Corridors are widespread and can discourage new investment.

- Code violations are an ongoing problem, especially of the unsightly conditions, trash, and lack of maintenance variety. There are numerous properties that contain inoperable vehicles, old appliances, and other unsightly materials. The same or other properties have dead vegetative materials and weeds in various locations. There are also numerous structures that are not maintained, and some are unused and with windows and doors boarded. Still others have been vandalized.

- Views from I-215 and I-15 are not all attractive. Currently there are several areas where there is direct view of unsightly storage areas. Many of these are in rear yard areas along I-215. These will constitute a violation of the regulations and guidelines of the Specific Plan and need to be eliminated.

- The County Cajon Disposal Site is a significant portion of the Cajon/Kendall Corridor but cannot be used to stimulate economic development.

- Calmat sand and gravel recovery operations with their truck traffic may limit the types of commercial and industrial attracted to the area. Calmat has approval from the City of San Bernardino to excavate and process materials in portions of the Cajon Wash adjacent to the southern portion of the Specific Plan area. Calmat will be using Institution Road for its large vehicles.

- The open space in the area is not all attractive. The more remote areas and hills of Glen Helen Regional Park provide scenic views as well as partially usable open space, as do the hills and canyons on the north side of I-15. Some of the park hills in the southern section have been graded or otherwise denuded of vegetation by off road vehicle use and are unattractive. Some other open spaces are also not particularly beautiful to view, including portions of the Cajon Wash, areas used for overflow park parking, and various vacant parcels.

2. Relationship of Land Use Changes to Conditions (2005)

The Specific Plan land use map changes land uses and designations as follows:

- Cajon and Kendall Corridors would change from residential to light industrial.

- Kendall Corridor (along Cajon) would change from heavy industrial to light industrial (but with some heavier industrial overlays).

- Commercial would expand some at Palm; other commercial on Kendall just north of Palm would change to light industrial.

- A small amount of commercial on Cajon near Glen Helen Parkway would change to light industrial.

- Cajon Canyon areas would change from Resource Conservation (RC) to Destination Recreation, which would still allow very low density residential development and development under the PD (Planned Development) option.

- All Glen Helen Regional Park County-owned land would change from Institutional (IN) to various types of Open Space and Commercial/Destination Entertainment.

- Lower Glen Helen Parkway area would change from Rural Living—five acres minimum lot size (RL-5) to Destination Recreation (carefully regulated by grading and view overlays).

- Sycamore Canyon and Flats would change from Rural Living—20 acres minimum lot size (RL-20) to Golf Community and Commercial/Travel Services.

3. Recommendations for Revitalization

The overall strategy to effect revitalization of the Specific Plan area is to combine all feasible revitalization techniques into a package of actions that will be applied over a determined period of time. The following are recommendations for a revitalization package:

a) A Code Enforcement program should be initiated based on an area-wide surveillance (not just on a complaint-basis) to correct code violations such as:

   - Trash containers in roadway
   - Unsightly conditions, including lack of maintenance, trash, abandoned vehicles
   - Commercial conditions, including unmaintained signs, fences, and structures and boarded-up structures
   - Industrial junk yards

b) A tree planting program should be established in the right-of-way area along I-215 to improve the appearance from the freeway.

c) The standards of the Specific Plan should be applied to assist transitions from residential to industrial and commercial, and non-conforming uses to preferred uses.

d) Abandoned, boarded-up, and unmaintained structures should be removed and sites cleaned up so that they are more attractive to buyers and make a more attractive transition neighborhood.

e) The County Economic Development Agency should provide information and assistance to existing and potential industrial development with their programs of:

- Tax-exempt Industrial Development Bond Financing

f) The Cajon Disposal Site should have a reuse study completed and the site should be investigated for temporary uses in the interim.

g) The County Yard on Glen Helen Parkway, the Park storage yard, and the soil/asphalt plant behind the County Yard should be removed as soon as possible. There may be relocation sites for these uses within the Specific Plan area.

GH4.0920 Update Recommendations for the Glen Helen Regional Park Master Plan

The Glen Helen Regional Park Master Plan was adopted in 1986. Numerous aspects of the plan are out of date irrespective of the further changes implied by this Specific Plan. The 1986 Master Plan must be updated to reflect: 1) changes in status and circumstances since its adoption, and 2) provisions in this Specific Plan that directly or indirectly affect park uses, location of uses, and support systems. It is important to note that the Park Master Plan must take into consideration the factors related to adjacent private property, because there must be a synergy between the public and private holdings. An RFP for the Glen Helen Regional Park Master Plan was advertised in July of 2005. The following list indicates a preliminary agenda for attention in the update.

1. Land Uses

Land use designations that clarify intended patterns and intensities of use potentials in and around the Regional Park require commensurate clarification and detailing in the Master Plan update. While the overall pattern of uses is not radically changed in the Specific Plan, there are some notable changes in certain areas.

a) Predominant among these designations is the Commercial/ Destination Entertainment designation that encompasses not only the Amphitheater facility, but an even larger portion of the Park between Glen Helen Parkway and the I-15 Freeway on either side of Glen Helen Road.

b) A second major impact area is the Open Space/Active designation. It encompasses open space and entertainment/recreation activities such as the Festivals and numerous smaller recreation activities. At the same time, the open space values of the park must be preserved in and around these uses.

c) Remaining portions of the Park are simply more clearly defined and should be reflected in the Master Plan Update. Key among them is the Public Facility designation for the Sheriff's facilities. As the plans for that area evolve, they need to be reflected in the Park Master Plan. An example is the proposed bomb detonation area, which significantly impacts the noise and safety conditions the Park plan must take into consideration.

d) A further implication of the land uses is the management aspects of the Regional Park plan that must be addressed in the update. The proposed uses suggest an even more sophisticated management program than is represented by the Amphitheater and Glen Helen Off-Road Vehicle Park because of the range of potential visitor serving commercial uses envisioned (e.g., hotels, RV campgrounds, etc.).

e) While not a part of this Specific Plan, the potential for major residential development to be considered adjacent to the Park in the Lytle Creek area must be carefully evaluated in terms of Master Plan implications. In particular, access, infrastructure phasing, use constraints on parkland, and aesthetic impacts are critical factors to be reflected in the update.

2. Circulation

Major deficiencies in circulation need to be corrected in order for the Park to function on a year-round basis and accommodate the range of uses proposed. This relates not only to peak period surges of traffic related to entertainment events, but to the sustained levels of activity associated with this area becoming a destination recreation center. In addition, support for the Sheriff's facility is a critical dimension of the need for circulation improvement.

3. Infrastructure

Major deficiencies in water and sewer facilities must be corrected for the levels of development now envisioned in the Specific Plan to occur. This is true of both public and private holdings. The Master Plan update must reflect the necessary infrastructure systems improvements and phasing options.

4. Sheriff's Master Plan

This is, in effect, a "plan within a plan" that defines the potential improvements and activities within this substantial Sheriff's complex. To the extent that the needs of the Sheriff's facility and the Regional Park overlap in the areas of open space use and management, access and infrastructure, the Park Master Plan update needs to reflect these mutual considerations.

In effect, the Glen Helen Specific Plan and the Regional Park Master Plan update are both obliged to implement the San Bernardino County General Plan. In addition, since the Specific Plan seeks to integrate public and private development patterns within the planning sub-area, an update of the Park Master Plan must be accomplished in order to achieve internally consistent implementation of the General Plan.

5. Signage

The update of the Park Master Plan should also include a special signage program that addresses the unique signage needs of the various uses and events at the Regional Park. Signage types, sizes, and designs should be comprehensively addressed for the various land use types and activities at the Park.

GH4.0925 Update Recommendations for the Sheriff's Master Plan

The Sheriff's complex in the Glen Helen area will provide world-class law enforcement training as well as a jail and other law enforcement related facilities. It is becoming an ever more comprehensive array of specialized facilities, all reinforcing the law enforcement and rehabilitation functions demanded of the Sheriff. The areas of update required of the Sheriff's Master Plan have already been identified in the Regional Park discussion insofar as the Glen Helen Specific Plan is concerned. To summarize, they include:

1. Land Use

The key land use issue is to locate and design functional facilities on the Sheriff's site to minimize off-site impacts and, at the same time, influence off-site development and activities so that they do not conflict with necessary Sheriff's operations. The intent is to facilitate maximum effective use of this facility and, at the same time, integrate with the Regional Park and its functions. The update to the Sheriff's Master Plan should take these considerations into account.

2. Circulation

All weather and emergency access to the Sheriff's complex is imperative and is now inadequate because there is only one route to it (Institution Road) and it is subject to severe flooding. The longterm circulation concept for the Specific Plan addresses this situation in two

ways: 1) by installing a levee road above the flood level along Cajon Wash between Institution Road and Glen Helen Parkway; and 2) designating an emergency access road through the Lytle Creek property that would eventually be completed as development occurs there. These improvements would take the pressure off Institution Road. The Master Plan update should indicate the provisions for connecting to these routes.

3. Infrastructure

Water and sewer improvements are critical to the long-term operation of this facility. As growth in the Sheriff's complex continues and surrounding development occurs, it will be essential to coordinate the infrastructure design, financing and construction. The Master Plan update should incorporate a strategy for coordinating infrastructure improvements with the Infrastructure phasing components of the Specific Plan.

4. Regional Park Master Plan

Implications of changes in the Regional Park and the Sheriff's complex should ideally be explored jointly between the responsible departments. While it would be preferable to conduct Park and Sheriff's Master Plan updates concurrently as a "package," it is not absolutely essential. The Specific Plan provides an overview of the integration intended by these two plans. It is possible, though more difficult, to pursue each update separately. In any case, the intent would be to achieve internal consistency with the entire Glen Helen implementation program and these two master plans are key instruments for accomplishing that.

GH4.0930 Financing Action Program

The components of the Financing Action Program are intended to assure the availability of timely funding for all major backbone public improvements necessary to develop the Glen Helen Specific Plan ("Specific Plan"). In particular, Psomas Engineering has determined that approximately $11.5 million in sewer and water improvements will need to be constructed as development occurs within Phases I and II of the Specific Plan. An analysis of several financing mechanisms which could fund these improvements is included in the Glen Helen Public Facilities Financial Plan ("PFFP"), which is available under separate cover at the County Planning Division. Based on the conclusions of the PFFP, the following recommendations should be considered as further development is undertaken within the Specific Plan:

- A County Services Area should be established to provide public services within the Specific Plan. The rationale for this recommendation is that considerable uncertainty remains as to the optimum financing arrangement for various sectors of the Plan, depending on the timing, location and size of eventual development proposals. Therefore, a

mechanism must exist for managing this aspect of the implementation process, in close collaboration with the Planning Division and other appropriate County agencies. This device has worked well elsewhere in the County where customized guidance is needed over a long period of implementation. Moreover, individual properties in the Cajon/Kendall corridor will not have the advantage of a large-scale project as the basis for funding improvements and a means of coordinating this aspect of development will be of considerable value to these property owners.

- The County should actively seek state and federal grants and loans to help defray the costs of constructing and maintaining backbone infrastructure and public services. The rationale for this recommendation is that this is an unusually significant environmental and activity gateway to the region along the Interstate Highway system and, because of the magnitude of activity envisioned here, if is of more than local interest.

- Necessary backbone infrastructure should be required through development agreements or should be conditioned prior to the approval of individual development projects. The rationale is that a quid-pro-quo must be devised in each case, based on the public costs and benefits associated with the proposed development, and the most effective vehicle for capturing mutually beneficial provisions is a development agreement.

- If appropriate, a development impact fee program should be adopted to assure that all development is paying its fair share for backbone infrastructure. The rationale for this recommendation is that properties in different planning sub-areas (portions of the Glen Helen Specific Plan area) will enjoy differing degrees of benefit and therefore should have a fee structure geared to the level of benefit. This will enable the accumulation of funds over time to assist in providing improvements.

- Upon the request of individual developers, the County should consider the formation of assessment districts and/or community facilities districts to finance the construction of backbone infrastructure, especially when necessary to assure the timeliness of such infrastructure. The rationale for this recommendation is that such support is an essential form of partnership with requesting private sector investors and is a proper application of public authority in pursuit of timely implementation of the Specific Plan.

- In the case of backbone infrastructure such as sewer and water improvements, where enterprise fund revenues are available as a result of user charges, the County should consider the use of revenue bonds to promote the construction of this backbone infrastructure without relying on land-secured debt. The rationale for this recommendation is that user charges as backing for revenue bonds, over time, can facilitate

completion of the backbone infrastructure system earlier in the development process than would otherwise be the case.

- In approving new development, generate a source of revenues to cover debt service payments being paid from the County General Fund for outstanding bonds used to construct the Glen Helen Parkway interchange. The rationale for this recommendation is that it is desirable to retire these bonds as quickly as possible and do it from a source that frees up General Fund monies for other purposes.

APPENDIX A – EIR ADDENDUM (SYCAMORE FLATS)

EXHIBIT D-1

PUBLIC OUTREACH INFORMATION RECORD

Project Notice

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2023-00053

ASSESSOR PARCEL NO: NORTH GLEN HELEN SUB-AREA: 0349-201-04 -05, 06, -09, -26, -29, -36; 0349-191-08, -21, -24.

SYCAMORE FLATS SUB-AREA: 0239-021-15, -16, -21; 0239-031-17, -18, -19, -20, -21, -22, -35 -36.

DEVORE SUBAREA: 0349-174-01,-03, -12.

APPLICANT: PHARRIS SYCAMORE FLATTS LLC

LOCATION: NORTH GLEN HELEN SUB-AREA, DEVORE SUB-AREA AND SYCAMORE FLATS SUB-AREA (GLEN HELEN SPECIFIC PLAN)

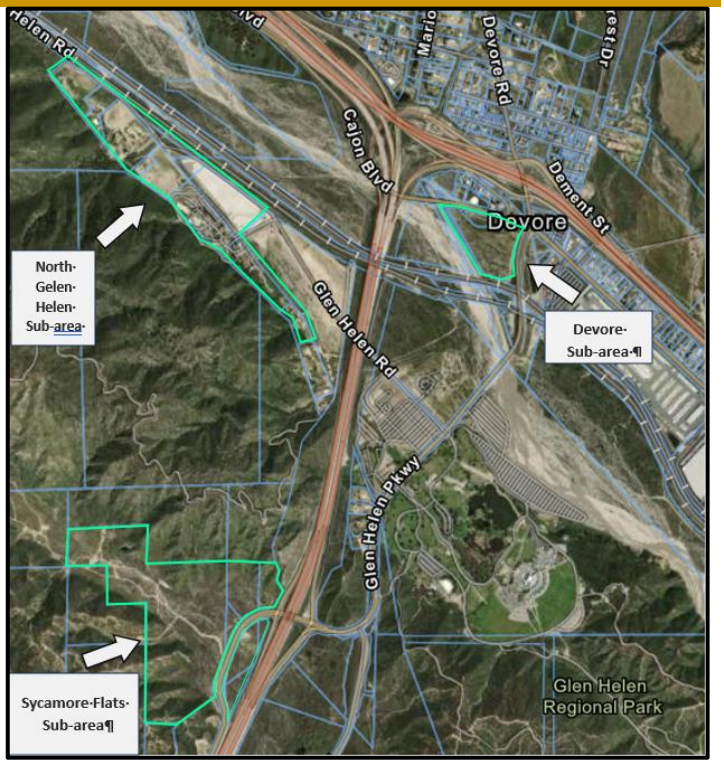
COMMUNITY: UNINCORPORATED SAN BERNARDINO COUNTY, CITY OF SAN BERNARDINO SPHERE OF INFLUENCE, CITY OF RIALTO SPHERE OF INFLUENCE

ZONING: GLEN HELEN SPECIFIC PLAN

Project Proposal

A Specific Plan Amendment to amend the current Glen Helen Specific Plan by rezoning a total of 238.6 acres consisting of approximately 79 acres within the North Glen Helen Sub-area (APN: 0349-201-04, -05, 06, -09, -26, -29, -36; 0349-191-08, -21, -24) from Destination Recreation (DR) to Corridor Industrial (CI) Land Use Designation, approximately 19 acres within the Devore Sub-area (APN: 0349-174-01,-03, -12) from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) Land Use Designation and approximately 150 acres within the Sycamore Flats Sub-area (APN: 0239-021-15, -16, -21; 0239-031-17, -18, -19, -20, -21, -22, -35, -36) from Single-Family Residential (SFR-SF) and High Density Residential (HDR) Overlay Zone to Corridor Industrial (CI) and Corridor Industrial (CI) Overlay Zone.

Proposed Rezoning



Jon Braginton, Planner
385 N. Arrowhead Ave
San Bernardino, CA 92415-0187
Phone: 909.387.4110 / 760.776.6144
E-mail: jon.braginton@lus.sbcounty.gov
Fax: 909.387.3223

We'd love to hear from you….

Please submit comments by March 6, 2024, in order to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Sub-area(s) you wish to discuss. If you have no comment, a reply is not necessary. Thank You..

Project Decision

If you have any comments regarding this proposed project contact Planner, Jon Braginton at 760-776-6144, by email at jon.braginton@lus.sbcounty.gov, or mail your concerns to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

Name: _____

E-mail Address: _____

Mailing Address: _____

Braginton, Jon

From: Braginton, Jon
Sent: Thursday, September 12, 2024 6:25 PM
To: norettabarker@gmail.com
Subject: FW: PROJ-2023-00053 Glen Helen Specific Plan Amendment

Hello,

The San Bernardino County Land Use Services Planning Division is inviting the Public to respond to an Application filed for a proposed Amendment to the Glen Helen Specific Plan for the Sycamore Flats, Devore, and North Glen Helen sub-areas (see below aerial map location).



The Proposal is to amend the current Glen Helen Specific Plan by rezoning a total of 238.6 acres consisting of approximately 79 acres within the North Glen Helen Sub-area (APN: 0349-201-04, -05, 06, -09, -26, -29, -36; 0349-191-08, -21, -24) from Destination Recreation (DR) to Corridor Industrial (CI) Land Use Designation, approximately

19 acres within the Devore Sub-area (APN: 0349-174-01,-03, -12) from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) Land Use Designation and approximately 150 acres within the Sycamore Flats Sub-area (APN: 0239-021-15, -16, -21; 0239-031-17, -18, -19, -20, -21, -22, -35, -36) from Single-Family Residential (SFR-SF) and High Density Residential (HDR) Overlay Zone to Corridor Industrial (CI) and Corridor Industrial (CI) Overlay Zone.

Please contact Jon Braginton, Planner, at 760-776-6144 or email at jon.braginton@lus.sbcounty.gov for any questions that you may have in regard to the Proposal. We value your response and look forward to hearing from you.

Thank You,

Jon

Jon Braginton
Planner
Land Use Services Department
Phone: 909-387-4110 / 760-776-6144
Fax: 909-387-3223
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0187

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www.SBCounty.gov

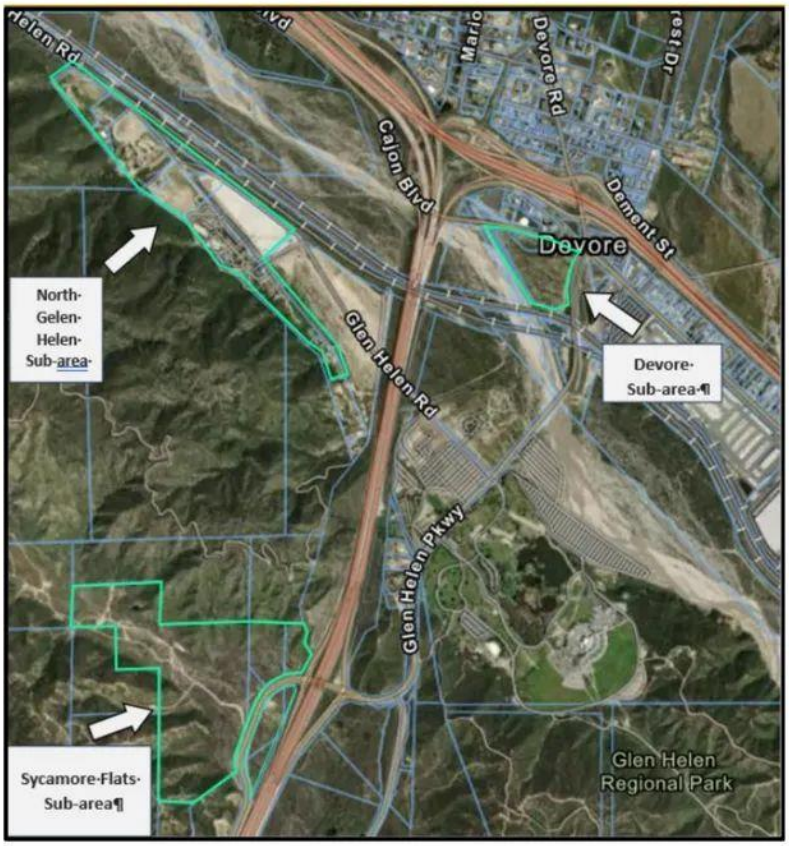
County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender

IMPORTANT

Game Changer!!
Rezoning from Commercial to Industrial in the Devore Track

Urgent Community meeting coming soon

The San Bernardino County Land Use Services Planning Division is inviting the Public to respond to an Application filed for a proposed Amendment to the Glen Helen Specific Plan for the Sycamore Flats, Devore, and North Glen Helen sub-areas (see below aerial map location).



The Proposal is to amend the current Glen Helen Specific Plan by rezoning a total of 238.6 acres consisting of approximately 79 acres within the North Glen Helen Sub-area (APN: 0349-201-04, -05, 06, -09, -26, -29, -36; 0349-191-08, -21, -24) from Destination Recreation (DR) to Corridor Industrial (CI) Land Use Designation, approximately 19 acres within the Devore Sub-area (APN: 0349-174-01,-03, -12) from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) Land Use Designation and approximately 150 acres within the Sycamore Flats Sub-area (APN: 0239-021-15, -16, -21; 0239-031-17, -18, -19, -20, -21, -22, -35, -36) from Single-Family Residential (SFR-SF) and High Density Residential (HDR) Overlay Zone to Corridor Industrial (CI) and Corridor Industrial (CI) Overlay Zone.

Please contact Jon Braginton, Planner, at 760-776-6144 or email at jon.braginton@lus.sbcounty.gov for any questions that you may have in regard to the Proposal. We value your response and look forward to hearing from you

EXHIBIT D-2

DEVORE RURAL PROTECTION ASSOCIATION PUBLIC COMMENTS

From: David Justice
To: Braginton, Jon
Subject: Glen Helen Specific Plan Change
Date: Sunday, September 29, 2024 8:20:26 PM

You don't often get email from davidhjustice@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

I just read the flyer that the County wants to change the zoning in three areas. My questions are:

1. What is corridor industrial? Types of businesses?
2. What will be done to help with traffic? Trucks are not allowed on Devore rd East of the 215. It is a two lane road with several tight curves and older bridges. Devore Road already is a parking lot on certain days when traffic is bad on the pass.
3. You also have a school in Devore and what steps are being taken to protect the children from increased traffic and pollution? There are several bus stops on Devore Rd and people drive way over 40mph. I think putting a few stop signs on Devore Road would take care of many of the speeders and people wouldn't use the road as a "short-cut". When traffic is bad, we can't even go out in our front yard because of the smell of exhaust.

David Justice
Devore CA

From:	Karan Slobom
To:	Braginton, Jon
Cc:	Darcee Klapp; Noretta Barker
Subject:	PROJ-2023-00053 Glen Helen Specific Plan Amendment
Date:	Monday, September 30, 2024 1:09:23 PM
Attachments:	image002.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good Afternoon Jon,

Thank you for thinking of our community by including us, & forwarding this very important information.

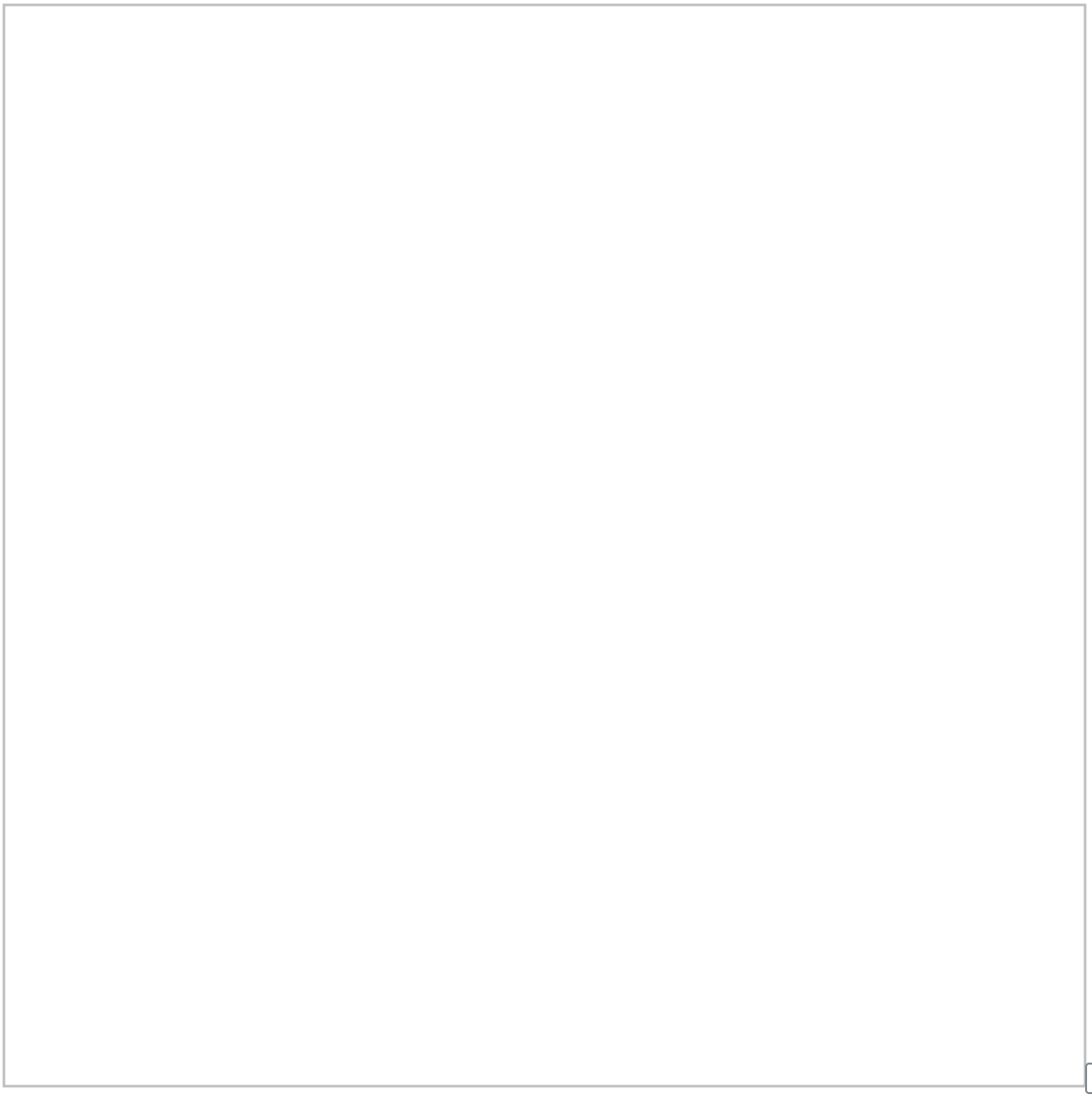
As the Vice-President of the DRPA, we are respectfully asking to schedule an appointment to meet with you to discuss this re-zoning to the Devore Track.

We look forward to hearing from you as soon as your calendar permits.

If you have any questions, or like to discuss scheduling an appointment, please contact me at (909) 278-9896.

Again, we thank you for thinking of our Devore Community.

The San Bernardino County Land Use Services Planning Division is inviting the Public to respond to an Application filed for a proposed Amendment to the Glen Helen Specific Plan for the Sycamore Flats, Devore, and North Glen Helen sub-areas (see below aerial map location).



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Respectfully,

Karan Slobom
Vice-President DRPA

Realtor
Coldwell Banker Home Source
(909) 278-9896
DRE#02060481

From: krn4pets
To: Braginton, Jon
Subject: Rezoning the Devore Track
Date: Monday, September 30, 2024 10:55:41 AM

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Hello,
I would like more information on the proposed rezoning of the Devore Track, please.
From what I've seen and heard so far, this is completely unacceptable. I'm a 20+ year resident of Devore, and this rezoning will greatly impact our rural way of life. There has already been way too many zoning changes in the Cajon Corridor that has made traffic and air quality a serious issue.
Thank you,
Karen Lees

From: Honda Rider
To: Braginton, Jon
Subject: Rezoning from Commercial to Industrial in the Devore Track
Date: Tuesday, October 1, 2024 7:38:06 AM

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Please do not approve this as air and ground water quality would be impacted in the area.

Eric Raymundo

From: Elaine Hasse
To: Braginton, Jon
Cc: Jules Clark
Subject: Rezoning Inquiry for 2150 Glen Helen Road
Date: Wednesday, October 2, 2024 6:47:32 PM
Attachments: Rezoning from Commercial to Industrial.JPG

You don't often get email from ehasse@amsiemail.com. Learn why this is important

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Good evening Jon,

We received your notification about the **rezoning** from **Commercial** to **Industrial** as part of the North Glen Helen sub-area. In the accompanying photo, it appears that 2150 Glen Helen Road is included in the rezoning; however, we noticed that the APN for this parcel is not listed.

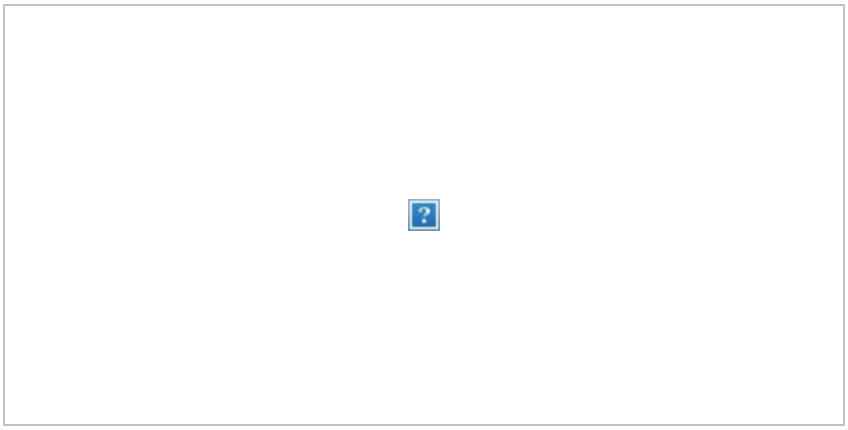
2150 Glen Helen Road APN: 0349-201-20-0000

If the parcel is not currently included in the rezoning, **would it be possible to have it added?** We would greatly appreciate your consideration.

Thank you very much for your time, and we look forward to your response.

Warm regards,

Elaine Hasse & Jules Clark





Braginton, Jon

From: WANDA TORRES <wanda@torresteamrealty.com>
Sent: Friday, October 4, 2024 1:40 PM
To: Braginton, Jon
Cc: Monique Armendariz; Carlos Correa
Subject: Rezoning on Glen Helen, SB

You don't often get email from wanda@torresteamrealty.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello Jon,

I currently have a couple of clients and a listing in that immediate area and the sellers would like to know how the rezoning will affect their property and maybe how they can be part of the rezoning.

My clients own 0349-201-34 and their neighbors / 0349-201-35 / 0349-201-20 are right at the end of the request for Zone Changing...

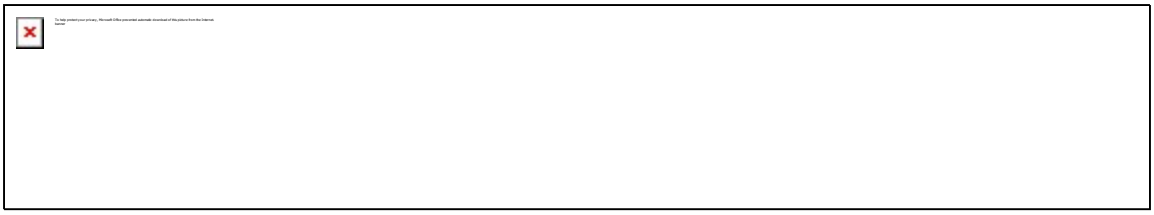
What would this mean for their property?

They currently live on the properties...

Wanda Torres
Director | REALTOR® | Certified Mentor |
Torres Team Realty
brokered by eXp Realty Inc.
Residential & Commercial Real Estate

Phone: 909-749-8335
Mobile: 818-912-8335
Email: wanda@torresteamrealty.com
Website: www.TorresTeamRealty.com
Address: Serving San Bernardino, Riverside, Los Angeles County and Surrounding Areas

The Model Explained - What is eXp? | Our Team is Growing, Join us eXp Realty |



Every House (building) is built by someone, but the builder of all things is GOD. Hebrew 3:4

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute, or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing, or taking any action in reliance on the contents of this information is strictly prohibited.

Braginton, Jon

From: Lizabeth Hope-King <hesperoyucca@gmail.com>
Sent: Saturday, October 12, 2024 9:37 PM
To: Braginton, Jon
Cc: Liang, Aron
Subject: Rezoning and development

Follow Up Flag: Follow up
Flag Status: Flagged

[Some people who received this message don't often get email from hesperoyucca@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Jon
This is frightening! The Oasis, two new gas stations and now large tracts of land are being rezoned for industrial use. I have heard these sites will become truck stops and parking for semi trucks.
How can the Devore bridge and all of our surrounding roadways connecting our freeway systems possibly accommodate this kind of traffic?
And what about the environmental damage that all of this development will bring? Constant roadway congestion is loud and dangerous. Residents can no longer come and go and our wildlife has been driven away or killed on the road. Gas and oil runoff will contaminate our water and exhaust emissions from all of this traffic will foul our air.
The Devore community has been here for about 125 years and there are roughly 3,000 residents living here. Will the City Planning Commission allow any consideration for us? Or will Devore be swallowed up and wiped out in the name of urban development and tax revenue enrichment for the city and county of San Bernardino?
Your motto states:
“Our job is to create a county in which those who reside and invest can prosper and achieve well being.”
Our community has been residing here for more than a century, please consider our well being.
Thank you, Liz Hope-King
Sent from my iPhone

From: gollatz@gollatz.com
To: Braginton, Jon
Cc: gollatz@gollatz.com; "Noretta Barker"; Gibson-Williams, Gina; Raad, Elie
Subject: The Devore meeting for zone change
Date: Tuesday, October 29, 2024 10:16:03 AM

Some people who received this message don't often get email from gollatz@gollatz.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Jon:

As per the conversation yesterday I am following through with questions our community has for the re-zoning meeting with EPD Solutions dated November 7, 2024, at Kimbark School from 6:00pm to 8:00pm.

EPD Solutions has been hired as the consultant / builder for the corner of Devore Road and Cajon Blvd. and as per their website EPD has "strong connections in Southern California government, assisting in compliance with conditions of mitigation measures, permits, and maximize future entitlement rights". This company not only has a vision, but they are moving forward.

As President of the DRPA the Devore community is asking a lot of questions and before the November 7th meeting would like to be informed.

Questions:

1. Will the County or EPD Solutions be presenting anymore of their information before the meeting so our community is notified?
2. A flyer was emailed by you however, it is very bland on any information.
3. How big of the parcel does this entail (Devore Rd. & Cajon Blvd)?
4. Why a re-zoning from commercial to industrial?
5. Why do they need a zone change and what are they going to use the property / properties for?

Please advise your responses to the above inquiries prior to our scheduled meeting November 7th.

Regards, Darcee Klapp – DRPA President

gollatz@gollatz.com <gollatz@gollatz.com> Mon, Mar 24, 2025 at 12:42 PM

To: Glen Helen Specific Plan <glenhelenoutreach@gmail.com>

Dear Dane:

4/8/25, 10:58 AM Gmail - Glen Helen Specific Plan Amendment - Update

Thank you for the update. I had spoken with Greg sometime in February asking about any updates, but none were available. I did give him the following:

After the November meeting I sent an email out to our residents here is their replies:

27 people asked for a nice strip mall with possibly with 5-7 businesses – a veterinarian (none within 20 miles+), yogurt station, nail salon etc. possibly 1 or 2 fast food drive thru (especially In-N-Out or quality food). 30 people asked for a Devore Community Center – Devore has never had any type of facility (ie: community center) for Devore community out-reach such as meals on wheels location for our elderly, bingo for our elderly, kids classes and food distribution. 1 person asked for a park

Devore is aware that Old Dominion Trucking owns the property and Devore is trying desperately to not become a trucking industry. We have joined with Friends of Yucaipa and the AQMD plus others to stop or reduce the trucking industry as it is not a fit for our area and with the beautiful Glen Helen Park. The past Specific Plans have always said that Cajon and Devore Road were to be the “gateway” to the Cajon Pass. Cajon Blvd. is only two lanes (one up and one down) with a massive trucking company such as Old Dominion using Cajon Blvd. as their only egress and ingress this would be a logistical nightmare.

There is the property for massive trucks near the upcoming Oasis that is called Sycamore Canyon which has plenty of property and then we also have the massive Amazon to the right on Glen Helen Road (still not zoned correctly as commercial but destination entertainment).

We ask that the idea of a nice strip mall is addressed and different businesses be entertained other than what will be offered at the Oasis. I understand that industrial is more expensive than commercial but the commuters, Devore residents, and the new AM/PM would like quality, please!

Many Devore residents wanted me to state and I said I would add: “Devore was here long before Rosena Ranch and considers it prejudiced that the new area receives the “new” businesses while Devore possibly gets the junk. We will fit hard against anymore trucking industries or a business (businesses) that

will not enhance our area”,

I must agree.

I can be available to discuss details or updates and thank you for your out-reach. gollatz@gollatz.com or

(909) 856-5089

Regards, Darcee Klapp / DRPA President – Devore Rural Protection Association

[Quoted text hidden]

EXHIBIT D-3

COMMUNITY OUTREACH PUBLIC COMMENTS

From: Sea lion Defense Brigade
To: glenhelenoutreach@gmail.com
Cc: admin@thedrpa.org; Braginton, Jon; denneigh2@yahoo.com
Subject: Fwd: Bioaccumulation of Micro-Plastics
Date: Friday, November 8, 2024 9:01:04 AM
Attachments: 1-s2.0-S0269749122016700-main (1).pdf
1-s2.0-S0304389423003722-main.pdf

You don't often get email from flatheadstick@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello, I attended the meeting last night and we don't want Devore, turned into Jake brake alley & we do not want our air, and scarce water sources stolen or polluted by microplastics derived from a proposed immense traffic increase. "It's a hell of a lot more" than just changing the colors on the map. Ninette

---------- Forwarded message ---------
From: **Sea lion Defense Brigade** <flatheadstick@gmail.com>
Date: Fri, Nov 8, 2024 at 8:46 AM
Subject: Bioaccumulation of Micro-Plastics
To: jon.braginton@lus.sbcounty.gov <jon.braginton@lus.sbcounty.gov>
Cc: <admin@thedrpa.org>, cjvortex1@gmail.com <cjvortex1@gmail.com>, <denneigh2@yahoo.com>

Hello, PFAS , Dioxins, estrogen mimickers & endocrine disruptors bio accumulate as it works its way up the food chain. Often the negative impacts will show up in the offspring of the host(micro-penis) species that goes extinct. Because once the gene is mutated it does not go back.

Peace in a micro-plastic world.
Ninette Jones

From: Sea lion Defense Brigade
To: glenhelenoutreach@gmail.com
Cc: admin@thedrpa.org; Braginton, Jon; denneigh2@yahoo.com
Subject: Fwd: Bioaccumulation of Micro-Plastics
Date: Friday, November 8, 2024 9:01:04 AM
Attachments: 1-s2.0-S0269749122016700-main (1).pdf
1-s2.0-S0304389423003722-main.pdf

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From: Sea lion Defense Brigade
To: Braginton, Jon; cjvortex1@gmail.com
Cc: admin@thedrpa.org
Subject: PDF Tires/ Mocro Plastics
Date: Friday, November 8, 2024 8:04:15 AM
Attachments: Sommeretal2018(4) (1) (1).pdf

You don't often get email from flatheadstick@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello Jon, we spoke last night at the meeting. Here is the study I said I'd share with you. I have cc'd DRPAadmin.
Here is a study that found vehicle tires as a major source of micro plastic pollution wreaking havoc on our air and groundwater .
PS.
Just an idea: Expanding Glen Helen park will be an economic draw for SB county, A win/ win to help prevent ecological damage & lower the industrial impact of microplastics. Enhanced health, enjoyment for SB county residents as well could be for example fantastic bike, horse trails & camping and still accessible to migrating wildlife.
Peace
Ninette Jones

gollatz@gollatz.com <gollatz@gollatz.com> Mon, Mar 24, 2025 at 12:42 PM

To: Glen Helen Specific Plan <glenhelenoutreach@gmail.com>

Dear Dane:

4/8/25, 10:58 AM Gmail - Glen Helen Specific Plan Amendment - Update

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I must agree.

I can be available to discuss details or updates and thank you for your out-reach. gollatz@gollatz.com or

(909) 856-5089

Regards, Darcee Klapp / DRPA President – Devore Rural Protection Association

[Quoted text hidden]

EXHIBIT E

SB-18 NOTICING AND COMMENTS

Local Government Tribal Consultation List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

■ **CEQA Tribal Consultation List (AB 52)** – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

■ **General Plan (SB 18)** - *Per Government Code § 65352.3.*

Local Action Type:

☐ General Plan ☐ General Plan Element ☐ General Plan Amendment
☐ Specific Plan ☑ Specific Plan Amendment ☐ Pre-planning Outreach Activity

Required Information

Project Title: Pharris Sycamore Flatts LLC

Local Government/Lead Agency: County of San Bernardino

Contact Person: Jon Braginton

Street Address: 385 N. Arrowhead Avenue

City: San Bernardino, CA **Zip:** 92415-0187

Phone: (909) 387-4110 / (760) 776-6144 **Fax:** (909) 387-3223

Email: Jon.Braginton@lus.sbcounty.gov

Specific Area Subject to Proposed Action

County: San Bernardino **City/Community:** Glen Helen/Devore

Project Description:

A Specific Plan Amendment to amend the current Glen Helen Specific Plan by rezoning a total of 238.6 acres consisting of approximately 79 acres within the North Glen Helen Sub-area (APN: 0349-201-04, -05, 06, -09, -26, -29, -36; 0349-191-08, -21, -24) from Destination Recreation (DR) to Corridor Industrial (CI) Land Use Designation, approximately 19 acres within the Devore Sub-area (APN: 0349-174-01,-03, -12) from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) Land Use Designation and approximately 150 acres within the Sycamore Flats Sub-area (APN: 0239-021-15, -16, -21; 0239-031-17, -18, -19, -20, -21, -22, -35, -36) from Single-Family Residential (SFR-SF) and High Density Residential (HDR) Overlay Zone to Corridor Industrial (CI) and Corridor Industrial (CI) Overlay Zone.

Additional Request

■ **Sacred Lands File Search** - ***Required Information:***

USGS Quadrangle Name(s): 34.201809, -117.418951 / 34.219613, -117.404522 / 34.222620, -117.421938

Township: 1N, 2N **Range:** 5W **Section(s):** 4, 5, 32, 33, 29

NATIVE AMERICAN HERITAGE COMMISSION

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Cahuilla

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Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

February 23, 2024

Jon Braginton
San Bernardino County

Via Email to: Jon.Braginton@lus.sbcounty.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Pharris Sycamore Flatts LLC Project, San Bernardino County

To Whom It May Concern:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1(d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

    - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
    - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
    - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
    - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

    - Any report that may contain site forms, site significance, and suggested mitigation measures.

      All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The result of the Sacred Lands File (SFL) check conducted through the Native American Heritage Commission was positive. Please contact the Gabrieleno Band of Mission Indians - Kizh Nation on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the potential APE; and

5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand well help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address:
Murphy.Donahue@NAHC.ca.gov

Sincerely,

Murphy Donahue

Murphy Donahue
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
San Bernardino County
6/6/2023

Agua Caliente Band of Cahuilla Indians
Reid Milanovich, Chairperson
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919
laviles@aguacaliente.net

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
84-001 Avenue 54 — Cahuilla
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161
hhaines@augustinetribe.com

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway — Cahuilla
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880
jstapp@cabazonindians-nsn.gov

Cahuilla Band of Indians
Daniel Salgado, Chairperson
52701 U.S. Highway 371 — Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 — Gabrieleno
Covina, CA, 91723
Phone: (844) 390 - 0787
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 — Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 — Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078 — Gabrielino
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 — Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez, Chairperson
23454 Vanowen Street — Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
Chavez1956metro@gmail.com

Gabrielino-Tongva Tribe
Sam Dunlap, Cultural Resource Director
P.O. Box 3919 — Gabrielino
Seal Beach, CA, 90740
Phone: (909) 262 - 9351
tongvatcr@gmail.com

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Specific Plan Amendment for the Oasis at Glen Helen Parkway Project, San Bernardino County.

Native American Heritage Commission
Tribal Consultation List
San Bernardino County
6/6/2023

Los Coyotes Band of Cahuilla and Cupeño Indians
Ray Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712
Cahuilla

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA, 92220
Phone: (951) 755 - 5110
Fax: (951) 755-5177
abrierty@morongo-nsn.gov
Cahuilla
Serrano

Morongo Band of Mission Indians
Ann Brierty, THPO
12700 Pumarra Road
Banning, CA, 92220
Phone: (951) 755 - 5259
Fax: (951) 572-6004
abrierty@morongo-nsn.gov
Cahuilla
Serrano

Quechan Tribe of the Fort Yuma Reservation
Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee
P.O. Box 1899
Yuma, AZ, 85366
Phone: (928) 210 - 8739
culturalcommittee@quechantribe.com
Quechan

Quechan Tribe of the Fort Yuma Reservation
Jordan Joaquin, President, Quechan Tribal Council
P.O.Box 1899
Yuma, AZ, 85366
Phone: (760) 919 - 3600
executivesecretary@quechantribe.com
Quechan

Quechan Tribe of the Fort Yuma Reservation
Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ, 85366
Phone: (928) 261 - 0254
historicpreservation@quechantribe.com
Quechan

Ramona Band of Cahuilla
Joseph Hamilton, Chairperson
P.O. Box 391670
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramona-nsn.gov
Cahuilla

San Manuel Band of Mission Indians
Alexandra McCleary, Cultural Lands Manager
26569 Community Center Drive
Highland, CA, 92346
Phone: (909) 633 - 0054
alexandra.mccleary@sanmanuel-nsn.gov
Serrano

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov
Cahuilla

Serrano Nation of Mission Indians
Wayne Walker, Co-Chairperson
P. O. Box 343
Patton, CA, 92369
Phone: (253) 370 - 0167
serranonation1@gmail.com
Serrano

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Specific Plan Amendment for the Oasis at Glen Helen Parkway Project, San Bernardino County.

Serrano Nation of Mission Indians
Mark Cochrane, Co-Chairperson
P. O. Box 343 Serrano
Patton, CA, 92369
Phone: (909) 528 - 9032
serranonation1@gmail.com

Soboba Band of Luiseno Indians
Isaiah Vivanco, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Torres-Martinez Desert Cahuilla Indians
Thomas Tortez, Chairperson
P.O. Box 1160 Cahuilla
Thermal, CA, 92274
Phone: (760) 397 - 0300
Fax: (760) 397-8146
thomas.tortez@torresmartinez-nsn.gov

Twenty-Nine Palms Band of Mission Indians
Darrell Mike, Chairperson
46-200 Harrison Place Chemehuevi
Coachella, CA, 92236
Phone: (760) 863 - 2444
Fax: (760) 863-2449
29chairman@29palmsbomi-nsn.gov

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Specific Plan Amendment for the Oasis at Glen Helen Parkway Project, San Bernardino County.

Project Notice

ATTENTION: NAHC MEMBERS

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2023-00053

ASSESSOR PARCEL NO: NORTH GLEN HELEN SUB-AREA: 0349-201-04 -05, 06, -09, -26, -29, -36; 0349-191-08, -21, -24.

SYCAMORE FLATS SUB-AREA: 0239-021-15, -16, -21; 0239-031-17, -18, -19, -20, -21, -22, -35 -36.

DEVORE SUBAREA: 0349-174-01,-03, -12.

APPLICANT: PHARRIS SYCAMORE FLATTS LLC

LOCATION: NORTH GLEN HELEN SUB-AREA, DEVORE SUB-AREA AND SYCAMORE FLATS SUB-AREA (GLEN HELEN SPECIFIC PLAN)

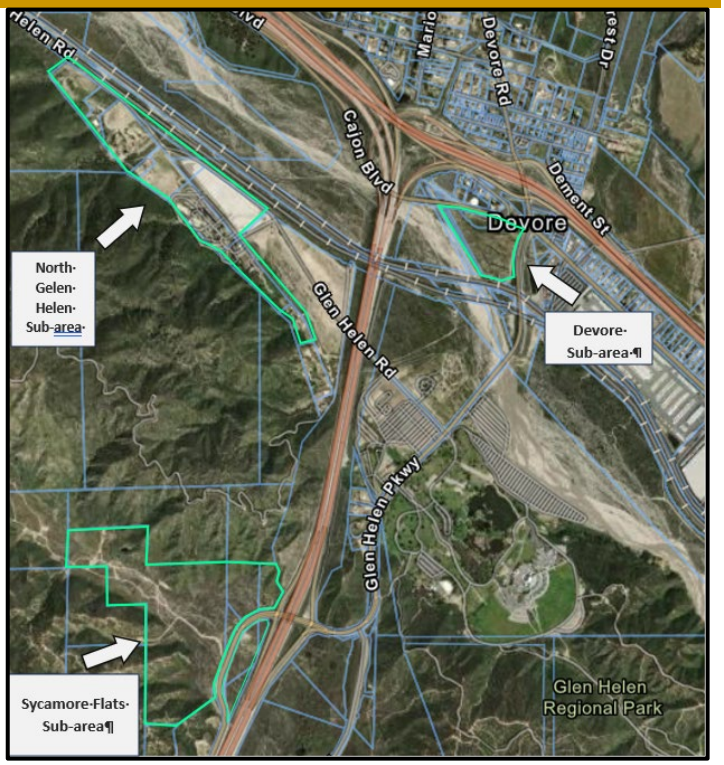
COMMUNITY: UNINCORPORATED SAN BERNARDINO COUNTY, CITY OF SAN BERNARDINO SPHERE OF INFLUENCE, CITY OF RIALTO SPHERE OF INFLUENCE

ZONING: GLEN HELEN SPECIFIC PLAN

Project Proposal

A Specific Plan Amendment to amend the current Glen Helen Specific Plan by rezoning a total of 238.6 acres consisting of approximately 79 acres within the North Glen Helen Sub-area (APN: 0349-201-04, -05, 06, -09, -26, -29, -36; 0349-191-08, -21, -24) from Destination Recreation (DR) to Corridor Industrial (CI) Land Use Designation, approximately 19 acres within the Devore Sub-area (APN: 0349-174-01,-03, -12) from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) Land Use Designation and approximately 150 acres within the Sycamore Flats Sub-area (APN: 0239-021-15, -16, -21; 0239-031-17, -18, -19, -20, -21, -22, -35, -36) from Single-Family Residential (SFR-SF) and High Density Residential (HDR) Overlay Zone to Corridor Industrial (CI) and Corridor Industrial (CI) Overlay Zone.

Proposed Rezoning



Jon Braginton, Planner
385 N. Arrowhead Ave
San Bernardino, CA 92415-0187
Phone: 909.387.4110 / 760.776.6144
E-mail: jon.braginton@lus.sbcounty.gov
Fax: 909.387.3223

We'd love to hear from you….

Pursuant to Government Code Sec. 65352.3 you are invited to comment on and consult with Land Use Services staff regarding the project. The consultation request must be received in writing no later than 90 days from the date on which you received this referral notification.

Project Decision

If you have any comments regarding this proposed project contact Planner, Jon Braginton at 760-776-6144 , by email at jon.braginton@lus.sbcounty.gov, or mail your concerns to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

Name:

E-mail Address:

Mailing Address:

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

Jon.braginton@lus.sbcounty.gov

Jon Braginton
Planner
County of San Bernardino
Land Use Services Department
385 N Arrowhead Ave
San Bernardino, CA 92415-0187

MORONGO BAND OF MISSION INDIANS
A SOVEREIGN NATION

March 18, 2024

RE: Notice of Application Project 2023-00053

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the County of San Bernardino letter regarding the above referenced project on March 18, 2024. The proposed Proj 2023-00053 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the Agency to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1) and Senate Bill (SB) 18 (Government Code 65362.3) and requests the following from the County to ensure meaningful consultation:

- Currently proposed Project design and Mass Grading Maps
- A records search conducted at the appropriate California Historical Resources Information System (CHRIS) center with at least a 1.0-mile search radius from the project boundary. If this work has already been done, please furnish copies of the cultural resource documentation (ArcMap Shapefiles, reports and site records) generated through this search so that we can compare and review with our records to begin productive consultation.
- Tribal participation (a.k.a. tribal monitors) during the pedestrian survey and testing, if this fieldwork has not already taken place. In the event that archaeological crews have completed this work, our office requests a copy of the current Phase I study or other cultural assessments (including the cultural resources inventory).
- Shapefiles of the Projects area of effect (APE)
- Geotechnical Report

This letter does not conclude consultation. Upon receipt of the requested documents the MBMI THPO may further provide recommendations and/or mitigation measures.

The lead contact for this Project is Bernadette Ann Brierty, Tribal Historic Preservation Officer (THPO). MBMI Cultural Resource Specialist Laura Chatterton, will be assisting the Tribe in the review of this project. Please do not hesitate to contact us at ABrierty@morongo-nsn.gov, THPO@morongo-nsn.gov, lchatterton@morongo-nsn.gov or (951) 663-2842, should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with theCounty.

Respectfully,



Bernadette Ann Brierty
Tribal Historic Preservation Officer
Morongo Band of Mission Indians

CC: Morongo THPO

12700 Pumarra Road – Banning, CA 92220 – (951) 755-5259 – Fax (951) 572-6004 – THPO@morongo-nsn.gov

TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place. Coachella, CA. 92236. Ph. 760.863.2444. Fax: 760.863.2449

April 10,2024

Jon Braginton, Planner
San Bernardino County
385 N. Arrowhead Ave
San Bernardino, CA 92415

RE: An Application has been filed with County Planning:Pharris Sycamore Flatts, LLC, North Glen Helen, PROJ-2023-00053

Dear Mr. Braginton,

This letter is in regards to an informal consultation for An application that has been filed with County Planning Pharris Sycamore Flatts, LLC, North Glen Helen, PROJ-2023-00053. A specific plan amendment to amend the current Glen Helen Specific Plan by rezoning a total of 238.6 acres consisting of 238.6 acres considering of approximately 79 acres within the North Glen Helen sub-area (APN 0349-201-04,05,09,26,29,36, 0349-191-08,21,24) from destination recreation to corridor industrial land use designation, approximately 19 acres within the Devore Sub-area (APN 0349-174-01-03, -12) from commercial/traveler Services (C/TS) to Corridor Industrial.

After reviewing the proposed project, the Twenty-Nine Palms Band of Mission Indians has determined: The project is outside of the known Chemehuevi Traditional Use Area. The other tribes who do have cultural affiliation with the project area should be contacted.

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email at Christopher.Nicosia@29palmsbomi-nsn.gov.

Sincerely,

Christopher Nicosia
Cultural Resources Manager, Twenty-Nine Palms Band of Mission Indians

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians recognized by the State of California as the aboriginal tribe of the Los Angeles basin

March 1, 2024

Project Name: Glen Helen Specific Plan

Thank you for your letter dated March 1,2024. Regarding the project above. This is to concur that we agree with the Specific Plan Amendment. However, our Tribal government would like to request consultation for all future projects within this location.

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 www.gabrielenoindians@yahoo.com gabrielenoindians@yahoo.com

From: Kristen Tuosto
To: Braginton, Jon
Subject: SB18 Response: PROJ-2023-00053, Rezoning 238.6 acres of North Glen Helen Sub-Area, Devore Sub-Area and Sycamore Flats Sub-Area, San Bernardino County [COU-SB-2024-1]
Date: Tuesday, February 27, 2024 1:52:47 PM

You don't often get email from kristen.tuosto@sanmanuel-nsn.gov. Learn why this is important

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Dear Jon,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly 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 February 27, 2024.

This effort is located within Serrano ancestral lands and may impact tribal cultural resources, and therefore, YSMN would like to initiate consultation pursuant to SB 18 and is requesting additional information concerning the proposed zoning changes, to include draft text, maps, etc.

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

Kristen Tuosto
Tribal Archaeologist
Kristen.Tuosto@sanmanuel-nsn.gov
O:(909) 864-8933 x 50-3421
M:(909) 725-1357
26569 Community Center Dr Highland, California 92346



From:	Braginton, Jon
To:	Tribal Historic Preservation Office
Cc:	Ann Brierty; Laura Chatterton; Joan Schneider; Liang, Aron
Subject:	PROJ 2023-00053: MBMI Response Letter
Date:	Tuesday, March 19, 2024 8:07:00 AM
Attachments:	image001.png

Hi Laura,

Thank You for the quick response. A little clarification on this Project. The action to be considered by the Planning Commission and the Board of Supervisors would be for adopting the change of the current land use of all three sub-areas to Corridor Industrial (CI) and with no development proposed at this time. Any future development proposed for the sub-areas would be subject to CEQA review and initiation of Tribal Consulting pursuant to AB-52, which would include initiation of consultation with the Morongo Band of Mission Indians. With that, please let me know if you have any questions.

Thank You,

Jon

Jon Braginton
Planner
Land Use Services Department
Phone: 909-387-4110 / 760-776-6144
Fax: 909-387-3223
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0187

Our job is to create a county in which those who reside and invest can prosper and achieve well-being.
www.SBCounty.gov

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From: Tribal Historic Preservation Office <thpo@morongo-nsn.gov>
Sent: Monday, March 18, 2024 4:41 PM
To: Braginton, Jon <Jon.Braginton@lus.sbcounty.gov>
Cc: Ann Brierty <ABrierty@morongo-nsn.gov>; Laura Chatterton <lchatterton@morongo-nsn.gov>; Joan Schneider <jschneider@morongo-nsn.gov>
Subject: San Bernardino County Project Notice PROJ 2023-00053

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The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the County of San Bernardino letter regarding the above referenced project on March 18, 2024. The

proposed Proj 2023-00053 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the Agency to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1) and Senate Bill (SB) 18 (Government Code 65362.3).

Please see our attached letter.

Respectfully,

Laura Chatterton

Cultural Resource Specialist

Tribal Historic Preservation Office

Morongo Band of Mission Indians

12700 Pumarra Road

Banning, CA 92220

O: (951) 755.5256

M: (951) 663.7570

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For your safety, the contents of this email have been scanned for viruses and malware.

From: THPO Consulting
To: Braginton, Jon
Cc: Salazar, Luz (TRBL)
Subject: PROJ-2023-00053
Date: Tuesday, February 27, 2024 2:17:04 PM
Attachments: image001.png

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Greetings,

A records check of the Tribal Historic Preservation Office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Best Regards,

Luz Salazar
Cultural Resources Analyst
lsalazar@aguacaliente.net
C: (760) 423-3148 | D: (760) 883-1137
5401 Dinah Shore Drive, Palm Springs, CA 92264

EXHIBIT F

NOTICE OF HEARING RESPONSES

From: krn4pets
To: Planning Commission Comments
Cc: gollatz@gollatz.com
Subject: Glen Helen SP amendment
Date: Thursday, May 8, 2025 3:42:11 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello,
I am a 20 year resident of Devore and i GREATLY oppose the proposed changes to the Glen Helen Specific Plan and Sycamore Flats area.
There has already been MASSIVE changes along the Cajon Corridor that have impacted our quality of life in Devore. Allowing these additional changes would make life unbearable.
The noise, the traffic, and most importantly, the air quality have become ridiculous with the amount of trucks that pass thru our area now.
Devore's motto is "Rural Living at its Finest", but recently it's not been very "fine".
I know we're a small community but I implore you not to allow these changes to our surrounding areas. Devore is a beautiful, rural area. We DO NOT want more commercial industrial properties.
Thank you,
Karen Lees
909.821.4899

From: John Marquez
To: Braginton, Jon
Subject: Opposition to Rezoning (Project #2025-00053)
Date: Tuesday, May 13, 2025 9:48:37 AM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

To:
Jon Braginton
385 N. Arrowhead Ave.
San Bernardino, CA 92415

Subject: Opposition to Rezoning (Project #2025-00053) in Glen Helen Special District 70 GH

Dear Members of the San Bernardino County Planning Commission,

I am writing to formally oppose the proposed rezoning for high-density housing under Project #2025-00053 in the Glen Helen Special District (District 70 GH), specifically in the Rosena Ranch area. As a resident and stakeholder in this community, I am deeply concerned about the significant and unresolved infrastructure failures that would be further exacerbated by new high-density development in this area.

1. **Schools and Educational Capacity**

- **Overcrowded Schools:** The only combined elementary/middle school in the area, Pakkuma, currently enrolls 931 students and does not accept transfer students. Many local children are already being sent to schools in the City of Rialto, indicating that the school is at or beyond capacity.
- **High Student-Teacher Ratio:** Most classes have a ratio of 35 students per teacher, which is above recommended standards and negatively impacts educational quality.
- **No Local High School:** High school students must travel ten miles to Cajon High School in San Bernardino, further straining families and transportation infrastructure in Rosena Ranch and the California State University area where Cajon High school is located.
- **Recent Overcrowding at Pakkuma middle school:** According to school staff, the school was "bursting at the seams" even before any new housing growth, making it clear that the area cannot support additional students without significant investment in new educational facilities.

2. **Fire Safety**

- The Rosena Ranch community was promised a local fire station as a condition for development once the 1,000th home was built. Despite this, and the fact that our community is now well over double that size, the fire station remains unbuilt and non-operational. This delay is particularly concerning given that funding for the fire station was secured through bonds as far back as 2005, and the need for this essential public

safety facility has only grown more urgent as the population has increased.

- Recent county documents confirm that the fire station is still only "in progress," and the project is now being combined with a sheriff substation for efficiency. However, this does not address the years-long gap in fire protection for thousands of residents even after several requests for a temporary fire station were made to both the Fire protection District and Land Use Services. The absence of a local fire station leaves Rosena Ranch dangerously exposed in the event of emergencies, especially given the area's designation as a Very High Fire Hazard Severity Zone by CalFire. Even if a fire station was built today a second fire station would be needed for the growth of the proposed rezoning.

Wildfire Preparedness

- **No Local Fire Station:** Despite approval by the BOS, bonds and $7 million in state funding, the promised fire station for Rosena Ranch remains unbuilt. Our community of 10,000 people has no local fire department, leaving us dangerously exposed in the event of a wildfire. According to the fire chief, regarding response times, the area is covered by the closest available fire engine rather than the closest available fire station. Fire trucks that are not stationed nearby may have to travel longer distances, increasing response times and potentially delay critical interventions, especially if they are returning from another call or covering a different area. Currently the response times are ten minutes or more, which is almost double the amount of time it takes for the average fire department to respond according to the National Fire protection Association.
- **Very High Fire Hazard Zone:** Half of Rosena Ranch lies within the State Responsibility Area (SRA) and is officially designated as a Very High Fire Hazard Severity Zone due to its urban-wildland interface. Both San Bernardino County Land Use Services and the Fire Protection District have been ignoring this issue after years of complaints.
- **Defensible Space Violations:** The State, County and local HOA have failed to enforce California's 100-foot (and, locally, 200-foot) defensible space requirements, citing that the mitigation cost would be prohibitive according to the Fire Chief. Some areas have only 26-feet of defensible space between a structure and the wildland, far below legal and safety standards set by state and county 100-foot laws.
- **Increased Risk to Neighboring Districts:** A wildfire in Rosena Ranch could easily spread to neighboring communities and the proposed rezoning areas based on geographics.

3. **Street and Pavement Failures**

- **Severe Pavement Cracks:** Streets in Rosena Ranch have 1 to 2-inch wide cracks, which are considered severe and indicate structural failure. These cracks are hazardous for pedestrians, cyclists, and vehicles, and are not suitable for simple crack sealing.
- **Deferred Maintenance:** Recent slurry sealing has not resolved these issues. Industry standards require full-depth repairs or patching for cracks of this size, and failure to address them will only worsen safety and infrastructure longevity.

4. **Concerns Over Additional High-Density Housing**

The proposal to rezone 60.8 acres for additional residential development is deeply troubling in light of these unresolved issues. Approving more housing without first fulfilling basic infrastructure commitments-like the fire station-puts both current and future residents at risk. The county's own planning and environmental documents acknowledge the ongoing need for improved public safety facilities in this area. It should also be noted that in addition to these proposed zoning changes, the Glen Helen Oasis project will also have an impact on this area. That project is a major commercial development project with hotel accommodations (PROJ 1023-00012, 2023096 and 2023-00100) that will also have an impact on our community.

Conclusion and Request

Given these documented infrastructure failures-in education, fire safety, and basic road maintenance-it is irresponsible and unsafe to approve rezoning for high-density housing in the Glen Helen Special District at this time. The current infrastructure cannot support additional residents, and further development would put both new and existing residents at risk.

We urge you to:

- Deny Project #2025-00053 until all critical infrastructure-schools, fire station, wildfire mitigation and roads-are brought up to code and capacity.
- Provide a clear, actionable plan for wildfire preparedness and compliance with state and local fire safety laws.
- Invest in immediate repairs and upgrades to local streets and educational facilities before considering any new development.

- Prioritize completion of all critical infrastructure before approving any new high-density residential zoning in or near Rosena Ranch.
- Ensure the safety and well-being of existing residents are not compromised by further development.

The cost of inaction is too high. Please prioritize the safety, education, and well-being of our community.

Thank you for your attention to this urgent matter.

From: gollatz@gollatz.com
To: Planning Commission Comments
Subject: Glen Helen SP Amendments
Date: Thursday, May 8, 2025 5:03:04 PM
Attachments: image002.emz
image004.png

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Inserts taken directly from Jon Braiginton email to Darcee Klapp dates 10/28/24 – I apologized for the cut and paste look, but I took directly the quotes -

Planning Commission:

Please see the Glen Helen Specific Plan dated 2005 but revised June 2024. We went from this (below #1) the Vision for the Glen Helen Specific Plan dated December 15, 2005 and revised June 2024 (JUST LAST YEAR) to (below #2) Old Dominion wanting a zone change for 504 truck spaces and a building on the largest parcel of property in Devore that is in Supervisor Rowe's jurisdiction. The County is giving incentives that no one has seen before with all four parcels being brought altogether to the Planning Commission on May 22, 2025 the County has made this deal very enticing. We shake our heads 504 trucks will be using the same ingress and egress on Cajon Boulevard that is only one lane north and one lane south going where?????
After this mess there will be no tourism anywhere around here, just trucks and pallet yards. There is no "plan" or one that the County sticks with just pieces of a puzzle that do not fit. Devore and Rosena Ranch are NOT trucking areas. Who would want to go to Glen Helen Park dodging trucks? We ask for your help in defeating the giant!
Regards, Darcee Klapp – President DRPA / from the Community of Devore and the DRPA -Devore Rural Protection Assoc.)

Originally Dated December 15, 2005 from the Glen Helen Specific Plan / Land Use Plan & Development Standards - Revised on June 2024 with the Following:

PREFACE

Glen Helen is a special place that provides a unique environment for residents, businesses, and visitors at a major gateway to the Southern California metropolis. It reflects a balance between intensive activities at the juncture of two major freeways and the stewardship of significant open space and natural resources adjacent to the

San Bernardino National Forest. It is several places bound together by a common theme, which yields an overall sense of place.

VISION FOR THE GLEN HELEN SPECIFIC PLAN

The Vision for Glen Helen responds to the many constituencies the area serves. When the plan is implemented, perhaps 15 or 20 years from now, this is what those constituents will see and experience:

PROMINENT GATEWAY AND STAGING AREA – Glen Helen will be a well-known destination and key stopover at the entrance to the Southern California metropolis. It will be a welcoming beacon to the traveling public as well as a center of activity for local residents. Recreation enthusiasts with a wide variety of interests will use Glen Helen as a staging area for access to nearby outdoor recreation attractions in the mountains and resort areas.

REGIONAL ENTERTAINMENT/RECREATION DESTINATION – Glen Helen Regional Park will continue as a major entertainment and recreation center with a mix of regionally significant active and passive recreation activities. Entertainment events may be more intimate than originally conceived, occurring much more often and attracting a wider range of performers. The annual schedule of events will be more consistent than in the early years of the Amphitheater's operation. The Regional Park will host multiple cultural/historic festivals throughout the year, drawing thousands of families for a weekend event. The Recreation Vehicle facilities in Glen Helen will be known as a haven for RV enthusiasts and space must be reserved well in advance. Major equestrian and hiking trails will link to regional routes along the Cajon Wash and into the National Forest. Linkage to the Santa Ana River Trail will complete an important connection to an extensive regional trail system. The example set by the small fishing lakes in the Regional Park may spark a water- oriented theme for much of the other development in the area. While small in area, the recurring water features can become a hallmark of the Glen Helen area.

COMPREHENSIVE OPEN SPACE SYSTEM – A combination of land use patterns, topographic detail, and careful landscaping will communicate a strong sense of open space, even within developed areas. Activities adjacent to open space areas will contribute to the open space system by providing a sensitive edge treatment that enhances open space resources. Significant habitat areas will be preserved, allowing sensitive plant and animal species to thrive. With an aggressive reforestation program undertaken by community activists and local students, in response to landscaping plans prepared for an updated park master plan as well as new private development, Glen Helen can become an oasis, with substantial, attractive plantings of mature trees and pleasant, shady alcoves. Native plants can be reintroduced in selected areas, which will delight botanical enthusiasts.

EFFICIENT LAND USE PATTERN – The mixture of uses should create a synergy and reinforce the economic value of the area as well as its attractiveness for visitors and residents alike. The development of high-quality lodging, RV facilities, food services, golf and other supporting uses will offer a "complete experience" for visitors and travelers. In addition, Glen Helen may become a magnet for making and assembling equipment appealing to the recreation market.

GH2.0635 **Trails Plan**

The Glen Helen Specific Plan includes a Trails Plan (Exhibit 2-12), that ties together the previous planning for local and regional trails, to create a trails system that is desirable and can be implemented. The Trails Plan is consistent with the County General Plan, as it implements segments of both the County Green Belt Trail and the Cajon Creek Trail, as generally shown in the Open Space Element. The Trails Plan is also a product of a coordinated planning effort between Glen Helen Regional Park's staff, the City of San Bernardino, and local equestrians.

The Trails Plan establishes two types of trails: 1) combined pedestrian and bike paths; and 2) combined hiking and equestrian trails. The pedestrian and bike paths are located along Glen Helen Parkway, Cajon Boulevard, Kendall Drive, and within the Glen Helen Regional Park. Connections to nearby local and regional trails are identified. The trail standards within the public right-of- way are provided for in the Streetscape Design Guidelines within Division 3, Chapter 1 of the Specific Plan. The trail standards are consistent with the County Development Code.

Equestrian and hiking trails also traverse the area. They include a loop system within the regional park; a trail along Glen Helen Road; a trail connection from the park to the utility easement through Sycamore Flats leading under the I-15 to other nearby trails; and connections to Cajon Wash leading to an ultimate potential connection to the Santa Ana River Trail. The hiking and equestrian trail standards along Glen Helen Parkway and Glen Helen Road are provided for in the Streetscape Design Guidelines within Division 3, Chapter 1 of the Specific Plan. The trail standards are consistent with the County General Plan. The County Trails Planning Staff will determine the trail design for offroad hiking and equestrian trails, based on the location and conditions of each trail segment, and the trail standards contain in the County Development Code.

➢TO THIS #2

NOTICE OF PUBLIC HEARING

SAN BERNARDINO COUNTY

NOTICE IS HEREBY GIVEN that the Planning Commission of San Bernardino County, at its regular meeting on **Thursday, May 22, 2025,** will conduct a public hearing to consider:

Proposal: A zoning amendment to the Glen Helen Specific Plan (GHSP) to rezone a total of 161.5 acres as follows:

1) Rezone 81.5 acres within North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI) Zone.
2) Rezone 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) Zone.

3) Rezone 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential Sycamore Flats (SFR-SF) to Single-Family Residential Sycamore Flats (SFR-SF) Corridor Industrial (CI) Overlay Zone.

4) Rezone 12.1 acres within the Sycamore Flats Planning Sub-area from Commercial/Traveler Services (C/TS) High Density Residential (HDR)Overlay Zone to Corridor Industrial (CI) Zone.

Corridor Industrial (CI) and Corridor industrial Overlay

(a) This designation allows a range of general industrial uses, including research

Definition and development activities, small parts and equipment manufacturing, assembly, processing, repair services for goods and equipment, and supporting office/administrative uses. All such uses shall be in totally enclosed buildings. Limited outdoor commercial services, including truck and trailer, and passenger vehicle storage and sales recreational vehicle sales and manufactured home sales, are allowed with a Conditional Use Permit or Minor Use Permit, as specified.. Also, special development standards may be included for limited outside storage related to screening, landscaping, and location of uses.

From: David Newman
To: Planning Commission Comments
Subject: Rezoning Plans
Date: Thursday, May 8, 2025 7:50:23 AM

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These rezoning plans are very disturbing in that they are taking away any chance for continued rural living in San Bernardino. This is not just the chipping away that has been an ongoing process for many years, but a very large destruction of so many of the positive aspects of rural living that has drawn these communities. These plans are obvious choices to make the decisions for corporate money over the lives of people who have invested their lives in the rural or non-urban lifestyle. They not only affect the beauty and tranquility of the areas directly impacted but also are very likely to negatively affect property values. It is no wonder that people are seeking to buy homes and live in cities other than San Bernardino. The days of those living in L.A. moving to our city are now in the past as places such as the High Desert and other more rural areas are preferred. I obviously oppose the rezoning plans, and my opposition will be voiced in whatever affects the planning commission and those directly involved in its' operation.