

**NOTICE OF HEARING  
RESPONSES**

**From:** [krm4pets](#)  
**To:** [Planning Commission Comments](#)  
**Cc:** [gollatz@gollatz.com](mailto:gollatz@gollatz.com)  
**Subject:** Glen Helen SP amendment  
**Date:** Thursday, May 8, 2025 3:42:11 PM

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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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**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](mailto: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.

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.

Michelle Kirkland

661 Woodlawn Ave

Devore, CA 92407

**760-964-6273**

May 22, 2025

Dear Planning Commissioners,

I am writing as a long-time resident of Devore to express strong opposition to the proposed amendment that would rezone parts of the Devore Subarea to Commercial Industrial. This amendment directly contradicts the community-driven goals outlined in the Devore Specific Plan, threatens our rural character, and introduces environmental and quality-of-life concerns-particularly light pollution-that are inconsistent with both San Bernardino County's planning priorities and California state law.

## **1. Honor the Devore Specific Plan and Community Commitments**

Devore was promised a development pattern consistent with our rural heritage, centered on a Route 66-themed aesthetic with rustic lighting, small-scale commercial development, and architectural continuity. This proposed zoning shift toward industrial uses violates the intent of the Devore Specific Plan, which emphasizes:

- Low-intensity, rural character
- Scenic preservation
- Compatibility with existing residential and agricultural uses

Approving this amendment would set a dangerous precedent by undermining San Bernardino County Code §84.29, which governs development within Devore, and the requirement under California Government Code §65300.5 that zoning decisions must be internally consistent with the County's General Plan and any applicable Specific Plans.

## **2. Industrial Lighting Threatens Dark Sky Protections**

Devore is in the process of becoming a Dark Sky Community, in alignment with guidelines from the International Dark-Sky Association (IDA). Industrialization brings high-intensity

outdoor Lighting, including LED fixtures that cause skyglow, habitat disruption, and health risks to humans and wildlife.

The California Environmental Quality Act (CEQA) (§21000-21189) specifically requires that projects mitigate light pollution and consider cumulative environmental impacts. Allowing mass industrial lighting violates this principle and contradicts the County's own Light Trespass Ordinance under SB County Development Code §83.07.030, which mandates downward-shielded, low-intensity lighting in rural areas.

### **3. Rural Character and Infrastructure Incompatibility**

The Devore community lacks the infrastructure capacity for industrial uses, particularly with regard to roads, water, and emergency services. Warehousing or heavy commercial activity would increase truck traffic and pollution, degrade air quality, and threaten safety in an area that has long maintained its rural and equestrian identity.

This proposal also conflicts with the San Bernardino County General Plan Policy LU-4.2, which encourages land uses that "respect and reflect the character of rural communities." Rezoning to industrial undermines that goal entirely.

### **4. Protect What Makes Devore Unique**

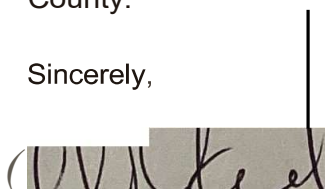
Devore is not just another development zone—it's a gateway to the Cajon Pass, a historic stretch of Route 66, and a treasured community committed to low-impact living. We are not opposed to appropriate economic development—but we demand it remain context-sensitive, environmentally responsible, and in line with the vision we were promised.

**We, the residents of Devore, respectfully request that you:**

- **Deny the proposed rezoning amendment**
- **Honor the Devore Specific Plan and General Plan mandates**
- **Uphold CEQA standards related to light pollution and environmental impacts**
- **Preserve our community's path toward Dark Sky Community recognition**

Thank you for your consideration and your service to the residents of San Bernardino County.

Sincerely,



V\(\vkf,lle \lwtla,vcl

**From:** [Braginton, Jon](#)  
**To:** [Braginton, Jon](#)  
**Subject:** PUBLIC COMMENT: JANE RUBLE\_05-20-2025  
**Date:** Tuesday, May 20, 2025 5:11:32 PM  
**Attachments:** [image001.png](#)

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<b>Public Inquirer</b> Jane Ruble 20305 West 2 <sup>nd</sup> Avenue, Muscoy CA., 92407	<b>Comment:</b> Via Phone - 4:42 pm/05/20/2025  Opposes Project that it will cause air pollution, traffic, safety of roadways and a bad quality of life. Will attend 05/22/2025 Mtg.
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**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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