

**FINDINGS - SPECIFIC PLAN AMENDMENT.**

Pharris Sycamore Flats, LLC (Applicant), in conjunction with TDC Glen Helen Owner, LLC, and Old Dominion Freight Line, Inc., submitted an application for an amendment to the Glen Helen Specific Plan (Specific Plan) to rezone up to 161.5 acres of the Specific Plan's Land Use Plan, together with various text amendments. The proposed amendment to the Land Use Plan consists of the following:

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

Text amendments to the Specific Plan include 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 up to 161.5 acres of the Land Use Plan (collectively the Specific Plan Amendment).

On August 5, 2025 (Item No. 121), the Board of Supervisors (Board) considered the Specific Plan Amendment and directed the Land Use Services Department (Department) to alter the ordinance by removing the 19.2 acres listed in Paragraph 3 from the ordinance, at this time, and to update the ordinance to reflect the rezoning of 142.3 acres consisting only of those changes listed in Paragraph 1 and 2 above as the First Phase of the Specific Plan Amendment (Phase I Amendment). The Board then directed the Department to perform additional public outreach and analysis regarding congestion and traffic concerns associated with the proposed amendment listed in Paragraph 3. By requesting a continuation, the Board requires additional evidence to conclude whether the zoning amendment listed in Paragraph 3 is sufficient to satisfy the findings required by Section 86.14.080 of the San Bernardino County Development Code (Development Code), including, but not limited to, ensuring the proposed amendment will ensure compliance with the general purpose and intent of the Specific Plan. After additional outreach and analysis is completed, the Board directs the Department to return directly to the Board for the future consideration of the change listed in Paragraph 3 above as the Second Phase of the Specific Plan Amendment (Phase II Amendment).

The following are the required findings, per Subsection 86.14.080(d) of the Development Code, and facts in support of the Phase I Amendment:

1. **The modification(s) is necessary to properly implement a physically and economically viable project.** The Phase I 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 and Sycamore Flats—each present unique geographical and infrastructural constraints that limit their current land-use potential. The Phase I 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 Phase I 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 **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 Phase I 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 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 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 portions of the Cajon Boulevard corridor to provide opportunities for businesses currently operating under temporary Special Use Permits 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 Phase I Amendment continue to support and are consistent with the original findings for the adoption of the Specific Plan as provided in Subsection 86.14.070(a) of the Development Code, 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 Phase I Amendment includes downzoning residential sites, the identified 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 Specific Plan area 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 Specific Plan Amendment and reflects the County's independent judgment,** because the Specific Plan Amendment 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 Specific Plan Amendment 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 Specific Plan Amendment impacts or necessitate modification to existing mitigation measures under the GHSP Final EIR.