

**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

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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](#)

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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).



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.

Respectfully,

Karan Slobom  
Vice-President DRPA

Realtor  
Coldwell Banker Home Source  
(909) 278-9896  
DRE#02060481

**From:** [krm4pets](#)  
**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](#)

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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

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**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

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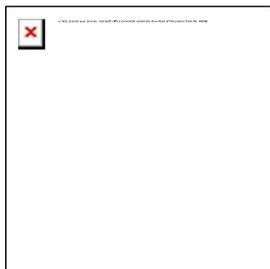
Hello Jon,

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**

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Residential & Commercial Real Estate

**Phone:** 909-749-8335

**Mobile:** 818-912-8335

**Email:** [wanda@torresteamrealty.com](mailto:wanda@torresteamrealty.com)

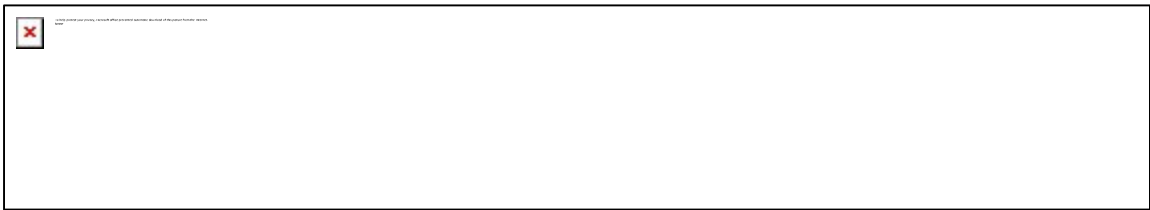
**Website:** [www.TorresTeamRealty.com](http://www.TorresTeamRealty.com)

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**Every House (building) is built by someone, but the builder of all things is GOD. Hebrew 3:4**

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## Braginton, Jon

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**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

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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](mailto:gollatz@gollatz.com)  
**To:** [Braginton, Jon](#)  
**Cc:** [gollatz@gollatz.com](mailto: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

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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 7<sup>th</sup> 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 7<sup>th</sup>.

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]