

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

August 5, 2025

FROM

MIGUEL FIGUEROA, Director, Land Use Services Department

SUBJECT

Glen Helen Specific Plan Amendment

RECOMMENDATION(S)

1. Conduct a public hearing on proposed ordinance relating to rezoning 161.5 acres within the Glen Helen Specific Plan and text amendments relating to the addition of a Corridor Industrial Overlay zone, accessory uses, and general clarifications and corrections to the specific plan.
2. Adopt the Addendum to the Glen Helen Specific Plan Environmental Impact Report.
3. Approve Memorandum of Understanding with Pharris Sycamore Flats, LLC, TDC Glen Helen Owner, LLC, and Old Dominion Freight Line, Inc., to prepare a Focused Devore Heights Community Cut-Through Traffic Study, in an amount not to exceed \$30,000, as a public benefit contribution for the proposed ordinance.
4. Adopt the Findings recommended by the Planning Commission to amend the Glen Helen Specific Plan.
5. Make alterations, if necessary, to proposed ordinance.
6. Approve introduction of the proposed ordinance.
 - 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 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.
7. ADOPT ORDINANCE.
8. Direct the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.
 - Applicant: Pharris Sycamore Flats LLC.
 - Community: Glen Helen and Devore communities.
 - Location: North Glen Helen, Devore, and Sycamore Flats Planning Sub-areas.

(Presenter: Chad Nottingham, Assistant Executive Officer, 387-3104)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

**Create, Maintain and Grow Jobs and Economic Value in the County.
Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Department (LUS), Planning Division 2025-26 budget. The costs of processing this application are paid by Pharris Sycamore Flats LLC (Applicant).

BACKGROUND INFORMATION

The Glen Helen Specific Plan (GHSP) was originally adopted on November 15, 2005 (Item No. 53). The GHSP covers approximately 3,400 acres in the Glen Helen area, generally located along I-15 and I-215 freeways and contains 13 land use designations. This item is a request for an amendment to the GHSP that would result in rezoning 161.5 acres for three Planning Sub-areas within the GHSP, together with various text amendments described below. The rezoning proposal consists of the following:

- 81.5 acres to be rezoned from Destination Recreation (DR) to Corridor Industrial (CI) within the North Glen Helen Planning Sub-area.
- 19.2 acres to be rezoned from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI) within the Devore Planning Sub-area.
- 12.1 acres to be rezoned from Commercial/Traveler Services (C/TS) and High-Density Overlay (HDO-O) to Corridor Industrial (CI) within the Sycamore Flats Planning Sub-area. The High-Density Overlay (HDO-O) zone would be deleted in its entirety.
- 48.7 acres to be rezoned from Single-Family Residential (SFR) to Single-Family Residential (SFR) and Corridor Industrial Overlay (CI-O) within the Sycamore Flats Planning Sub-area. Future development within the 48.7 acres will need to consist entirely of residential uses consistent with the Single-Family Residential (SFR) designation or entirely of industrial uses consistent with the Corridor Industrial Overlay (CI-O) designation.

The GHSP has previously been amended four times. On May 2, 2017, (Item No. 91), the Board of Supervisors (Board) adopted Ordinance No. 4324 amending the GHSP to allow 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; and, removal of golf course uses.

On December 8, 2020 (Item No. 57), the Board adopted Ordinance No. 4397 amending the GHSP to allow single-family detached condominium dwelling units within the Single Family Residential – Sycamore Flats designated area located on the west side of the I-15 Freeway and 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, Destination Recreation and Commercial/Traveler Services designations with approval of a Special Use Permit.

On June 11, 2024 (Item No. 120), the Board adopted Ordinance No. 4471 amending the GHSP to allow 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

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and pharmacies, commercial shops, gas station and convenience store, drive-through car wash, restaurants, and a joint Fire and Sheriff Station. The amendment included minor clarification/text amendments to the existing Destination Recreation zone to provide greater flexibility by allowing residential, general service retail, government/civic uses, service and hospitality uses. The amendment also included additional uses that could be conditionally permitted within the Destination Recreation zone. The 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 to include a variety of retail and commercial uses.

The proposed ordinance 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. A detailed and comprehensive analysis of the proposed ordinance is included within the Planning Commission Staff Report and attached as a supporting document to this item.

The proposed ordinance has been analyzed through the preparation of an Addendum to the GHSP's Final Environmental Impact Report as certified in 2005 and subsequent addendums prepared as part of prior GHSP amendments. The Addendum concludes that the proposed ordinance will not create new significant impacts or substantially increase the severity of previously analyzed impacts. Previously adopted mitigation measures would be implemented as part of a future development proposal within the rezoned areas.

The County Code requires a recommendation from the Planning Commission for final action by the Board on an amendment to the GHSP. At the Planning Commission hearing held on May 22, 2025, one Commissioner was absent. Seven (7) members of the public provided in-person comments, all in opposition and expressing concerns related to traffic impacts. As part of their presentation, the Applicant offered a community benefit by agreeing to fund the preparation of a Focused Devore Heights Community Cut-Through Traffic Study (Traffic Study) to identify measures to address traffic impacts to the Devore community. The Planning Commission recommended approval of the proposed ordinance by unanimous vote of 4-0, with a recommendation for the Applicant to work with the Land Use Services Department and Department of Public Works in preparing an agreement memorializing the Applicant's offer of a community benefit commitment to prepare the Traffic Study. The Planning Commission's recommendation and proposed findings are included within the Planning Commission Staff Report and attached as a supporting document to this item.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Supervising Deputy County Counsel, 387-5455) on July 15, 2025; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst III, 387-4205) on July 21, 2025.

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Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened

Public Comment: Wilbur Klapp, Dee Denton, Cheryl Anaya, Jane Hunt-Ruble, Dane Palanjian

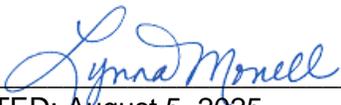
Hearing Closed

OFF CALENDAR

Moved: Dawn Rowe Seconded: Joe Baca, Jr.

Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY  _____
DATED: August 5, 2025



cc: File - Land Use Services Department

JLL 08/8/2025