



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: May 22, 2025

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.

AGENDA ITEM #3

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 CATEGORY	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)

	<u>Agency</u>	<u>Comment</u>
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 recommend¹ 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

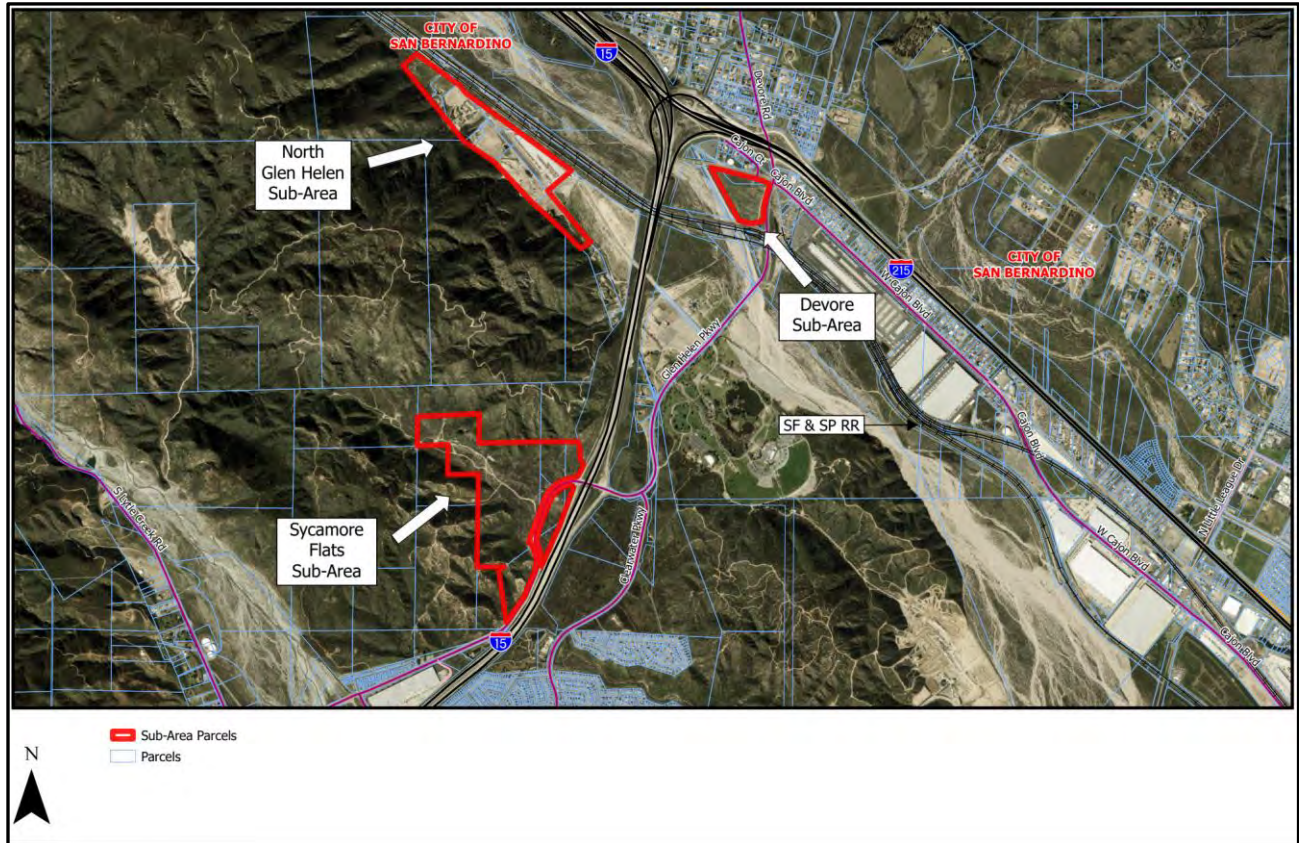


FIGURE 2 – CURRENT LAND USE CATEGORY MAP

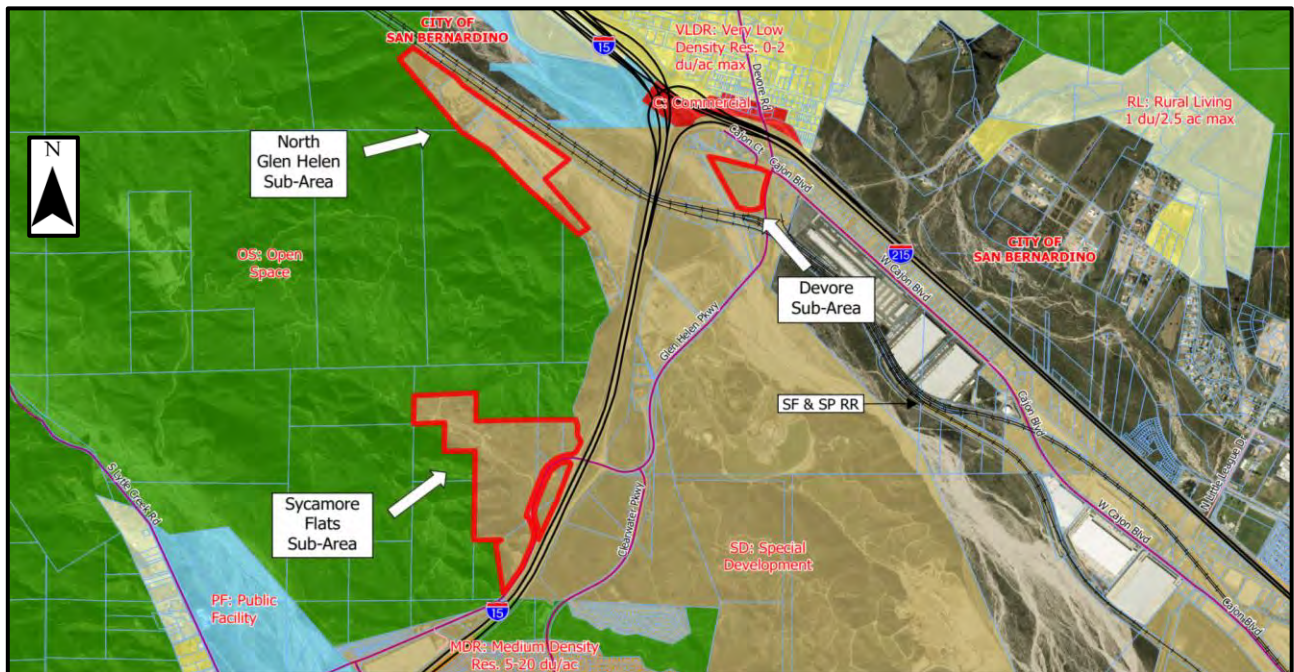


FIGURE 3 - LAND USE CATEGORY MAP - EXISTING/PROPOSED - NORTH GLEN HELEN PLANNING SUB-AREA

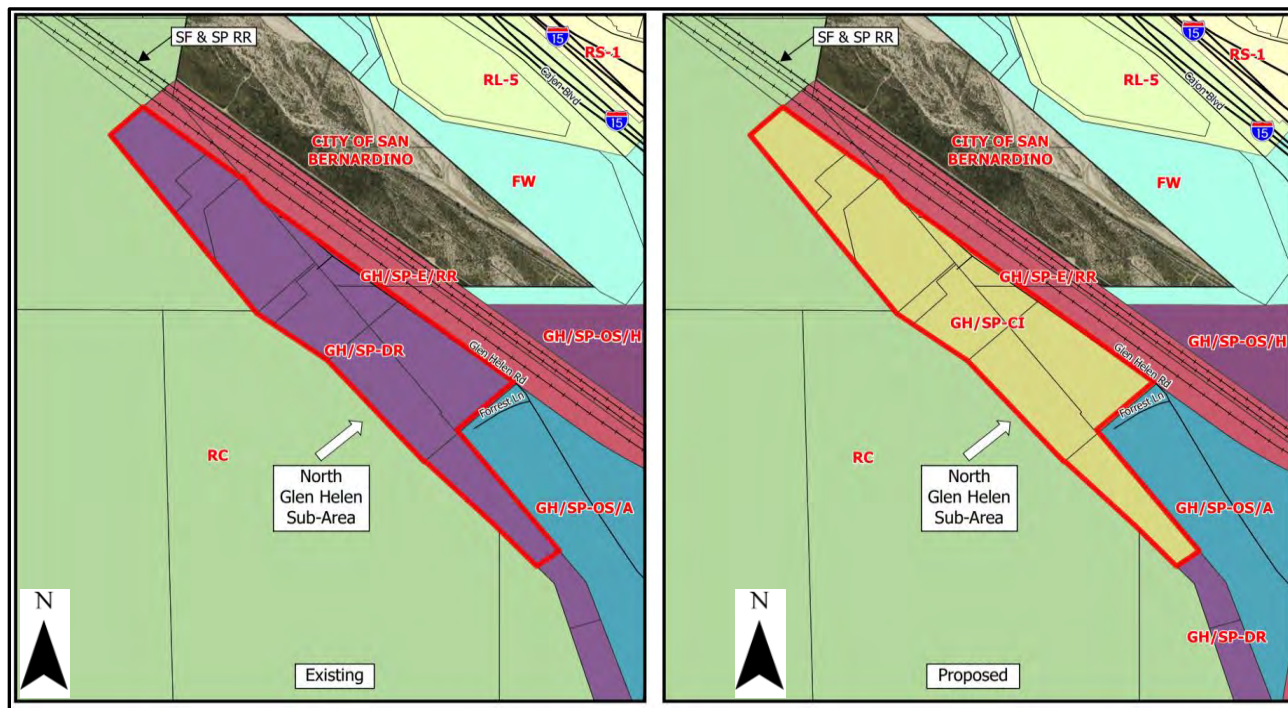


FIGURE 4 - LAND USE CATEGORY MAP – EXISTING/PROPOSED – DEVORE PLANNING SUB-AREA

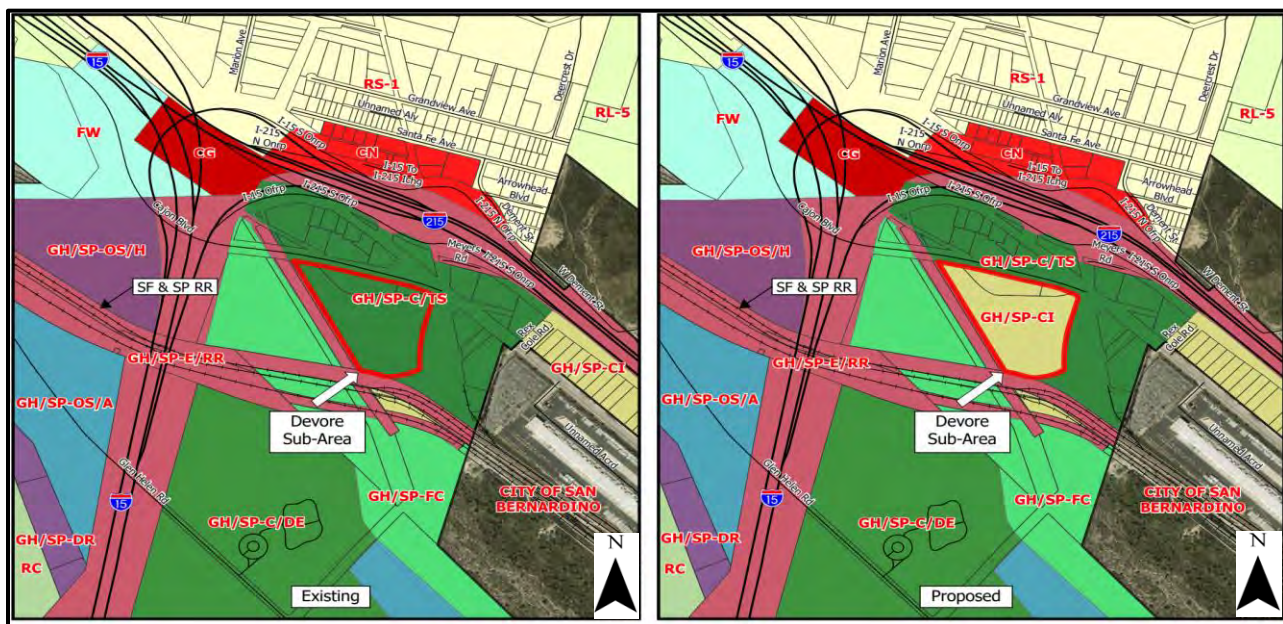


FIGURE 5 - LAND USE CATEGORY MAP - EXISTING/PROPOSED – SYCAMORE FLATS PLANNING SUB-AREA

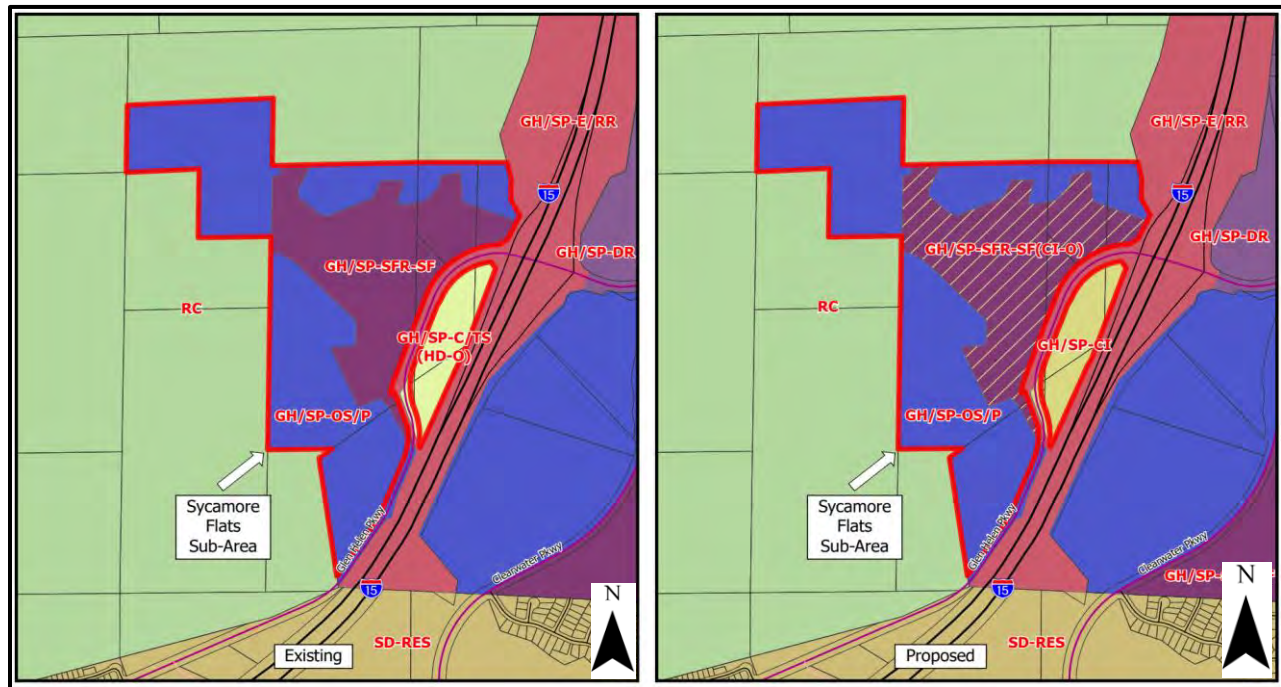


Table 2, *Land Use Plan Statistical Summary*, provides a summary of Sub-area parcel acreage subject to proposed rezone. The total acreage to be rezoned is 161.5 acres.

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		137.4²/ 48.7³ 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: <ol style="list-style-type: none"> 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-O¹ and CI-O³	-	+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)**

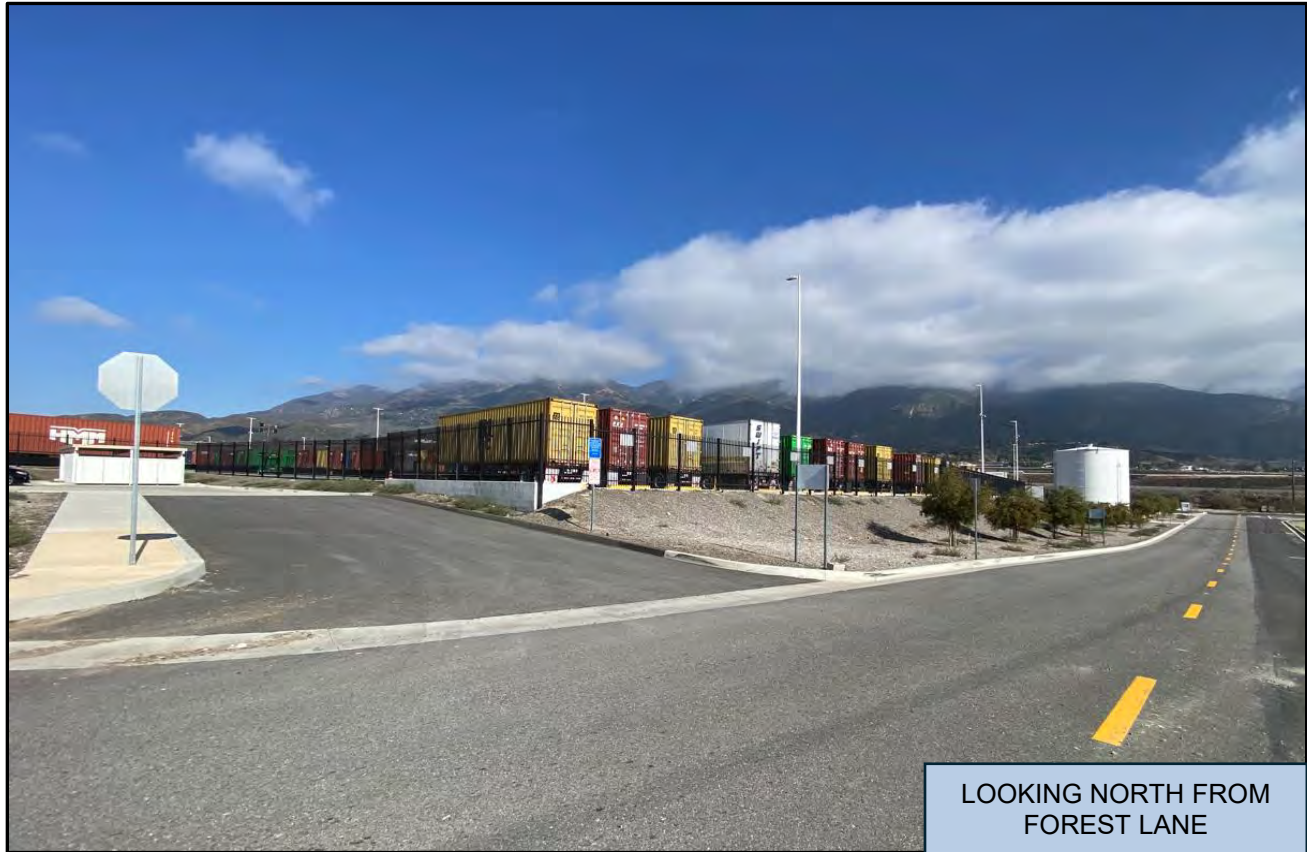


FIGURE 8 - PTUP-2021-00018 (SITE PLAN)

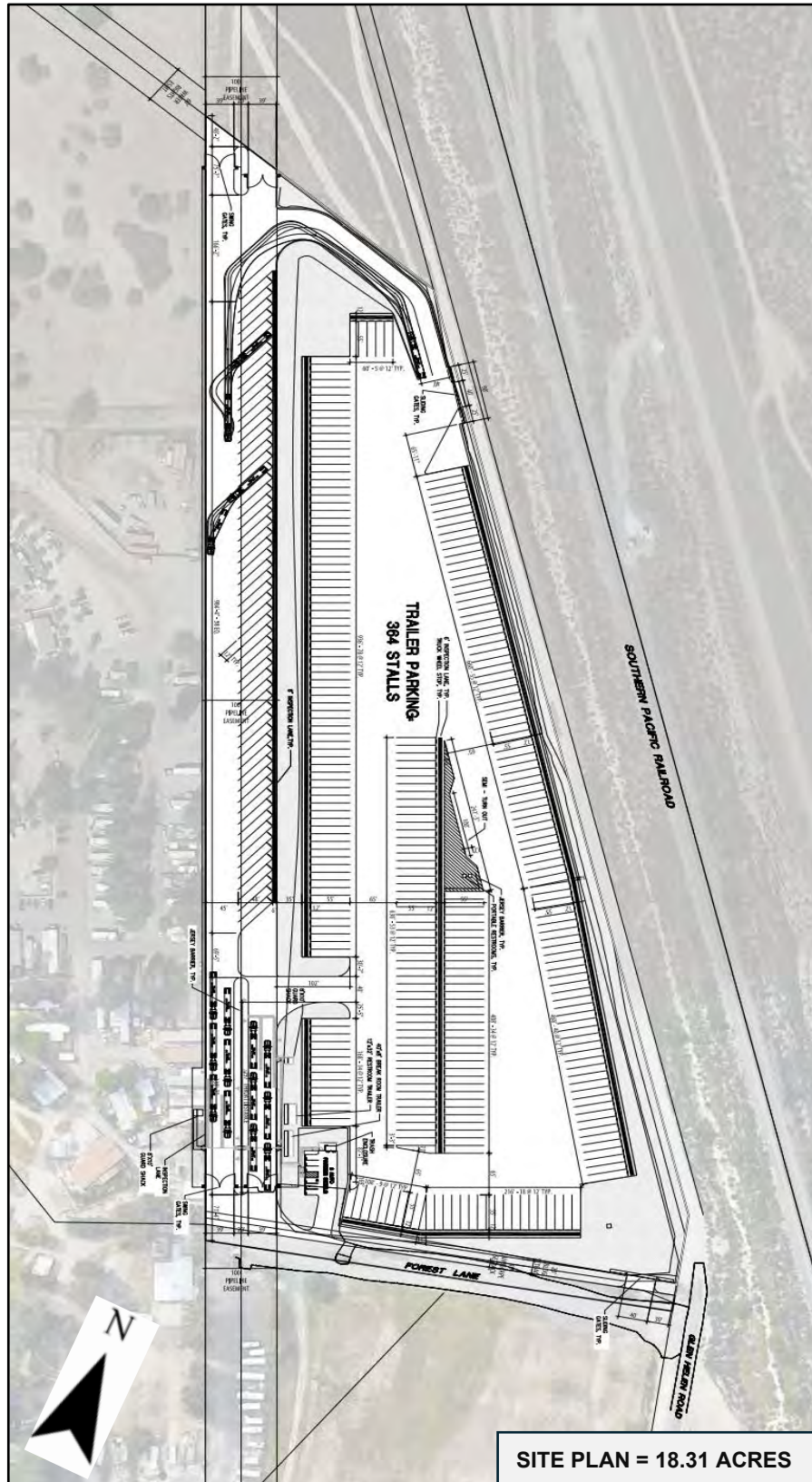
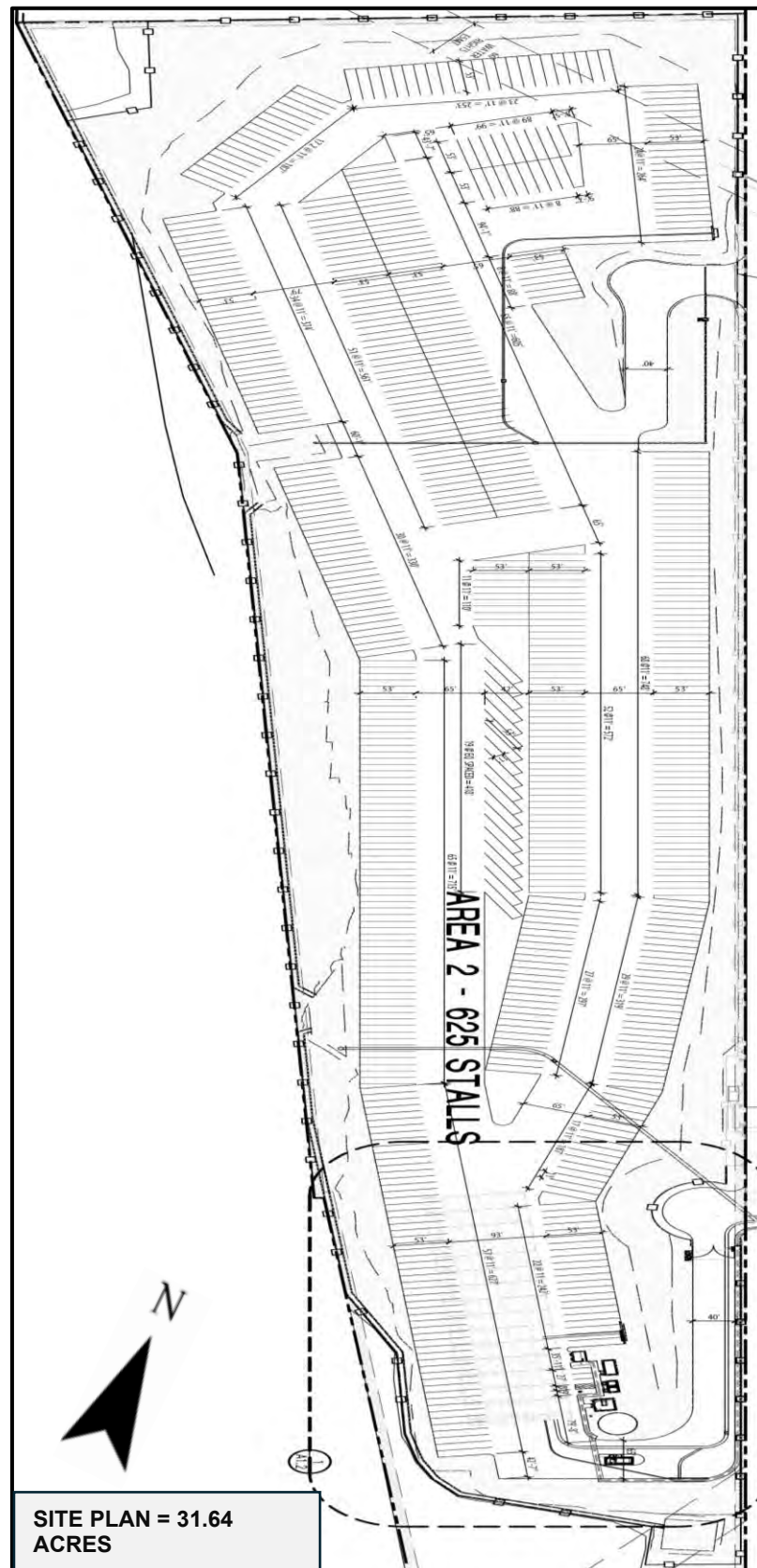


FIGURE 9 - PTUP-2022-00046 (SITE PLAN)



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

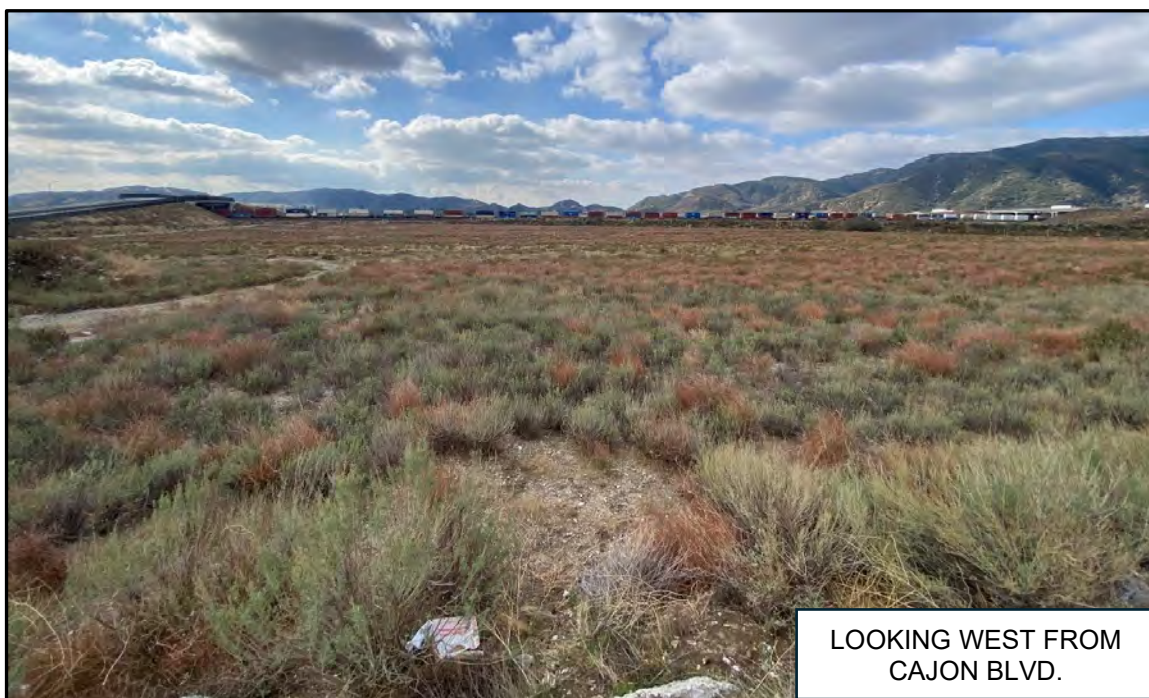
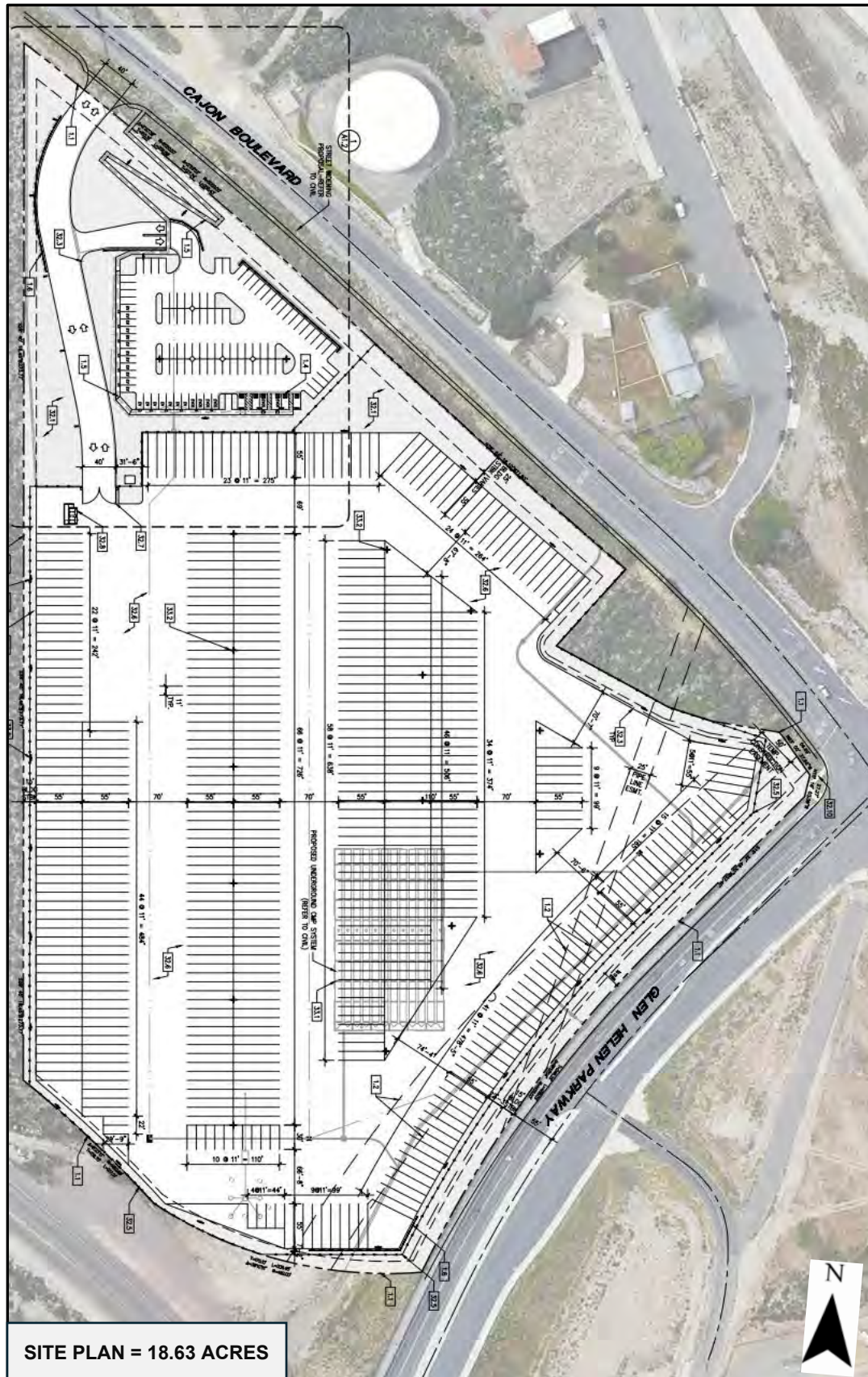


FIGURE 11 - PTUP-2022-00017 (SITE PLAN)



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

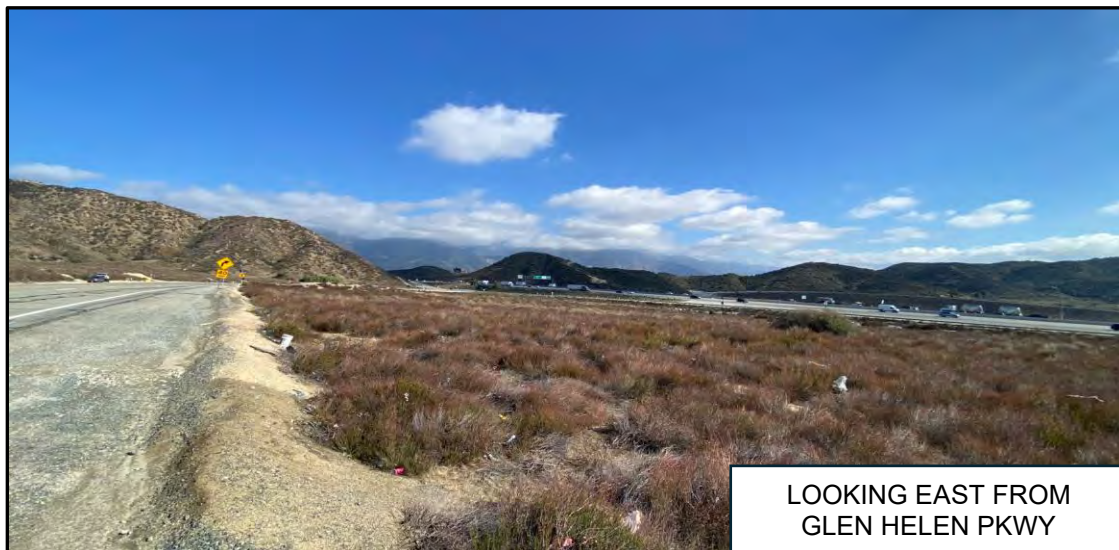


FIGURE 12B - EXISTING CONDITIONS – SYCAMORE FLATS SUB-AREA

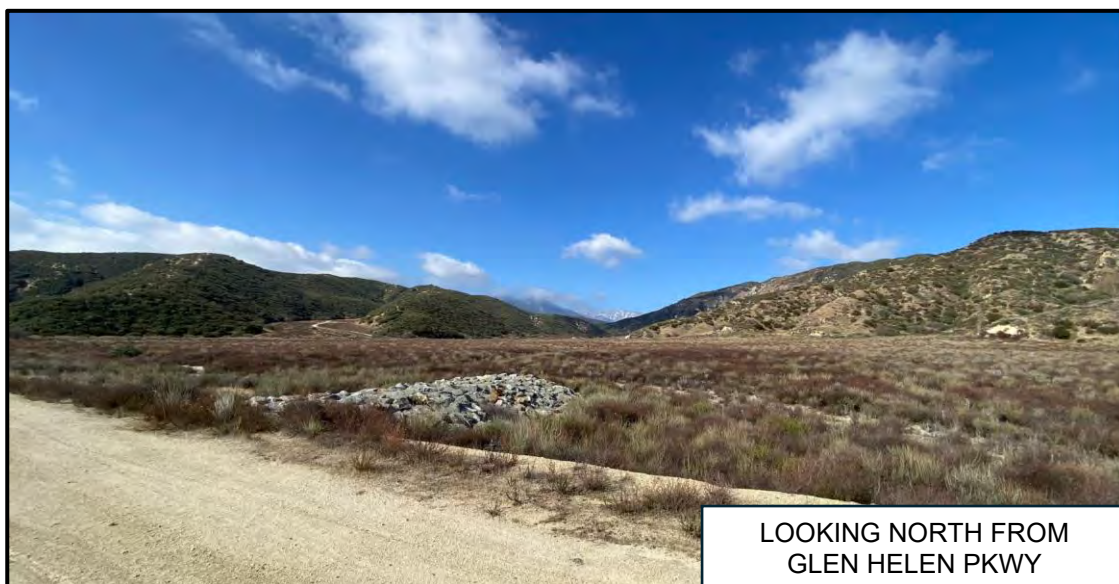
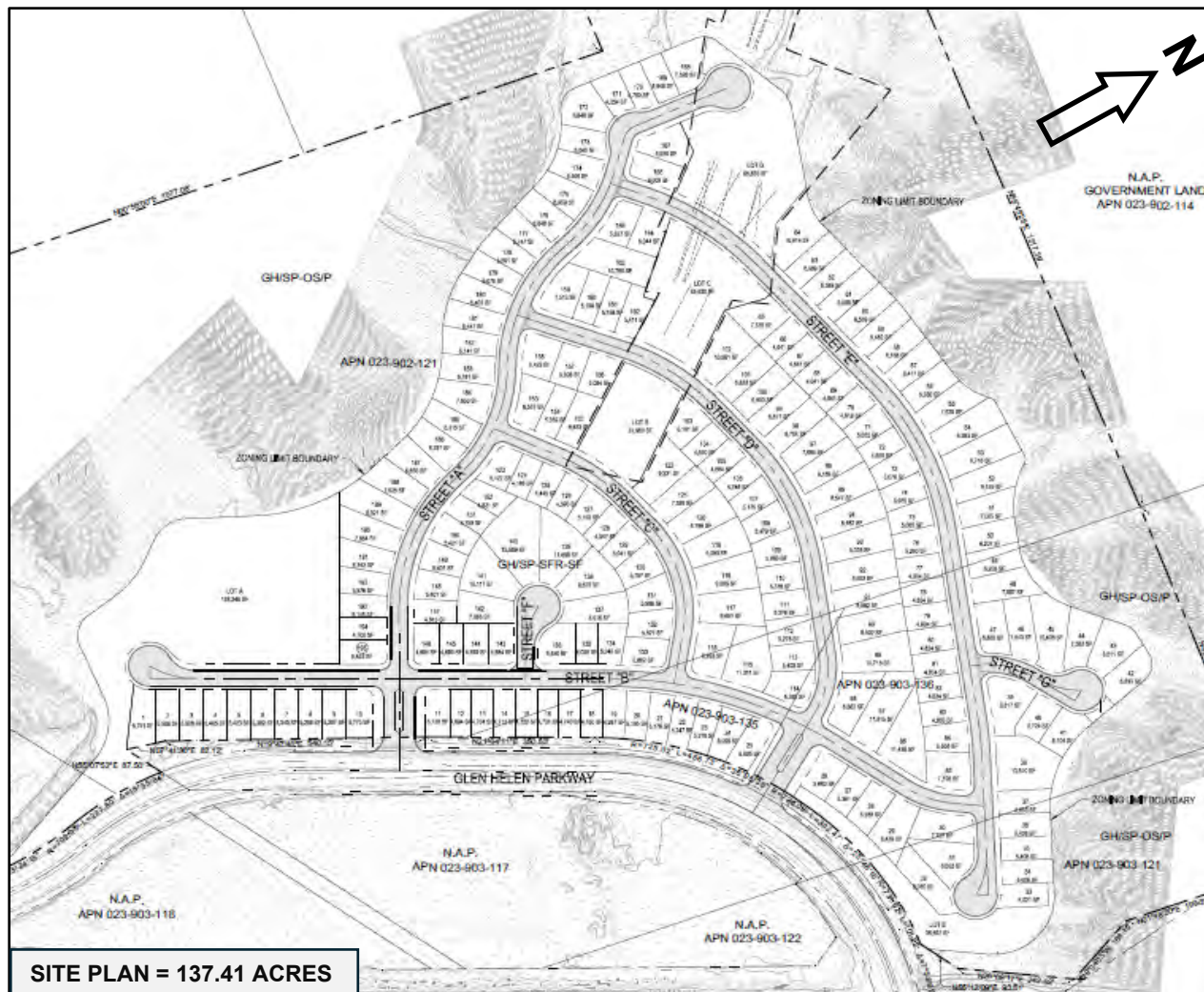


FIGURE 13 - Proposed Tentative Tract Map - PROJ-2024-00163



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.
Gabrieleeño 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 addendums 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 an 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 conditions 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 implementation 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 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 conclusion 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