

# DEVORE RURAL PROTECTION ASSOCIATION

BRINGING FORTH THE CONSENSUS OF THE COMMUNITY. KEEPING YOU INFORMED

## JULY



### Congratulations to the graduating class of '23

### A Month of Fun events in Devore



Dump Day had a great turnout! We were able to fill 5 large dumpsters. Thank you Burrtec for helping our community stay clean. Thank you Nanette Van Esch for organizing such a successful event.

Chipper Day had an amazing turnout. Thank San Bernardino Devore Fire Station for the help. Thank you for supporting our community.



## Bingo at Moms Country Store



Thank you DRPA for putting on such a fun and successful fundraising.

Our Grand Prize Winner



**Illegal Firework Report**  
**REPORT ILLEGAL FIREWORKS:**  
**"WE TIP" 1-800-47 ARSON**



**Online: [sbcfire.org/communitysafety](https://sbcfire.org/communitysafety)**  
**Click on "REPORT ILLEGAL FIREWORKS"**

Thank you to all the Neighbors that came out to help make these events success and fun for the community of Devore

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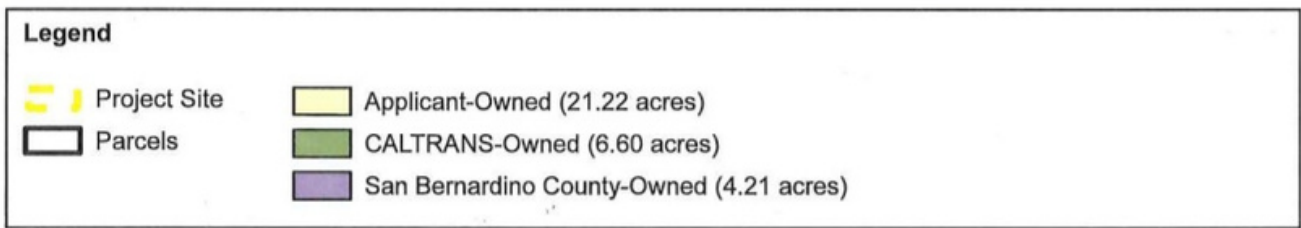
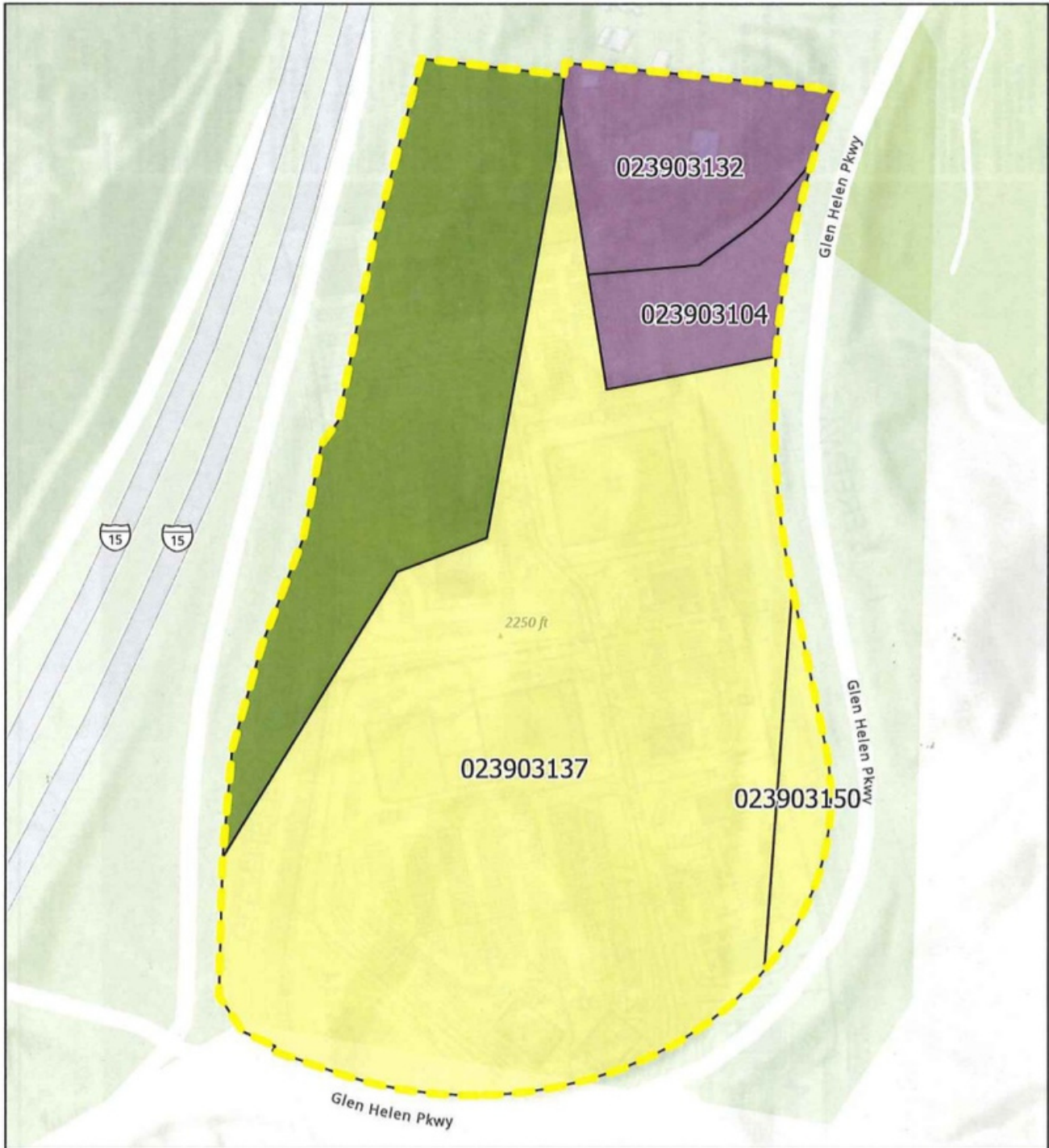
**Table 3: Maximum Specific Plan Build-Out Summary**

Parcel	Land Use Designation	Site Acreage	Maximum Building Square Footage
1	Convenience Store; Gas Station	2.2 Acres	5,300 SF
2	Drive-Thru Restaurant	1.8 Acres	5,300 SF
3	Drive-Thru Restaurant	1.5 Acres	3,500 SF
4	Drive-Thru Restaurant	1.2 Acres	3,500 SF
5	Drive-Thru Restaurant	1.2 Acres	3,500 SF
6	Drive-Thru Restaurant	1.1 Acres	3,500 SF
7	Drive-Thru Restaurant	1.1 Acres	3,500 SF
8	Gym	4.4 Acres	35,000 SF
9	Fire/Police Station	1.6 Acres	5,200 SF
10	Hotel	3.9 Acres	18,000 SF (ground) 72,000 SF (total)
11	Market; Retail Shops; Pharmacy	6.0 Acres	45,500 SF
12	Restaurant; Parking	1.5 Acres	5,300 SF
13	Restaurant; Parking	1.5 Acres	6,500 SF
14	Convenience Store; Gas Station	3.2 Acres	5,300 SF
<b>Total</b>		<b>32.2 Acres</b>	<b>207,900 SF</b>

**Notes:**

1. The numbers were rounded to present a conservative estimate. Acreages may be adjusted as part of final engineering and surveying.
2. The Subsequent EIR will evaluate the total maximum allowable development in the Specific Plan Amendment, which falls below the GHSP maximum allowable development.
3. Development standards, such as setback requirements, parking, open space, minimum landscaping, infrastructure, and site design, may reduce the maximum gross square footage or density.

**Planned Development Permit.** The Oasis at Glen Helen Parkway will be developed in accordance with the PDP as represented by the Conceptual Site Plan. The PDP proposes a comprehensive land use plan, circulation plan, streetscape plan, infrastructure service plan, grading plan, maintenance plan, design guidelines, development regulations, and implementation measures to guide the development of the approximately 33-acre Project site into a master-planned commercial/retail center that would serve adjacent neighborhoods and freeway commuters. The PDP consists of fourteen parcels which would accommodate a variety of commercial and retail uses. Parking would be provided throughout the Project site. Access would be provided by one, 24-foot ingress driveway and one 24-foot egress driveway near the southeast corner of the Project Site and one, 30-foot driveway near the northeast corner of the Project Site. The Project is envisioned to include three freeway pylon signs and four monument signs.<sup>1</sup> In accordance with GH3.0220, Landscape Requirements, the preliminary landscape plan would be designed to cover the necessary 15 percent of the site. The Project is largely commercial with a civic component (i.e., fire/sheriff station) and a hospitality component (i.e., hotel). Commercial operations would occur generally 7 days/week and up to 24hrs/day. Hotel, C-stores/fuel stations, fire/sheriff operation 24hrs/day, 7 days/week. No grading at the site shall be started/occur without first obtaining approvals for environmental documents and land use entitlement applications by the County.

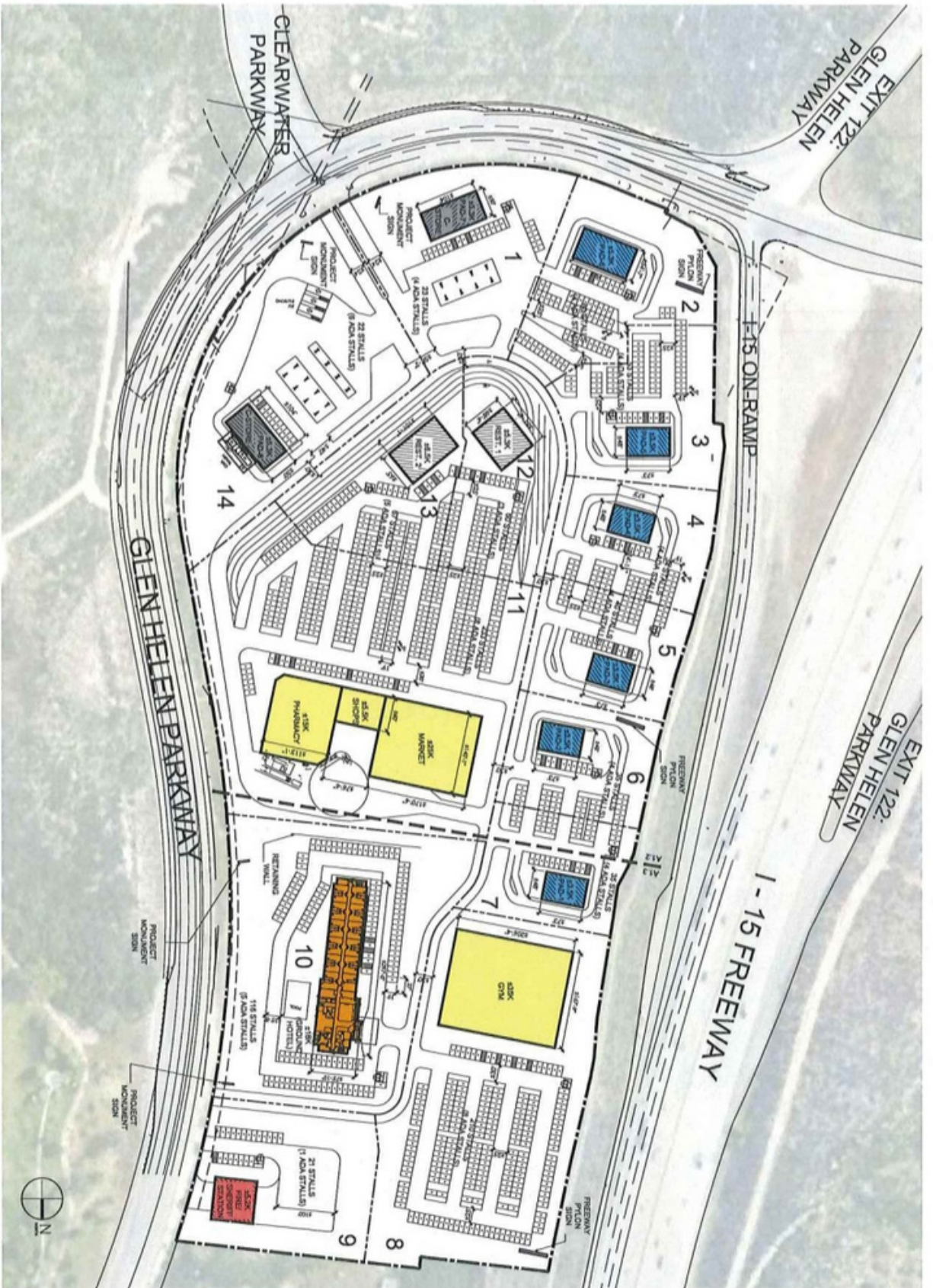


Source: County of San Bernardino, 2023.

**FIGURE 4: Project Parcel Map**  
*The Oasis at Glen Helen Parkway*

Not to scale

**Kimley»Horn**



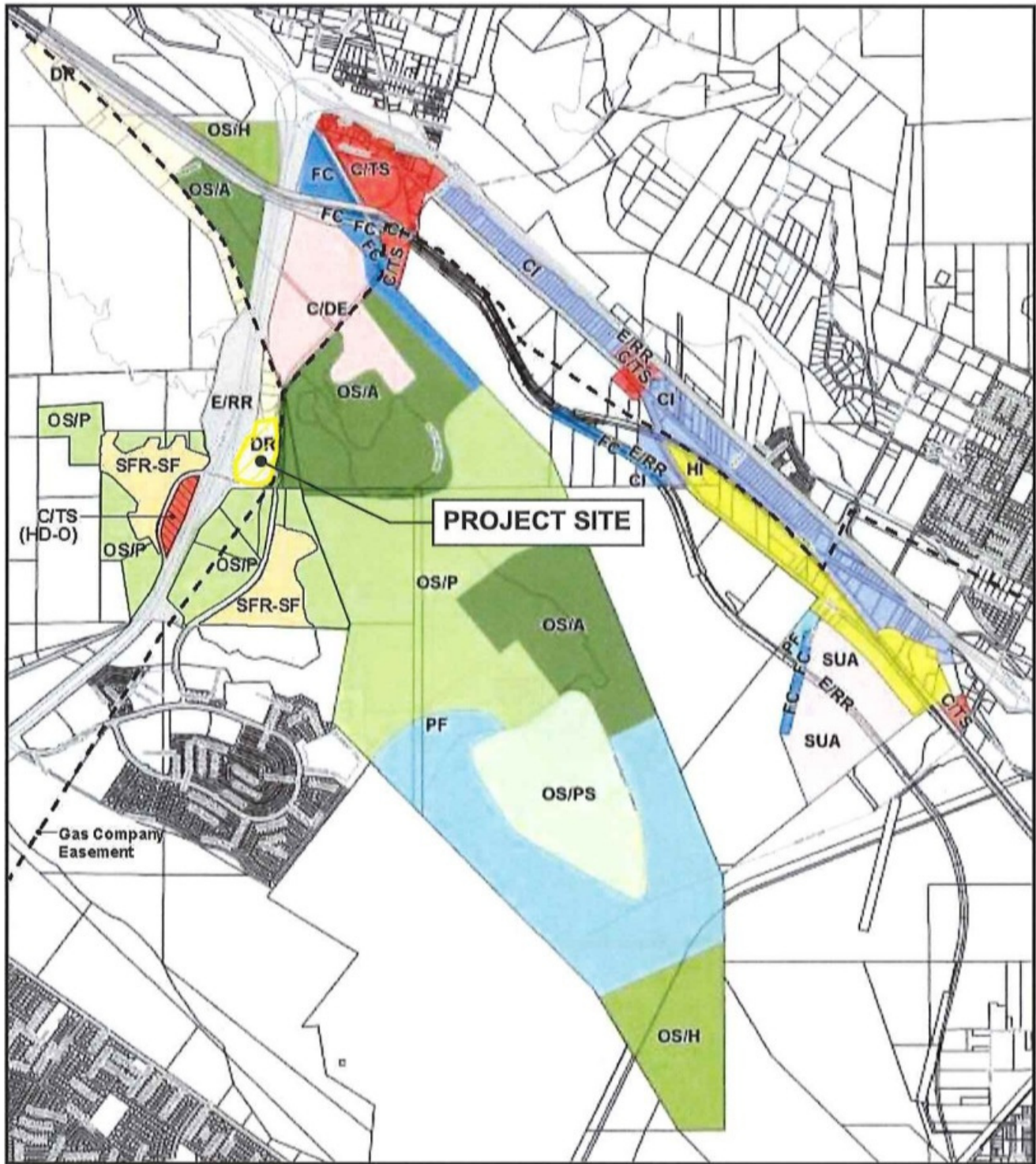
Source: UCR Group, DLR Group, December 2, 2022

**FIGURE 3: Conceptual Site Plan**  
The Oasis at Glen Helen Parkway

**SUMMARY**

<b>GROSS AREA:</b>	41,207,500 SF
<b>NET AREA:</b>	41,202,700 SF
<b>PARCEL 1</b>	41-55,228 SF OR 41-1.22 AC
<b>BLDG AREA:</b>	41-5,300 SF
<b>PARKING PROVIDED:</b>	22 STALLS
<b>PARKING RATIO:</b>	4.37/1000
<b>PARCEL 2</b>	41-75,421 SF OR 41-1.5 AC
<b>BLDG AREA:</b>	41-5,500 SF
<b>PARKING PROVIDED:</b>	60 STALLS
<b>PARKING RATIO:</b>	11.31/1000
<b>PARCEL 3</b>	41-65,426 SF OR 41-1.5 AC
<b>BLDG AREA:</b>	41-5,500 SF
<b>PARKING PROVIDED:</b>	60 STALLS
<b>PARKING RATIO:</b>	15.11/1000
<b>PARCEL 4</b>	41-52,211 SF OR 41-1.2 AC
<b>BLDG AREA:</b>	41-3,500 SF
<b>PARKING PROVIDED:</b>	34 STALLS
<b>PARKING RATIO:</b>	8.37/1000
<b>PARCEL 5</b>	41-51,587 SF OR 41-1.2 AC
<b>BLDG AREA:</b>	41-3,500 SF
<b>PARKING PROVIDED:</b>	40 STALLS
<b>PARKING RATIO:</b>	11.41/1000
<b>PARCEL 6</b>	41-48,800 SF OR 41-1.1 AC
<b>BLDG AREA:</b>	41-3,500 SF
<b>PARKING PROVIDED:</b>	35 STALLS
<b>PARKING RATIO:</b>	10.19/1000
<b>PARCEL 7</b>	41-47,838 SF OR 41-1.1 AC
<b>BLDG AREA:</b>	41-3,500 SF
<b>PARKING PROVIDED:</b>	35 STALLS
<b>PARKING RATIO:</b>	10.19/1000
<b>PARCEL 8</b>	41-190,151 SF OR 41-4.4 AC
<b>BLDG AREA:</b>	41-35,000 SF
<b>PARKING PROVIDED:</b>	228 STALLS
<b>PARKING RATIO:</b>	5.65/1000
<b>PARCEL 9</b>	41-69,549 SF OR 41-1.8 AC
<b>BLDG AREA:</b>	41-5,500 SF
<b>PARKING PROVIDED:</b>	21 STALLS
<b>PARKING RATIO:</b>	4/1000
<b>PARCEL 10</b>	41-168,877 SF OR 41-3.9 AC
<b>BLDG AREA:</b>	41-18,000 SF
<b>PARKING PROVIDED:</b>	147 STALLS
<b>PARKING RATIO:</b>	8.27/1000
<b>PARCEL 11</b>	41-291,702 SF OR 41-6.8 AC
<b>BLDG AREA:</b>	41-45,000 SF
<b>PARKING PROVIDED:</b>	290 STALLS
<b>PARKING RATIO:</b>	5.71/1000
<b>PARCEL 12</b>	41-64,135 SF OR 41-1.5 AC
<b>BLDG AREA:</b>	41-5,500 SF
<b>PARKING PROVIDED:</b>	57 STALLS
<b>PARKING RATIO:</b>	11.31/1000
<b>PARCEL 13</b>	41-66,302 SF OR 41-1.5 AC
<b>BLDG AREA:</b>	41-6,500 SF
<b>PARKING PROVIDED:</b>	67 STALLS
<b>PARKING RATIO:</b>	10.31/1000
<b>PARCEL 14</b>	41-138,704 SF OR 41-3.2 AC
<b>BLDG AREA:</b>	41-5,500 SF
<b>PARKING PROVIDED:</b>	22 STALLS
<b>PARKING RATIO:</b>	4.15/1000
<b>TOTAL</b>	
<b>TOTAL PARKING:</b>	1,093 SPACES
<b>TOTAL BLDG AREA:</b>	40 RV SPACES
<b>TOTAL NET AREA:</b>	41,202,700 SF
<b>TOTAL PARKING RATIO:</b>	5.20 SPACES PER 1,000 SF

Not to scale



Land Uses

- |   |   |                        |
|---|---|------------------------|
| Commercial/Destination Entertainment (C/DE) | Open Space/Active Recreation (OS/A)               | PDP/Site Plan Boundary |
| Commercial/Traveler Services (C/TS)         | Open Space Passive Recreation (OS/P)              |                        |
| Corridor Industrial (CI)                    | Open Space Habitat Preserve (OSH)                 |                        |
| Destination Recreation (DR)                 | Open Space/Public Safety (OS/PS)                  |                        |
| Existing Road/Railroad (E/RR)               | Public Facility (PF)                              |                        |
| Flood Control (FC)                          | Single Family Residential-Sycamore Flats (SFR-SF) |                        |
| Heavy Industrial (HI)                       | High Density Overlay (HD-O)                       |                        |
|   | Special Use Area                                  |                        |


Note: the proposed Specific Plan Amendment would make minor changes to allowable uses for the entire area zoned DR within the Glen Helen Specific Plan (shaded in yellow color and marked "DR" per the zoning map legend).

Source: County of San Bernardino, December, 2020

**FIGURE 2:** Destination Recreation Zoning Map  
The Oasis at Glen Helen Parkway



**FIGURE 1:** Regional Location Map  
*The Oasis at Glen Helen Parkway*

 Not to scale

**Kimley»Horn**





# Creating a Defensible Space For Fire Safety

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Creating defensible space is of paramount importance when it comes to preventing and mitigating the spread of fires. Defensible space refers to the area surrounding a structure or property that is intentionally designed and maintained to reduce the risk of fire damage. Here are several reasons why creating defensible space is crucial:

- **Fire prevention:** Defensible space helps prevent fires from igniting and spreading to structures in the first place. By removing or reducing flammable materials and vegetation near buildings, such as dead plants, dry leaves, or tree branches, the likelihood of a fire starting and reaching the structure is significantly decreased.
- **Fire containment:** In the unfortunate event of a fire, defensible space provides a buffer zone that can slow down or contain the fire's progress. By maintaining adequate spacing between vegetation and structures, fires are less likely to directly impact buildings, giving firefighters more time to respond and protect the property.
- **Firefighter safety:** Defensible space not only protects buildings but also ensures the safety of firefighters. When structures have a sufficient clearance from combustible materials, it allows firefighters to work more effectively, reducing their exposure to immediate fire hazards. This improves their chances of successfully controlling the fire and prevents unnecessary risks.
- **Access and maneuverability:** Defensible space allows for better access and maneuverability for fire suppression efforts. It provides clear paths and open areas for firefighters to approach the fire, position equipment, and access water sources. Unobstructed access is critical for quick response and effective fire suppression operations.
- **Ember protection:** During wildfires, windblown embers are a significant cause of fire spread. Creating defensible space involves minimizing the presence of combustible materials, such as dry vegetation and debris, which are potential fuel sources for ember ignition. Adequate clearance can help prevent embers from igniting structures, reducing the overall fire risk.
- **Insurance requirements:** Many insurance policies require homeowners and property owners to maintain defensible space around their structures. By adhering to these guidelines, property owners may be eligible for insurance coverage in case of fire-related damage. Failing to create defensible space might result in increased insurance costs or denial of coverage.
- **Community-wide fire prevention:** The creation of defensible space is not limited to individual properties. It is also essential for creating a fire-resistant community as a whole. When neighboring properties maintain defensible space, the chances of a fire spreading from one property to another are reduced, safeguarding entire neighborhoods from the devastating effects of fires.

To create an effective defensible space, property owners should consider implementing various strategies, such as regular vegetation management, proper spacing between trees and shrubs, maintaining moisture levels in plants, and employing fire-resistant building materials. Local fire departments or authorities can provide specific guidelines and recommendations tailored to the local environment and fire risks.

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## TRAFFIC AND SAFETY CONTROL

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Traffic safety is of utmost importance for residents and schools to ensure the well-being and protection of individuals, especially children. Here are some key measures and guidelines to enhance traffic safety:

- **Speed limits:** Establish and enforce appropriate speed limits in residential areas and school zones. Lower speed limits provide pedestrians and drivers with more reaction time and reduce the severity of accidents.
- **Traffic signs and signals:** Install clear and visible signage, including stop signs, pedestrian crossings, speed limit signs, and traffic lights. These indicators help regulate traffic flow and increase awareness among road users.
- **Crosswalks and pedestrian facilities:** Ensure the presence of marked crosswalks and designated areas for pedestrians, especially near schools. Implement traffic-calming measures such as speed bumps, raised crosswalks, or refuge islands to facilitate safe crossing.
- **School zone safety:** Designate school zones with reduced speed limits during specific times, such as morning drop-offs and afternoon pick-ups. Prominently display signs indicating the presence of a school zone to alert drivers to exercise caution.
- **Traffic education:** Conduct educational programs to raise awareness among residents, students, and parents about traffic safety rules, such as the importance of using designated crosswalks, wearing reflective clothing, and avoiding distractions while driving or walking.
- **School bus safety:** Develop and enforce regulations for safe school bus operations, including regular maintenance of buses, proper driver training, and loading/unloading procedures that prioritize student safety.
- **Parental involvement:** Encourage parents to actively participate in promoting traffic safety by organizing neighborhood watch programs, volunteering as crossing guards, or coordinating walking school buses to ensure students' safe commute.
- **Infrastructure improvements:** Work with local authorities to identify areas that require traffic safety enhancements, such as improved road signage, additional street lighting, and better-designed intersections to minimize risks.
- **Enforcement and monitoring:** Collaborate with law enforcement agencies to enforce traffic rules and regulations, particularly in school zones. Regular monitoring and ticketing of speeding or reckless drivers can act as a deterrent and improve compliance.

Remember, traffic safety is a collective responsibility that requires cooperation between residents, schools, local authorities, and law enforcement agencies. By implementing these measures and fostering a culture of awareness and compliance, we can create safer road environments for everyone.

**This is the QR code to Google Maps. This QR Code will help the residents report these issues. We want to eliminate Devore from being the "alternate route".**





# Devore History

Editor Alice Hall

The Coverston house on Marion burned to the ground. We watched from our front porch. We heard continuing loud explosions. Could they be ammunition? No! Mrs. Coverston did a lot of canning, so what we heard were Mason jars exploding. The Peters' "sunken" garden pond was a fine spot for watching pollywogs, and tree toads seemed to be everywhere. Some years before my birth in 1929, Sunday afternoon concerts were held in the garden. Nearly all involved (I think), both patrons and musicians, were from L.A. The '38 flood took the garden, bridge, and about 20 feet of our yard. I will not forget the huge "roar" when the bridge disappeared. I was in Mrs. Roesch's class when she used to take us on field trips up Kimbark not far from Coverston's new house to see the big Indian grinding stone. The boys who came from the Paige Military Academy in L.A. to spend summers at the Devore home used to march by our house. They liked to come and visit my mother, who was kind enough to hand out cookies and even stamps to boys who needed them. Mr. Reuter over in Sycamore Flats was good enough to hire me for a while to pick up dropped fruit under the peach trees. I managed to last two weeks. I "worked" with the Neiman children, Iona, Dolores, Jimmy, and Allen. Farm work is hard for the uninitiated, and those Neiman youth labored all summer for years. The Neimans later moved to Verdemont, where they built a house on the plateau. My friend Tina and I used to each buy a pint of Challenge ice cream at the gas station/store for a quarter. Addendum by Editor: In later years Sycamore Flats was planted in grape vineyards when the Ellenas owned it. Gwen remembers a B-24 crashing there in 1945.

## MEMORIES OF RUTH LAMSON COLLEY

Just before publication deadline, Roger (Hall) and I had a delightful visit with Ruth Lamson Colley and learned more about early Devore. Many people remember Mac and Della at the service station, but Ruth remembers Charles and Mattie Mamele, who owned the station before Mac and Della. Ruth remembers when she was about five, her father set her on the counter in the little store that went with the service station and bought her first piece of candy. She was pretty sure her mother would not have approved. When she attended Cajon School, her father would give her an occasional penny for a treat. She loved to walk through the park-like area between the school and the store and spend her penny on her favorite candy. Ruth was fascinated by petite Mattie Mamele, and her collection of perfume atomizers clustered on the dresser in the tiny bedroom behind the store. Ruth never saw things like that at home. She and Roger theorized that the park may have been sort of like a rest stop to accompany the drinking fountain/radiator water stop Roger remembers from his childhood. On the infamous day of the 1938 flood, Ruth was home with a cold, and, like her sister Gwen, clearly remembers the terrible sound the bridge made when it was washed out. She also remembers the rolling rumble of boulders tumbling down the (Kimbark) canyon, and she was amazed to see a gigantic sycamore tree, bigger than the one that fell across the new canyon, standing upright on flood waters as it rushed downstream. Ruth remembers another large sycamore tree that stood in the middle of Muriel near the silo. It was a treasured giant back then, and the road was divided to go around the tree—eastbound traffic on the south and westbound on the north. (Editor's note: I also remember that tree. The way it split Muriel was so romantic). Ruth remembers three small houses near the silo that housed Mexican families whose breadwinners worked for Devore Farm. Ruth loved to hike to Middleman (Medlin) Falls, which she says was 60 feet high. The walk on a natural, spongy trail that meandered under a canopy of oak trees was sheer pleasure. In those days, Kenwood Ave. did not go any farther than Greenwood, and at the end of Kenwood was the Devore dump. Ruth's brother, Phil, used to enjoy going to the dump to shoot cans. Phil also enjoyed riding his pony, Patches, over to Sycamore Flats to work packing fruit on summer days for the Reuters. Ruth always figured he could have a shorter day if he just walked, but Patches was the preferred method of transport. Tom Coverston used to come over to visit with Leon Lamson every Sunday morning, and Ruth remembers Myrtle Coverston's sister, Mrs. Anderson, from Texas. From Verdemont Ruth remembers Al Meyers and his daughters Grace and Alberta, and Charlotte Traina, who married one of the Italian prisoners of war. Ruth Lamson stayed in Devore while she attended Valley College for a year and while she worked for the Quartermaster at Camp Ono. Then she worked at Stockwell and Binney (the Staples of yesteryear) and met her husband, James, there. They stayed in San Bernardino.



Left—By the Devore silo, circa 1930 are Ruth and Phil Lamson and a friend, possibly Bob Gonzales, who lived in a little house near the silo and was a nephew of Andy Gonzales. Three photos by Edith Lamson complements of Gwen Lamson Mulholland.



Above—The Lamson home in about 1920 when it was owned by the Bates and Callendars. Pictured are Ike Witwer, Leon Lamson, and Emma and Della Bates.

Right—The silo under a rainbow in 2005—Photo by Katie Mae Hade.



Below—The Lamson children in the snow of 1932.



# Devore Projects

As of July 1, 2023, Burrtec Waste will implement the new law (SB1383) which includes EVERYONE in Devore if you have a dumpster or trash cans.

If you have a dumpster you will be **REQUIRED** to have two extra cans at another expense – 1=organics and 1=recyclables. If you only have trash cans you will be **REQUIRED** to separate your trash into three categories:

**Organics (green can)** = food waste, green waste (lawn cuttings) tree branches with the exception of Bird of Paradise, cactus and palm fronds, leaves, fruits, veggies, garden plants, branches need to be cut in 3foot lengths –

**NOT ACCEPTED:** animal waste, plastic bags, dirt, rocks

**Recyclables (blue can)** = cans ( empty), bottles(empty), plastics, newspaper, cardboard boxes broken down but no styrofoam, plastic carrier bags ( grocery bags), empty aerosol cans, kitchen foil, jars, cereal, egg cartons, detergent bottles, shampoo bottles, empty and dry paint cans.

**Trash** = which can include animal waste

**NOT ACCEPTED** Auto and household batteries, clothing, diapers, plastic packaging or bags, vinyl hoses, soiled paper products, styrofoam or tires

**Prohibited Items NOT ALLOWED IN ANY BIN/CAN-** batteries household and car, chemicals, dead animals, electronics/e-waste, light bulbs, LEDs bulbs, medical waste including pharmaceuticals, motor oil, pesticides, or tires. No hazardous materials in ANY receptacles.

## Advertisement



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2X & 3X = \$25

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GREEN MOUNTAIN

3X

\*\*\*\*\*

GRAY Animal: L, 3X

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M,3X



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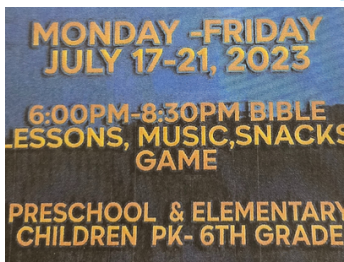
# Community Updates

## DEVORE COMMUNITY CHURCH

Community Church of Devore  
1431 Devore Road  
San Bernardino, CA 92407  
Contact: devoretruth@gmail.com  
(909) 880-4160  
Service Times  
Sunday: 10:30 AM  
Wednesday: 6:30 PM



Fill Out the registration form  
at Devore Community Church  
your child(ren) to attend for  
this fun-filled event!



### UPCOMING EVENTS

Devore Water meeting July 11th @ 7  
DRPA Meeting August 7th @ 6:30 PM

### The Devore Local Farm Fresh Vegetable Stand



### KIMBARK CORNER



Kimbark PTO ended the school year on a high note. Looking forward to giving our all for the kids again in the 2023 - 2024 school year.



Thank you Neighbors for Supporting  
our Local Businesses