

**Devore Rural Protection Association  
Special Meeting  
06-05-23 at 6:30 PM**

Meeting called to order at 6:30 PM by President Darcee Klapp

Special meeting – no sign in sheet and no roll call conducted.

Special guests: Lewis Murray, Supervisor Rowe's Office  
Aron Liang, San Bernardino County Planning Manager

Darcee Klapp:

The Proposed site is the NW corner of Devore Rd and Cajon Blvd. Traffic traveling south or traveling east will have to make a U-turn to access the business due to proposed raised center dividers.

Karan Slobom:

Traffic continues to be a major concern. There is an existing issue with big rigs causing traffic delays and stacking up to get onto the freeway. This is becoming a daily issue. We need to expand the Devore Bridge to 5 lanes to accommodate this issue.

Confirmed with Lewis Murray that it has not been approved as of right now.

Aron Liang:

The proposed project would be at the NE corner of Devore Rd and Cajon Blvd. It consists of a 3800 square foot gas station and a 2000 square foot fast food restaurant with drive thru. There is a proposal for a future car wash on site.

The project is at 80 % completion at this point.

Project sheets handed out by Liang. (not enough for all in attendance. Email addresses collected and given to Darcee who will email a copy to everyone requesting one).

Liang advised the project is to the CEQA documentation stage. This stage is close to the final stage. The plan still has to be approved by the planning commission. The public can send in comments and the commission will read all comments and take them into consideration. There is an appeal process for whichever side loses the initial decision. It must be appealed within 10 days.

This meeting is not considered a public hearing.

Michael Young asked Liang to please visit this community on a Thursday or Friday and observe the traffic problem firsthand.

Liang explained the traffic study is strictly for the scope of the project. A traffic study was completed that was coordinated with Caltrans. Traffic study will not affect this project.

A member brought up that Fed Ex ingress and egress was supposed to be Palm/Kendall and that did not happen.

Liang explained the entry and exit for the business is set up to be right turn in and right turn out. This is due to the raised center median.

Concerns were brought up by John Wildes regarding the in ground fuel tanks. Also noting how close it is to well site #4.

Recommendations were made and input received from Building and Safety and Fire Departments for this project. Liang emphasized that California is a world leader in technology and that technology will ensure there are no leaks, or if there are, they would be easily detectable. The tanks are double walled fiberglass.

Dee Denton asked about the site design. Liang explained it was similar to a site plan for a residence.

Dee Denton asked about the problem with trucks "cuing" and waiting to go. This is already causing other drivers to get upset and drive unsafely. Dee emphasized the U-turn situation is going to make this worse.

Another member asked about getting access to data. Liang said the information is on the handout he brought.

Bill Klapp asked about the location putting up a proposed project sign and why hasn't that happened. Liang explained that is not required in San Bernardino County at this time. Liang said based on the size of the lot, which is almost 2 ½ acres, the easiest way to notify is by direct mail. With the lot size, the County only requires notification of those within 300 feet of the site.

John Wildes mentioned the same rules apply to residential sites.

Liang said the information gets posted on the San Bernardino County website and is also on Sacramento's clearing house website.

Members asked about the water company and if they had been contacted. Liang said there was a "will serve" letter on file that was signed by Valerie Henry and Mark Slobom. Liang did not have a copy of the letter available. Michelle Kirkland asked if a copy could be provided. Jim Giglio said he would get it and provide that. Liang said the developer had two water shares and was going to acquire a third water share for the car wash portion. John Wildes noted that the car wash portion would require a vote due to the size of the project and amount of water consumption.

Liang noted the applicant must show proof of infrastructure and utilities.

Liang said a regional water board was contacted also. Liang said the developer had the letter and that gave him vested rights.

Karen Slobom asked for the traffic study and wanted to know if it was dated prior to all of the commercial zoning on Cajon. Darcee Klapp added that there are 25 distributions in a 3-mile stretch.

A member brought up the bridge to nowhere and the lack of completion. Liang said it had no bearing on this project. (It was noted the bridge is supposed to be completed in 2024)

DRPA is requesting all comment cards be turned in by 06-10-23 to either a board member or at Mom's Store.

All comments will go to the Planning Commission. Liang encouraged members to attend the Planning Commission meeting.

A member brought up concerns regarding wildfire danger and how this increased traffic will only add to that problem.

Noretta Barker brought up the Devore Communities Community Action Plan done by San Bernardino County where it emphasized horse trails and walking trails with access to the wash. This effectively cuts the equestrian and walking community out of the wash access. Liang responded that the developer seemed open to equestrian trails.

Russell brought up the septic/sewer system issues in relation to it being close to well #4. Liang said the well is ¼ mile away and felt it was not a danger.

Another member brought up earthquake fault lines, stating it mentioned no nearby fault lines. It was said there is not only the San Andreas fault line, but 17 other fault lines in the immediate area.

Another member mentioned the intersection will need to be fully controlled. Liang said there will be a five way stop signal at location. Liang said the developer's fair share for the signal was around \$140,000.

Liang said there will be another huge project across the street from this one. Noretta Barker asked what that project will be. Liang said another gas station.

John Wildes said that he and Mark Iverson met with the other proposed gas station owner and they talked to him about granting a space for a new well for DWC. That owner was agreeable

to that proposal. If that well goes in, this AM/PM will be very close to it. Liang said there would be technical studies if the well is going in and he is not able to comment on that.

Karan Slobom said she realizes there are many commercial properties in that area and all along Cajon Blvd. Is the focus of reports and studies on one project at a time and not considering the totality of the area? Liang said it is based on the individual project. Liang said traffic studies by engineers have mitigated issues and determined it was an acceptable level. Karan Slobom suggested a thirty-year study needed to be completed. Karan felt the area needed five lanes over the Devore Bridge to handle the traffic.

Michelle Kirkland asked if we can obtain a copy of the traffic study. Liang said the information is available via the handout he provided.

Liang said there have already been 6-7 revisions on this project.

A member asked how this will enhance our community. Another member said it will hurt our local hometown market, Mom's Country Store.

Russell brought up that if the property is 2 ½ acres, it must have concrete slabs and fire protection on site. Noretta Barker asked if the owner at the current site had any fire violations.

Liang said the developer must comply with all fire safety regulations. There is an initial study for the project that will specify what is required.

Nanette Van Esch brought up that the document says the sphere of influence is San Bernardino City. It was noted that San Bernardino city stops at Rex Cole Road.

Liang said you can clearly see zoning areas on the county GIS maps that are available on line. Special guests left,

Discussion continued about points that had been discussed during the meeting.

Meeting adjourned at 8:40 PM

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