



Land Use Services Department  
Planning Division

# Oasis at Glen Helen Parkway Project

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Land Use Services Department  
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The Oasis at Glen Helen Parkway Project (Project) proposes a commercial development on approximately 33 acres within the Glen Helen Specific Plan area.

The Project was reviewed and recommended for approval by the Planning Commission on March 21, 2024, and includes the following components:

- Specific Plan Amendment (SPA)

The SPA includes modifications and minor text clarifications to the Glen Helen Specific Plan.

- Tentative Parcel Map (TPM 20748)

The TPM subdivides the 33-acre site into 14 parcels.

- Planned Development Permit (PDP)

The PDP would allow construction of a 209,000 square foot commercial center.

- Subsequent Environmental Impact Report (SEIR)

The SEIR analyzes potential environmental impacts of the Project.

# Specific Plan Amendment

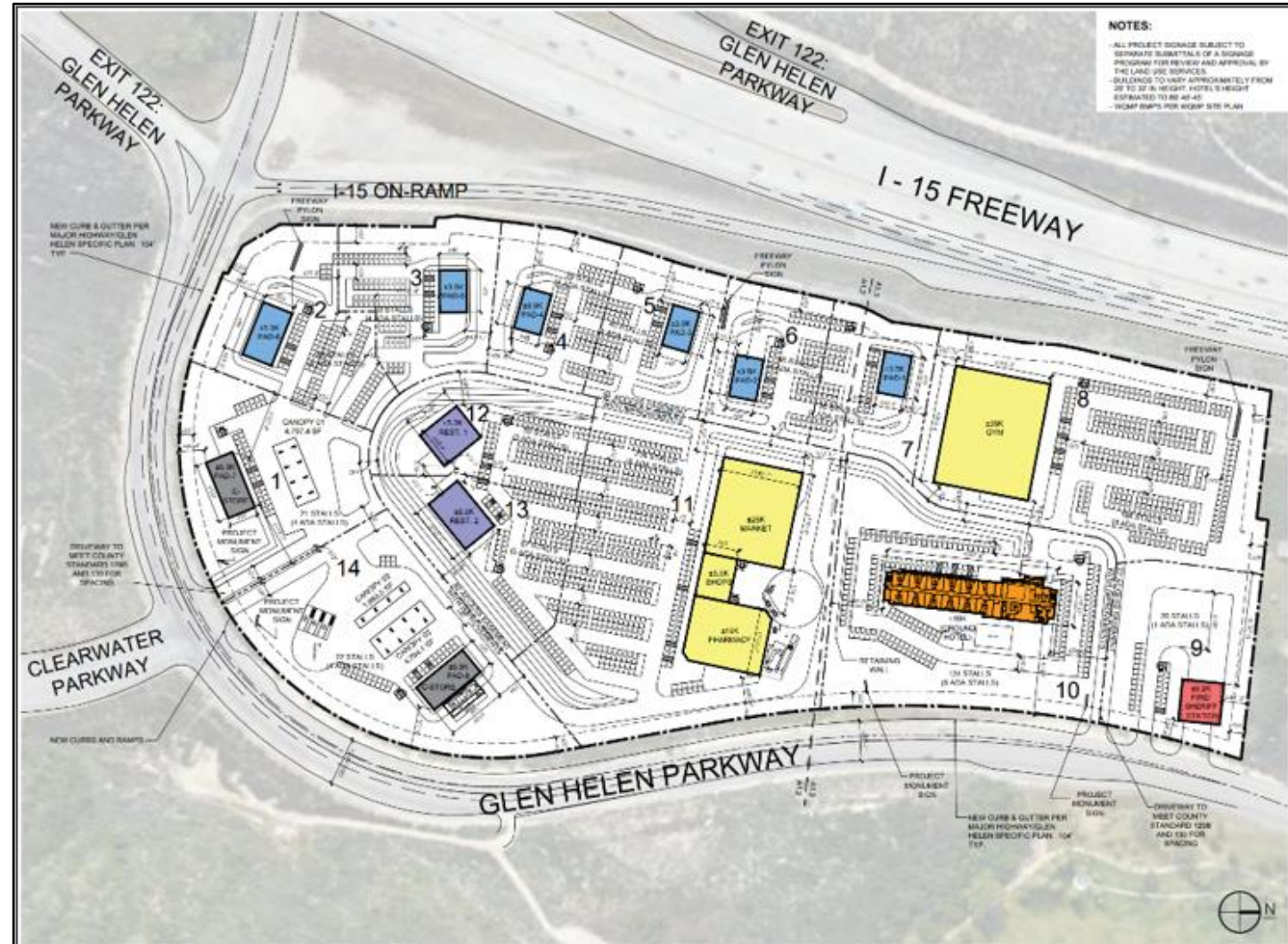
The SPA comprises minor amendments to the Glen Helen Specific Plan. Text amendments include modifications and text clarifications and update the anticipated uses. The sections affected include:

- GH2.0305 relates to uses and activities in the Destination Recreation zone.
- GH2.0440(a), and (c) through (g) update, clarify, and amend guidelines.
- GH2.0440(c), Table 1 adds coffee shops, quick serve restaurants, grocery markets, and drug stores as conditionally permitted uses.
- GH2.0440(c), Table 2 adds several uses subject to a planned development permit, including various personal services (i.e. banks, medical offices) and retail/trade uses (i.e. convenience stores, digital billboards, outdoor sales, service stations, warehouse uses).
- GH3.0710 related to hillside development guidelines and requirements.

# Planned Development

The 209,000 square foot commercial center development is anticipated to include:

- 130-room hotel
- Fitness facility
- Shopping center with several commercial/retail spaces
- Convenience store/gas station with drive-thru carwash
- Restaurant and drive-through restaurants
- Fire/Sheriff station



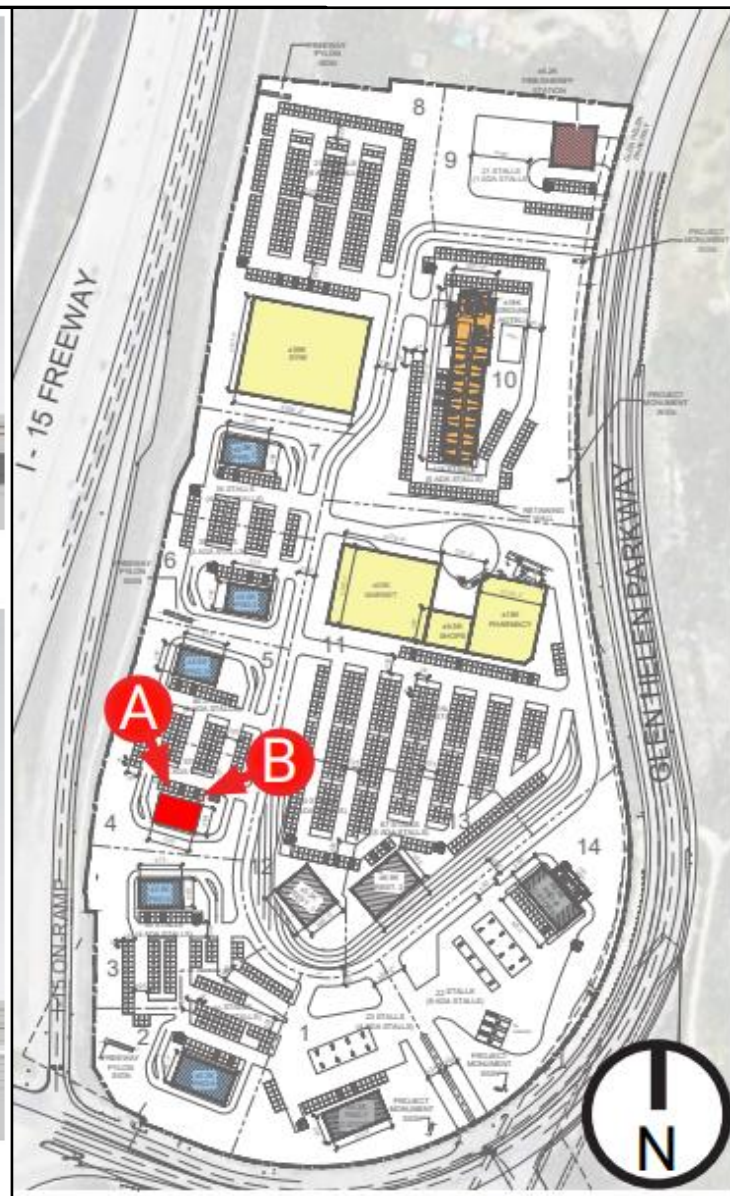
# Conceptual Elevations – Retail Pads



VIEW A

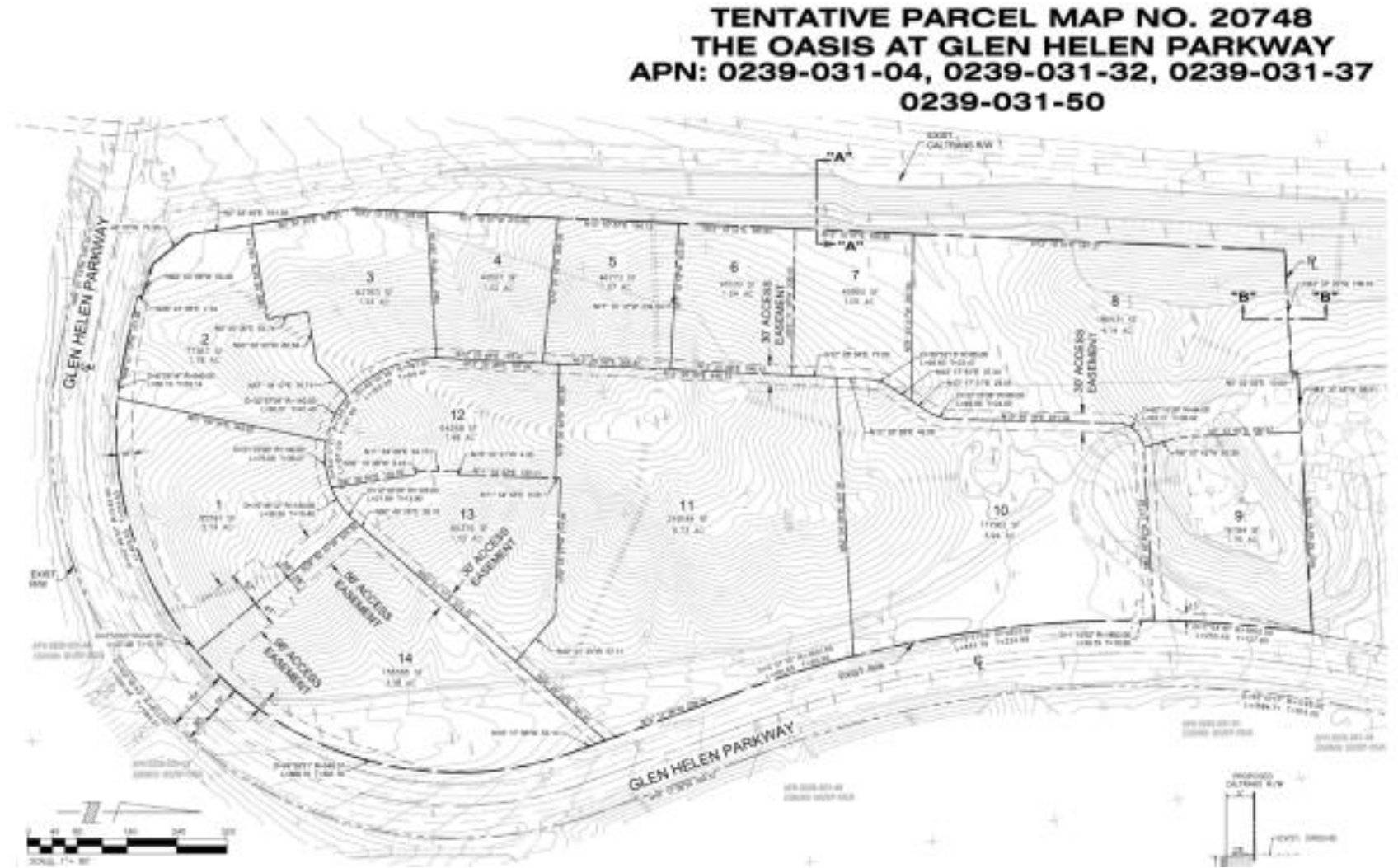


VIEW B

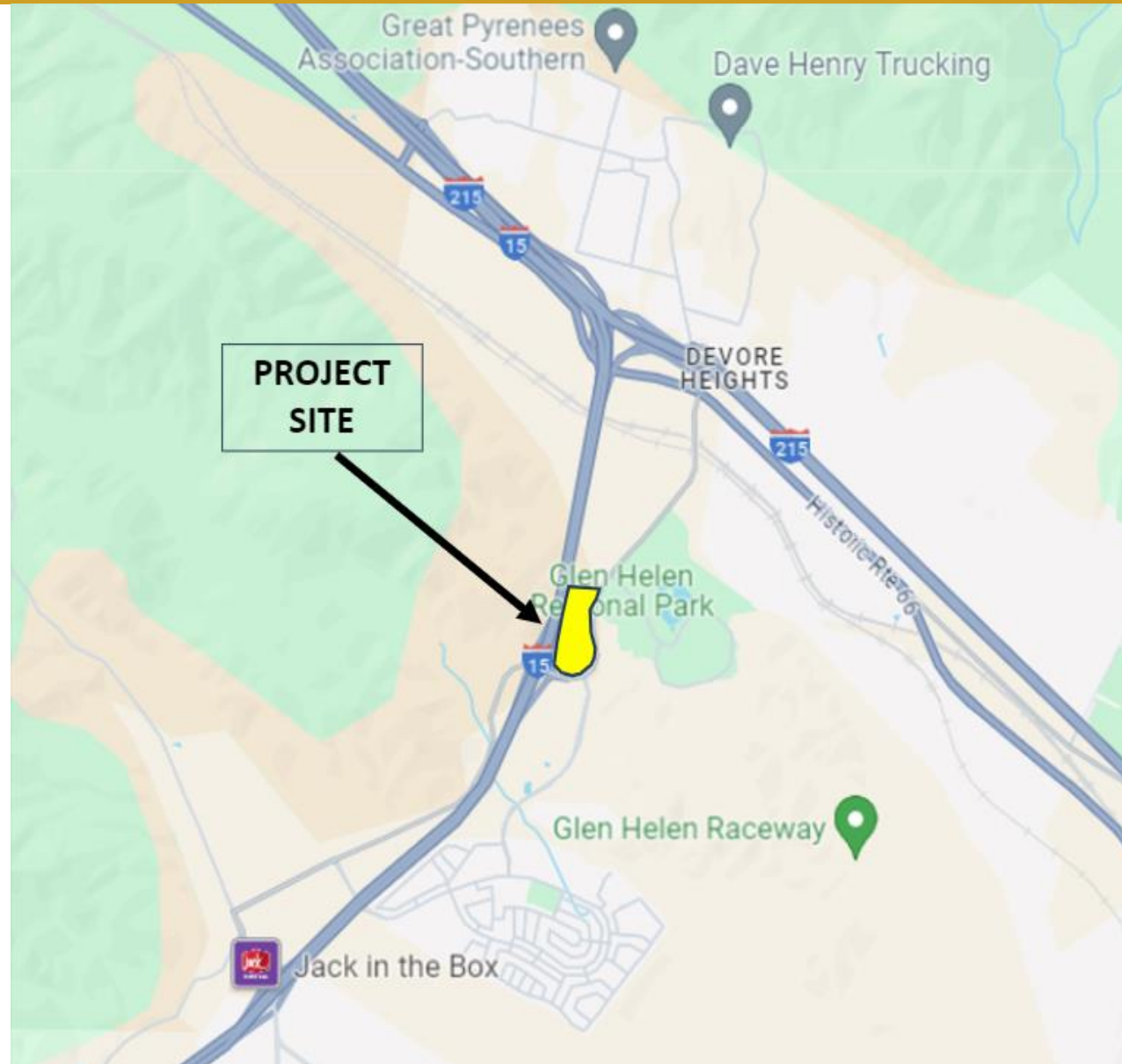


# Tentative Parcel Map

- The 33-acre site (comprising four parcels) would be subdivided into 14 parcels.
- Lot sizes will range from 1.02 acres to 5.73 acres, to accommodate the proposed development.


















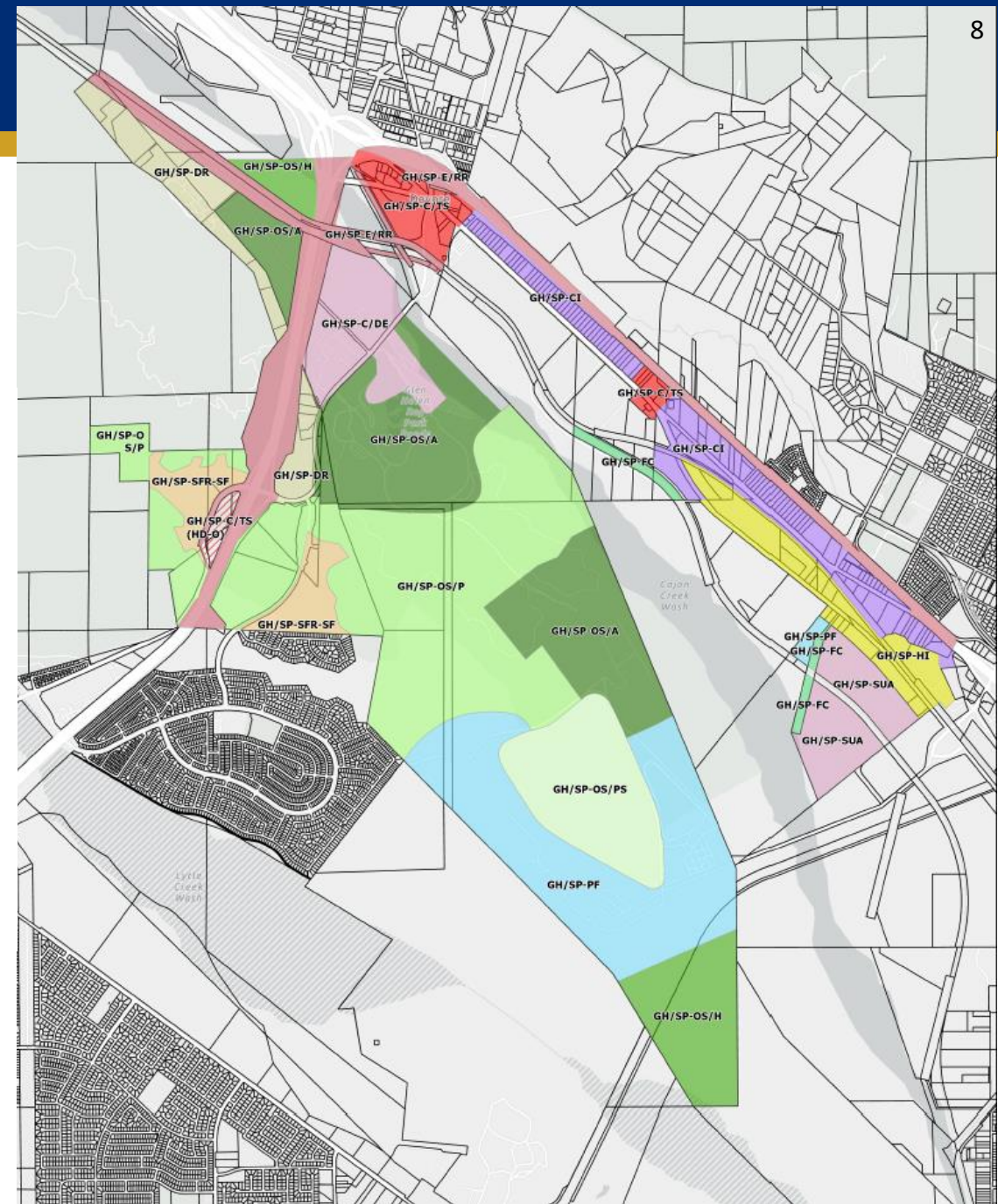
# Vicinity Map



# Glen Helen Specific Plan

## Land Uses

- |  |   |   |   |
|--|---|---|---|
|  | Commercial/Destination Entertainment (C/DE) |  | Open Space/Active Recreation (OS/A)               |
|  | 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                                  |



## **Project Notice/Notice of Hearing**

- Notices including the Notice of Preparation, Project Noticing and Notice of Hearing were sent to surrounding properties within 700 feet of the Project.
- Planning staff received a total of 10 written comment letters in opposition, and two in support.

## **Notice of Preparation**

The 30-day public review period was from June 14, 2023 through July 14, 2023.

## **Community Outreach**

On June 27, 2023, a community meeting was conducted at Paakumá K-8 School, Rosena Ranch.

## California Environmental Quality Act (CEQA)

- The Draft Subsequent Environmental Impact Report (SEIR) was released for a 45-day public review period, from December 15, 2023 to February 6, 2024.
- The SEIR concluded the Project will not have a significant impact on the environment, with the exception of air quality impacts associated with construction and operational emissions.
- A Statement of Overriding Considerations has been prepared to weigh the benefits of the Project against identified significant and unavoidable impacts.
- No public comments were received in relation to the CEQA document.

The Planning Commission conducted a public hearing on March 21, 2024, to consider the Project.

- 13 individuals spoke on matter, eight in favor and five opposed.
- The Commission voted to recommend Board of Supervisors approval of the Project by unanimous vote of 4 – 0.

1. Certify the Subsequent Environmental Impact Report (SCH No. 2000011093).
2. Adopt the California Environmental Quality Act Facts and Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
3. Adopt the findings recommended by the Planning Commission in support of the Glen Helen Specific Plan Amendment, Tentative Parcel Map, and Planned Development Permit.
4. Make alterations, if necessary, to the proposed ordinance.
5. Approve introduction of the proposed ordinance.
  - An ordinance of San Bernardino County, State of California, to amend Section GH2.0305, relating to general provisions of the land use plan, to amend Subsections GH2.0440(a), GH2.0440(c), GH2.0440(d), GH2.0440(e), GH2.0440(f), and GH2.0440(g), relating to definitions, conditional uses, planned development uses, prohibited uses and site development standards for the Destination Recreation designation, to amend the introductory paragraph of Division 3, relating to design guidelines, and to amend Section GH3.0710, relating to hillside development guidelines and requirements, all of the Glen Helen Specific Plan.

6. ADOPT ORDINANCE.
7. Approve Tentative Parcel Map No. 20748 to subdivide four parcels into 14 parcels, subject to the Conditions of Approval.
8. Approve Planned Development Permit for the construction and operation of 209,900 square feet of commercial and retail uses on approximately 33 acres, subject to the Conditions of Approval. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.
9. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.