

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

June 11, 2024

**FROM**

**MARK WARDLAW, Director, Land Use Services Department**

**SUBJECT**

Oasis at Glen Helen Parkway Project

**RECOMMENDATION(S)**

CLOSED TO FURTHER PUBLIC TESTIMONY AND CONTINUED FROM TUESDAY, MAY 21, 2024, ITEM NO. 98

1. Receive a report as follow-up to the May 21, 2024, Item No. 98, public hearing to consider the Oasis at Glen Helen Parkway Project consisting of a proposed ordinance amending the Glen Helen Specific Plan, a Tentative Parcel Map, and a Planned Development Permit to authorize the construction and operation of a commercial shopping center on an approximate 33-acre site.
2. Certify the Subsequent Environmental Impact Report.
3. Adopt the California Environmental Quality Act Facts and Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
4. Approve Memorandum of Understanding (**Agreement No. 24-482**) with 215 Table Top, LLC for a public benefit contribution in the total amount of \$330,000 for the Glen Helen Specific Plan area, effective June 11, 2024, with contributions due in three installments according to a grading schedule.
5. Adopt the findings recommended by the Planning Commission in support of the Glen Helen Specific Plan Amendment, Tentative Parcel Map, and Planned Development Permit.
6. Make alterations, if necessary, to the proposed ordinance.
7. 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.
8. **ADOPT ORDINANCE No. 4471.**
9. Approve Tentative Parcel Map No. 20748 to subdivide four parcels into 14 parcels, subject to the Conditions of Approval.
10. Approve Planned Development Permit for the construction and operation of 209,900 square feet of commercial and retail uses on approximately 33 acres, consisting of a 72,000 square foot, 130-room hotel; a 35,000 square foot fitness facility; a 45,500 square foot building containing a 25,000 square foot grocery market, a 15,000 square foot pharmacy, and 5,500 square feet of commercial shops; a 5,300 square foot convenience store/gas station with

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drive-thru carwash; a 5,300 square foot convenience store with a gas station; five 3,500 square foot buildings and 5,300 square foot building for drive-thru restaurants; a 5,300 square foot restaurant and a 6,500 square foot restaurant; and a 5,200 square foot Fire/Sheriff Station, subject to the Conditions of Approval.

11. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

- Applicant: UCR Group, LLC
- Community: Glen Helen
- Location: Northeast corner of Glen Helen Parkway offramp and Interstate 15 freeway

(Presenter: Mark Wardlaw, Director, 387-4431)

**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 Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Department, Planning Division 2023-24 budget. All costs of processing this application are paid by the UCR Group, LLC (Applicant).

**BACKGROUND INFORMATION**

This item was continued from the May 21, 2024 (Item No. 98), Board of Supervisors (Board) meeting, where the public hearing was opened and closed. The Glen Helen Specific Plan was adopted on November 15, 2005 (Item No. 53) and amended on May 2, 2017 (Item No. 91), by the Board. The Glen Helen Specific Plan covers approximately 3,400 acres in the Glen Helen area, generally located along Interstate-15 and Interstate-215 freeways and contains 13 land use designations.

The Oasis at Glen Helen Parkway project consists of a proposed Specific Plan Amendment (SPA) (PROJ-2023-00096), Tentative Parcel Map (TPM) (TPM No. 20748) (PROJ-2023-00100), and Planned Development Permit (PDP) (PROJ-2023-00012), for the proposed development of commercial and retail uses on approximately 33 acres located within the Glen Helen Specific Plan Destination Recreation (DR) zone (Project).

The Project site is located in the City of Rialto Sphere of Influence at the northeast corner of Glen Helen Parkway offramp and Interstate-15 freeway. The Project site consists of four parcels and a right-of-way that is currently owned by the Applicant, the County, and the California Department of Transportation (Caltrans). It is the Applicant's intentions to acquire the Caltrans-owned and County-owned properties for purposes of the Project. The acquisition of Caltrans-owned property is contingent upon approval through a Decertification Agreement with the State.

The County has agreed to engage in negotiations with the Applicant for the potential future sale or exchange of the County-owned properties in accordance with all applicable laws. However, the County, acting in its role and capacity as a property owner, has not committed or agreed to sell or exchange the properties at this time. Any action taken by the Board, acting in its role and capacity as the permitting agency for the Project, is not a commitment or agreement by the County to sell or exchange its portion of the site to the Applicant and further negotiations with the County will need to occur. The Applicant is conditioned to complete the process for the

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acquisition of the Caltrans-owned properties, and complete the acquisition for, or receive authorization approved by the Board of the County-owned properties, before grading activity is authorized for those properties of the Project site.

The SPA, TPM, and PDP consist of the following:

- The SPA proposes text amendments to the following provisions of the Glen Helen Specific Plan: Section GH2.0305, related to the general description of activities and uses planned for the DR zone; Subsections GH2.0440(a), (c), (d), (e), (f) and (g), related to updates, clarifications and amendments to the definition, allowed and prohibited uses, and development standards with the DR zone, including uses authorized with a planned development permit; introductory paragraph of Division 3, related to the application of design guidelines for planned development permits; and Section GH3.0710, related to hillside development guidelines and requirements.
- The TPM proposes to subdivide four parcels into 14 parcels, with lot sizes ranging from 1.02 acre to 5.73 acres.
- The PDP proposes the development of a 202,900 square foot commercial and retail center consisting of a 72,000 square foot, 130-room hotel; a 35,000 square foot fitness facility; a 45,500 square foot building containing a 25,000 square foot grocery market, a 15,000 square foot pharmacy, and 5,500 square feet of commercial shops; a 5,300 square foot convenience store/gas station with drive-thru carwash; a 5,300 square foot convenience store with a gas station; five 3,500 square foot buildings and 5,300 square foot building for drive-thru restaurants; a 5,300 square foot restaurant and a 6,500 square foot restaurant; and a 5,200 square foot Fire/Sheriff Station. Overall, the Project site proposes a floor area ratio of approximately 14 percent.

A further detailed and comprehensive analysis of the Project from a planning perspective is included within the Planning Commission Staff Report and attached as a supporting document to this Report/Recommendation.

The Project has been analyzed with the preparation of a Subsequent Environmental Impact Report (SEIR) to the Glen Helen Specific Plan EIR. The SEIR concludes that the Project will not have a significant impact on the environment with the adoption of feasible mitigation measures, with the exception of significant and unavoidable air quality impacts. Despite efforts to mitigate air quality impacts, the SEIR identifies significant and unavoidable impacts related to construction and operational emissions. A Statement of Overriding Considerations has been prepared to weigh the benefits of the Project against these significant and unavoidable impacts. Proposed considerations include economic benefits, infrastructure improvements, and contributions to regional circulation improvements.

Public comments on the SEIR include concerns raised by the San Bernardino Historical and Pioneer Society regarding a monument's proximity to proposed grading activity that will be required to construct the Project. In response to comments the Project is conditioned to relocate the monument to an acceptable location at the Glen Helen Regional Park. The City of Rialto also provided comments and has expressed support for the Project, citing potential economic and social benefits.

The County Code requires a recommendation from the San Bernardino County Planning Commission (Planning Commission) for final action by the Board on the SPA and PDP. At the Planning Commission hearing on March 21, 2024, there were 13 in-person public comments,

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eight in favor, and five opposed. The Planning Commission recommended approval of the Project by unanimous vote of 4-0 (with 3rd District Commissioner absent) with a recommended change to PDP Condition No. 5, extending the initial expiration period from 36 months to 60 months, and re-numbering conditions due to the timing for the collection of regional fee payment from “Prior to occupancy” to “Prior to issuance of building permit” consistent with the San Bernardino County Regional Transportation Development Mitigation Plan. The Planning Commission’s recommendation and proposed findings were included within the Planning Commission Staff Report and attached as a supporting document to the Report/Recommendation.

On May 21, 2024 (Item No. 98), the Board conducted a public hearing to consider the Oasis at Glen Helen Parkway project. At the meeting, 12 individuals spoke on the matter, eight in favor and four opposed. After closing the public hearing, the item was continued to June 11, 2024, with direction to 1) eliminate the request to allow digital billboards as a permitted use in the Destination Recreation area of the Glen Helen Specific Plan, 2) consider the Applicant’s request for sequenced grading operations, and 3) evaluate options to develop a proposed Fire Station.

At the Board’s direction, staff has: 1) revised the ordinance to omit the allowance of digital billboards in the Destination Recreation areas within the Glen Helen Specific Plan, 2) updated Conditions of Approval No. 58 (PDP) and No. 21 (TPM) to allow sequenced grading operations based on ownership, and 3) the Applicant proposes an agreement with the County to provide a financial contribution in the total amount of \$330,000 towards community service enhancement benefits for the Glen Helen Specific Plan area.

The contribution will be due in three installments of \$110,000. The first installment will be due following the date the Applicant has graded and exported from the Project site, a total of one million cubic yards of soil. The second installment will be due after the grading and exporting an additional 300,000 cubic yards of soil, for a total aggregate amount of 1,300,000 cubic yards of soil. The final installment will be due after the grading and exporting of another 300,000 cubic yards of soil, for a total aggregate of 1,600,000 cubic yards of soil.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by (Jason Searles, Supervising Deputy County Counsel, 387-5455) on May 28, 2024; Finance (Penelope Chang, Administrative Analyst, 387-4886) on May 31, 2024; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on May 31, 2024.

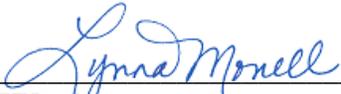
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Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED**

Moved: Curt Hagman 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: June 11, 2024



cc: LUSD - Wardlaw w/ agree  
Contractor c/o LUSD w/ agree  
File w/ agree  
File – LUSD w/ attachments  
JLL 06/17/2024