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

May 21, 2024

FROM

MARK WARDLAW, Director, Land Use Services Department

SUBJECT

Oasis at Glen Helen Parkway Project

RECOMMENDATION(S)

1. Conduct a public hearing relating to 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. Adopt the findings recommended by the Planning Commission in support of the Glen Helen Specific Plan Amendment, Tentative Parcel Map, and Planned Development Permit.
5. Make alterations, if necessary, to the proposed ordinance.
6. 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.
7. ADOPT ORDINANCE.
8. Approve Tentative Parcel Map No. 20748 to subdivide four parcels into 14 parcels, subject to the Conditions of Approval.
9. 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 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.
10. 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 Applicant.

BACKGROUND INFORMATION
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 of Supervisors. The Glen Helen Specific Plan covers approximately 3,400 acres in the Glen Helen area, generally located along I-15 and I-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 of Supervisors, 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 acquisition of the Caltrans-owned and County-owned properties before grading activity is authorized at 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 209,900 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 comment 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 of Supervisors on the SPA and PDP. At the Planning Commission hearing on March 21, 2024, there were 13 in-person public comments, five opposed, and eight in favor. 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 are included within the Planning Commission Staff Report and attached as a supporting document to this Report/Recommendation.

PROCUREMENT
Not applicable.

REVIEW BY OTHERS

This item has been reviewed by (Jason Searles, Supervising Deputy County Counsel, 387-5455) on March 24, 2024; Finance (Penelope Chang, Administrative Analyst, 387-4886) on April 26, 2024; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on May 2, 2024.

Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened
Public Comment: Dee Denton, Darcee Klapp, Noretta Barker, Jane Hunt-Ruble, Louie Lopez, Thomas Ruiz, Eddie Campos, Robert Ramos, Wanyae McDonald, Austin Alvarez, Zach Strasters, Ronnie Barrera, Mark Ostoich

Board Direction: The Board directed staff to impose a condition that prohibits digital billboards.
BOARD DIRECTION
Motion/Second: Dawn Rowe/Curt Hagman
AYE: Col. Paul Cook (Ret.), Dawn Rowe, Curt Hagman, Joe Baca Jr.
ABSENT: Jesse Armendarez

Hearing Closed
Board Direction: The Board directed staff to engage in discussions with the developer to eliminate digital billboards, determine whether a fire station will be built on the project site or if there will only be space for it, and look into modifying conditions 58 and 21 regarding the timing of the grading.

CONTINUED TO TUESDAY, JUNE 11, 2024 WITH BOARD DIRECTION
Motion/Second: Joe Baca, Jr./Curt Hagman
AYE: Col. Paul Cook (Ret.), Dawn Rowe, Curt Hagman, Joe Baca Jr.
ABSENT: Jesse Armendarez

Lynna Monell, CLERK OF THE BOARD

BY Lynna Monell
DATED: May 21, 2024

cc: File - Final BAI
JLL 05/28/2024