



Land Use Services Department  
Planning Division

# Oasis at Glen Helen Parkway Project

Mark Wardlaw, Director  
Land Use Services Department  
June 11, 2024



On May 21, 2024, the public hearing was opened and closed. The Board provided direction to Land Use Services Department staff on three items, which resulted in the following:

- Remove the proposed language allowing Digital Billboards.
- Allow for sequenced grading operations, based on ownership. Conditions of Approval PDP No. 58 and TPM No. 21 are revised as follows:  
*“A grading permit may be issued for any portion of the 32-acre project site (consisting of Assessor’s Parcel Numbers (APN) 0239-031-04, 0239-031-32, 0239-031-37, 0239-031-50, and the California Department of Transportation [Caltrans] right-of-way). Unless written consent is provided by the underlying property owner, a grading permit shall be limited to the portion of the project site owned and controlled by the applicant. Written consent from the Board of Supervisors is required for grading any portion of the property owned by San Bernardino County.”*
- Financial participation with future fire station

# Revised Recommendations

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 the Memorandum of Understanding 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.
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 202,900 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.
11. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.