



San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
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NOTICE OF PREPARATION

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

TO: Office of Planning and Research, Responsible and Trustee
Agencies/Interested Organizations and Individuals

DATE: June 14, 2023

SUBJECT: A SPECIFIC PLAN AMENDMENT (SPA/PROJ-2023-00096), A PLANNED DEVELOPMENT PERMIT (PDP/PROJ-2023-00012), A TENTATIVE PARCEL MAP (TPM/PROJ-2023-00100), AND AN ENVIRONMENTAL IMPACT REPORT FOR 4 PARCELS (APN: 0239-031-37, 0239-031-50, 0239-031-04 AND 0239-031-32) LOCATED ON THE NORTH AND WEST SIDE OF GLEN HELEN PARKWAY AND ADJACENT TO INTERSTATE 15 WITHIN THE CITY OF RIALTO SPHERE OF INFLUENCE, 5TH SUPERVISORIAL DISTRICT. THE PROJECT SITE IS SHOWN ON THE COLOR-CODED PLAT SHOWN IN FIGURE 4. APPLICANT OWNS THE LAND HIGHLIGHTED IN YELLOW IN FIGURE 4, CONSISTING OF 21.22 ACRES. APPLICANT IS PURCHASING THE LAND HIGHLIGHTED IN GREEN IN FIGURE 4, CONSISTING OF 6.6 ACRES, FROM THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION. APPLICANT IS PURCHASING THE LAND HIGHLIGHTED IN PURPLE IN FIGURE 4, CONSISTING OF 4.21 ACRES FROM SAN BERNARDINO COUNTY. THE PARCEL MAP WILL SUBDIVIDE THE PROJECT SITE INTO FOURTEEN PARCELS. THE PROJECT PROPOSES A SERIES OF ENTITLEMENT ACTIONS TO FACILITATE THE DEVELOPMENT OF A SHOPPING CENTER CONSISTING OF A HOTEL, RETAIL STORES, A GYM, FIRE STATION, TWO GASOLINE SERVICE STATIONS WITH CAR WASHES, AND MULTIPLE DRIVE-THROUGH RESTAURANTS ON APPROXIMATELY 33-ACRES OF UNDEVELOPED LAND. THE SPA TO

THE GLEN HELEN SPECIFIC PLAN (GHSP) PROPOSES TO AMEND THE LAND USES PERMITTED WITHIN THE DESTINATION RECREATION (DR) DESIGNATION AND LAND USES AND AUTHORITY OF THE PDP SECTION OF THE SP FOR PROJECTS LOCATED WITHIN THE DR DESIGNATION. THE PDP WILL ADD AND CLARIFY DEVELOPMENT AND DESIGN STANDARDS. CERTAIN DEVELOPMENT AND DESIGN STANDARDS HAVE ALREADY BEEN ESTABLISHED BY THE PDP SECTION.

PROJECT: The Oasis at Glen Helen Parkway

The County of San Bernardino (County) as the lead agency, has determined that the proposed The Oasis at Glen Helen Parkway project (Project) will require the preparation of a Subsequent Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code, §21000 et seq). In accordance with §15082 of CEQA Guidelines, the County has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. The Project site was previously evaluated as part of the Glen Helen Specific Plan (GHSP) Program EIR (SCH# 2000011093), which was adopted November 15, 2005, and amended May 2017 and December 2020. As such, the current Project EIR will “tier” off of this prior EIR, focusing on issues that represent “new” or “substantially more severe” significant environmental impacts than evaluated in the GHSP Program EIR. Note that the Subsequent EIR will address all resource topics; however, analysis will focus on impacts related to Air Quality, Greenhouse Gas Emissions, Noise and Vibration, and Transportation.

Project Title: The Oasis at Glen Helen Parkway

Project Number: PROJ-2023-00012

Project Applicant: 215 Table Top, LLC

Project Location: The Project is located in an unincorporated area of southwestern San Bernardino County and within the City of Rialto Sphere of Influence (SOI). The Project site is approximately 50 miles east of downtown Los Angeles, 10 miles northwest of downtown San Bernardino, and 40 miles northeast of central Orange County. The approximately 33-acre site is located east of Interstate (I-) 15, west of Glen Helen Parkway and the Glen Helen Regional Park, north of I-15 Exit 122 (Glen Helen Parkway), and south of single-family residences and the Glen Helen Park Maintenance Yard (see **Figure 1: Regional Location Map**).

Figure 1 shows the location of the proposed Planned Development Permit (PDP) and site-specific commercial development, which includes a Tentative Parcel Map (TPM). Note that the “Project” also includes a Specific Plan Amendment (SPA) to the existing Glen Helen Specific Plan (GHSP). The SPA proposes minor changes in allowable uses within the Destination Recreation (DR) zone of the GHSP. The DR locations are shown in **Figure 2: Destination Recreation Zoning Map**.

The PDP Project site includes the following Assessor Parcel Numbers (APNs) as summarized in **Table-1: Project Assessor Parcel Numbers**, below.

Table 1: Project Assessor Parcel Numbers

Assessor Parcel Number			
0239-031-04	0239-031-32	0239-031-37	0239-031-50

A. Project Background and Setting

The Glen Helen Specific Plan (GHSP) was adopted in November 2005 and amended in May 2017 and December 2020 by the Board of Supervisors. The Specific Plan covers approximately 3,400 acres in the Glen Helen area and contains 14 land use designations. The GHSP notes that the Specific Plan's original purpose was to create a comprehensive guide for quality land development with a viable program for building and financing the infrastructure necessary to support it. Additionally, the GHSP assumed land use designations to be tailored to the physical and environmental conditions, existing activities and uses that will remain on-site, and future market potentials identified for the area. The 33-acre Project site is within the GHSP Destination Recreation (DR) zone.

In December 2020, the County executed an Exclusive Right to Negotiate Agreement (ERNA) with 215 Table Top LLC (co-owner) to develop the Project property, receiving a 5-0 Board of Supervisors approval.

Existing Conditions

On-site topographic features include two prominent hills. The Project site primarily consists of undeveloped, densely vegetated land with the exception of dirt access roads and one single residence on the smaller hill. Approximately 21.5 acres of the southern portion of the Project site consists of a larger hill that has a surface elevation ranging from a low point of approximately 2,010 feet above mean sea level (amsl) at the southwest corner of the Project site to a maximum of approximately 2,255 feet amsl at the top of the hill. The smaller hill at the northern portion of the Project site ranges from a low point of approximately 2,080 feet amsl between the two hills to a maximum of approximately 2,137 feet amsl. In addition, there is an existing concrete swale along the westerly boundary of the Project site that contains all tributary runoff to said swale (approximately 7.47 acres). The Project site contains mostly Riversidian Sage Scrub with some disturbed or developed lands. The Project site is underlain by the following soil units: Soboba-Hanford families association (2 to 15 percent slopes) and Trigo-Lithic Xerorthents, warm complex (50 to 75 percent slopes).

The Project site is bordered by scattered single-family residences to the north, the I-15 freeway to the west, Glen Helen Parkway to the south and east, with Glen Helen Regional Park located further east. Open space areas are located across I-15 to the west, and across Glen Helen Parkway to the south and east. Further south, a residential community is located along Clearwater Parkway (approximately ½ mile south of the Project site). Refer to **Table 2: Surrounding Uses** which lists the land uses, land use category, and associated zoning.

Table 2: Surrounding Uses

Area	Existing Land Use	Land Use Category	Land Use Zoning District
Project site	Vacant	Special Development (SD)	Destination Recreation (DR)
North	Single Family	SD	Commercial/Destination Entertainment (C/DE) Destination Recreation (DR)
South	Glen Helen Parkway, Vacant	SD	Open Space Passive Recreation (OS/P)
East	Glen Helen Parkway, Vacant, Glen Helen Park	SD	Open Space/Active Recreation (OS/A)
West	15 Freeway	SD Open Space (OS)	Not Applicable
Source: Glen Helen Specific Plan, 2020; LU-1 Land Use Map, 2020, https://www.arcgis.com/apps/webappviewer/index.html?id=f23f04b0f7ac42e987099444b2f46bc2 .			

B. Project Overview

The Project to be addressed in the Subsequent EIR consists of a Specific Plan Amendment (SPA, Project #: PROJ-2023-00096) and a Planned Development Permit (PDP, Project #: PROJ-2023-00012) to allow for development of approximately 207,900 square feet of commercial and retail center land uses on an approximately 33-acre site, as described further below. The applicant proposes a minor clarification/text amendment to the existing DR zone of the GHSP to provide greater flexibility and more accurately reflect the proposed commercial development (these minor edits will be reflected in a Specific Plan Amendment, as discussed further below). The SPA would affect all areas zoned with a “DR” designation within the GHSP.

In addition to the SPA, the Project also includes a Tentative Parcel Map (PROJ-2023-00100/TPM Map No. 20748) to address a site-specific development area within the DR zone. The DR zone areas and the PDP Project site are identified in **Figure 2: Destination Recreation Zoning Map**. The total square footage proposed as part of the PDP, as shown in the **Figure 3: Conceptual Site Plan**, is less than the maximum square footage allowed under the GHSP. The Project proposes a maximum floor area ratio (FAR) of 0.18, which is less than the maximum allowed FAR of 0.20 in the GHSP DR zone. The proposed text amendment would support the original intent of the GHSP DR zone, to provide low-intensity retail commercial uses that are sensitive to the physical and environmental constraints of the area.

The PDP Project site (as represented by the Conceptual Site plan) is anticipated to be developed in one phase and would include approximately 72,000 square feet designated for hotel uses; 35,000 square feet designated for a fitness facility; a 45,500 square foot building which includes 25,000-square feet designated for a market, a 15,000 square foot pharmacy, and 5,500 square feet of commercial shops; 5,300 square feet designated for convenience store and a gas station with 12 fueling islands and related drive-thru carwash; 5,300 square feet designated for a convenience store with gas station and 10

fueling islands; and five 3,500 square foot buildings designated for drive-thru restaurants and an approximate 5,300 square foot drive-thru restaurant; two restaurants (5,300 square feet and 6,500 square feet); and 5,200 square feet designated for a Fire/Sheriff Station.

Figure 3: Conceptual Site Plan may be modified through the County's Project development and environmental review process. This Conceptual Site Plan reflects current market trends, site conditions, and planned infrastructure, and does not exceed the maximum building areas and range of uses allowed by the GHSP, as presented in **Table 3: Maximum Specific Plan Build-Out Summary**, below.

The PDP Project site development is expected to start construction in 2024 with an anticipated opening year in 2028. The Project requires approximately 2.6 million cubic yards (C.Y.) of grading, which is anticipated to require approximately three years to grade (estimated at approximately 12 to 14 outbound truck haul trips per hour for a total truckloads of export ranging from approximately 107,700 to 123,500), starting January 2024 and ending January 2027. The Project would require 2,668,200 C.Y. of cut and 68,550 C.Y. of fill equating to 2,599,650 C.Y. of export. Export would be hauled to a location as yet to be determined within a 20-mile radius of the Project site.

The Project will not be granted permit authorization to conduct on-site surface disturbance or grading until land use entitlements (See Section B, *Project Overview*) and the Subsequent EIR have been approved by the Board of Supervisors.

Glen Helen Specific Plan Amendment. The Specific Plan Amendment (SPA) proposes relatively minor changes in allowable uses within the existing GHSP DR zone. The minor changes include clarifying the types of commercial retail uses, and clarifying which uses are permitted outright or allowable subject to a Conditional Use Permit. The proposed changes would also add residential as an allowable use, to provide flexibility to adapt to changing market conditions and to provide the County with additional residential zoning to meet Regional Housing Needs Assessment requirements. At present there are no residential uses proposed within the PDP project site, as represented by the Conceptual Site Plan. Any future residential uses within the DR zone would be subject to separate County discretionary review and approval.

Table 3: Maximum Specific Plan Build-Out Summary

Parcel	Land Use Designation	Site Acreage	Maximum Building Square Footage
1	Convenience Store; Gas Station	2.2 Acres	5,300 SF
2	Drive-Thru Restaurant	1.8 Acres	5,300 SF
3	Drive-Thru Restaurant	1.5 Acres	3,500 SF
4	Drive-Thru Restaurant	1.2 Acres	3,500 SF
5	Drive-Thru Restaurant	1.2 Acres	3,500 SF
6	Drive-Thru Restaurant	1.1 Acres	3,500 SF
7	Drive-Thru Restaurant	1.1 Acres	3,500 SF
8	Gym	4.4 Acres	35,000 SF
9	Fire/Police Station	1.6 Acres	5,200 SF
10	Hotel	3.9 Acres	18,000 SF (ground) 72,000 SF (total)
11	Market; Retail Shops; Pharmacy	6.0 Acres	45,500 SF
12	Restaurant; Parking	1.5 Acres	5,300 SF
13	Restaurant; Parking	1.5 Acres	6,500 SF
14	Convenience Store; Gas Station	3.2 Acres	5,300 SF
Total		32.2 Acres	207,900 SF
Notes:			
1. The numbers were rounded to present a conservative estimate. Acreages may be adjusted as part of final engineering and surveying.			
2. The Subsequent EIR will evaluate the total maximum allowable development in the Specific Plan Amendment, which falls below the GHSP maximum allowable development.			
3. Development standards, such as setback requirements, parking, open space, minimum landscaping, infrastructure, and site design, may reduce the maximum gross square footage or density.			

Planned Development Permit. The Oasis at Glen Helen Parkway will be developed in accordance with the PDP as represented by the Conceptual Site Plan. The PDP proposes a comprehensive land use plan, circulation plan, streetscape plan, infrastructure service plan, grading plan, maintenance plan, design guidelines, development regulations, and implementation measures to guide the development of the approximately 33-acre Project site into a master-planned commercial/retail center that would serve adjacent neighborhoods and freeway commuters. The PDP consists of fourteen parcels which would accommodate a variety of commercial and retail uses. Parking would be provided throughout the Project site. Access would be provided by one, 24-foot ingress driveway and one 24-foot egress driveway near the southeast corner of the Project Site and one, 30-foot driveway near the northeast corner of the Project Site. The Project is envisioned to include three freeway pylon signs and four monument signs.¹ In accordance with GH3.0220, Landscape Requirements, the preliminary landscape plan would be designed to cover the necessary 15 percent of the site. The Project is largely commercial with a civic component (i.e., fire/sheriff station) and a hospitality component (i.e., hotel). Commercial operations would occur generally 7 days/week and up to 24hrs/day. Hotel, C-stores/fuel stations, fire/sheriff operation 24hrs/day, 7 days/week. No grading at the site shall be started/occur without first obtaining approvals for environmental documents and land use entitlement applications by the County.

¹ The PDP and SPA would consider changes to development and design standards including that for signage.

C. Environmental Issues to be Evaluated in the Subsequent EIR

The County of San Bernardino (County) is the lead CEQA and permitting agency for the proposed Project, which is subject to environmental review under CEQA. CEQA Guidelines §15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the County has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts associated with other development along Interstate 15. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project, and an Initial Study will not be prepared. The EIR will be comprehensive, evaluating all identified issues from the 2023 CEQA Environmental Checklist Form. However, given that this Project will tier off of the previously certified GHSP Final Program EIR, this will be a "Subsequent EIR" which will focus on issues that represent new significant environmental impacts or substantially more severe environmental impacts from what was evaluated in the GHSP Final Program EIR, as amended. Note that while the Subsequent EIR will address all resource topics, analysis will focus on impacts related to Air Quality, Greenhouse Gas Emissions, Noise, and Transportation.

The following issues are anticipated to be addressed in the EIR (depending on the technical study findings, some issues may be addressed in the "Effects Found not to be Significant" section of the Subsequent EIR, if it is determined that they were adequately addressed in the GHSP Final Program EIR, as amended):

• Aesthetics	• Hazards and Hazardous Materials
• Agriculture and Forestry Resources	• Hydrology and Water Quality
• Air Quality	• Land Use and Planning
• Biological Resources	• Mineral Resources
• Cultural Resources	• Energy
• Geology and Soils	• Noise
• Greenhouse Gas Emissions	• Population and Housing
• Public Services	• Recreation
• Transportation	• Tribal Cultural Resources
• Utilities and Service Systems	• Wildfire

The Subsequent EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the Subsequent EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring and reporting program will also be developed as required by §15097 of the CEQA Guidelines.

The Notice of Preparation is subject to a 30-day public review period per Public Resources Code §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the County of San Bernardino in the EIR.

Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

D. Notice of Preparation

NOP Public Comment Period: Wednesday, June 14, 2023 and ends on Friday, July 14, 2023.

Responses and Comments: Please send your comments no later than 5:00 PM on Friday, July 14, 2023, to Jon Braginton, Planner at Jon.Braginton@lus.sbcounty.gov or at the following address:

Jon Braginton, Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Document Availability: This Notice of Preparation can be viewed on the County of San Bernardino website at:

<https://lus.sbcounty.gov/planning-home/environmental/valley-region/>.

The documents are also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

E. Public Scoping Meeting

The County will hold a Scoping Meeting to present general Project background information and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the Subsequent EIR. This meeting will be held on the following date and time:

Date and time: Tuesday, June 27, 2023, from 6:00 p.m. to 7:30 p.m.

Location: Paakuma' K-8 School, Gym/Multi-Purpose Room
17825 Sycamore Creek Loop Pkwy.
San Bernardino, CA 92407

If you require additional information please contact Jon Braginton, Planner, at (909) 387-4110.

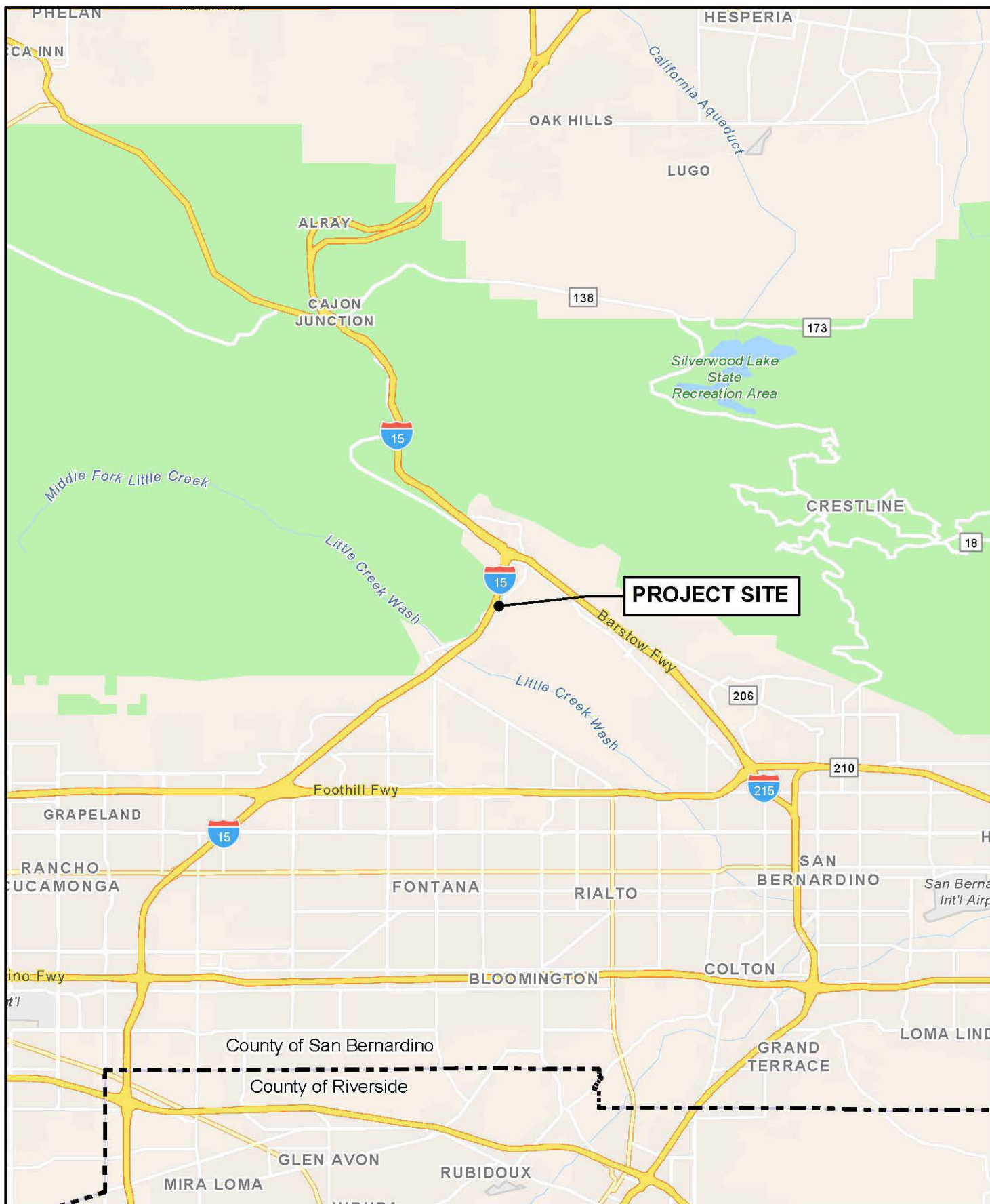
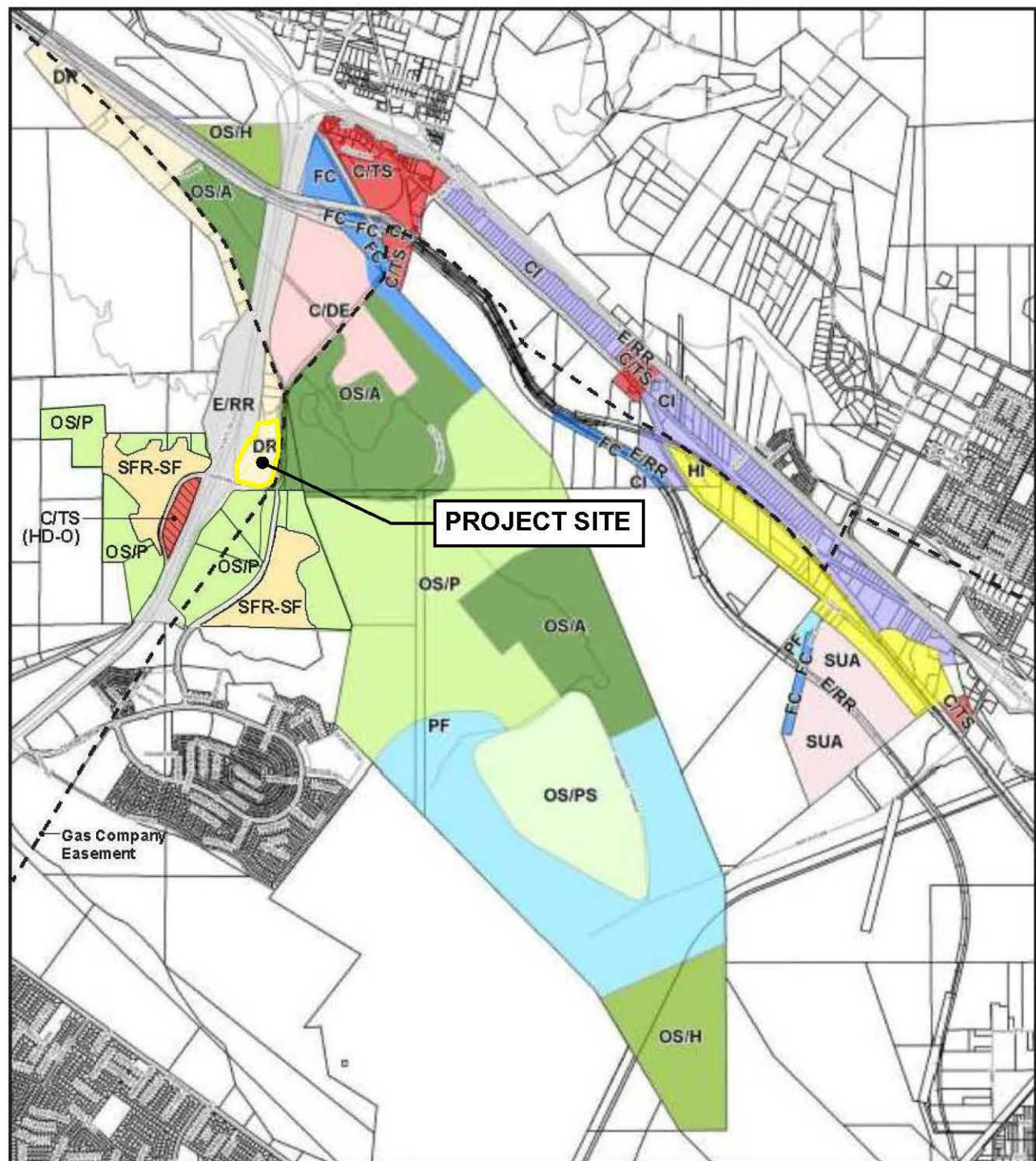


FIGURE 1: Regional Location Map
The Oasis at Glen Helen Parkway



Not to scale



Land Uses

Commercial/Destination Entertainment (C/DE)	Open Space/Active Recreation (OS/A)	PDP/Site Plan Boundary
Commercial/Traveler Services (C/TS)	Open Space Passive Recreation (OS/P)	
Corridor Industrial (CI)	Open Space Habitat Preserve (OS/H)	
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	

Note: the proposed Specific Plan Amendment would make minor changes to allowable uses for the entire area zoned DR within the Glen Helen Specific Plan (shaded in yellow color and marked "DR" per the zoning map legend).

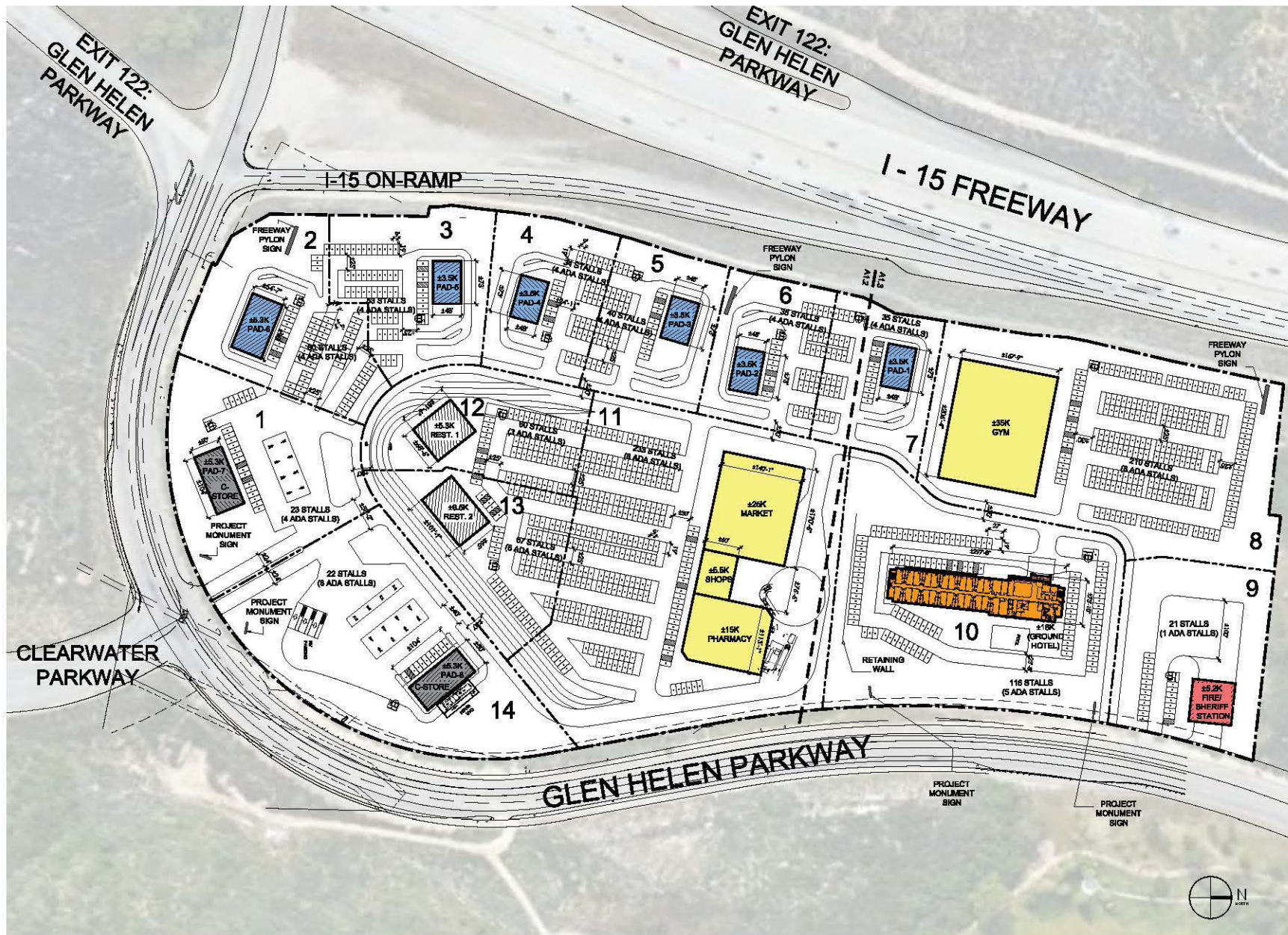
Source: County of San Bernardino, December, 2020

FIGURE 2: Destination Recreation Zoning Map
The Oasis at Glen Helen Parkway



Not to scale

Kimley»Horn



SUMMARY

GROSS AREA: +/- 207,000 SF
NET AREA: +/- 202,700 SF

PARCEL 1
AREA: +/- 95,326 SF OR +/- 2.2 AC
BLDG AREA: +/- 6,300 SF
PARKING PROVIDED: 23 STALLS
PARKING RATIO: 4.3/1000

PARCEL 2
AREA: +/- 76,421 SF OR +/- 1.8 AC
BLDG AREA: +/- 6,300 SF
PARKING PROVIDED: 60 STALLS
PARKING RATIO: 11.3/1000

PARCEL 3
AREA: +/- 65,125 SF OR +/- 1.5 AC
BLDG AREA: +/- 3,500 SF
PARKING PROVIDED: 53 STALLS
PARKING RATIO: 16.1/1000

PARCEL 4
AREA: +/- 62,211 SF OR +/- 1.2 AC
BLDG AREA: +/- 3,500 SF
PARKING PROVIDED: 34 STALLS
PARKING RATIO: 9.7/1000

PARCEL 5
AREA: +/- 51,857 SF OR +/- 1.2 AC
BLDG AREA: +/- 3,600 SF
PARKING PROVIDED: 40 STALLS
PARKING RATIO: 11.4/1000

PARCEL 6
AREA: +/- 48,800 SF OR +/- 1.1 AC
BLDG AREA: +/- 3,500 SF
PARKING PROVIDED: 35 STALLS
PARKING RATIO: 10/1000

PARCEL 7
AREA: +/- 47,838 SF OR +/- 1.1 AC
BLDG AREA: +/- 3,500 SF
PARKING PROVIDED: 35 STALLS
PARKING RATIO: 10/1000

PARCEL 8
AREA: +/- 190,161 SF OR +/- 4.4 AC
BLDG AREA: +/- 35,000 SF
PARKING PROVIDED: 228 STALLS
PARKING RATIO: 5.65/1000

PARCEL 9
AREA: +/- 60,353 SF OR +/- 1.8 AC
BLDG AREA: +/- 6,200 SF
PARKING PROVIDED: 21 STALLS
PARKING RATIO: 4/1000

PARCEL 10
AREA: +/- 169,877 SF OR +/- 3.9 AC
BLDG AREA: +/- 18,000 SF
PARKING PROVIDED: 147 STALLS
PARKING RATIO: 8.2/1000

PARCEL 11
AREA: +/- 261,792 SF OR +/- 6.0 AC
BLDG AREA: +/- 45,500 SF
PARKING PROVIDED: 260 STALLS
PARKING RATIO: 5.7/1000

PARCEL 12
AREA: +/- 64,136 SF OR +/- 1.5 AC
BLDG AREA: +/- 6,300 SF
PARKING PROVIDED: 60 STALLS
PARKING RATIO: 11.3/1000

PARCEL 13
AREA: +/- 66,352 SF OR +/- 1.5 AC
BLDG AREA: +/- 6,600 SF
PARKING PROVIDED: 67 STALLS
PARKING RATIO: 10.3/1000

PARCEL 14
AREA: +/- 136,704 SF OR +/- 3.2 AC
BLDG AREA: +/- 5,300 SF
PARKING PROVIDED: 22 STALLS
PARKING RATIO: 4.15/1000

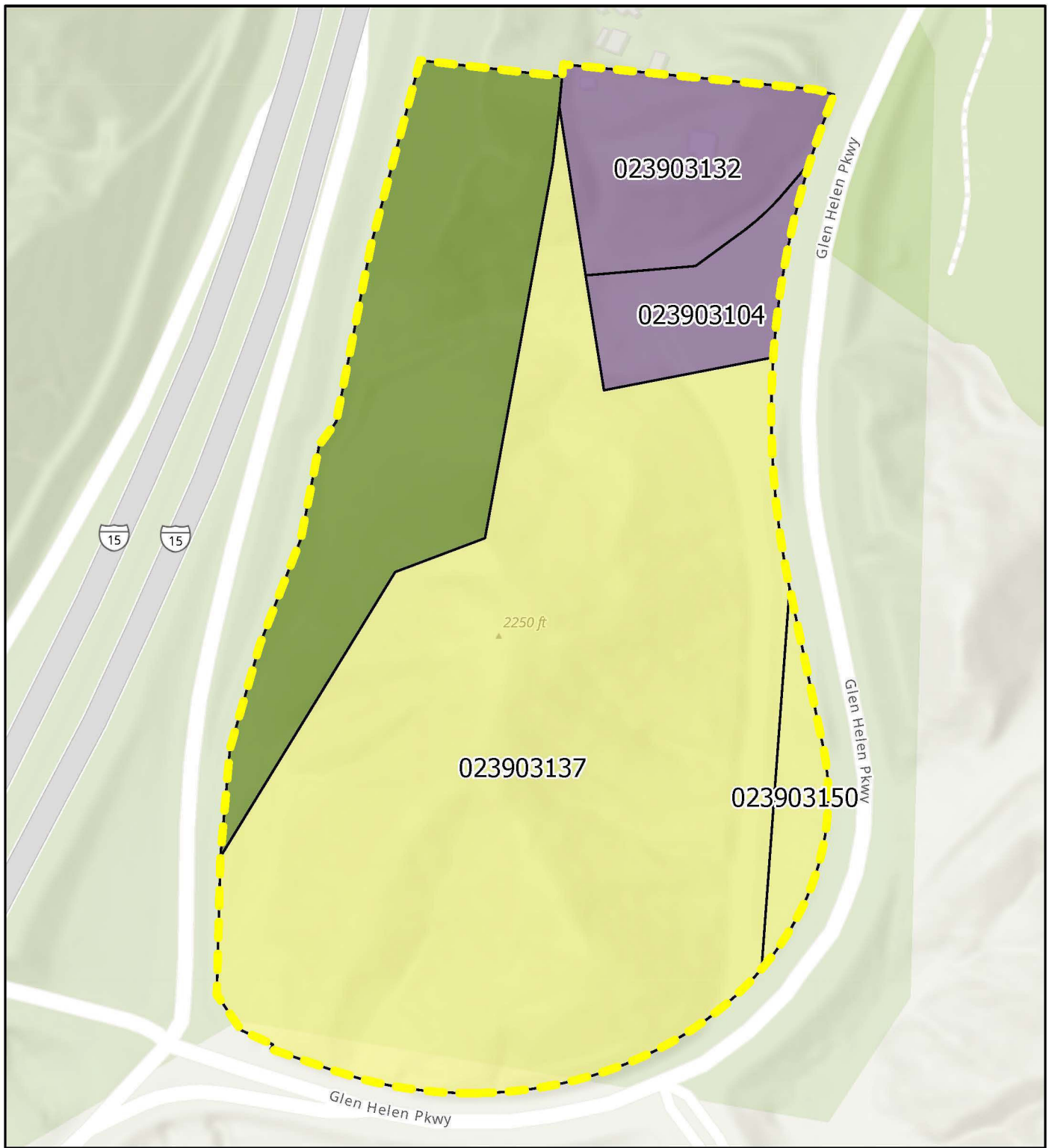
TOTAL PARKING:
1,083 SPACES
(84 ADA)
40 EV SPACES
04 RV SPACES

TOTAL PARKING RATIO:
6.20 SPACES PER 1,000 SF

Source: UCR Group, DLR Group, December 2, 2022

FIGURE 3: Conceptual Site Plan
The Oasis at Glen Helen Parkway

Not to scale



Legend

- | | |
|--------------|--|
| Project Site | Applicant-Owned (21.22 acres) |
| Parcels | CALTRANS-Owned (6.60 acres) |
| | San Bernardino County-Owned (4.21 acres) |

Source: County of San Bernardino, 2023.

FIGURE 4: Project Parcel Map
The Oasis at Glen Helen Parkway

