



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA)  
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT  
THE OASIS AT GLEN HELEN PARKWAY PROJECT  
GLEN HELEN SPECIFIC PLAN AMENDMENT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Subsequent Environmental Impact Report (SEIR) that identifies and evaluates the environmental impacts of the proposed The Oasis at Glen Helen Parkway Project.

**Project Title:** The Oasis at Glen Helen Parkway Project

**Project No.:** PROJ-2023-00012 / PROJ-2023-00096 / PROJ-2023-00100.

**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 is located east of Interstate (I-15), west of Glen Helen Parkway and the Glen Helen Regional Park, north of I-15 Exit 122, and south of three existing single-family residences and the Glen Helen Park Maintenance Yard.

**Project Description:** The Project proposes the development of approximately 202,900 square feet (SF) of commercial and retail uses on approximately 32.2 acres, consisting of a hotel, fitness facilities, a market and pharmacies, commercial shops, gasoline/service stations and convenience store, drive-through car wash, restaurants, and a joint Fire and Sheriff Station. Additionally, the Project Draft SEIR 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 202,900 SF of commercial and retail uses as described above. Additional permitted uses under the SPA and PDP include indoor/outdoor RV storage, car condos, warehouse retail, and residential. 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 Destination Recreation (DR) zone. The total square footage proposed as part of the PDP, is less than the maximum square footage allowed under the Glen Helen Specific Plan (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. It is currently anticipated that construction of the Project would begin in late spring of 2024 with an anticipated opening year of 2028.

**Environmental Review and Public Comment:** The circulation of the Draft SEIR is to encourage written public comments. Interested persons can review the Draft SEIR at the following physical location:

**Land Use Services Department - Planning Division**  
**385 North Arrowhead Avenue, First Floor**  
**San Bernardino, CA 92415-0187**

You may obtain the Project SEIR Document and Technical Studies in electronic format at <https://lus.sbcounty.gov/planning-home/environmental/valley-region/> or by emailing the Planner at Jon.Braginton@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the Draft SEIR closes on **February 5, 2024, at 4:30 PM**. Please submit comments to Jon.Braginton@lus.sbcounty.gov or to:

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