

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2000011093

Project Title: The Oasis at Glen Helen Parkway Project

Lead Agency: County of San Bernardino

Contact Name: Jon Braginton

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Project Location: N/A San Bernardino County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes the development of approximately 202,900 square feet (SF) of commercial and retail uses on approximately 32.2 acres, to include but not necessarily be limited to hotel uses, fitness facilities, market and pharmacies, commercial shops, gas station and convenience store, drive-through car wash, restaurants, and a joint Fire and Sheriff Station. 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 15 (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 Parkway Maintenance Yard. The Project proposes a Specific Plan Amendment (SPA), a Planned Development Permit (PDP), and a Tentative Parcel Map (TPM) to allow for the development discussed above on the Project site. The Project applicant proposes a minor clarification/text amendment to the existing Glen Helen Specific Plan (GHSP) Destination Recreation (DR) zone that would provide greater flexibility and more accurately reflect the proposed commercial development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project addressed in the SEIR was previously evaluated as part of the GHSP EIR (SCH# 2000011093), which was certified November 15, 2005. The Project's potentially significant impacts are discussed in Section 4.1: Air Quality through Section 4.4: Transportation of the Project SEIR. As discussed throughout these sections, most of the potentially significant impacts identified can be mitigated to a less than significant level through implementation of feasible mitigation measures with the exception of air quality.

The SEIR concluded that the Project's operational-related emissions for ROG, NOx, and CO would exceed SCAQMD's thresholds of significance after the implementation of all feasible and reasonable mitigation measures, which is consistent with the findings of the GHSP EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Potential impacts to Aesthetics. (Draft SEIR Section 7.0: Effects Found Not to be Significant)
- Potential impacts to Air Quality. (Draft SEIR Section 4.1: Air Quality)
- Potential impact to greenhouse gas emissions. (Draft SEIR Section 4.3: Greenhouse Gas Emissions)
- Potential impacts to noise generated by traffic. (Draft SEIR Section 4.4: Noise and Section 4.5: Transportation)
- Potential impacts to public services. (Draft SEIR Section 7.0: Effects Found Not to be Significant)

Provide a list of the responsible or trustee agencies for the project.

Responsible Agencies include:  
San Bernardino County  
West Valley Water District (WVWD)  
Regional Water Quality Control Board  
San Bernardino County Flood Control District  
San Bernardino County Special Districts  
South Coast Air Quality Management District  
California Department of Transportation  
San Bernardino County Local Agency Formation Commission (LAFCO)