

City of Rialto

*Council Chambers
150 S. Palm Ave.
Rialto, CA 92376*



Regular Meeting - Final

Wednesday, February 28, 2024

REGULAR MEETING - 1:00 p.m.

Rialto City Hall, Council Chambers, 150 S. Palm Ave. Rialto CA 92376

Economic Development Committee

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

REVIEW/APPROVAL OF MINUTES

None.

PRESENTATIONS

[EDC-24-1191](#) Update regarding the South Rialto Mixed Use Development Project by Costanzo Investments

Attachments: [Attachment No. 1 - South Rialto Mixed Use Development Project Presentation](#)

[EDC-24-1190](#) American Towing Group Recovery Center and Corporate Office

Attachments: [Conceptual Site Plan.pdf](#)

[American Tow Group Presentation .pptx](#)

REPORTS/DISCUSSION ITEMS

[EDC-24-1189](#) 215 Table Top, LLC - The Oasis at Glen Helen Parkway Project

Attachments: [Exhibit A - Location Exhibit](#)

[Exhibit B - The Oasis at Glen Helen Parkway Project - Information Packet](#)

[EDC-24-1188](#) One Stop Shop Anticipated Construction Costs

UPCOMING MEETINGS/OTHER DISCUSSION ITEMS

ADJOURNMENT



City of Rialto

Legislation Text

File #: EDC-24-1191, **Version:** 1, **Agenda #:**

For Economic Development Committee [February 28, 2024]

TO: Honorable Economic Development Committee Members

APPROVAL: Colby Cataldi, Community Development Director

FROM: Daniel Casey, Principal Planner

Update regarding the South Rialto Mixed Use Development Project by Costanzo Investments

DISCUSSION:

Costanzo Investments, the applicant, proposes to develop a mixed-use project consisting of commercial retail and for-sale residential dwellings at the southeast corner of Riverside Avenue and San Bernardino Avenue. The project site consists of two (2) parcels of land totaling approximately 18 acres in size. The west half of the project site is currently zoned Retail Commercial (R-C) in the Gateway Specific Plan and the east half is currently zoned Office Park (O-P) in the Gateway Specific Plan. According to Exhibit 4.4.2 of the Rialto General Plan Environmental Impact Report, the entire project site is designated as potential habitat for the Delhi Sands Flower Loving Fly (DSF).

The applicant presented an early version of the project to the Economic Development Committee (EDC) in November 2021. Since then, the applicant has coordinated with the United States Fish & Wildlife Service (USFWS) to address the DSF habitat. In response to coordination with the USFWS, the applicant's latest version of the project will set aside approximately 7.0 acres as a permanent DSF conservation site.

Features of the latest proposal include:

- +/- 7-acre shopping center on the west half of the site consisting of:
 - 40,957 square foot Northgate Market
 - 2,899 square foot restaurant with drive-thru service (Raising Cane's)
 - 2,539 square foot restaurant with drive-thru service (Pollo Campero)
 - Gas station and convenience market (Circle-K)
 - Decorative entry from Riverside Avenue
 - Secondary entry from San Bernardino Avenue
 - 300 - 500 Retail and Restaurant Jobs

- +/- 4-acre residential development on the north side of the east half of the site consisting of:
 - 46 detached single-family dwelling units
 - Projected Home Pricing \$545,000 - \$565,000
 - Private amenities

- +/- 7-acre DSF Conservation Site

The project will require City Council approval of a General Plan Amendment and a Specific Plan Amendment to change the land use and zoning designation of a portion of the project site to accommodate the proposed residential development and to adjust certain development standards to accommodate the commercial retail development. Additionally, the proposal will also require City Council approval of Conditional Development Permit applications for the drive-thru uses, gas station, and convenience market, as well as City Council approval of Precise Plan of Design applications for both the commercial retail development and the residential development. The applicant will also be required to submit the necessary environmental documentation, in accordance with the California Environmental Quality Act (CEQA).

Costanzo Investments will conduct a presentation during the meeting, a copy of which is attached as **Attachment No. 1**.

RECOMMENDATION:

Staff recommends that the EDC review the proposal and provide comments to the applicant and staff.

Attachments:

1. South Rialto Mixed Use Development Project - EDC Presentation

PROPOSED SOUTH RIALTO MIXED USE DEVELOPMENT

SEC San Bernardino Ave. & Riverside Ave. | Rialto, CA

DEVELOPMENT BY:



Proposed Retail Development Preliminary Site Plan



Proposed Retail Development

Key Highlights

- Daily Needs and Services for Surrounding Communities along with Desirable Restaurant Options
- +/- 7 Acre Shopping Center
- +/- 52,000 SF of Gross Leasable Area
- 300-500 Retail and Restaurant Jobs Created
- +/- \$1.1M-\$1.4M Annual Tax Revenue from Retail Sales

Northgate Market



Community Partners



Our Roots in Community Giving

From the beginning, the family patriarch and matriarch, Don Miguel and Doña Teresa González, understood the importance of giving back to the community. More than 40 years later, their legacy continues through 2nd and 3rd generation family members who to this day make it a priority to be involved in the communities where they do business and give back in meaningful ways.

FROM BACK-TO-SCHOOL GIVEAWAYS, FREE HOLIDAY TURKEYS, AND TOY GIVEAWAYS, NORTHGATE MARKET SUPPORTS LOCAL COMMUNITIES AND FAMILIES.



Health and Wellness – VIVA LA SALUD

Year after year, Northgate Market places the health and wellbeing of the communities they serve at the forefront of their business.

- Nearly 1,000 Nutrition/Health Events
- Partner with 200+ community organizations
- Donate over \$50,000 to community
- \$600,000 in FREE health screenings at local stores
- 3,000+ Bilingual Nutritional Tags placed throughout the store

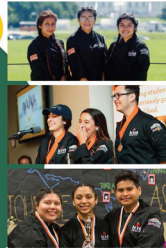


Cooking up Change

Teaching children the importance of good nutrition is a priority for Northgate Market. We are proud to partner every year with Kid Healthy to sponsor its Cooking Up Change® program.

Six National Title Wins!

1st Place Teachers of 2019 Culinary Competition



WE PROUDLY SUPPORT & RAISE FUNDS FOR:

Olive Crest
City of Hope
Hester



A Special Thank You to Our Associates, Customers and Partners!

Our community food banks, scholarships, holiday food drives, toy giveaways, and numerous other events are all made possible with the help of our associates, customers and our various sponsors. Thank you to all for volunteering your time and pitching in your funds to help!



Holiday Food Giving

Northgate González Market is proud to have been a repeat annual sponsor of 5K runs and food drives in numerous cities throughout Southern California. Overcoming any inconvenience due to our challenging times, it's in the spirit of giving and community solidarity that Northgate finds it is so important to provide holiday meals and holiday gifts year after year.



Since 1980, our family-owned business, Northgate Gonzalez Market, has been serving hundreds of thousands of customers each week across our 42 stores in Southern California.

WELL-BEING | EDUCATION | FAITH



GONZÁLEZ REYNOSO FOUNDATION

The foundation is celebrating 21 years of giving! Over the past two decades, Familia González Reynoso Foundation has awarded more than \$2 million in community donations and scholarships. During the pandemic shut down in 2020, the foundation awarded more than \$200,000 in scholarships and community giving programs.



Honoring Community Leaders

The JUNTOS Award salutes outstanding leaders who uplift the Hispanic community through their humanitarian and philanthropic contributions. Every Hispanic Heritage Month, the company donates \$40,000 to nonprofits in the honorees' name.

FOR MORE INFORMATION ABOUT NORTHGATE MARKET, VISIT WWW.NORTHGATEMARKET.COM

Northgate Gonzalez Market
Corporate Headquarters
1201 N. Magnolia Avenue
Anaheim, CA 92801
(714) 778-5784

Follow us on Instagram, Facebook & Twitter
[@northgatemarkets](https://www.instagram.com/northgatemarkets)

For our community health information, follow us on Instagram [@vivalasalud](https://www.instagram.com/vivalasalud)

Local Retail



Proposed Residential Development

Key Highlights

- Community Consisting of 46 Two Story Single Family Detached Homes on Approximately 4.2 Acres
- Product: Two Story Single Family Detached Homes
- Density: 11 units per acre
- Size- 1,700 - 1,900 SF
- Projected Sales Price Range: \$545,000 - \$565,000
- Current Assessed Value as Vacant Land: \$854,723 Total for 18.2 acres
- Estimated Net Taxable Value at Build Out From 4.2 Residential Acres : \$26,000,000
- Increase in Assessed Property Value From Residential Component : \$25,145,277
- Year One Increase in Ad Valorem Property Tax Revenue From Residential Component: \$313,561
- Residential Development Impact Fees (Estimate Based on Foothill Groves-includes School, Sewer and Water Impacts): \$1,840,000
- Residential Project Construction Costs (AVG): \$10,431,515

Proposed Residential Development

Site Plan



Proposed Residential Development

Concept Elevations and Samples



Neighboring Residential





Costanzo Investments
+1 949 566 8020
ccostanzo@costanzoinv.com



City of Rialto

Legislation Text

File #: EDC-24-1190, **Version:** 1, **Agenda #:**

For the Economic Development Committee [February 28, 2024]

TO: Honorable Economic Development Committee Members

APPROVAL: Colby Cataldi, Community Development Director

FROM: Daniel Rosas, Senior Planner

American Towing Group Recovery Center and Corporate Office

DISCUSSION:

American Towing Group proposes to develop the vacant site located northwest of the Base Line Road and Meridian Avenue intersection with a new 2-story office building and an outdoor storage yard for vehicles (**Attachment No. 1**). The project site (0133-292-27) is approximately 0.72 acres in size just within the City of Rialto at the easterly jurisdiction boundary. The proposed project is located on the north side the Base Line Road with the City of San Bernardino to the east and an adjacent Rialto community to the west.

Features of the proposed development include:

- 1,260 square foot office building
- 32+ parking spaces
- Landscaping
- Block wall screening

The applicant intends to request a zone change from a single family residential (R-1A) designation to a Light Industrial (M-1) designation to facilitate the operation of a towing/inspection service and up to 3 other auto related businesses on the property.

American Tow Group will conduct a presentation during the meeting, a copy of which is attached as **Attachment No. 2**.

RECOMMENDATION:

Staff recommends that the EDC receive the presentation and provide any comments.

Attachments:

1. Site Plan
2. American Tow Group - EDC Presentation

ATG Recovery Center & Corporate Office

North Corner of Baseline & Meridian

APN 0133-292-27-0000

CDP2023-0033

PPD2023-0042

ZC2023-0002

Purchased: January 17, 2023

Thomas Williams (the person buying the property) was told by the seller that the property was already zoned for Light Industrial.

Mr. Williams then went to the City and was given a printout of the property's characteristics which indicated a General Plan Designation of "Light Industrial" but a Zoning Code of "R-1A"

Mr. Williams did not realize then the Zoning Code and General Plan Designation were two separate and distinct classifications.

Pre-Application Form Submitted to City: February 15, 2023

Mr. Williams submitted a Pre-Application Form to the City for an outdoor storage yard for vehicles.

The City provided a written response indicating that three applications would be required: (1) Zone Change, (2) Conditional Development Permit, & (3) Precise Plan of Design.

Additionally the City also informed Mr. Williams that truck storage is not permitted adjacent to residential areas.

Application Form Submitted to City:
November 22, 2023
(1) Zone Change
(2) Conditional Development Permit
(3) Precise Plan of Design

Zone Change

Request Zoning change from Residential R-1A to Light Industrial M-1

- 4 office suites in the proposed 2-story office building
- Suite 1: owner-occupied by Mr. Williams for his Auto Recovery Center
 - Suites 2, 3, & 4: to be leased to automotive related businesses
 - Suites 2, 3, & 4: exact name of future occupants not known at the present time

Conditional Development Permit & Precise Plan of Design

The Plans submitted include Preliminary Site, Floor, & Grading Plans;
Elevations; Preliminary Landscape Plan; Preliminary WQMP;
Preliminary Hydrology Study; Photos; Title Report; & Notification
Package;



City of Rialto

Legislation Text

File #: EDC-24-1189, **Version:** 1, **Agenda #:**

For the Economic Development Committee [February 28, 2024]

TO: Honorable Economic Development Committee Members

APPROVAL: Colby Cataldi, Community Development Director

FROM: Daniel Casey, Principal Planner

215 Table Top, LLC - The Oasis at Glen Helen Parkway Project

DISCUSSION:

215 Table Top, LLC proposes to develop a new commercial center on approximately 32.2 acres of land located at the northeast corner of the I-15 Freeway and Glen Helen Parkway within the jurisdiction of the County of San Bernardino. The proposed project is in the City's Sphere of Influence and is partially located within an area that was formerly designated as Neighborhood 1 of the Lytle Creek Ranch Specific Plan.

Features of the proposed development include:

- 202,900 square feet of commercial and retail uses, including:
 - Hotel
 - Fitness center
 - Grocery market
 - Pharmacy
 - Inline commercial shops
 - Two (2) gas stations with convenience markets
 - Car wash
 - Two (2) full-service restaurants
 - Six (6) drive-thru restaurants
- A joint Fire and Sheriff Station
- 990 parking spaces
- Landscaping

The applicant circulated a Notice of Preparation for a project Environmental Impact Report (EIR) in June 2023 and held a scoping/presentation meeting at the Paakuma K-8 School on June 27, 2023. The EIR and supporting technical studies are currently being prepared.

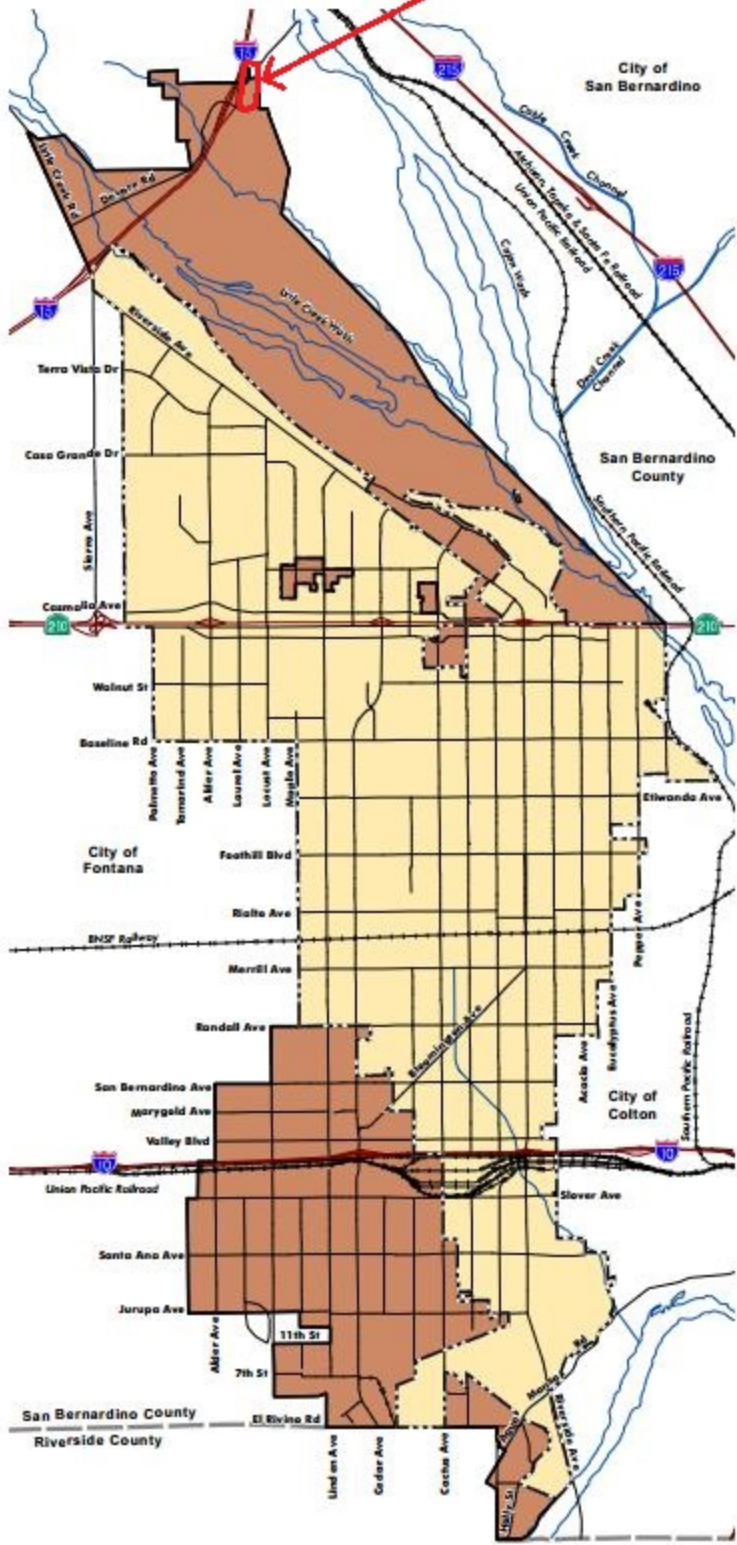
RECOMMENDATION:

Staff recommends that the EDC review the attachments and provide any comments.

Attachments:

1. Exhibit A - Location Exhibit
2. Exhibit B - The Oasis at Glen Helen Parkway Project (Information Packet)

PROJECT SITE



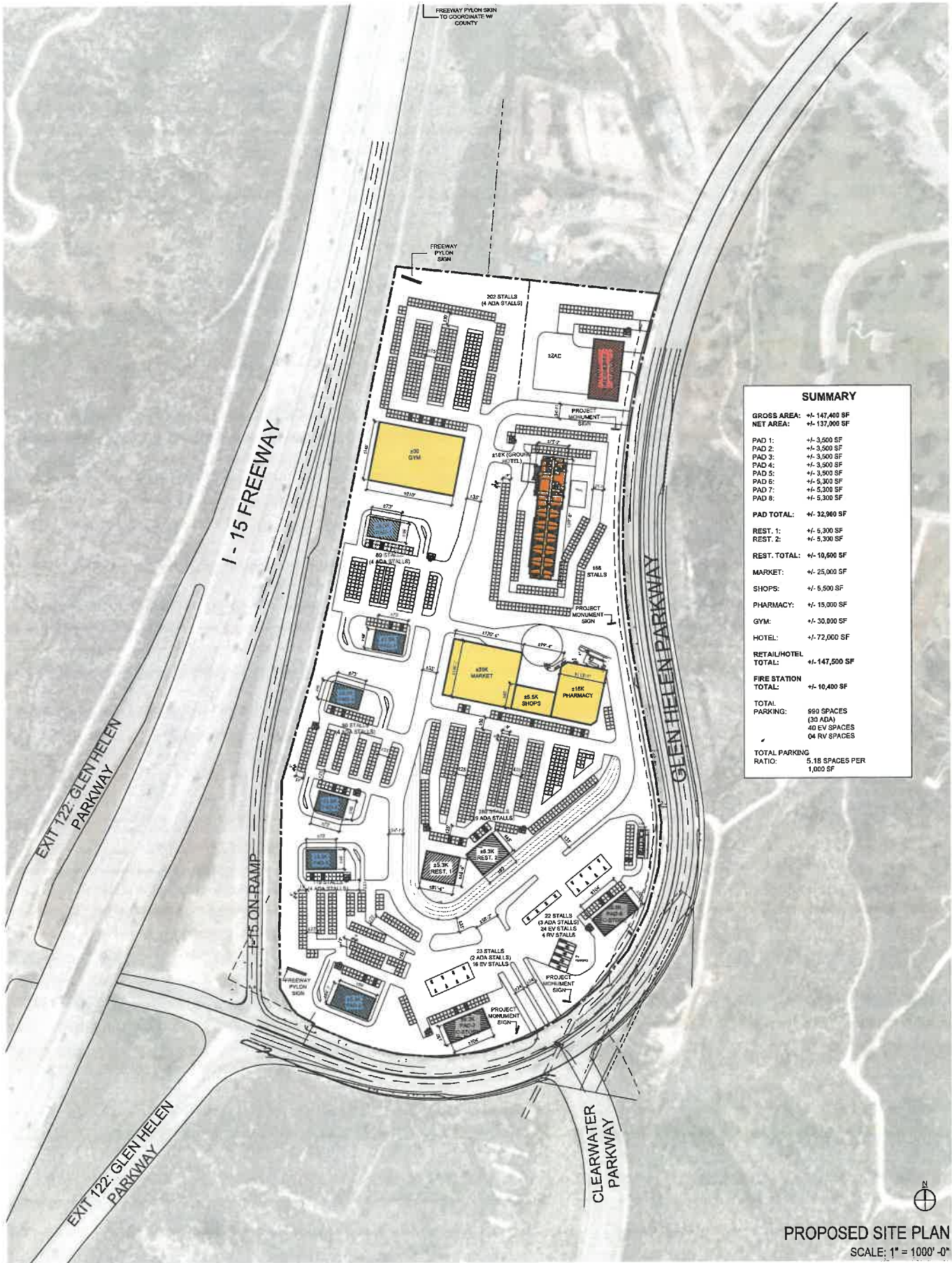
Base Map Features

- Rialto Incorporated Area
- Rialto Sphere of Influence
- County Boundary
- Freeway/Highway
- Local Road
- Railroad
- Hydrological Feature

Sources: City of Rialto (2010)

Miles

0 0.5 1 1.5 2



SUMMARY	
GROSS AREA:	+/- 147,400 SF
NET AREA:	+/- 137,000 SF
PAD 1:	+/- 3,500 SF
PAD 2:	+/- 3,500 SF
PAD 3:	+/- 3,500 SF
PAD 4:	+/- 3,500 SF
PAD 5:	+/- 3,500 SF
PAD 6:	+/- 3,300 SF
PAD 7:	+/- 5,300 SF
PAD 8:	+/- 5,300 SF
PAD TOTAL:	+/- 32,900 SF
REST. 1:	+/- 5,300 SF
REST. 2:	+/- 5,300 SF
REST. TOTAL:	+/- 10,600 SF
MARKET:	+/- 25,000 SF
SHOPS:	+/- 5,500 SF
PHARMACY:	+/- 15,000 SF
GYM:	+/- 30,000 SF
HOTEL:	+/- 72,000 SF
RETAIL/HOTEL TOTAL:	+/- 147,500 SF
FIRE STATION TOTAL:	+/- 10,400 SF
TOTAL PARKING:	950 SPACES (30 ADA)
	40 EV SPACES
	04 RV SPACES
TOTAL PARKING RATIO:	5.18 SPACES PER 1,000 SF

PROPOSED SITE PLAN
SCALE: 1" = 1000'-0"

VICINITY



ZONING

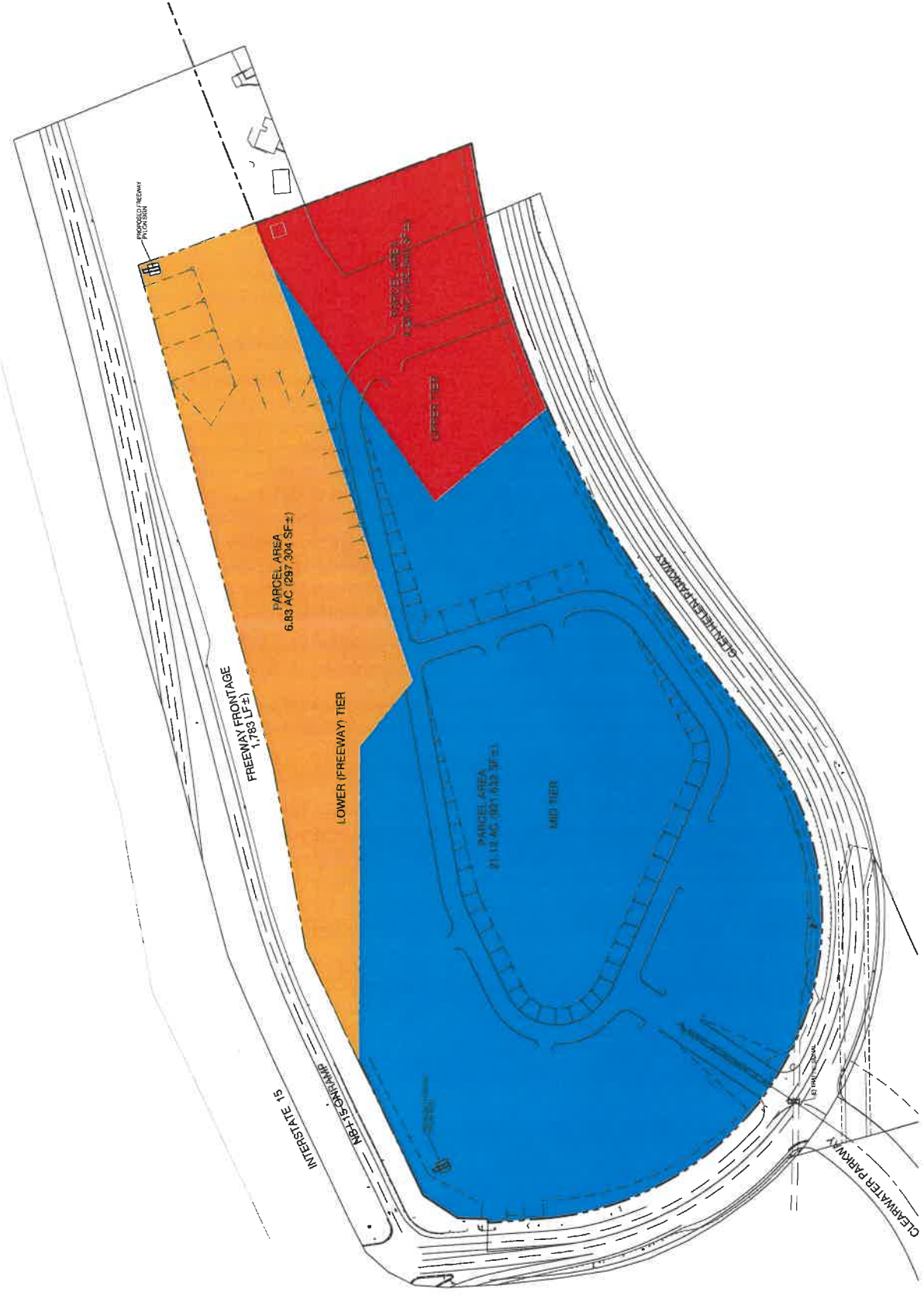
GENERAL PLAN: HWY SERVING COMMERCIAL
 CH VALLEY REGION
 HIGHWAY COMMERCIAL
 SETBACKS:
 FRONT: 25'
 SIDE: 10'
 REAR: 10'
 MAXIMUM BUILDING HEIGHT:
 NOT EXCEEDING TOP OF BUILDING AREA 60'
 MAXIMUM FLOOR AREA RATIO: 50

PROJECT SUMMARY

UCR OWNED PROPERTY: 21.12 AC (924,833 SF±)
 SUPPLIERS CALTRANS PROPERTY: 6.83 AC (297,304 SF±)
 COUNTY OWNED PROPERTY: 4.63 AC (202,649 SF±)
 LAND AREA (NET): 32.18 AC (1,401,869 SF±)

THESE PLANS SHOWING CONCEPT PLAN FOR THE SITE. THE PLANS ARE PRELIMINARY AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES. THE LOCATION OF BUILDING AREA OF ANY BUILDING SHALL BE DETERMINED BY THE LOCAL AGENCIES. THE LOCATION OF ANY BUILDING SHALL BE DETERMINED BY THE LOCAL AGENCIES. THE LOCATION OF ANY BUILDING SHALL BE DETERMINED BY THE LOCAL AGENCIES. THE LOCATION OF ANY BUILDING SHALL BE DETERMINED BY THE LOCAL AGENCIES.

CONCEPTUAL SITE PLAN
 SCHEME B PADS
 VERSION 2
 PREPARED BY: GLEN HELEN & INTERSTATE 15
 DATE: 08/11/2010



NEC GLEN HELEN & INTERSTATE 15
 SAN BERNARDINO COUNTY, CALIFORNIA
 215 TABLE TOP, LLC
 7447B HIGHWAY 111, #276
 PALM DESERT, CA 92260
 310.722.9892





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
San Bernardino, CA 92415-0187



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

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



San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
Phone Number: (909) 387-8311 Fax Number: (909) 387-3223

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:

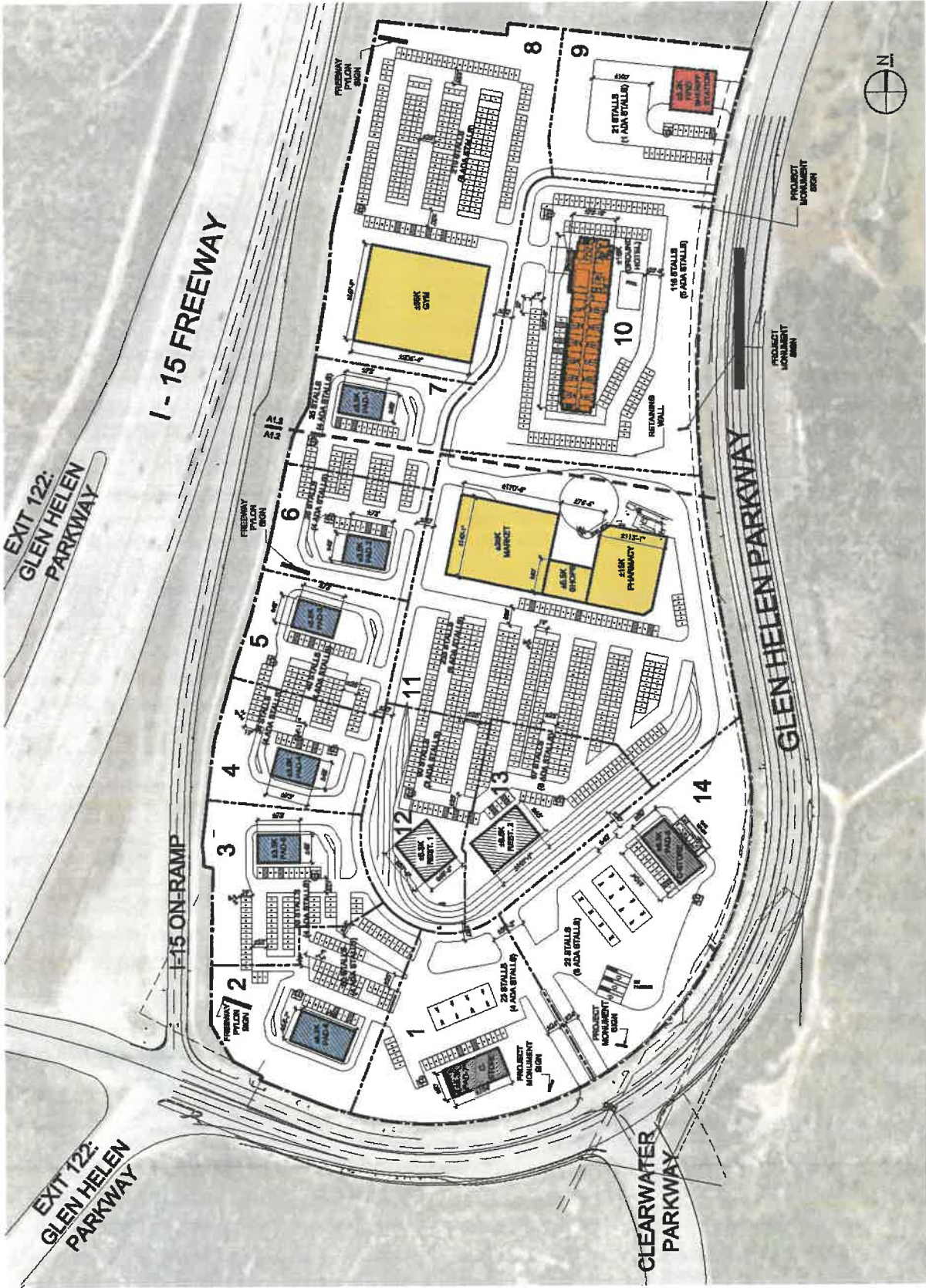
Date and time: Tuesday, June 27, 2023, from 6:00 p.m. to 7:30 p.m.

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.

SUMMARY

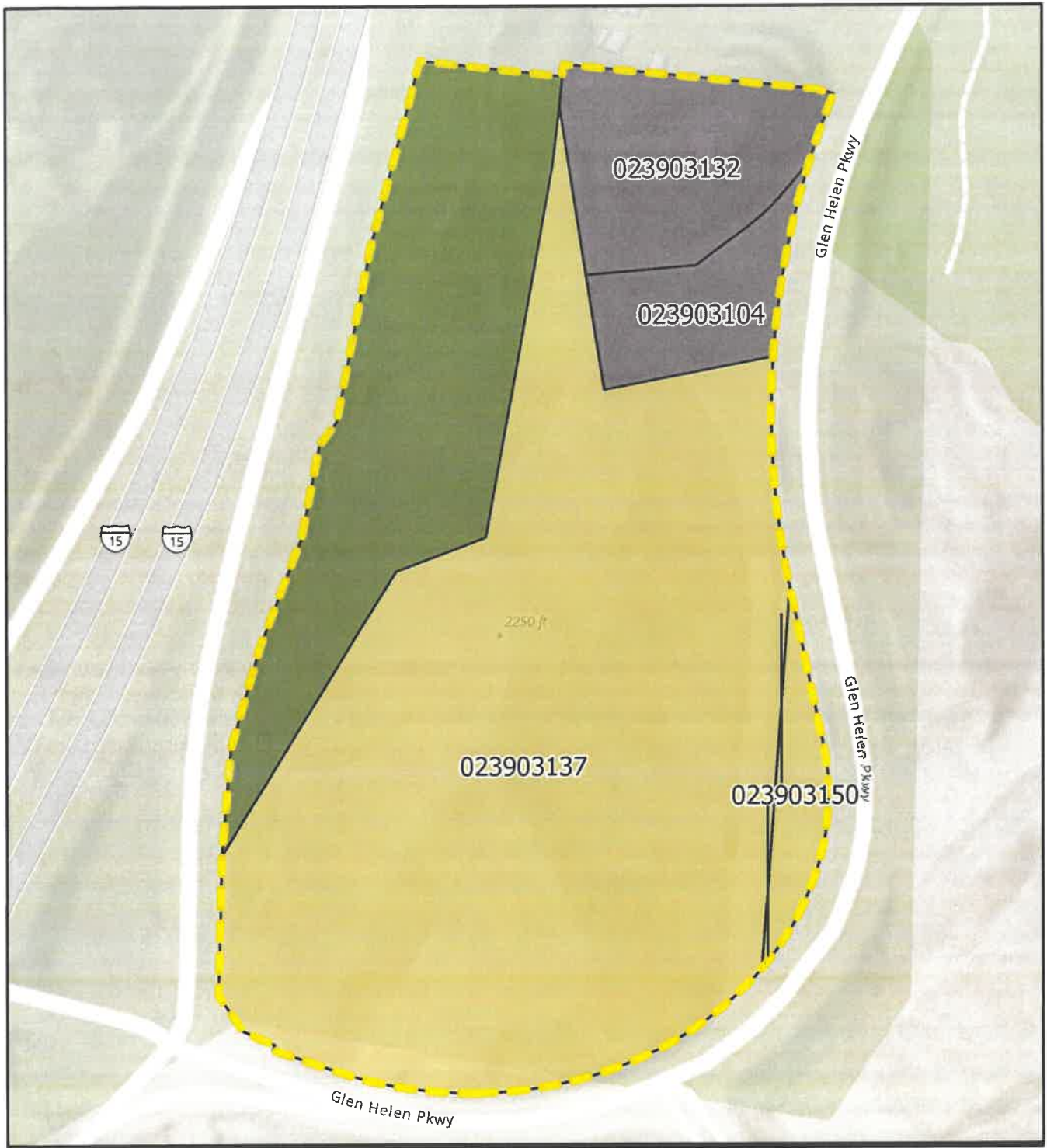
GROSS AREA:	44,297,000 SF
NET AREA:	44,292,700 SF
PARCEL 1	
BLDG AREA:	44,083,930 SF OR 44.22 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	25 STALLS
PARKING RATIO:	4.3/1000
PARCEL 2	
AREA:	44,764,421 SF OR 44.18 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	83 STALLS
PARKING RATIO:	11.2/1000
PARCEL 3	
AREA:	44,064,105 SF OR 44.15 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	83 STALLS
PARKING RATIO:	16.1/1000
PARCEL 4	
AREA:	44,022,211 SF OR 44.12 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	34 STALLS
PARKING RATIO:	8.7/1000
PARCEL 5	
AREA:	44,511,057 SF OR 44.12 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	46 STALLS
PARKING RATIO:	11.4/1000
PARCEL 6	
AREA:	44,493,000 SF OR 44.11 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	35 STALLS
PARKING RATIO:	10/1000
PARCEL 7	
AREA:	44,474,033 SF OR 44.11 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	39 STALLS
PARKING RATIO:	10/1000
PARCEL 8	
AREA:	44,103,151 SF OR 44.4 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	226 STALLS
PARKING RATIO:	5.6/1000
PARCEL 9	
AREA:	44,093,383 SF OR 44.18 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	21 STALLS
PARKING RATIO:	4/1000
PARCEL 10	
AREA:	44,108,877 SF OR 44.3 AC
BLDG AREA:	44,100,000 SF
PARKING PROVIDED:	147 STALLS
PARKING RATIO:	5.3/1000
PARCEL 11	
AREA:	44,291,793 SF OR 44.0 AC
BLDG AREA:	44,450,000 SF
PARKING PROVIDED:	280 STALLS
PARKING RATIO:	6.7/1000
PARCEL 12	
AREA:	44,104,130 SF OR 44.15 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	103 STALLS
PARKING RATIO:	11.2/1000
PARCEL 13	
AREA:	44,064,383 SF OR 44.15 AC
BLDG AREA:	44,630,000 SF
PARKING PROVIDED:	67 STALLS
PARKING RATIO:	10.3/1000
PARCEL 14	
AREA:	44,108,704 SF OR 44.32 AC
BLDG AREA:	44,530,000 SF
PARKING PROVIDED:	22 STALLS
PARKING RATIO:	4.1/1000
TOTAL PARKING:	
1,093 SPACES	
04 ADA	
40 EV SPACES	
04 RV SPACES	
TOTAL PARKING	5.20 SPACES PER
RATIO:	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

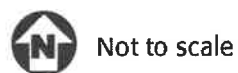


Legend

- Project Site
- Parcels
- Applicant-Owned (21.22 acres)
- 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



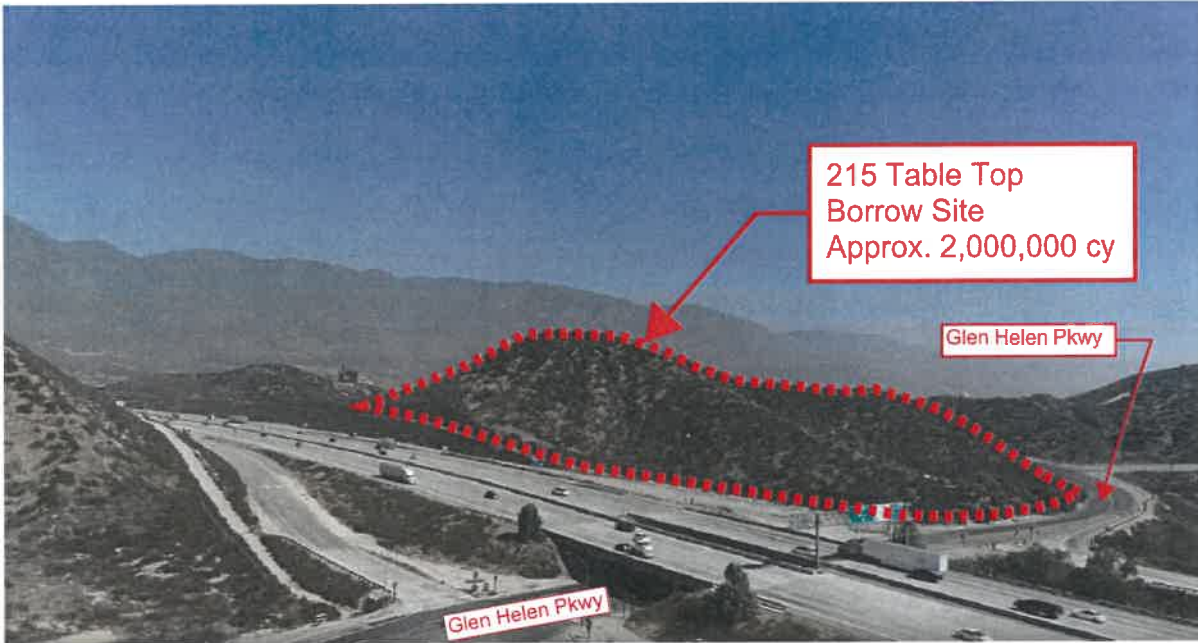
**Xpress West
High-Speed Rail
Las Vegas to Southern California**



Z:\Engineering\UCR GROUP\215 Table Top\950 CADD\970 Exhibit\215 TABLE TOP - VIRGIN TRAIN-1.dwg

215 Table Top Borrow Site Location Map







City of Rialto

Legislation Text

File #: EDC-24-1188, **Version:** 1, **Agenda #:**

For City Council Meeting [February 28, 2024]

TO: Honorable Economic Development Committee Members

APPROVAL: Colby Cataldi, Director of Community Development

FROM: Tim Sullivan, Director of Maintenance and Facilities

One Stop Shop Anticipated Construction Costs

BACKGROUND:

On December 11, 2022, BOA Architecture provided a proposal for conceptual design services in the amount of \$18,300 to prepare conceptual design options.

On July 25, 2023, the City Council approved the One Stop Shop project in concept and authorized staff to initiate conceptual architectural, space programming, and floor plan design with BOA Architecture in the amount of \$18,300.

ANALYSIS/DISCUSSION:

This project scope is to fully renovate and combine two vacant City owned buildings located at 131 and 141 S. Riverside Avenue. The purpose of this renovation is to improve services offered by Community Development, Engineering and the Fire Department by collocating staff that provide land development services from three separate buildings into a One Stop customer service center.

BOA Architecture has completed the conceptual plans and submitted a proposal to the City in the amount of \$175,670 for design.

Staff anticipates construction costs for the One Stop Shop to be around \$2.1M for the current conceptual layout. Construction costs for the One Stop Shop with an approximate 2500 SF addition to be around \$4.3M. These costs are estimates and will change as the plan becomes more defined during design.

FINANCIAL IMPACT:

Design Cost: \$175,670

File #: EDC-24-1188, **Version:** 1, **Agenda #:**

Estimated Construction Cost for Renovation: \$2.1M

Estimated Construction Cost for Renovation and Addition: \$4.3M

RECOMMENDATION:

Staff recommends that the EDC receive the update and provide comments.