

2019089076

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Lake Dolores Water Park

Lead Agency: San Bernardino County Land Use Services Department -Planning Division Contact Person: Reuben J. Arceo
Mailing Address: 385 North Arrowhead Avenue, 1st Floor Phone: 909 387-4387
City: San Bernardino Zip: 92415 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: City of San Bernardino
Cross Streets: 5th Street Zip Code: 92415
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 267.41 acres
Assessor's Parcel No.: 0539-031-02 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 15 Waterways: N/A
Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS Government Office of Planning & Research
[ ] Mit Neg Dec Other: FONSI

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

AUG 22 2019

STATE CLEARINGHOUSE

Development Type:

[ ] Residential: Units N/A Acres
[ ] Office: Sq.ft. 89,730 Acres 12.7 Employees
[ ] Commercial: Sq.ft. 45,727 Acres 13.6 Employees
[ ] Industrial: Sq.ft. N/A Acres Employees
[ ] Educational: N/A
[ ] Recreational: 14.1 acre Water Park
[ ] Water Facilities: Type 22 acre lake 2 acre pond MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other: Contact Indian Tribes

Present Land Use/Zoning/General Plan Designation:

Rural Living (RL) Zoning Designation

Project Description: (please use a separate page if necessary)

The (Applicant) is requesting approvals of a General Plan Land Use District Amendment (GPA) to rezone a 267 acre lot from Rural Living (RL) to Highway Commercial (CH) and a Conditional Use Permit (CUP) to redevelop and operate a former water park and lake venue and provide a new RV Park. The applicant also proposes to reconstruct the park and construct approximately 45,727 square feet of Commercial Retail space, and 54,554 square feet of Office and Administrative floor area in five (5) phases.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 22 - 2019

SCH COMPLIANCE 9 - 20 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
X Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm X ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl.& Recovery
Conservation SWRCB: Div. of Drinking Water
X CDFW # 6 SWRCB: Div. Drinking Wtr #
X Cal Fire SWRCB: Div. Financial Assist.
Historic Preservation X SWRCB: Wtr Quality
X Parks & Rec X SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 6V
DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
X State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019089076

Please forward late comments directly to the Lead Agency

AQMD/APCD 39

(Resources: 8/24)

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

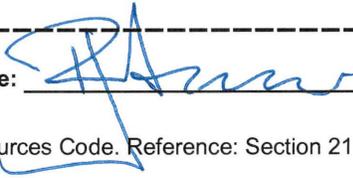
<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>Lahontan</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>Twenty-Nine Palms Band of Mission Indians Tribe</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: <u>Mojave Desert Air Quality Mgmt. District.</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date August 28, 2019 Ending Date September 28, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ROMO GROUP</u>	Applicant: <u>OM Garg</u>
Address: <u>9431 HAVEN AVENUE, SUITE 232</u>	Address: <u>39 Hidden Trail</u>
City/State/Zip: <u>Rancho Cucamonga, CA 91730</u>	City/State/Zip: <u>Irvine, CA 92603</u>
Contact: <u>Reuben J. Arceo</u>	Phone: <u>714 273-9402</u>
Phone: <u>909 387-4387</u>	

Signature of Lead Agency Representative:  Date: 8/21/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# NOTICE OF COMPLETION

Separate Attachment

## LAKE Dolores Water Park Project

### Project Description:

The (Applicant) is requesting approvals of a General Plan Land Use District Amendment (GPA) to rezone a 267 acre lot from Rural Living (RL) to Highway Commercial (CH) and a Conditional Use Permit (CUP) to redevelop and operate a former water park and lake venue and provide a new RV Park. The applicant also proposes to reconstruct the park and construct approximately 45,727 square feet of Commercial Retail space, and 54,554 square feet of Office and Administrative floor area in **five** (5) phases. Please note Table 1 below.

#### Phase I:Lake Operations.

Consists of the reconstruction and reopening and operation of the 22 acre lake and 2 acre pond.

#### Phase II:RV Park and Camp Ground.

Phase II: consists of the construction and development of an Recreational Vehicle (RV) Park facility containing 224 RV trailer and camper stalls. The RV park will offer electrical power, water, gray water and black-water hook-ups services for a variety of RV vehicles that include Class A, B, C motorhomes, including 5th wheels and travel trailers, folding camping trailers and truck campers.

#### Phase III: Waterpark and Waterpark Parking.

Consist of the rehabilitation and construction of the waterpark and proposed parking area. The phase's primary concentration is the rehab and upgrade of the 41 acre former waterpark site.

#### Phase IV:Office/Administrative.

Consists of the construction of approximately 89,730 square feet of office and administrative space. The facilities include a proposed library, amphitheater, offices and public service buildings

#### Phase V: Commercial Retail.

The Phase V portion of the project is just over half the building area proposed in Phase IV. Phase V proposes to construct approximately 45,727 square feet of buildable area for commercial and retail uses within a 13.6 acre site.

Table 1: Lake Dolores Specified uses

<b>SPECIFIED USES</b>	<b>ACRES</b>
<b>Gross area</b>	<b>267 acres</b>
<b>Net area</b>	<b>245.89</b>
Commercial	14.0
R.V. Camping	27.7
Waterpark	13.0
Waterpark parking	14.1
Recreational Water features	8.7
Administrative	12.7
Open space	99
Misc. landscaping, roadways walkways, etc.	57.1

### Location:

Lake Dolores is located along Interstate I-15 about 20 miles northeast of the City of Barstow. Access to the property is Via Hacienda Road a frontage road that parallels the I-15, Minneola Road to the south and Harvard Road to the North. The parcel as noted in Figure 1 is bounded by Mountain View Road to the east, Bragdon Road on the west and Cherokee Road to the north which are unpaved and Hacienda Road which is a paved street to the South.