

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): _____° _____' _____" N / _____° _____' _____" W 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 Other: _____
 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: _____

Development Type:

Residential: Units N/A Acres _____ Employees _____ Transportation: Type _____
 Office: Sq.ft. 89,730 Acres 12.7 Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 45,727 Acres 13.8 Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. N/A Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: N/A Hazardous Waste: Type _____
 Recreational: 14.1 acre Water Park Other: _____
 Water Facilities: Type 22 acre lake 2 acre pond MGD

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)

Please see separate page Attachment to NOC.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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| <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 # 8 | <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 # 8 | <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"/> Health Services, Department of | <input type="checkbox"/> Other: <u>Twenty-Nine Palms Band of Mission Indians Tribe</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: <u>Mojave Desert Air Quality Mgmt. District.</u> |
| <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: ROMO GROUP

Address: 9431 HAVEN AVENUE, SUITE 232

City/State/Zip: Rancho Cucamonga, CA 91730

Contact: Reuben J. Arceo

Phone: 909 387-4387

Applicant: OM Garg

Address: 39 Hidden Trail

City/State/Zip: Irvine, CA 92603

Phone: 714 273-9402

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

SPECIFIED USES	ACRES
Gross area	267 acres
Net area	245.89
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.