

**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:** Arrowbear Boat Storage

Lead Agency: San Bernardino County

Contact Person: Elena Barragan

Mailing Address: 385 N Arrowhead Ave. 1st Floor

Phone: 909-387-4422

City: San Bernardino

Zip: 92415

County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Arrowbear Park

Cross Streets: Hilltop Blvd and Powers Lane

Zip Code: 92382

Longitude/Latitude (degrees, minutes and seconds): 34 ° 12 ' 35.74 "N / 117 ° 5 ' 12.28 " W Total Acres: 3.93

Assessor's Parcel No.: 0328-165-16

Section: 33

Twp.: 2 N

Range: 2 W

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR-18

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: Hoffman Elementary

**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 \_\_\_\_\_ Acres \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☒ Commercial: Sq.ft. 10,974 Acres 3.93 Employees 3☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Educational: \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ 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 Other: \_\_\_\_\_☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☒ Cultural and Tribal

Cultural

Resources

**Present Land Use/Zoning/General Plan Designation:**

Commercial General Plan Land Use Category and Multiple Residential, (RM) and General Commercial-sign Control Primary (CG-SCp)

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

PLEASE SEE SEPARATE PAGE

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 an "X".

If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input 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 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 # _____
<input 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 type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" 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"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date 12/03/2025 Ending Date 1/02/2026

### Lead Agency (Complete if applicable):

Consulting Firm: \_\_\_\_\_ Applicant: RKAA-Architect  
Address: \_\_\_\_\_ Address: 2233 E Thomas Road  
City/State/Zip: \_\_\_\_\_ City/State/Zip: Phoenix, AZ 85281  
Contact: \_\_\_\_\_ Phone: (602) 955-3900  
Phone: \_\_\_\_\_

Signature of Lead Agency Representative: *Elena Barragan* Date: 12/01/2025

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

The Applicant is requesting approval of a Minor Use Permit to develop approximately 3.93 acres of a 5.88-acre parcel into a Personal Property Storage facility that will provide indoor boat storage. The Project Site is located in Arrowbear Lake, an unincorporated area of San Bernardino County (see Figure 1 – Regional Location). The parcel is described as Assessor's Parcel No. 0328-165-16 and has a split Countywide Plan zoning of Multiple Residential (RM) (1.95 acres) and General Commercial-Sign Control overlay (CG-SCp) (3.93 acres). The Applicant intends to develop the designated CG-SCp portion of the property; the remainder of the property will remain undeveloped. One of the three existing structures near the entrance and adjacent to Highway 18 (SR-18) is vacant with a second structure being used for storage. An existing shed on the property is also used for storage. Access to the Project Site would continue to be provided by the existing gravel entrance directly off SR-18 that would be graded and paved with concrete. The Applicant also owns an adjacent property (APN 0328-165-07) that is shown on the Site Plan, but will not be developed. This parcel has a Countywide Plan zoning of Single Residential (RS).

The Project is proposed as a Personal Property Storage facility that would include the construction of one 10,974-square-foot (SF) building to be used for storage, and the use of a 1,757-SF existing building to be used as an office (see Figure 2 – Site Plan). Two of the three existing buildings would be demolished (see Figure 2 – Site Plan). All new structures would be prefab/modular, constructed off-site, and installed on footings. The scope of the construction work would consist of demolition, site clearing, site preparation, various utility improvements, and installation of the modular structures with on-site parking and open space. The Proposed Project will operate 12 months of the year by appointment only and require a maximum of 3 employees. Proposed hours of business = Summer-10am-2pm (by appointment only); Winter (Nov-April) by appointment only. Anticipated truck trips to deliver and/or pick-up is two per year for 80%. Client would like to move 252 boats and trailer in and out each way every season.

The Proposed Project would include a total of 7 parking spaces (including one handicap accessible space) for the Project Site. Parking will be placed along a concrete sidewalk. Wastewater would be treated by Arrowbear Park County Water District. Potable water would also be provided by Arrowbear Park County Water District. There is an existing on-site well that will remain for irrigation only. The Proposed Project would rely on Southern California Edison (SCE) electric facilities to meet energy demands.