

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 #: _____

Project Title: Arrowbear Boat Storage

Lead Agency: San Bernardino County

Contact Name: Elena Barragan

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Phone Number: (909)387-4422

Project Location: 32864 Hilltop Blvd. Arrowbear Park
City

San Bernardino
County

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

See Description on Separate Page

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

The immediate surrounding area contains habitat suitable for nesting birds in general. As such, the project is subject to the following nesting bird regulations BIO-1: Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct preconstruction Nesting Bird Surveys (NBS). These surveys should be conducted no more than 3 days prior to prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive. Based upon the presence of historic-aged buildings and features within the property, and the documented historical development and decades of disturbance on the property, there remains a potential for buried or masked archaeological deposits to be present within the project's boundaries. Archaeological monitoring is recommended during all ground disturbance, CUL-1.

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

There are no areas of controversy known to the Lead Agency. Issues raised by the public include noise, outdoor storage of boats, traffic and tree cutting.

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

CDFW, CalTrans

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 prefabricated/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.