



NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

Plot Plan Review 2020-078

NOTICE under Section 15072 of the State CEQA Guidelines is hereby given that the City of Big Bear Lake Planning Commission will consider an Environmental Initial Study / Mitigated Negative Declaration prepared for the project described below:

Project: Plot Plan Review 2020-078 has been initiated by Tectonics Design Group for the construction of an 18,000 square foot grocery store, “Grocery Outlet”, over three (3) parcels totaling 2.14 acres zoned Commercial General (C-2) and designated as Commercial General (CG) on the General Plan Land Use Map.

The site of the future development contains an existing nonconforming single-family residence on one (1) existing parcel which is intended to be demolished. The remaining two (2) parcels are vacant. All parcels will be required to be merged as a Condition of Approval.

Location: The project site is generally located on the east side of Big Bear Boulevard between Sandalwood Drive and Starvation Flats Road in the City of Big Bear Lake, County of San Bernardino, California. The address of the lot is 42175 Big Bear Boulevard, Assessor’s Parcel Numbers 0311-395-02, 0311-395-01, & 0311-405-01.

Determination: An Initial Study supporting a Mitigated Negative Declaration was prepared in accordance with the City of Big Bear Lake’s guidelines for implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the Plot Plan Review application may have a significant effect on the environment. On the basis of the Initial Study, the City of Big Bear Lake has concluded that the project could have a significant effect on the environment, however, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration has been prepared.

A copy of the Initial Study and all referenced documents are on file and available for public review at the location listed below:

City of Big Bear Lake Planning Division
39707 Big Bear Boulevard (Post Office Box 10000)
Big Bear Lake, CA 92315
(909) 866-5831/phone, (909) 866-7511/fax
bblplan@citybigbearlake.com

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The Initial Study is available to view or download from the Governor's Office of Planning and Research website at <https://ceqanet.opr.ca.gov/>. Comments will be received on the Initial Study for a Mitigate Negative Declaration for thirty (30) days, from March 10, 2021, until April 10, 2021. Any person wishing to comment on this matter must submit such comments in writing to the Planning Division before the conclusion of the comment period. Additional public notice will be given on all scheduled public hearings on this project.

Publish Date: March 10, 2021