

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: Plot Plan Review PPR 2020-078

Lead Agency: City of Big Bear Lake

Contact Name: Nathan Castillo

Email: ncastillo@citybigbearlake.com

Phone Number: (909)866-5831 x 128

Project Location: Big Bear Lake

City

San Bernardino County

County

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

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.

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.

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

Air Quality Management: Dust control measures shall be incorporated into the project to reduce short-term emissions resulting from construction.

Tribal/Cultural Resources: During ground-disturbing activities, if any cultural resource (i.e., prehistoric sites, historic geatures, isolated artifact, etc.), subsurface deposits of paleontological significance, or human remains are discovered, all work shall be halted immediately and the proper authorities shall be contacted. Furthermore, an archaeological testing and evaluation program shall be completed to ascertain the data potential of the site prior to the commencement of any ground-disturbing activities associated with the project including subsurface collection, subsurface excavations, artifact analysis, and permanent curation of recovered artifact(s) at an appropriate facility, if applicable.

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

Tribal/Cultural Resources: The Historical/Archaeological Resources Survey report prepared by CRM TECH evaluated two sites of potential historic significance (CRM TECH 3641-1H & CRM TECH 3614-2). The residence at CRM TECH 3614-1H does not appear to meet the statutory definition of a "historical resource", as provided by CEQA, but the significance of the prehistoric cultural remains recorded at CRM TECH 3614-2 cannot be determined without further archaeological investigations. Therefore, as conditioned, an archaeological testing and evaluation program shall be completed to ascertain the data potential of the site prior to the commencement of any ground-disturbing activities associated with the project including subsurface collection, subsurface excavations, artifact analysis, and permanent curation of recovered artifact at an appropriate facility, if applicable.

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

City of Big Bear Lake
PO Box 10000
39707 Big Bear Blvd
Big Bear Lake, CA 92315
(909)866-5831 x 128
ncastillo@citybigbearlake.com