

**NOTICE OF DETERMINATION**


<b>TO:</b>	<p>■ Clerk of the Board of Supervisors County of San Bernardino 385 No. Arrowhead Ave., 2<sup>nd</sup> Floor San Bernardino, CA 92415-0130</p>	<b>FROM:</b>	<p>City of Big Bear Lake Planning Department 39707 Big Bear Blvd Post Office Box 10,000 Big Bear Lake, CA 92315</p> <p>Nathan Castillo, Associate Planner <a href="mailto:ncastillo@citybigbearlake.com">ncastillo@citybigbearlake.com</a> (909) 866-5831 x 128</p>
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**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2021030257		
Project Title: Plot Plan Review 2020-078		
Project Applicant: Tectonics Design Group and Main & Main Capital Group, LLC		
Specific Project Location – 42175 Big Bear Boulevard, Big Bear Lake, County of San Bernardino, CA 92315 Assessor’s Parcel Numbers 0311-395-02, 0311-395-01, & 0311-405-01.		
General Project Location (City and/or County): City of Big Bear Lake, County of San Bernardino		
Project Description: 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 contains an existing nonconforming single-family residence on one (1) existing parcel which is to be demolished. The remaining two (2) parcels are vacant and are required to be merged as a Condition of Approval. Although the project was deemed to be categorically exempt from CEQA, a mitigated negative declaration was prepared. Standard conditions of approval would ensure all project impacts would be less than significant.		
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. N/A		

This is to advise that the (■ Lead Agency or □ Responsible Agency) has approved the above described project on August 2, 2021 and has made the following determinations regarding the above described project:

1.	□	The project will have a significant effect on the environment.
	■	The project will NOT have a significant effect on the environment
2.	□	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	□	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	■	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	■	Mitigation measures were made a condition of the approval of the project.
	□	Mitigation measures were NOT made a condition of the approval of the project.
4.	□	A Mitigation Monitoring or Reporting Plan was adopted for this project.

<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.		
5. <input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.		
<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project		
6. <input type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.		
<input checked="" type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.		
	This is to certify that the CEQA documentation with comments and responses and record of project approval is available to General Public at:		
	<table border="0"> <tr> <td>Custodian: Planning Department, City of Big Bear Lake</td> <td>Location: City Hall 39707 Big Bear Boulevard Post Office Box 10,000 Big Bear Lake, CA 92315 <a href="mailto:bbplan@citybigbearlake.com">bbplan@citybigbearlake.com</a> (909) 866-5831</td> </tr> </table>	Custodian: Planning Department, City of Big Bear Lake	Location: City Hall 39707 Big Bear Boulevard Post Office Box 10,000 Big Bear Lake, CA 92315 <a href="mailto:bbplan@citybigbearlake.com">bbplan@citybigbearlake.com</a> (909) 866-5831
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<b>Date:</b> August 3, 2021	 <hr/> <b>Signature</b> <b>Name:</b> Nathan Castillo <b>Title:</b> Associate Planner		
<b>Date Received for Filing:</b> _____			

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.