

NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

FROM: Planning Department
City of Big Bear Lake
P. O. Box 10000
Big Bear Lake, CA 92315-8900

Project Title:

Plot Plan Review 2020-078 Grocery Outlet

Project Location - Specific: 42175 Big Bear Boulevard, APNs 0311-395-02, 0311-395-01, & 0311-405-01, in the City of Big Bear Lake, San Bernardino County, California

Description of Project:

For the new construction of an 18,000 square foot grocery store, "Grocery Outlet", over three (3) parcels comprising of approximately 3.0 acres, zoned Commercial General (C-2), and designated as Commercial General (CG) on the General Plan Land Use Map.

Name of Public Agency Approving Project:

City of Big Bear Lake, Planning Commission

Name of Person or Agency Carrying out Project:

Tectonics Design Group and Main & Main Capital Group, LLC

Exempt Status: (check one) (State type and section number)

XX Categorical Exemption. Sections: 15332, Class 32

Reasons why project is exempt:

This class of exemptions consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

Lead Agency or Contact Person:

Nathan Castillo, Associate Planner

Area Code/Telephone/Extension

(909) 866-5831 x 128

Signature: _____



Date: 08/05/2021