

CLERK OF THE BOARD OF SUPERVISORS

**CITY OF BIG BEAR, DEPARTMENT OF WATER AND POWER  
MITIGATED NEGATIVE DECLARATION**

2024 FEB 27 AM 11:24

COUNTY OF SAN DIEGO

**LEAD AGENCY:** City of Big Bear Lake,  
Department of Water and Power  
P.O. Box 1929 (41972 Garstin Drive)  
Big Bear Lake, CA 92315

Contact: Reginald A. Lamson  
Tel: (760) 559-8172  
email: [RLamson@bldwp.com](mailto:RLamson@bldwp.com)

**PROJECT TITLE:** Garstin Water Operations Facility Replacement Project, SCH#2024010440

**PROJECT LOCATION:** The Garstin Water Operations Facility site is located at 41972 Garstin Drive in the City of Big Bear Lake. The project site encompasses approximately 1.47-acres. The site is located on the Big Bear Lake 7.5 Minute Series USGS Topographic Quadrangle Map in Section 21, Township 2 North, Range 1 East, SBBM. Specific geodetic location is Latitude 34°14'48.38" North, and Longitude 116°53'10.40" West

**PROJECT DESCRIPTION:** The City of Big Bear Lake, Department of Water and Power (BBLDWP) proposes implementation of the Garstin Water Operations Facility Project (Project) to build a stronger and more resilient community through the construction of public water operation facilities and the promotion of energy efficiency. The Project includes design and construction of an approximate 13,600 square foot, concrete block, single story operations building with solar panels; a 10,000 square foot, metal, single story warehouse/warm storage building, and a 7,200 square foot, concrete block, single story, covered parking structure with solar panels, liquid chlorine storage, battery backup, generator backup and electrical equipment room; and a reconfiguration of the parking lots to accommodate the new buildings. Implementation of the Project is anticipated to occur in two phases as follows, but may be constructed in one single phase:

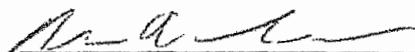
- Phase I – Design and construction of a new 13,600 square foot, concrete block, single story operations building; a new 10,000 square foot, warehouse / warm storage building and northerly site improvements to reconfigure the parking lots. Design of a new 7,200 square foot, concrete block, single story, covered parking structure with solar panels, liquid chlorine storage, battery backup, generator backup and electrical equipment room.
- Phase II – Demolition of the existing operations building and construction of the 7,200 square foot, concrete block, single story, covered parking structure with solar panels, liquid chlorine storage, battery backup, generator backup and electrical equipment room.

The Operations Building and the covered parking area, will be designed to have solar panels to minimize (offset) overall energy demand for the new complex. In addition to the main buildings, the project includes additional and reconfigured parking and material storage areas and a possible greenhouse facility and adjacent demonstration garden.

**FINDING:** The City of Big Bear Lake, Department of Water and Power's (BBLDWP) decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). The BBLDWP has prepared an Initial Study and Mitigated Negative Declaration to evaluate the project impacts and has concluded the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

**INITIAL STUDY:** Copies of the Initial Study and Mitigated Negative Declaration and related documents were available for public review at the BBLDWP's office at 41972 Garstin Drive, Big Bear Lake, CA 92315 or are accessible online at: [www.bldwp.com](http://www.bldwp.com). The 30-day public review period for the Initial Study began **January 18, 2024** and ended on **February 16, 2024**. Written comments on the MND should be mailed to Mr. Reginald Lamson at the following address PO Box 1929, Big Bear Lake, CA 92315, or shall be emailed at the following email address: [RLamson@bldwp.com](mailto:RLamson@bldwp.com) **no later than February 16, 2024 at 5:00 PM**. For further information, please contact Mr. Reginald Lamson at (760) 559-8172 or email.

**MITIGATION MEASURES:** All mitigation measures identified in the Initial Study are summarized on pages 59-62 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program if the Mitigated Negative Declaration is adopted.

  
Signature

General Manager  
Title

02/26/2024  
Date