

City of Big Bear Lake



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR)

Tentative Tract Map No. 2003-217 (Tentative Tract Map No. 16611)
Conditional Use Permit Application 2003-218 and Variance 2003-359
(Prior SCH #2004021080)

Shadow Mountain Subdivision

Shadow Mountain Investments, Byron L. Rafnson, representative.
38501 Big Bear Boulevard
Assessor Parcel Number 306-011-02

To: All Interested Agencies,
Organizations and
Individuals

From: Janice Etter, City Planner
City of Big Bear Lake
Planning Division
Post Office Box 10,000
Big Bear Lake, CA 92315-8900
bblplan@citybigbearlake.com

The City of Big Bear Lake Planning Division is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below.

The City of Big Bear Lake is requesting comments on the scope and content of a proposed Environmental Impact Report from Responsible Agencies, Trustee Agencies, and parties with interest in the project, including neighboring property owners. Responsible Agencies, as defined by State CEQA Guidelines (Section 15381), will need to use the EIR prepared by our agency when considering your permit or other approval for the project. A copy of an Initial Study is not attached.

Project Title: Tentative Tract Map No. 2003-217 (Tentative Tract Map No. 16611)
Conditional Use Permit Application 2003-218 and Variance 2003-359

Project Location: 38501 Big Bear Boulevard, Assessor Parcel Numbers 306-011-02; one property containing 3.19 acres located at the southwest corner of Big Bear Boulevard and Talbot Drive in the Single Family Residential (SFR-4) General Plan designation and the Single Family Residential (R-1-7200) zone. The property is bordered by Big Bear Boulevard on the north and west, Talbot Drive on the east, and the San Bernardino National Forest on the south. The property is currently vacant.

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Project Description: The Tentative Tract Map application has been submitted to subdivide the 3.19-acre property into eight (8) lots for land sales and eventual single-family residential home construction. The density of the development is 2.5 units per acre. The lot sizes are from 11,000 square feet to 22,950 square feet in area. A new 450-foot long 40-foot wide cul-de-sac street is proposed to serve the subdivision. This new street will intersect Talbot Drive approximately 40 feet south of the existing Big Bear Boulevard/Talbot Drive intersection. Full road improvements including additional pavement widening, curb and gutter will be installed along the new cul-de-sac and the portion of Talbot Drive adjacent to the subdivision. The property is heavily treed and contains rock outcroppings and slopes between 10 to 40 percent.

The Conditional Use Permit application has been submitted in accordance with the City's Slope Density provisions (Development Code Chapter 17.09) to allow development in areas with slopes exceeding forty percent (40%). A Variance application has been submitted to allow the creation of one lot with an average lot depth of less than 100 feet.

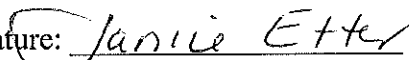
Project Applicant: Shadow Mountain Investments, Byron Rafnson, P.O. Box 400323, Hesperia, CA 92340

Please send your written responses to Janice Etter, City Planner at the addresses shown below:

Janice Etter, Planning Department
City of Big Bear Lake
Post Office Box 10,000
Big Bear Lake, CA 92315-8900
Email – bbplan@citybigbearlake.com
Telephone/Voice Mail – (909) 866-5831 x 123.

Please include your name, agency name or organization affiliation, mailing address and telephone number on all correspondence. Pursuant to Section 21080.4 of the California Environmental Quality Act (CEQA), your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice.

Date: May 6, 2009

Signature: 
Janice Etter, City Planner

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