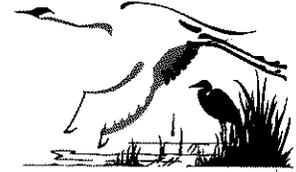


**Tom Dodson's Environmental
Response for LAFCO 3196**

Attachment 4

TOM DODSON & ASSOCIATES
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October 5, 2015

Ms. Kathleen Rollings-McDonald
Local Agency Formation Commission
215 North "D" Street, Suite 204
San Bernardino, CA 92415-0490

Dear Kathy:

LAFCO 3196 consists of a request by the City of Big Bear Lake (Department of Water and Power, DWP) to reorganize (annex and detach) approximately 6.95 acres in the Bear Valley. The City would annex several parcel that are owned by the City to support the DWP and detach these parcels from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5 (non-contiguous municipally owned parcels).

The reorganization area includes three parcels located in the unincorporated community of Fawnskin; a parcel generally located southwest of the City of Big Bear Lake; three parcels located in the unincorporated Moonridge area; four parcels located in the Lake Williams area; five parcels generally located in and around the unincorporated community of Sugarloaf; and four parcels generally located in the Erwin Lake area. A total of 20 parcels are proposed for reorganization that comprises a total of 19 separate areas (with one area having two adjacent parcels). The areas vary in size, between 5,000 and 101,916 square feet, totaling approximately 6.95 acres.

Based on the above proposal, it appears that the proposed reorganization would simply transfer jurisdiction from County agencies to the City of Big Bear Lake. No proposals for any development or any physical modification on any of the parcels has been identified. In the future, if any modifications to the parcels is proposed, the City of Big Bear Lake would assume responsibility to complying with the California Environmental Quality Act. Thus, the approval of LAFCO 3196 does not appear to have any potential to significantly alter the existing physical environment in any manner.

Therefore, I recommend that the Commission find that a Statutory Exemption, as defined in CEQA under Section 15061 (b) (3) of the State CEQA Guidelines, applies to LAFCO 3196. This Section states: "*A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*" It is my opinion and recommendation to the Commission that this circumstance applies to LAFCO 3196.

Based on this review of LAFCO 3196 and the pertinent sections of CEQA and the State CEQA Guidelines, I conclude that this proposed LAFCO action does not constitute a project under CEQA and adoption of the Statutory Exemption and filing of a Notice of Exemption is the most appropriate environmental determination to comply with CEQA for this action. The Commission can approve the review and findings for this action and I recommend that you notice LAFCO 3196 as statutorily exempt from CEQA for the reasons outlined in the State CEQA Guideline sections cited above. The Commission needs to file a Notice of Exemption with the County Clerk to the Board for this action once the hearing is completed and assuming LAFCO 3196 is approved.

A copy of this exemption recommendation should be retained in LAFCO's project file to serve as verification of this evaluation and as the CEQA environmental determination record. If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Tom Dodson". The signature is written in a cursive style with a large, looped "D" and a long, sweeping underline.

Tom Dodson