

ATTACHMENT 2

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 Division
City of Big Bear Lake
P. O. Box 10000
Big Bear Lake, CA 92315

Project Title:

Minor Subdivision Application 2025-118; Tentative Parcel Map No. 20977

Project Location - Specific:

250 Eagle Drive (APN: 0309-071-24)

Description of Project:

The Minor Subdivision application pertains to the 1.433 – acre parcel located at 250 Eagle Drive, Assessor’s Parcel Number 0309-071-24. The property is located in the Eagle Point area; which is zoned (R-1) Single Family Residential and designated as (SFR-4) in the General Plan, indicating a maximum density of four dwelling units to the acre. The applicants are requesting approval to subdivide the 1.433 acre property into three parcels. Parcel 1 will be 29,771 square feet (sf). Parcel 2 will be 16,342 sf. Parcel 3 will be 13,201 sf.

Name of Public Agency Approving Project:

Planning Commission, City of Big Bear Lake

Name of Person or Agency Carrying out Project:

Chris Ehe (Environmental Hi-tech Engineering) on behalf of Deanne Davis and Steve Davis (“property owners”)

Exempt Status:

Categorical Exemption. Section: 15315, Class 15

Reasons why project is exempt:

This class exempts minor land divisions in areas zoned for residential uses for four or fewer parcels when the division is in conformance with the General Plan and zoning, and when no variance or exceptions are required, all services and access are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Lead Agency or Contact Person:

Garret Brosky – Associate Planner

Area Code/Telephone/Extension

(909) 866-5831 x 134

Date: March 4, 2026