

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
PO Box 10000
Big Bear Lake, CA 92315

Project Title: PL2026-0002 & PL2026-0003 Conditional Use Permits

Project Location: Beaver Lane, between Bartlett Road and Badger Lane within public right-of-way and on APNs 0308-162-46, 0308-163-50, 0308-163-49, and 0308-163-47.

Description of Project: Submitted by the City of Big Bear Lake, the project would include an approximately 134-stall public parking lot expansion to the existing Bartlett Public Parking Lot. The parking lot includes new sidewalks, landscaping, bike racks, and street improvements for safe access and circulation. Other amenities include pedestrian seating, benches, tables, waste disposal, and pet waste disposal stations.

Name of Public Agency Approving Project: City of Big Bear Lake

Name of Person or Agency Carrying out Project: City of Big Bear Lake

Exempt Status: The Planning Division has reviewed the proposed project and found it qualifies for a Categorical Exemption pursuant to Section 15332 Class 32 – In-Fill Development Projects (CEQA Guidelines § 15332).

Reasons why project is exempt: This small-scale infill project is consistent with the City of Big Bear Lake General Plan (including Land Use, Community Design, and Circulation Elements) and all applicable policies, as well as the Village Specific Plan and zoning regulations. The development occurs within city limits on a project site of less than five acres that is substantially surrounded by urban uses in the established commercial/resort core of the Village. The site has no value as habitat for endangered, rare, or threatened species. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, as demonstrated by the project's compliant site layout, circulation design, headlight and noise screening, WQMP, and passive parking operation. The site is adequately served by all required utilities and public services. No exceptions to the exemption apply (including unusual circumstances). Therefore, the project is exempt from further CEQA review.

Lead Agency or Contact Person:

Nathan Castillo, Senior Planner

Area Code/Telephone:

(909) 866-5831

Signature:  _____

Date: 4-15-2026