



CITY OF
BIG BEAR LAKE *California*

**CITY OF BIG BEAR LAKE
NOTICE OF PUBLIC HEARING BEFORE THE
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF BIG BEAR LAKE ON WEDNESDAY, AUGUST 17, 2022, AT 1:15 P.M., FOR CONSIDERATION OF THE FOLLOWING ITEM:

Conditional Use Permit Application 2022-052/CUP, submitted by Desi Hauer to operate a new Big Bear Off-Road Experience headquarters location. This project proposes to construct a two-story commercial building consisting of an office, souvenir gift shop, operations offices, conference rooms, and a maintenance facility at the rear of the building. This project includes a large xeriscape area that will replicate a mountain creek environment setting. This area will be a training course to provide instructional driving tips for customers before they leave for the forest trails. The property is located at 41595 Big Bear Boulevard, Assessor's Parcel Number 0309-162-13 & 14, in the Commercial General (C-2) zone. The project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 and 15332, Class 3 and Class 32, of the State CEQA Guidelines. The project involves a less than 50,000 s.f. local retail space and is presumed to produce a less than significant Vehicle Miles Traveled impact pursuant to Section 3.1 of the City's VMT Thresholds. Case Planner: Andrew Mellon

The public hearing will be held in Hofert Hall of the City of Big Bear Lake Civic and Performing Arts Center at 39707 Big Bear Boulevard, Big Bear Lake, CA 92315. Any person may appear and be heard in support or opposition to the proposal at the time of the hearing. Please address written responses to the Planning Division, Post Office Box 10000, Big Bear Lake, CA 92315. Information on the above items is available for review at the Planning Division, 39707 Big Bear Blvd., Big Bear Lake, (909) 866-5831, fax: (909) 866-7511, e-mail: bblplan@citybigbearlake.com.

If you challenge the above action in court, you may be limited to raising only those issues which you or someone else raised at the public hearing described in this notice or any future public hearing on this item, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

The City of Big Bear Lake wishes to make all of its public hearings accessible to the public. If you need special assistance to participate in this hearing, please contact the City Clerk's office at (909) 866-5831. Notification 72 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

Publication Date: August 3, 2022

VICINITY MAP

CONDITIONAL USE PERMIT 2022-052/CUP
41595 Big Bear Boulevard
APN'S 0309-162-13 & 14

