

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

Project Title:

Variance 2026-0006

Project Location - Specific:

40553 Big Bear Boulevard APN 0308-133-02

Description of Project:

The Project would include the construction of an 847 square foot addition and remodel to an existing 630 square foot gas station and convenience store. The project also includes the construction of 105' of rolled curb and gutter along Big Bear Boulevard, a 5' wide pedestrian sidewalk along Big Bear Boulevard, a trash enclosure, landscaping installation, and various ADA accessibility improvements. The Variance requests an encroachment of 10' into a required 20' street side setback along Paine Road.

Name of Public Agency Approving Project:

Planning Department, City of Big Bear Lake

Exempt Status: (check one) (State type and section number)

Categorical Exemption. Section: 15305, Class 5 of CEQA Guidelines

Reasons why project is exempt:

Section 15305 Class 5 of the California Environmental Quality Act (CEQA) Guidelines, exempts from further environmental review, those projects involving minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density where the setback variance does not result in the creation of any new parcels.

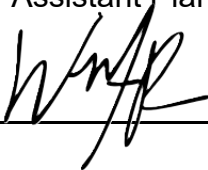
Lead Agency or Contact Person:

Ryan West, Assistant Planner

Area Code/Telephone:

(909) 866-5831

Signature: \_\_\_\_\_



Date: May 6, 2026