

# Notice of Exemption

To:  Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044

From: San Bernardino County  
 Land Use Services Department  
 Planning Division  
 385 North Arrowhead Avenue, First Floor  
 San Bernardino, CA 92415-0187

Clerk of the Board of Supervisors  
 County of San Bernardino  
 385 North Arrowhead Avenue, Second Floor  
 San Bernardino, CA 92415-0130

**DATE FILED & POSTED**

Posted On: 05-22-24

Removed On: 06-27-24

Receipt No: 36-05222024-380

**Project Description**

**Applicant**

<b>PROJECT NAME:</b>	Lease Agreement with Pepper Clinic LLC, for a Build to Suit, Three-Story 60,000 Sq Ft Clinic for ARMC in Colton
<b>APN:</b>	Portion of 0254-071-10
<b>APPLICANT:</b>	Terry W. Thompson, Director, Real Estate Services
<b>PROPOSAL:</b>	Lease Agreement for 20 years with Pepper Clinic LLC, for a build to suit, three story 60,000 sq ft turn-key clinic to relocate a Primary Care and Specialty Clinics, Diagnostics and Lab for ARMC.
<b>JCS:</b>	N/A
<b>COMMUNITY:</b>	Colton
<b>LOCATION:</b>	Pepper Ave Colton across from ARMC 34.075034, -117.354057

San Bernardino County  
 Real Estate Services Department  
 Name

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385 N. Arrowhead Avenue, Third Floor  
 Address

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San Bernardino, CA 92415-0180

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(909) 387-5180  
 Phone

**Representative**

Yezenia Gonzalez, Real Property Agent I  
 Name

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San Bernardino County  
 Real Estate Services Dept  
 Address

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385 N Arrowhead Avenue, Third Floor  
 San Bernardino, CA 92415-0180

Linda Mawby, Supervising Planner  
 Lead Agency Contact Person

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(909) 387-4122  
 665-0268 Area Code/Telephone Number

(909) 665-0268  
 Phone

Exempt Status: (check one)

- Ministerial [Sec. 21080(b)(1); 15268];
- Declared Emergency [Sec. 21080(b)(3); 15269(a)];
- Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
- Categorical Exemption. State type and section number: Section 15061(b)(3)- Common Sense Exemption
- Statutory Exemptions. State code number: \_\_\_\_\_
- Other Exemption \_\_\_\_\_

Reasons why project is exempt: The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed lease agreement is to secure property for a use that will be evaluated under CEQA at a future date.

Linda Mawby Supervising Planner 4/18/2024  
 Signature Linda Mawby Title Date

Signed by Lead Agency  Signed by Applicant  
 Date received for filing at OPR: \_\_\_\_\_

CLERK OF THE BOARD OF SUPERVISORS  
 2024 MAY 22 AM 9:44  
 SAN BERNARDINO COUNTY  
 CALIFORNIA