

# 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

### Project Description

### Applicant

<b>PROJECT TITLE:</b>	Dr. Lee's Dental Office
<b>APN:</b>	0357-561-70
<b>APPLICANT:</b>	Sean Lee, DDS
<b>PROPOSAL:</b>	Minor Use Permit to convert an existing 1,972 square foot single-family residence into a dental office in the Neighborhood Commercial (CN) zoning district and the Commercial (C) land use category; within the Hesperia Sphere of Influence; 1 <sup>st</sup> Supervisorial District.
<b>PROJECT #:</b>	PROJ-2024-00005
<b>COMMUNITY:</b>	unincorporated Oak Hills, San Bernardino County
<b>LOCATION:</b>	11727 Rancho Road, Oak Hills, CA 92344

Dr. Sean Lee  
Name

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8150 Cable Canyon Road  
Address

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San Bernardino, CA 92407

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909-824-7000  
Phone

### Representative

Dr. Sean Lee  
Name

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8150 Cable Canyon Road  
Address

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San Bernardino, CA 92407

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909-824-7000  
Phone

Maryn Wells, Planner III  
Lead Agency Contact Person

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909-387-4738  
Area Code/Telephone Number

### 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: 15303 for New Construction or Conversion of Small Structures and Section 15183 for Projects Consistent with a Community Plan or Zoning.
- Statutory Exemptions. State code number: \_\_\_\_\_
- Other Exemption: \_\_\_\_\_

Reasons why project is exempt: The Project is a conversion of an existing single-family residence into a commercial building with only minor exterior alterations. The proposed commercial use is consistent with the zoning designation and land use category as evaluated in the Countywide Plan's certified Environmental Impact Report (EIR).

Signature Maryn Wells Title Planner III Date 12/12/24

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