

DATE FILED & POSTED

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Receipt No: 36-03132026-067

**NOTICE OF EXEMPTION**

**TO:** Office of Planning and Research State  
Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

**FROM:** County of San Bernardino  
385 N Arrowhead Avenue  
San Bernardino, CA 92415

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

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BOARD OF SUPERVISORS  
2026 MAR 13 AM 8:30  
SAN BERNARDINO COUNTY  
CALIFORNIA

**Project Title:** PROJ-2025-00107 - Glen Helen Truck Terminal Facility

**Project Applicant:** TDC Glen Helen Owner, LLC

**Project Location – Specific:** 1850 Glen Helen Road in the Glen Helena area of unincorporated San Bernardino County. The site is located to the west and south of Interstate (I) 15 and consists of two parcels that are identified as APN: 0349-191-24 and 0349-191-25.

**Name of Public Agency Approving the Project:** County of San Bernardino

**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. Type and section number: Class 1, Section 15301, Existing Facilities
- Statutory Exemptions. State code number:

**CEQA Class I Exemption Requirements**

The California Environmental Quality Act (CEQA) and the CEQA Guidelines have identified certain classes of projects that do not have a significant effect on the environment; and therefore, are categorically exempt from CEQA with exceptions related to project location, cumulative impacts, and unusual circumstances.

CEQA Guidelines Section 15301, Existing Facilities, states that a Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

CEQA Guidelines Section 15300.2, Exceptions, identifies the following exceptions to use of a CEQA exemption.

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in

a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

**Project Site**

The Project site (PROJ-2025-00107) consists of a property located at 1850 Glen Helen Road, in unincorporated San Bernardino County. The 19.24-acre site consists of two parcels that are identified as APN: 0349-191-24 and 0349-191-25. Approximately 15-acres of the site consists of paved areas, 3.30-acres (17.1 percent of the site) consist of landscaping, and 0.94-acres of setback areas. The Project site is developed with a trailer parking facility that consists of 353 trailer parking stalls, 5 standard stalls, 1 accessible stall, a 1,200 square foot break room, two guard houses, each measuring 277 square feet, a 194 square foot restroom building, and a 400 square foot fire pump building. The total building area on the site is 2,348 square feet, which is a Floor Area Ratio (FAR) of 0.003. The site is bound by an eight-foot-high tubular steel fence, security gates, and a minimum 10-foot landscape setback. Access to the Project site is provided by three driveway locations along Forest Lane. The existing facility is operating under a Temporary Use Permit (TUP) that was approved July 12, 2021.

The Project site is located within the Glen Helen Specific Plan (GHSP) area and has a General Plan land use designation of GHSP. The GHSP zoning for the site is Corridor Industrial (CI). The GHSP zoning designation of the site was amended in 2025 from Destination Recreation (DR) to Corridor Industrial (CI) to reflect existing site conditions and the development constraints of the area, which include earthquake faults and lack of water and sewer infrastructure.

**Proposed Project**

The proposed Project is limited to approval of a Minor Use Permit (MUP) for the continued operation of the existing facility. No physical improvements or operational improvements are proposed. The San Bernardino County Code Section 85.06.010 states that a Minor Use Permit is designed to provide discretionary review for minor projects and intermediate discretionary review for projects that do not meet established development standards.

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**Reasons Why Project is Exempt**

The Project qualifies for a Class 1 exemption per CEQA Guidelines Section 15301, Existing Facilities, because the Project consists of the permitting and continued operation and maintenance, of an existing facility; and the Project does not involve any expansion of the existing uses. As detailed by CEQA Guidelines Section 15301, the key consideration is whether the project involves negligible or no expansion of use. As the proposed MUP does not include any expansion of the currently legally operating facilities, the Class 1 exemption would apply.

In addition, the exceptions to use of a CEQA exemption per CEQA Guidelines Section 15300.2 do not apply to the proposed Project, as detailed in Table 1 below. Therefore, the proposed Project qualifies for a Class 1 exemption per CEQA Guidelines Section 15301.

**Table 1: Project Applicability to Exceptions to Exemptions**

Exception to Exemption	Applicability
(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.	<b>Not Applicable.</b> This exception applies to Classes 3, 4, 5, 6, and 11, and is not related to this Class 1 Exemption. Thus, this exception is not applicable to the proposed Project.
(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.	<b>Not Applicable.</b> The proposed Project includes approval of a MUP for the existing facility. No physical improvements or operational improvements are proposed. The approval of the MUP would not combine with other existing, proposed, or foreseeable projects to result in a cumulative impact, as the existing conditions and operations on the Project site would remain the same. In addition, the MUP would permit facilities that are consistent with the existing Glen Helen Specific Plan CI designation. Thus, cumulative impacts would be less than significant from the proposed MUP and this exception is not applicable to the proposed Project.
(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will	<b>Not Applicable.</b> The proposed Project includes approval of a MUP for the existing facility. No physical improvements or operational improvements are proposed. There are no

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Exception to Exemption	Applicability
<p>have a significant effect on the environment due to unusual circumstances.</p>	<p>unusual circumstances that have been identified that have a reasonable possibility of a significant effect on the environment related to the proposed MUP and truck parking uses.</p> <p>Land uses of the Project site and adjacent areas have been previously evaluated in the Glen Helen Specific Plan EIR (SCH# 2000011093), which was certified in 2005 and in the Addendum to the GHSP EIR that was adopted by the County Board of Supervisors in 2025. The GHSP EIR Addendum evaluated buildout of the Project site with the CI land use designation, which is consistent with the existing truck parking uses. This evaluation did not identify any unusual circumstances that would result in a potential significant effect.</p> <p>Conversely, the EIR Addendum describes (p. 17) that the GHSP CI zoning and maximum allowable FAR within the North Glen Helen Subarea, totaling 81.5-acres, of which 0.03 or 106,547 square feet reflects the development constraints of the area, including earthquake faults and lack of water and sewer connections. No unusual circumstances related to buildout effects were identified. Thus, this exception is not applicable to the proposed Project.</p>
<p>(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.</p>	<p><b>Not Applicable.</b> The Project site is not located within view of a state scenic highway, and there are no designated state scenic highways within the vicinity of the site. The nearest eligible state scenic highways are State Route 138, approximately 10.2 miles north of the site, and State Route 330, approximately 25 miles southeast of the site (Caltrans, 2025). The Project would not result in impacts to trees, rock outcroppings, or historic buildings within a state scenic highway. Therefore, no impacts to scenic resources within a state scenic highway would occur. Thus, this exception is not applicable to the proposed Project.</p>
<p>(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list</p>	<p><b>Not Applicable.</b> The Project site is not listed in the California Department of Toxic Substances Control (DTSC) EnviroStor database of hazardous material sites (DTSC, 2025) and the</p>

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Exception to Exemption	Applicability
compiled pursuant to Section 65962.5 of the Government Code.	Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (CAEPA, 2025). Thus, this exception is not applicable to the proposed Project.
(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.	<b>Not Applicable.</b> The Project site is currently developed with all modern structures that include a trailer parking facility with a break room, guard house, restroom building, fire pump building, tubular steel fencing and security gates. None of the structures are of historic age and no potential historic resources exist. In addition, the proposed MUP would continue the existing operations on the Project site. No changes would occur that could have a potential to impact any historic resources. Thus, this exception is not applicable to the proposed Project.

Lead Agency  
 Contact Person: Jon Braginton Area Code/Telephone/Extension (760)-776-6144

Signature: Jon Braginton Date: 3/13/2026 Title: Planner

**References**

Addendum to the Glen Helen Specific Plan EIR, 2025. SCH No. 2000011093. Accessed: <https://ceqanet.lci.ca.gov/Project/2000011093>

California Department of Transportation, State Scenic Highway System Map (Caltrans, 2025). Accessed: <https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

California Department of Toxic Substances Control EnviroStor database (DTSC, 2025). Accessed: <https://www.envirostor.dtsc.ca.gov/public/>

California Environmental Protection Agency Cortese List: Section 65962.5(a) (CAEPA, 2025). Accessed: <https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/>

2025 MAR 23 AM 8:33  
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2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

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RECEIPT NUMBER: 36 — 03/13/2026 — 067
STATE CLEARINGHOUSE NUMBER (If applicable) N/A

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LEAD AGENCY: San Bernardino County - LUSD
LEAD AGENCY EMAIL: -
DATE: 03/13/2026
COUNTY/STATE AGENCY OF FILING: San Bernardino
DOCUMENT NUMBER: -

PROJECT TITLE: PROJ-2025-00107 - Glen Helen Truck Terminal Facility

PROJECT APPLICANT NAME: TDC Glen Helen Owner, LLC
PROJECT APPLICANT EMAIL: -
PHONE NUMBER: (760) 766-6144
PROJECT APPLICANT ADDRESS: 385 N Arrowhead Avenue
CITY: San Bernardino STATE: CA ZIP CODE: 92415

PROJECT APPLICANT (Check appropriate box)
[checked] Local Public Agency [ ] School District [ ] Other Special District [ ] State Agency [ ] Private Entity

CHECK APPLICABLE FEES:

- [ ] Environmental Impact Report (EIR) \$4,227.50 \$ 0.00
[ ] Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ 0.00
[ ] Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ 0.00
[ ] Exempt from fee
[ ] Notice of Exemption (attach)
[ ] CDFW No Effect Determination (attach)
[ ] Fee previously paid (attach previously issued cash receipt copy)
[ ] Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
[checked] County documentary handling fee \$ 50.00
[ ] Other \$

PAYMENT METHOD: # 1070
[ ] Cash [ ] Credit [checked] Check [ ] Other
TOTAL RECEIVED \$ 50.00

SIGNATURE: X [Handwritten Signature]
AGENCY OF FILING PRINTED NAME AND TITLE: Karla Knudsen, Deputy Clerk