

Notice of Exemption

To: ☒ Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

From: San Bernardino County
Department of Public Works
Environmental Management Division
825 E. Third Street, Room 123
San Bernardino, CA 92415-0835

Project Description

Project Title: Sale Of Portions of APN 0459-053-55 And Acquisition of an Access Easement Over APN 0459-053-56 Related to the US-395 And Auburn Avenue Project in the City of Adelanto.

Project Location: The project is located in the City of Adelanto, San Bernardino County, California, at the northwest corner of U.S. Highway 395 and Auburn Avenue. The specific parcels affected by the District's actions include a portion of APN 0459-053-55, which is owned by the San Bernardino County Flood Control District, and APN 0459-053-56, which is privately owned. The surrounding area consists primarily of undeveloped desert land, with growing commercial development along the Highway 395 corridor. The site lies approximately 2.25 miles north of Air Expressway Boulevard and is situated within the City's designated commercial zone. The location serves as a key gateway for future retail and transportation-oriented land uses in the High Desert region.

Project Description: The proposed project involves a real estate transaction by the San Bernardino County Flood Control District in connection with development activities associated with the US-395 & Auburn Avenue Project, also known as the Auburn Travel Center, in the City of Adelanto. The District proposes to dispose of two small portions of its fee-owned parcel (Assessor Parcel Number 0459-053-55), which are no longer required for flood control operations. In exchange, the District will accept a non-exclusive easement for access across the adjacent private property (Assessor Parcel Number 0459-053-56) to ensure continued maintenance access to its facilities. These real estate actions will support implementation of the broader commercial development project without expanding its physical or environmental footprint. The proposed development includes a travel center with fuel stations, restaurants, a convenience store, truck parking, and related infrastructure.

Ayida Smith

Lead Agency Contact Person

(909) 387-8109

Applicant

Flood Control District

825 E. Third Street

Address

San Bernardino, CA 92415-0835

(909) 387-8109

Phone

Representative

Arlene B. Chun, M.S., P.E.

Name

Same as Applicant

Address

Same as Applicant

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)];
☒ Categorical Exemption. State type and section: Class 12 Categorical Exemption Section 15312 and Class 5 Categorical Exemption (Section 15305)
☐ Statutory Exemptions. State code number: _____
☐ Other Exemption: _____

Reasons why project is exempt: Class 12 Categorical Exemption (Section 15312), which applies to the sale of surplus government property, and Class 5 Categorical Exemption (Section 15305), which applies to minor alterations in land use limitations that do not result in any changes in land use or density. These exemptions are applicable because the project involves (1) the sale of two small portions of District-owned property (APN 0459-053-55) that are no longer needed for operational use, and (2) the acquisition of a non-exclusive access easement across adjacent property (APN 0459-053-56) that will not involve physical alterations or any changes to the existing land use.

Signature Anthony Pham
on behalf of Arlene B. Chun, M.S., P.E.

Engineering Manager, Environmental Mgmt. Div.

Title

Date

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR:

N/A

DATE FILED & POSTED

Posted On: 6/23/26

Removed On: 7/29/26

Receipt No: 36-06232026-437

4/20/2026

CLERK OF THE
BOARD OF SUPERVISORS
2026 JUN 23 PM 2:44
SAN BERNARDINO COUNTY
CALIFORNIA