CITY OF GRAND TERRACE

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 and Development
Services Department
City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92313

Project Title: Site and Architectural Review 19-03 Amendment No. 1 – Modular Office

Project Location: 11731 Terrace Avenue, Grand Terrace, California
Assessor's Parcel Numbers (APNs): 0275-191-06 and 0275-191-30

Description of Project: The project involves the approval of an existing 640-square-foot modular office on a previously developed industrial site. The modular office will serve administrative and operational functions. The structure is consistent with the property's (M2) Industrial zoning designation and will be situated within the existing developed area of the site, utilizing existing infrastructure and utilities. The project represents a limited expansion of the existing industrial use and is designed to integrate harmoniously with surrounding development, complying with applicable zoning and site development standards.

Name of Public Agency Approving Project: Grand Terrace City Council

Name of Person or Agency Carrying out Project: Patrick O'brien, representing Grand T-1, LLC

Exempt Status: Categorical Exemption – Section 15303, Class 3 (New Construction or Conversion of Small Structures)

Reasons Why Project is Exempt: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), as it involves the placement of a 640-square-foot modular office on a previously developed industrial site. The proposed structures are considered small facilities that are consistent with the existing industrial use of the property and the surrounding (M2) Industrial zoning designation. The project represents a limited expansion of existing development and will occur within an area already served by public infrastructure and utilities. The project will not result in significant environmental effects or involve any unusual circumstances that would preclude the use of a categorical exemption under Section 15300.2 of the CEQA Guidelines. Therefore, the project qualifies for a Class 3 exemption as new construction of small structures within a developed industrial area.

Lead Agency or Contact Person: **Area Code/Telephone**: (909) 954-5176

Gabriel Arguelles, Assistant Planner
Planning and Development Services Department

10/28/2025
Date