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: Conditional Use Permit 25-01 - to utilize a 640 square-foot modular unit for office or headquarters purposes only

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

Description of Project: Resolution approving Conditional Use Permit 25-01 (CUP 25-01) to include a 640 square-foot modular office at an existing trailer and container storage facility located at 11731 Terrace Avenue, Grand Terrace, CA 92313 (APN: 0275-191-06 and 0275-191-30). The subject stie occurs within the M2 Industrial zoning district.

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 15301, Class 1 (Existing Facilities)
Reasons Why Project is Exempt: The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities), as it involves the use of an existing 640-square-foot modular unit for office or headquarters purposes only, located within a previously developed industrial site. The project does not include any new construction, grading, or expansion of the existing structure or site use, and all activities will occur within the existing facility footprint. The proposed use represents a negligible expansion of the existing facility and is consistent with the property's (M2) Industrial zoning designation. Furthermore, none of the exceptions to categorical exemptions set forth in Section 15300.2 of the CEQA Guidelines apply to this project, as there are no unusual circumstances or potential for significant environmental effects. Therefore, the project qualifies for a Class 1 exemption as the operation and minor alteration of existing private facilities involving no expansion of use beyond that previously existing or permitted.

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

Gabriel Arguelles, Assistant Planner
Planning and Development Services Department

10/28/2025
Date