



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 23-23, Environmental Review 23-10

Project Location – Specific: The project is located at 12167 Mount Vernon Avenue, Grand Terrace CA, 92313, and consists of the following parcels (APN's:1178-011-09, 10, and 11)

Description of Project: to construct a 12,406 square foot dental office building, with new landscaping, trash enclosure, parking lot, underground retention system, and cars on a vacant parcel 1.67-acres in size (APN's:1178-011-09,10, and 11).

Name of Public Agency Approving Project: Grand Terrace Planning Commission

Name of Person or Agency Carrying out Project: Firestation Properties LLC
("Applicant")/David Lang, Architect, 949-315-8027/gwelio208 @gmail.com

Exempt Status: California Code of Regulations, Title 14, Section 15332 Class 32 (In-Fill Development Projects).

Reasons Why Project is Exempt: Pursuant to Section 15332 Class 32 (in-fill development) of the California Environmental Quality Act Guidelines, the Planning Commission has found that the project is an infill project that is compatible with the City of Grand Terrace General Plan and Zoning Code; is on less than five acres substantially surrounded by urban uses within the City; the property has no value as habitat for rare, endangered, or threatened species; the site is adequately served by all required public utilities and services; and there are no significant impacts to traffic noise, air quality, or water quality as a result of approval of the Project.

Lead Agency or Contact Person:

Area Code/Telephone

(909) 954-5176

Shutter@grandterrace-ca.gov

Scott Hutter
Planning Director

May 3, 2024
Date