



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 24-01, Administrative Site and Architectural Review 24-10, and Environmental Review 24-01

Project Location – Specific: The project is located at 22222 Van Buren Street, Grand Terrace CA, 92313, (APN: 1167-261-45-0000).

Description of Project: to construct a new one-story, approximately 2,025 square foot single-family primary residence and site improvements at 22222 Van Buren Street (APN: 1167-261-45-0000) with a conversion of the existing home into an accessory dwelling unit.

Name of Public Agency Approving Project: Grand Terrace Planning Commission/Site and Architectural Review Board

Name of Person or Agency Carrying out Project: Ethan Namvar ("Applicant") representing Luis Macias ("Property Owner"), 949-424-2174 / ethan@centricityfinancial.com

Exempt Status: California Code of Regulations, Title 14, Section 15303(a) Class 3 (New Construction or Conversion of Small Structures).

Reasons Why Project is Exempt: The new primary single-family home and conversion of existing home into an accessory dwelling unit was determined by the City of Grand Terrace, as Lead Agency, under Environmental Review 24-01 (ENV 24-01) to not be subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) Class 3 (New Construction or Conversion of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: (One single-family residence, or a second dwelling unit in a residential zone.

Lead Agency or Contact Person:

Area Code/Telephone

(909) 954-5176

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Scott Hutter
Planning Director

Date

11/04/2024