



## CITY OF GRAND TERRACE

### NOTICE OF EXEMPTION

**TO:** Clerk of the Board of Supervisors  
County of San Bernardino  
385 N. Arrowhead Avenue, 2<sup>nd</sup> 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 24-04, Conditional Use Permit 24-04

Project Location – Specific: 21506 Main Street, Grand Terrace, CA 92313 (APN 1167-111-09)

Description of Project: Installation of two 1,440 square-foot single story modular office buildings using prefabricated techniques for the sale or lease of construction equipment and vehicles at 21506 Main Street, Grand Terrace, CA 92313 (APN 1167-111-09)

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

Name of Person or Agency Carrying out Project: Craig Yocum (“Applicant”) of Lee & Associates ([cyocum@lee-associates.com](mailto:cyocum@lee-associates.com) / 951-276-3600), representing Equipment Share.

Exempt Status: California Environmental Quality Act (CEQA) Exempt Pursuant To Section §15332 Class 32 [In-Fill Development Projects]

Reasons Why Project is Exempt: The two proposed 1,440 square-foot single story modular office building units represent was determined by the City of Grand Terrace, as Lead Agency, to not be subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section §15332 Class 32 (In-Fill Development Projects). The Class 32 “Infill” Categorical Exemption exempts infill development within urbanized areas if it meets certain criteria. The exemption accounts for projects considered environmentally benign infill projects consistent with the General Plan and Zoning requirements of the City. This exemption applies to any use type and is not intended for projects that would result in significant traffic, noise, air or water quality impacts. The project is located in an urbanized area, is consistent with the General Plan and Zoning, and installation of the modular units and use of the site for the lease and sale of construction equipment does not represent a significant impact on the surrounding area.

Lead Agency or Contact Person:

Area Code/Telephone

(909) 954-5176

[Garguelles@grandterrace-ca.gov](mailto:Garguelles@grandterrace-ca.gov)

Gabriel Arguelles  
Assistant Planner

Date