



CITY OF GRAND TERRACE NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Date: October 23, 2023

To: Interested Agencies, Organizations, and Individuals.

Notice is hereby given that this serves as the City of Grand Terrace's Notice of Intent to Adopt a Mitigated Negative Declaration for the Assembly and Light Manufacturing Project (proposed project) at 21801 and 21823 Barton Road. The City acting as Lead Agency has prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) for the proposed Assembly and Light Manufacturing project described below pursuant to the California Environmental Quality Act (CEQA) State Guidelines §15000 et seq. Anyone desiring to comment on the Draft IS/MND may do so in writing within the 30-day public review period, commencing October 26, 2023 and ending December 5, 2023 [extended due to the November 23 holiday].

Lead Agency: City of Grand Terrace
Planning and Development Services Department
22795 Barton Road
Grand Terrace, California 92313-5295

Project Name: Assembly and Light Manufacturing Building Project

**Applicant /
Property Owner:** Hines
12101 West Olympic Blvd., Suite 200
Los Angeles, California 90064

City/County: City of Grand Terrace, San Bernadino County

Case Numbers: The City of Grand Terrace has discretionary authority over the proposed project, which requires the following discretionary approvals: Conditional Use Permit (CUP 22-02), Site and Architectural Review (SA 22-08), Lot Merger (LM 22-02) and Environmental Compliance (E 22-06).

Project Location: The 9.2-acre site is addressed 21801 and 21823 Barton Road, located on the south side of Barton Road, between Terrace Avenue and La Crosse Avenue, and identified as Assessor Parcel Numbers 1167-121-02; 1167-121-03; 1167-121-04; 1167-121-07; 1167-131-011; and a portion of 1167-121-08.

Project Description: The proposed project would develop and operate up to 173,000-square foot building for assembly and light manufacturing use. Site improvements include office space, assembly area, product storage area, 18 dock doors, perimeter wall and fencing, landscaping, parking, lighting and security features, and street improvements along the north side of the site.

Potential Impacts: Pursuant to CEQA, this Draft Initial Study has been prepared to analyze the potential for significant environmental impacts resulting from implementation of the proposed Assembly and Light Manufacturing Project. As required by State CEQA Guidelines Section 15063, the Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Grand Terrace, in consultation with other jurisdictional agencies, to determine if a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required

for the project. For this project, the Initial Study determined that a Mitigated Negative Declaration was the most appropriate CEQA document.

The City of Grand Terrace proposes to adopt a Mitigated Negative Declaration for the project. In the independent judgment of City Planning Staff, it was found that the project will not have a significant effect on the environment. Based on the results of the Initial Study with implementation of proposed mitigation measures to reduce impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, transportation, and tribal cultural resources to less than significant levels.

Public Review Period: A 30-day public review period will start on October 26, 2023, and end on December 5, 2023 [extended due to the November 23 holiday]. Case materials are available for review between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday, at the City of Grand Terrace, Planning and Development Services Department, 22795 Barton Road, Grand Terrace, California, 92313-5295. The Draft IS/MND document may be viewed online at:

https://www.grandterrace-ca.gov/departments/planning_development_services

Comments: All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. All correspondence and any questions regarding the IS/MND should be directed to the City's contract case planner:

City of Grand Terrace
Planning and Development Services Department
Contact: Scott Hutter, Development Services Director
22795 Barton Road, Grand Terrace, California 92313-5295
Email: SHutter@grandterrace-ca.gov

If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning and Development Services Department prior to the end of the public review period.

Written comment may be submitted no later than December 5, 2023.

Public Hearing: Consideration of adoption of the IS/MND by the City of Grand Terrace Planning Commission is scheduled to take place at a future date that shall be a duly noticed public meeting as required in the Council Chambers at 22795 Barton Road, Grand Terrace, California.

Hazardous Materials Statement: The proposed project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.

Signature: 
Scott Hutter,
Development Services Director
City of Grand Terrace

Date: 10/23/2023