



**NOTICE OF A PUBLIC HEARING AND INTENT TO  
RECOMMEND CERTIFICATON OF A FINAL EIR  
GRAND TERRACE TOWN SQUARE MASTER DEVELOPMENT PLAN**

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**DATE:** Thursday, July 15, 2010  
**PLACE:** Council Chambers, 22795 Barton Road, Grand Terrace, California 92313  
**TIME:** 6:30 P.M.

**THE PLANNING COMMISSION OF THE CITY OF GRAND TERRACE IS SCHEDULED TO HOLD  
A PUBLIC HEARING AT THE ABOVE TIME AND PLACE REGARDING THE FOLLOWING  
ITEMS:**

**Project: Site and Architectural Review 07-02 Grand Terrace Town Square Master Development Plan, Master Development Sign Program 09-01, Site and Architectural Review 07-07, Tentative Parcel Map 08-01 (TPM No. 17877), Sign Program – Development Unit 1; Development Agreement, and Environmental Review 07-06,** Grand Terrace Jacobsen Family Holdings I, LLC filed an application to establish the Grand Terrace Town Square Master Development Plan (“TSMDP”) to be developed in five Development Units that correspond to five development Phases. The TSMDP would permit the ultimate development of a 209,611 square foot commercial center on approximately 21 gross acres within the General Commercial designation of the Barton Road Specific Plan (BRSP). In addition to approval of the master planning documents, the applicant has filed SA 07-07, TPM 08-01, and Sign Program – Development Unit 1 to construct Development Unit 1 of the TSMDP consisting of 65,737 square feet of commercial space, resubdivision of seven existing lots into seven new lots, and the associated sign program for Development Unit 1. A Development Agreement is proposed to govern the Project and is proposed to be effective for up to 20 years.

**LOCATION:** South side of Barton Road between Michigan Street and the Gage Canal

Pursuant to the California Environmental Quality Act (“CEQA”) a Draft Environmental Impact Report (“Draft EIR”) was prepared. The Draft EIR (SCH #2008071017) discusses impacts associated with air quality, cultural resources, noise and transportation/traffic, and was circulated for a 45-day review period from April 30, 2009 to June 15, 2009. All significant effects of the proposed project have been reduced to less than significant with implementation of mitigation measures with the exception of long-term operational air emissions and long-term stationary (on-site energy consumption) and mobile (vehicular traffic) sources (including greenhouse gas emissions) that would contribute to cumulative regional criteria pollutant emissions (air quality). Additionally, Year 2030 intersection levels of service for the intersection of Mount Vernon Avenue/Barton Road and freeway segment levels of service cannot be mitigated to a less than significant level. These cumulative impacts remain significant and unavoidable.

Written responses to comment letters received during the public review period have been prepared and together with the DEIR and comment letters, comprise the Final Environmental Impact Report (“Final EIR”). The Final EIR has been prepared in accordance with, and pursuant to the CEQA, Public Resources Code, 21000 et seq. and the *Guidelines for the Implementation of the California Environmental Quality Act (State CEQA Guidelines)*, California Code of Regulations, Title 14, 15000 et seq.

Anyone wishing to speak in favor of or in opposition to the above listed item will be given the opportunity to do so before the Planning Commission. Pursuant to Government Code Section 65009(b)(2): “If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else

raised at the public hearing described in this notice, or in written correspondence delivered to the public entity conducting the hearing at or prior to the public hearing.”

If you have any questions regarding the Project, the public hearing or this notice, please contact Senior Planner Sandra Molina, in the Community and Economic Development Department offices, via telephone at (909) 430-2247, or via email at [smolina@cityofgrandterrace.org](mailto:smolina@cityofgrandterrace.org). Copies of all relevant material, including the Project specifications, the draft EIR, and supporting documents, are available for review at the City of Grand Terrace Community Development Department in City Hall, 22795 Barton Road, during normal business hours. If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, please contact the City Clerk’s office at (909) 430-2212 to arrange for those accommodations to be made.