



Introduction





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1.0 INTRODUCTION

1.1 AUTHORITY OF THE GENERAL PLAN

The City of Grand Terrace General Plan serves as the blueprint for future land development and planning within the City limits. The General Plan is the City's vision for the future. This vision is described and implemented through the General Plan's goals, objectives, policies and implementation programs. The information contained within each chapter or element of the General Plan collectively shapes the future development and redevelopment of the City. The document is used by decision makers, both public and private, to guide them in decisions regarding land use and development throughout the City.

The key objectives of the General Plan are:

- Accommodate growth on undeveloped and underdeveloped properties within the City.
- Accommodate future demand to the City's street system and infrastructure system due to growth within the City and from surrounding jurisdictions.
- Promote new commercial development that will capitalize on the City's proximity to major transportation corridors.
- Maintain and continue to develop Grand Terrace's established commercial areas.
- Continue to promote the development of quality housing for all segments of the population, including those households with special needs.
- Ensure that residents are provided with a safe and healthful environment in which to live and work.
- Preserve those amenities that make Grand Terrace an attractive place to live and work.
- Mitigate and eventually eliminate, where economically feasible, natural and man-made hazards to life and public safety within the City of Grand Terrace.
- Conserve energy and other critical natural resources through a comprehensive program for sustainable development practices.
- Provide for balanced growth, which seeks to provide opportunities for a wide range of employment and housing and the maintenance of a healthy diversified economy.

1.2 SCOPE OF THE GENERAL PLAN

The scope and content of the General Plan must comply with all provisions of state planning law. The General Plan has been prepared pursuant to California Government Code Section §65302, et. seq. State planning law requires that all local general plans address seven basic elements. These include land use, circulation, housing, noise, safety, conservation, and open space. Additional elements may be added at the desire of an individual jurisdiction.

The Grand Terrace General Plan has been organized by the following chapters to comprehensively respond to state planning law requirements:



Chapter 1 – Introduction

This chapter serves as both a general introduction to the document and provides a general description of the City of Grand Terrace and a summary of the City's demographics.

Chapter 2 – Land Use Element

This chapter describes the land use goals, policies, and implementation for land uses within the City. It also provides a land use map and land use designations that guide the physical development of City.

Chapter 3 – Circulation Element

This chapter describes the transportation system within the City and provides guidance for achieving mobility within and through the City. This chapter includes all forms of transportation facilities within the City including streets, railroads, and bikeways.

Chapter 4 – Open Space and Conservation Element

Although considered two individual elements, Open Space and Conservation are interconnected and are often addressed together. This chapter provides guidance for the permanent preservation of open space and habitat within the City, as well as both passive and active recreation opportunities for City residents, including parks and trails.

Chapter 5 – Public Health and Safety Element

This chapter addresses natural and man-made hazards including hazards resulting from flooding, fires, and geologic events and meets the requirements of the mandated Safety Element. The chapter identifies potential hazards and their mitigation through policy implementation.

Chapter 6 – Noise Element

This chapter provides policy direction for the protection of people and sensitive land uses from excessive noise generated by both mobile and stationary sources including streets, railroads, and industrial uses.

Chapter 7 – Public Services and Facilities Element

This chapter summarizes public services and facilities including general city services, police and fire protection, utilities, and educational services necessary to serve the residents and businesses of the community. It addresses the current levels of service and establishes policies and implementation plans to meet future needs.



Chapter 8 – Housing Element

This chapter addresses the current housing inventory and future housing needs of the community. It includes an evaluation of the success rate of the previous Housing Element as required by State law and addresses the most recent State guidelines and legislation affecting the preparation of Housing Elements. Future needs are based upon the most recent Regional Housing Needs Assessment (RHNA) numbers prepared by the Southern California Association of Governments (SCAG).

Chapter 9 – Sustainable Development Element

This chapter addresses methods to be employed throughout the General Plan to conserve and efficiently use non-renewable resources including energy, water, and other natural resources.

Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared to address potential impacts associated with the policies and implementation measures of all elements of the General Plan. The EIR is a “program” level environmental document per the Guidelines of the California Environmental Quality Act (CEQA). It contains general mitigation measures that must be considered and, when appropriate, implemented during any land development action under consideration by the City or its elected or appointed officials. General Plan EIR mitigation measures may require that specific conditions of approval be applied to a project or that additional environmental analysis at the project level be performed.

1.3 OVERVIEW OF THE CITY

The City of Grand Terrace was incorporated on November 30, 1978. As illustrated in Exhibit 1-1, it is located along the southern border of San Bernardino County adjacent to Riverside County in a region known as the "East Valley" area of the County. It is bounded to the north, east, and west by the City of Colton and to the south by the unincorporated community of Highgrove in Riverside County.

The City encompasses approximately 3.6 square miles and has no external sphere of influence. The general street configuration is illustrated in Exhibit 1-2.

1.3.1 City History

Grand Terrace's roots date back to Mexican land grants from the period between 1830 and 1840. According to the Riverside Press Enterprise newspaper, in 1876 there were nine buildings in the Terrace-Colton area. The development of Grand Terrace, or East Riverside as the Grand Terrace/Highgrove area was then called, became a reality with the construction of the Gage Canal. This 22-1/2 mile irrigation canal was built at a cost of \$2,000,000 and brought water from the Santa Ana River marshlands below “The Terrace”. With plenty of irrigation water,



Grand Terrace rapidly became an agricultural community featuring quality citrus. However, a severe "freeze" in 1913 destroyed many citrus groves. Walnuts, a hardier tree, were planted as replacements along with peaches, as quick-profit crops.

Grand Terrace was originally called "The Terrace" because of its higher ground above neighboring communities. Later, the name "Grand" was added referring to the area's hillside view. By the time the Riverside-Highland Water Company was formed in 1898, the community was known as Grand Terrace.

In 1962, the Grand Terrace Chamber of Commerce was organized. From the very beginning, the Chamber was interested in preserving the local identity of the area, and therefore, was a strong supporter of cityhood. This group did much of the groundwork, which led to the formation of a local governing body in 1976, which was called the Municipal Advisory Council or M.A.C. Two years later, the City incorporated on November 30, 1978, becoming the sixteenth incorporated city in San Bernardino County. Exhibit 1-3 is an aerial photograph of the City.



Exhibit 1-1 – Vicinity Map

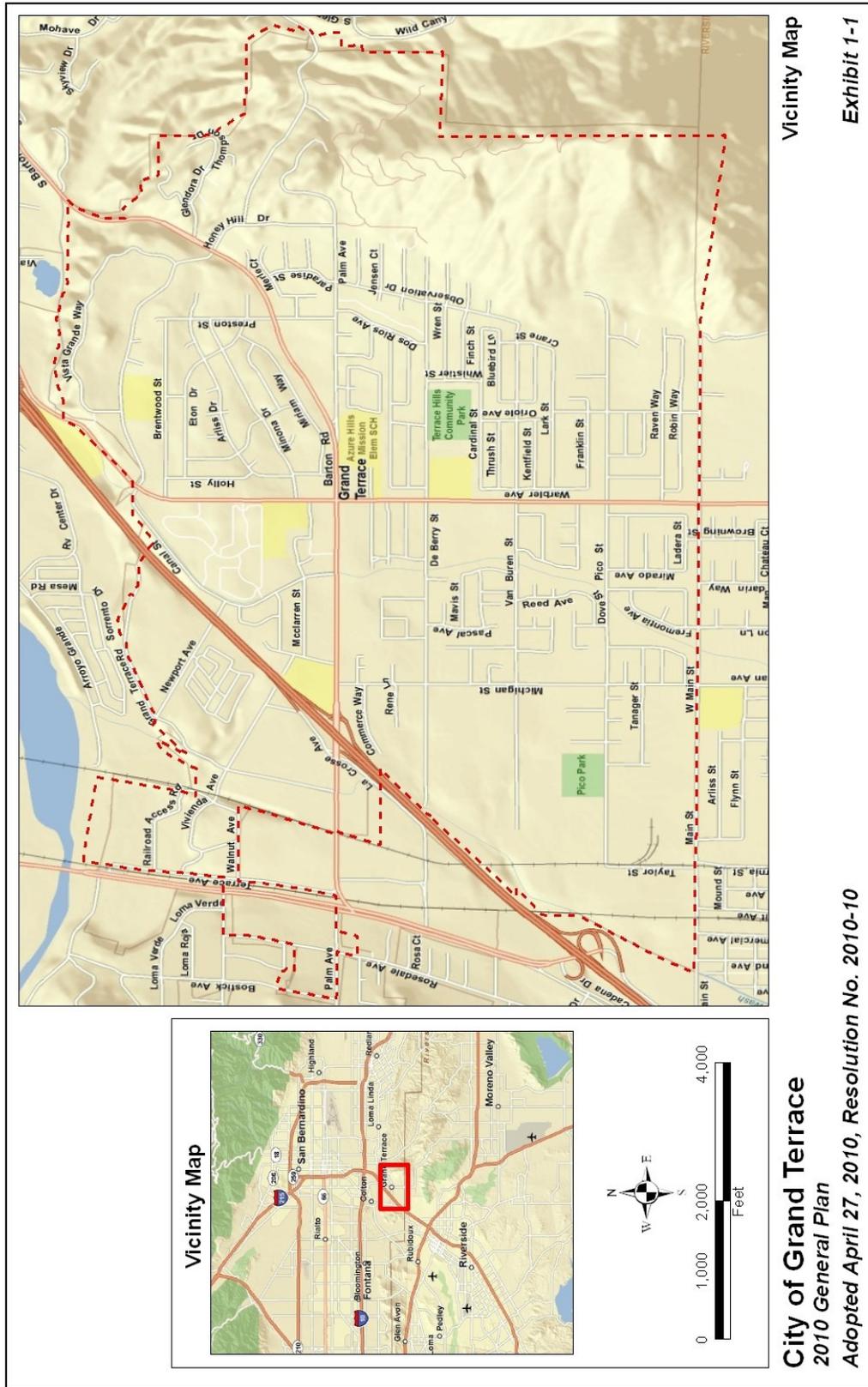
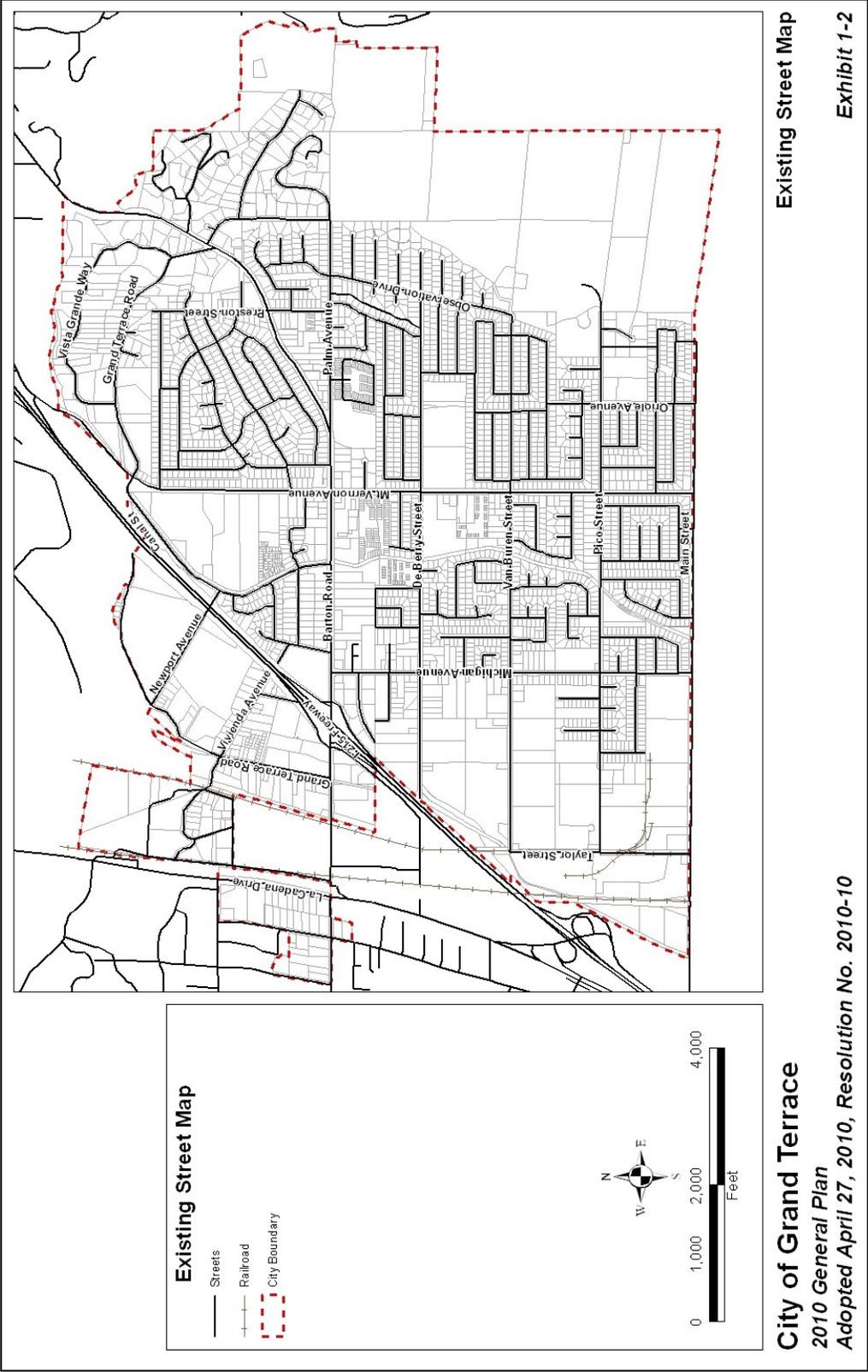
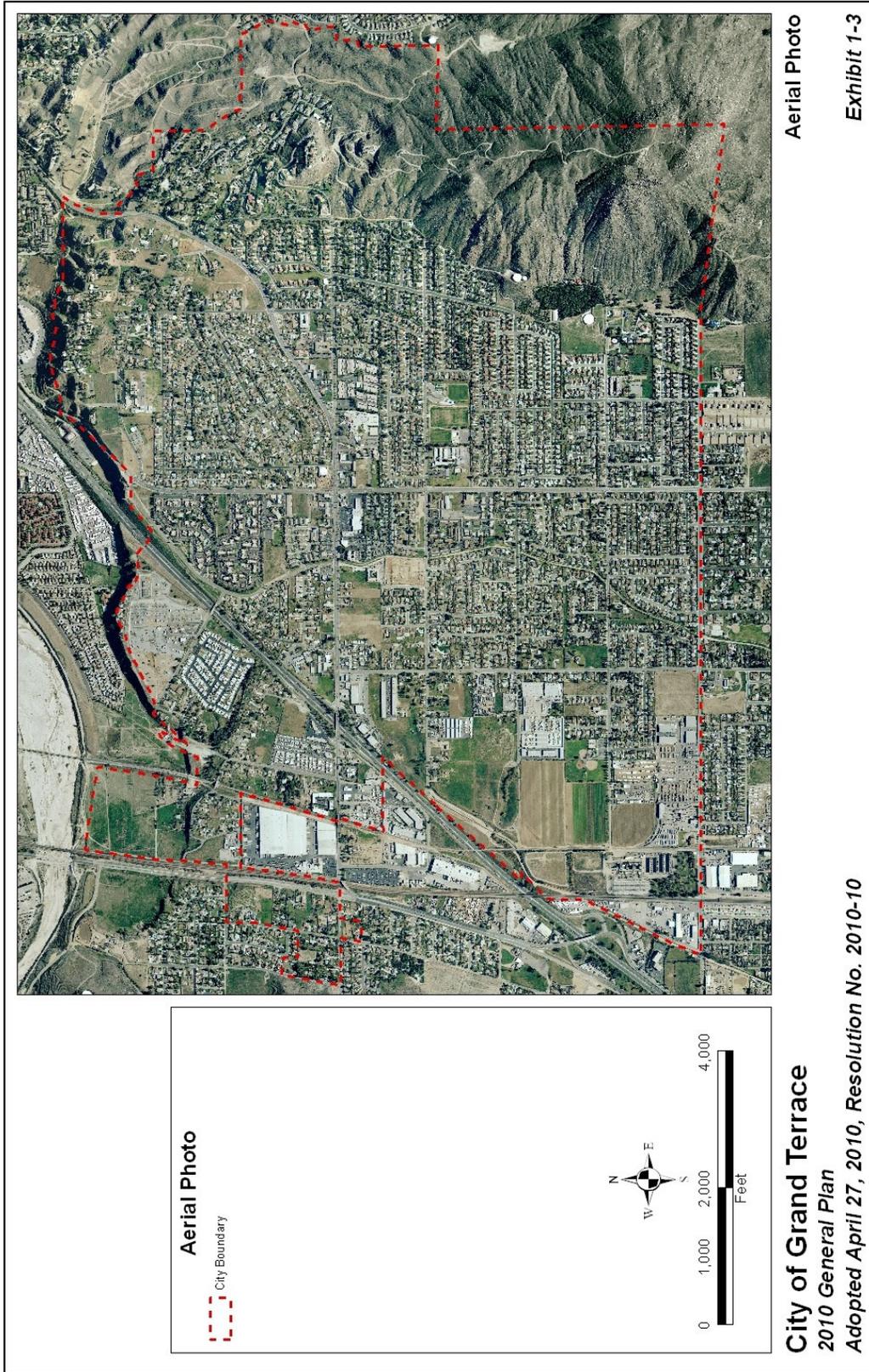




Exhibit 1-2 – Street Map







1.3.2 Demographics

The following demographic indicators were derived from the 2000 United States Census. As illustrated in Exhibit 1-4, the City of Grand Terrace includes four US census tracts. However, for purposes of the City overview, demographic information is presented at a City level and compared to similar information for San Bernardino County.



1.3.2.1 Population

As illustrated in Table 1.1, the City's population, as determined by the US Census Bureau, increased approximately 6.2 percent over the ten-year period between 1990 and 2000. However, a similar percentage increase was experienced over the next five-year period. During these same time periods, the San Bernardino County population, as a whole increased by 20.5 percent and 14.9%, respectively.

**Table 1.1
Population**

| Jurisdiction | 1990 | 2000 | 2005 |
|------------------------------|-----------|-----------|-----------|
| Grand Terrace | 10,946 | 11,626 | 12,342 |
| Percent Increase | - | 6.2% | 6.1% |
| San Bernardino Co. | 1,418,380 | 1,709,434 | 1,963,535 |
| Percent Increase | - | 20.5% | 14.9% |
| City Percent of Total County | 0.77% | 0.68% | 0.63% |

Source: 1990 and 2000 US Census

The California Department of Finance issues annual population totals for all counties and cities within the state. Table 1.2 presents the annual City population projections between 1990 and 2007 as prepared by the Department of Finance.

**Table 1.2
SCAG Population**

| Year | Total Population | Annual Increase | Percent Change |
|-------|------------------|-----------------|----------------|
| 1990* | 10,946 | - | - |
| 1995 | 12,200 | 1,254 | 11.45% |
| 2000* | 11,626 | -574 | -4.70% |
| 2005 | 12,395 | 769 | 6.61% |
| 2007 | 12,380 | -15 | -0.12% |

Source: California Department of Finance Annual Population Estimates Forms E4 and E5



*US Census Bureau Official Counts

As illustrated, following a major increase in new housing in the mid-1990's and its associated population increase, the City's population has remained relatively stable. Part of this may be associated with the aging of the City's population. As illustrated in Table 1.3, the median age in the City of Grand Terrace according to the 2000 Census was 35.3 years, compared to all of San Bernardino County at 30.3 years; Grand Terrace has a significantly higher percentage than the total County in all age groups above 45 years of age.



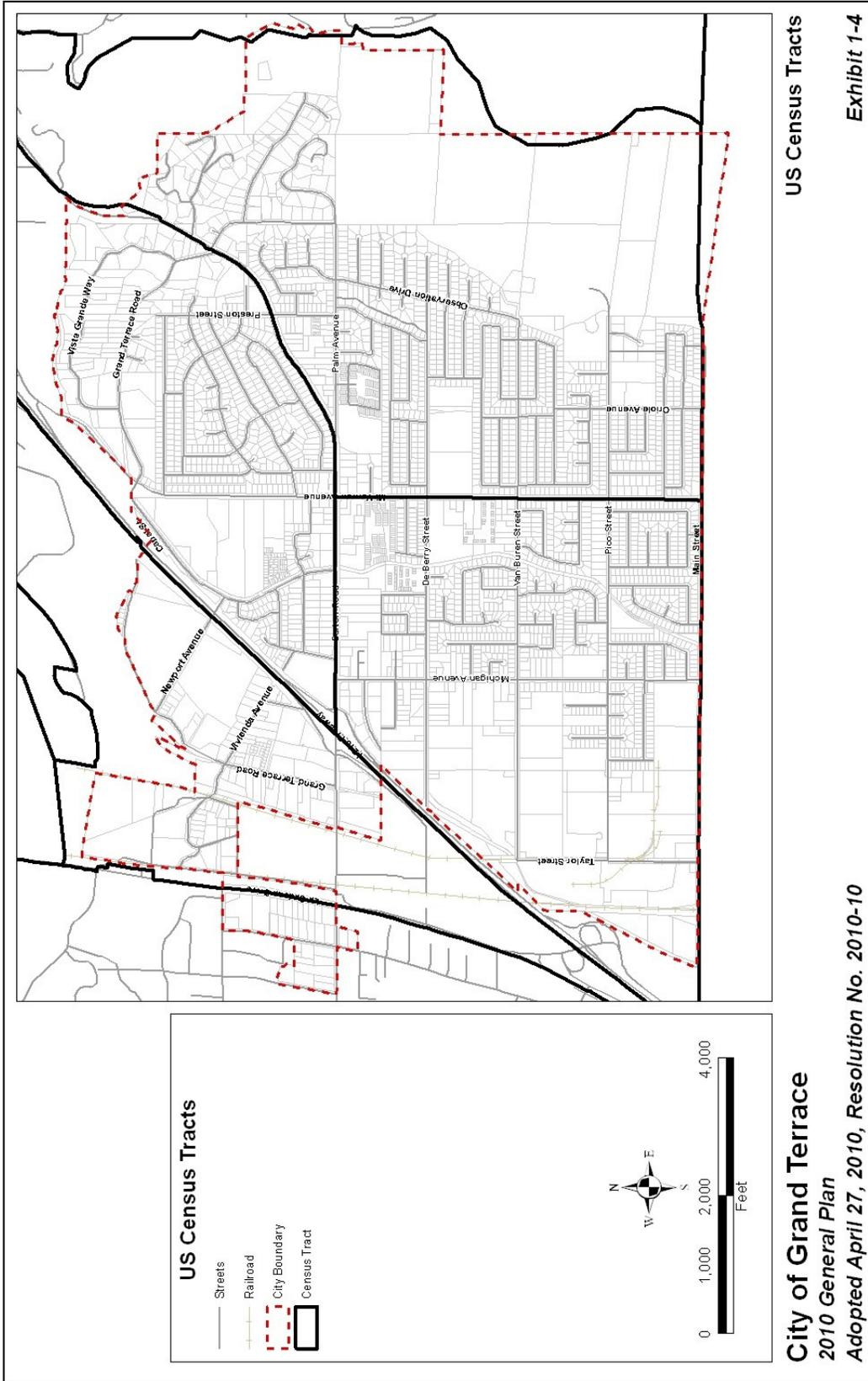




Table 1.3
City Population by Age & Gender

| | Grand Terrace | | San Bernardino Co. | |
|-------------------|---------------|-------------|--------------------|-------------|
| | Number | % | Number | % |
| Male | 5,479 | 47.1% | 853,024 | 49.9% |
| Female | 6,147 | 52.9% | 856,410 | 50.9% |
| Total | 11,626 | 100% | 1,709,434 | 100% |
| < 5 years | 765 | 6.6 | 143,076 | 8.4 |
| 5 – 9 years | 862 | 7.4 | 163,860 | 9.6 |
| 10 – 19 years | 1,765 | 15.2 | 299,332 | 17.6 |
| 20 – 24 years | 710 | 6.1 | 121,579 | 7.1 |
| 25 – 34 years | 1,658 | 14.3 | 243,028 | 14.2 |
| 35 – 44 years | 1,970 | 16.9 | 272,633 | 15.9 |
| 45 – 54 years | 1,644 | 14.1 | 203,670 | 11.9 |
| 55 – 64 years | 1,007 | 8.6 | 113,797 | 6.8 |
| 65 – 74 years | 655 | 5.6 | 81,244 | 4.8 |
| 75 – 84 years | 416 | 3.6 | 49,965 | 2.9 |
| > 84 years | 174 | 1.5 | 15,250 | 0.9 |
| Total | 11,626 | 100 | 1,709,434 | 100 |
| Median Age | 35.3 | | 30.3 | |

Source: 2000 US Census

As illustrated in Table 1.4, the City of Grand Terrace is not as ethnically diverse as all of San Bernardino County.

Table 1.4
City Racial Composition

| Race | Grand Terrace | | San Bernardino Co. | |
|-----------------------------------|---------------|--------------|--------------------|--------------|
| | Number | % | Number | % |
| White | 8,575 | 73.5 | 1,006,960 | 58.9 |
| Black or African American | 537 | 4.6 | 155,348 | 9.1 |
| American Indian/Alaska Native | 84 | 0.7 | 19,915 | 1.2 |
| Asian | 653 | 5.6 | 80,217 | 4.7 |
| Native Hawaiian/Pacific Islander | 36 | 0.3 | 5,110 | 0.3 |
| Some Other Race | 1,133 | 9.7 | 355,843 | 20.8 |
| Subtotal - One Race | 11,018 | 94.8 | 1,623,393 | 95.0 |
| Two or More Races | 608 | 5.2 | 86,041 | 5.0 |
| Total | 11,626 | 100.0 | 1,709,434 | 100.0 |
| Hispanic or Latino (of any race)* | 2,954 | 25.4 | 669,387 | 39.2 |

*Dispersed among all other race categories

Source: 2000 US Census



1.3.2.2 Education

As illustrated in Tables 1.5 and 1.6, the 2000 Census showed that Grand Terrace had a lower percentage of children in school than the total County. This is largely associated with a higher average median population age than the County. However, for adults over the age of 25, the City possessed a significantly higher percentage of adults with college degrees.

Table 1.5
School Enrollment
(Over 3 years old and enrolled)

| Enrollment By Grade | Grand Terrace | | San Bernardino Co. | |
|----------------------------------|---------------|--------------|--------------------|--------------|
| | Number | % | Number | % |
| Nursery School & Pre-School | 109 | 2.9 | 26,350 | 4.7 |
| Kindergarten | 108 | 2.9 | 32,949 | 5.9 |
| Elementary School (Grades 1 – 8) | 1,640 | 44.4 | 264,664 | 47.7 |
| High School (Grades 9 -12) | 762 | 20.6 | 123,138 | 22.2 |
| College or Graduate School | 1,078 | 29.2 | 108,262 | 19.5 |
| Total Enrollment | 3,697 | 100.0 | 553,363 | 100.0 |

Source: 2000 US Census

Table 1.6
Educational Attainment
(For population over 25 years old)

| Highest Attained Grade | Grand Terrace | | San Bernardino Co. | |
|---|---------------|-------|--------------------|-------|
| | Number | % | Number | % |
| Less than 9 th Grade | 256 | 3.4 | 102,229 | 10.4 |
| 9 th – 12 th Grade (no diploma) | 664 | 8.7 | 151,365 | 15.4 |
| High School Graduate or equivalent) | 1,727 | 22.7 | 246,155 | 25.0 |
| Some college (no degree) | 1,175 | 29.9 | 252,654 | 25.7 |
| Associate Degree | 826 | 10.9 | 74,289 | 7.6 |
| Bachelor's Degree | 966 | 12.7 | 102,339 | 10.4 |
| Graduate Degree | 883 | 11.6 | 54,242 | 5.5 |
| Total over 25 year old population | 7,597 | 100.0 | 983,273 | 100.0 |

Source: 2000 US Census

1.3.2.3 Housing

As illustrated in Tables 1.7 through 1.9, as of the 2000 Census, the City of Grand Terrace is primarily characterized as a single-family community. Over half of all households were traditional married two-parent families. Over half of all households included children less than 18 years of age. However, the average household size and family size of the City was approximately 15 percent smaller than the total County average.



Of the 2000 housing inventory, the City possessed a very low total unit vacancy rate of 5.3 percent compared to the total County vacancy rate of 12.1 percent. Of those units occupied by homeowners, the vacancy rate was less than 2 percent.

As illustrated in Table 1.9, over 64 percent of all housing units were single-family detached residences. The City also has a relatively young housing stock with over 50 percent of all units built between 1970 and 1990 with only 36 percent built prior to 1970.

Table 1.7
Households By Type

| Household Type | Grand Terrace | | San Bernardino Co. | |
|------------------------------|---------------|-------|--------------------|-------|
| | Number | % | Number | % |
| Family Households | 3,052 | 72.3 | 404,327 | 76.5 |
| With own children < 18 years | 1,479 | 35.0 | 230,916 | 43.7 |
| Married couple family | 2,282 | 54.1 | 294,701 | 55.8 |
| With own children < 18 years | 1,057 | 25.0 | 163,656 | 31.0 |
| Female head of households | 568 | 13.5 | 78,189 | 14.8 |
| With own children < 18 years | 315 | 7.5 | 49,345 | 9.3 |
| Non-Family Households | 1,169 | 27.7 | 124,267 | 23.5 |
| Householder living alone | 915 | 21.7 | 97,482 | 18.4 |
| Householder > 65 years | 237 | 5.6 | 34,822 | 6.6 |
| Total Households | 4,221 | 100.0 | 528,594 | 100.0 |
| Average Household Size | 2.70 | | 3.15 | |
| Average Family Size | 3.15 | | 3.58 | |

Source: 2000 US Census

Table 1.8
Housing Occupancy

| Occupancy Type | Grand Terrace | | San Bernardino Co. | |
|------------------------------|---------------|-------|--------------------|-------|
| | Number | % | Number | % |
| Occupied housing units | 4,221 | 94.7 | 528,594 | 87.9 |
| Vacant housing units | 237 | 5.3 | 72,775 | 12.1 |
| Total housing units | 4,458 | 100.0 | 601,369 | 100.0 |
| Seasonal or recreation units | 16 | 0.4 | 31,632 | 5.3 |
| Vacancy rate | | | | |
| Homeowner | 1.6 | | 3.1 | |
| Rental | 6.9 | | 7.3 | |
| Occupied units | | | | |
| Owner-occupied | 2,745 | 65.0 | 340,933 | 64.5 |
| Renter-occupied | 1,476 | 35.0 | 187,661 | 35.5 |
| Average household size | | | | |
| Owner-occupied | 2.83 | | 3.18 | |
| Renter-occupied | 2.47 | | 3.08 | |

Source: 2000 US Census



Table 1.9
Housing Units

| Units in Structure | Grand Terrace | | San Bernardino Co. | |
|---------------------------------|---------------|--------------|--------------------|--------------|
| | Number | % | Number | % |
| 1 unit – detached | 2,826 | 64.2 | 416,121 | 69.2 |
| 1 unit – attached | 173 | 3.9 | 26,833 | 4.5 |
| 2 units – attached | 66 | 1.5 | 9,842 | 1.6 |
| 3 or 4 units attached | 196 | 4.5 | 29,046 | 4.8 |
| 5 to 9 units attached | 341 | 7.7 | 21,681 | 3.6 |
| 10 – 19 units attached | 57 | 1.3 | 14,905 | 2.5 |
| 20 or more units attached | 495 | 11.2 | 41,107 | 6.8 |
| Mobile Home | 247 | 5.6 | 40,375 | 6.7 |
| Total Units | 4,401 | 100.0 | 601,369 | 100.0 |
| Year Structure Was Built | | | | |
| 1999 – 2000 | 11 | 0.2 | 9,243 | 1.5 |
| 1995 – 1994 | 54 | 1.2 | 29,929 | 5.0 |
| 1990 – 1994 | 466 | 10.6 | 64,927 | 10.8 |
| 1980 – 1989 | 1,121 | 25.5 | 165,036 | 27.4 |
| 1970 – 1979 | 1,144 | 26.0 | 120,138 | 20.0 |
| 1960 – 1969 | 860 | 19.5 | 82,983 | 13.8 |
| 1940 – 1959 | 643 | 14.6 | 105,412 | 17.5 |
| 1939 or earlier | 102 | 2.3 | 23,701 | 3.9 |
| Total Units | 4,401 | 100.0 | 601,369 | 100.0 |

Source: 2000 US Census